



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
April 8, 2021

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; Thomas Reis, Vice-Chair; Kathy Holcombe (arrived 7:76 p.m.), Secretary; Edwin Hofmann; David Foust; Richard Schuster; and Susan Hinz. Also present were: Worthington City Council Representative Scott Myers; Lee Brown, Director of Planning & Building; and Robyn Stewart, Assistant City Manager.

**A. Call to Order – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the March 25, 2021 meeting.

Mr. Schuster moved to approve the minutes and Mr. Reis seconded the motion. All Board members voted, “Aye,” and the minutes were approved.

**B. Architectural Review Board**

Mr. Foust moved to remove the following Agenda item off the table, and Mr. Schuster seconded the motion. All Board members voted, “Aye,” and the Agenda item was removed from the table.

1. Building Demolition – **700 E. Granville Rd.** (Dave Kaldy/Wahlberg Chevrolet) **ARB 34-2021**

Mr. Brown reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

Mark Wahlberg Chevrolet is now operating at this site in place Jack Maxton Chevrolet which was there since the 1960’s. Recent approvals by the new owner include a new rear service door and signage for the site and buildings. Demolition is proposed for part of the middle building that was historically the used car site. Parking is proposed in its place.

### Updated Project Details:

1. The front part of the 7,744 square foot “L” shaped building at 750 E. Granville Rd. was used as a showroom for used cars. Demolition of that part of the structure is proposed, with the rear 3,636 square foot north-south part of the building remaining as a service building that would be refurbished. ~~Painted block is proposed for the new south face of that building, and the applicant is proposing a mural be painted on that wall. No design has been presented for the mural, but approval by the Architectural Review Board and likely the Board of Zoning Appeals would be needed.~~ Will be updating and refacing the rear portion of the building as a vehicular detail space. The newly exposed southern face of the building will be reclad to reflect the Chevrolet brand and to better integrate the building into the Walberg Chevrolet campus.
  - a. This will include the Chevrolet silver metal panels, blue metal panel band and stucco.
  - b. No additional signage is included in this application.
2. In place of the building 32 new parking spaces are proposed to accommodate vehicles for sale. The area slopes to the west and is proposed to be paved with asphalt. ~~The addition of new parking would require 2” of tree trunk be planted for every 6 parking spaces, so approximately 11” for the 32 spaces. No new landscaping is proposed.~~ The proposal now includes additional landscaping and trees on the site.
  - a. Installing four new 2.5” caliper Franz Fontaine Hornbeam trees in this area to be in compliance with Code.
  - b. Landscaping will also be included along the southern elevation of the building in a new planting bed that will have a mix of boxwoods, junipers, fragrant sumac and viburnums.

### Land Use Plans:

#### Worthington Design Guidelines and Architectural District Ordinance

Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to a community’s character. However, it may be desirable to avoid demolishing a newer building, depending on what is proposed to replace it. Demolition to create parking lots should be avoided, particularly along the dense streetscape of High Street.

#### 1171.02 Special Parking Provisions.

(h) Landscaping of Parking Areas. All parking lots shall provide, in addition to screening requirements, two inches dbh (diameter, breast, height) tree trunk size for every six parking spaces. All trees shall be balled and burlapped. The minimum diameter at breast height of any tree shall be two inches. Planting beds for parking lot trees shall be constructed so as to distribute landscaping throughout the parking lot and minimize damage to trunks and roots of the trees from vehicles, pedestrians and parking lot maintenance through the use of adequate soil planting area and curbing or parking blocks. Planting soil area per tree shall be a minimum of forty-five square feet. The minimum dimension for the planting area shall be five feet on any one side. All trees shall be maintained in a healthy condition. Any lot with a minimum dimension of fifty feet on any one side shall have at least one tree planting bed per 6,000 square feet of paved surface. The minimum distance between deciduous trees needed to meet code requirements located in separate

planting beds shall be thirty-six feet. Additional landscaping, trees, ground cover, hedge or evergreens may be located between deciduous trees.

**Recommendation:**

Staff recommended approval of this application as the updated information complemented the overall style and character found on the Wahlberg Chevrolet campus and the existing building did not appear to be of any special significance.

**Discussion:**

Mr. Brown swore in the applicant, Mr. Dave Kaldy, 49 E. 3<sup>rd</sup> Ave., Columbus, Ohio. Mr. Kaldy said he took the feedback back from the previous meeting and said they made a clearer determination of what the aesthetics would look like and they tried to meet all the comments from the previous meeting. Mr. Coulter said he appreciated the effort from the previous meeting. Mr. Coulter said he felt this helps tie the aesthetics and the architecture of the building that will remain with the car center. Board members had no questions or concerns. Mr. Coulter asked if there were any emails or callers and Mrs. Stewart said no.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY DAVE KALDY ON BEHALF OF MARK WAHLBERG CHEVROLET FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH PART OF A BUILDING AND INSTALL PARKING AT 700 E. GRANVILLE RD. AS PER CASE NO. ARB 34-2021, DRAWINGS NO. ARB 34-2021, DATED MARCH 25, 2021 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye; Mr. Foust, aye; Mr. Schuster, aye; Mrs. Hinz, aye; Mrs. Holcombe, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

Mr. Foust moved to take the following two Agenda items off the table. Mr. Reis seconded the motion. All Board members voted, "Aye," and the two Agenda items were removed from the table.

- 2. Office Building – **121 W. Wilson Bridge Rd.** (Trivium Development) **AR 60-2020**
- &
- C. **Municipal Planning Commission – Unfinished**
- 1. **Planned Unit Development – Modification**
- a. Office Building – **121 W. Wilson Bridge Rd.** (Trivium Development) **PUD 01-2021**  
**Final Plan**

Mr. Brown reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This portion of the Worthington Gateway Planned Use District (PUD) is a 2.033-acre parcel abutting Caren Ave. and single family lots to the south, and Lot #1 of the Worthington Gateway Subdivision on the north, west and east sides. The parcel was originally approved to accommodate a hotel.

City Council approved a modification to the previously approved PUD to permit a new building that would have a mix of uses including first floor retail/restaurants/office, second and third floor office and a boutique hotel on the fourth floor. City Council did make comments concerning the need for improved pedestrian connections and bicycle parking on the site.

The previously approved buildings along W. Wilson Bridge Rd. and at the intersection of High St. and Caren Ave. are not part of this review and are to be constructed as previously approved.

The applicant is now before you for PUD Final Plan and Architectural Review Board approval.

**Application/Parcel History:**

- March 18, 2019 – City Council approved the original rezoning from the C-4 District to a PUD to allow for the redevelopment of the entire site with a mix of retail, restaurant, office, and a hotel.
- December 12, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed and tabled a proposal to modify the hotel from a Hampton Inn & Suites to a Tru by Hilton for the site where the applicant received feedback from the Commission & Board and the general public.
- February 13, 2020 – The Municipal Planning Commission and the Architectural Review Board reviewed and approved a minor modification to the existing PUD and the Architectural Review application for a new Tru by Hilton.
- September 10, 2020 – The Municipal Planning Commission and the Architectural Review Board reviewed and tabled a proposal to modify the existing PUD to permit the parcel that was originally approved for a hotel to a new mixed-use five-story building.
- December 10, 2020 – The Municipal Planning Commission recommend approval to City Council to modify PUD 01-2018 to permit a new mixed-use four-story building.
- January 19, 2021 – City Council approved the modification to the PUD to permit the construct of a four-story mixed-use building.

**Project Details:**

1. Site Plan and Landscaping:
  - The proposed building includes an outdoor patio space with a pergola and lawn associated with the development with enhanced crosswalks to the other portions of the development.
  - Main access to the building would be from W. Wilson Bridge Rd., and the Caren Ave. entrance would be secondary. The main entrance is shown at the northwest corner of the building.

- The site plan indicates there would be 178 parking spaces on the site.
  - The dumpster enclosure is shown on the west side of the parking lot.
  - Traffic was addressed with the original PUD and updated with the PUD Modification that was reviewed and approved by the City Engineer and our consultant Carpenter Marty.
  - Storm water and utility considerations were addressed with the original PUD application; however, the City Engineer will still need to review and approve Final Engineering (site development plans) once they are prepared.
  - A landscape plan is now included showing a variety a plant material, walkways, trash cans, benches, bike racks, enhanced crosswalks and open space.
  - Enhanced crosswalks will be installed with painted stamped asphalt that better identifies pedestrian connection points to all portions of the site.
    - This was a similar feature that was utilized on the crosswalks on the western side of the Worthington Mall.
  - The sidewalk along the south side of the access drive from W. Wilson Bridge Rd. has been reconfigured to permit better pedestrian access to the northern and eastern portion of the site and to the new mixed-use building without impacting the bioretention area.
2. Building:
- The building would have a flat roof with four stories.
  - Building design includes:
    - Brick veneer is proposed for the first three stories. Pilasters and inset brick detailing are shown.
    - The first-floor brick would be darker than the second and third. Blue aluminum storefront windows are proposed for the first three floors, with aluminum awnings and a sign band on the first floor. Near the entrance at the northwest corner of the building, dark blue fiber cement panels and a glass curtainwall are proposed.
    - Dark blue fiber cement panels and trim would be used for the fourth floor and aluminum clad double hung windows are proposed.
    - Blue steel trellises are shown at the ground floor and fourth floor on the west end.
    - A projection sign would be made available at the northeast corner for use by a major tenant.
    - Sit lighting is included to match the approved for the rest of the lift.
    - Mechanical units would be located on the roof and screened.
3. Allowable Use:
- Offices – minimum amount – 18,000 square feet – Parcel #100-006791
  - Offices – minimum amount – 20,000 square feet – Parcel #100-006792
  - Hotels
  - Restaurants
  - Social Activities
  - Breweries, Distilleries and Wineries
  - Sale of goods at retail – limited to less than 10,000 square feet in gross floor area

per business with on-site food preparation permissible

- Personal services
- Accessory uses
- Banks, Drive-in banks
- Pet shops
- Arts and crafts
- Entertainment facilities
- Recreational facilities
- Public uses
- Essential services

#### 4. Character & Design

The redevelopment of the site will have a mix of uses. There will be six (6) buildings proposed for the existing Holiday Inn site located at southwest corner of North High Street and West Wilson Bridge Road. The vacant lot located at the corner of Caren Avenue and North High Street was separately submitted to the Architectural Review Board and the Municipal Planning Commission for all necessary approvals under the Worthington Planning & Zoning Code. This submission is to provide detailed exterior elevations and building materials along with an overall a sense of scale, proportion, massing, and spacing of the buildings as it relates to the current site plan and grade changes for the proposed mixed-use building.

Buildings #1, #2 and # 6 are single story, Buildings #3 and #4 are two story and Building #5 is proposed to be a four-story mixed-use building. All the buildings are designed as ‘four-sided architecture’. By using the same materials on all four sides of each building, the design will not interrupt, and all parts are perceived as a unified whole.

The architectural style of the proposed buildings is meant to complement the surrounding Worthington neighborhood and design standards while differentiating the buildings from one another. Traditional style design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels. The speculative 2-story office buildings at the western portion of the development utilize traditional rationale and detail while maintaining a more contemporary architectural style. The four-story mixed-use building will also utilize traditional style, tri-partite design (base, middle, top). The design shall incorporate brick veneer and fiber cement paneling. While the four-story building will have a flat roof, the fourth floor shall be articulated with a change in façade material to visually break up the elevations. Signage (wall signs, blade sign and monument sign) for the four-story building is proposed to utilize internal illumination with push-through acrylic lettering and/or graphics.

The proposed materials are consistent with the City of Worthington’s design guidelines with brick masonry, siding, multi-panel windows, metal & shingled roof,

- paint finish and awning fabric or standing seam metal.
5. Screening  
Landscaping and screening have been updated to reflect what was approved with the original Landscaping Plan and proposed Landscaping Plan for this portion of the site. Landscaping maybe added along the southwestern corner of the site and along the southern property boundary if deemed necessary by the City of Worthington.
  6. Dumpster/Storage Room Enclosure  
The dumpster enclosure and storage room will be enclosed with brick veneer with cedar wood doors. The enclosure will be approximately 16'x35' in size and a little over 8' in height. The metal oping and solid door to the storage room will need to be painted to complement the brickwork on the enclosure. The site plan and the elevations for the dumpster enclosure appears to be reversed.
    - *Clarification needed.*
  7. Lighting  
A lighting package has been submitted as a part of this application that indicates the location of the light poles, cut off fixtures and a photo metric plan that shows compliance with the adopted City guidelines on light impacts on abutting properties. No exposed concrete bases for the parking lot lights will be permitted. Matches what was previously approved.
  8. Graphic/Signage  
An updated signage package for the new mixed-use building is included in this submittal. The original signage package remains for the previously approved portion of the site. The submitted package includes all the wall signage, freestanding signage and directional signs. The four-story mixed-use building has a sign package for review and approval by the Architectural Review Board. The applicant has proposed five wall sign locations in addition to the blade signa and monument sign. The wall signs will be 2'x18'8" for a total of 38 sq. ft. in size. The blade sign will be 23'4"x2'8" for a total of 63 sq. ft. in size. The monument sign will be 6'x7'4" for a total of 44 sq. ft. in size. All signs will be internally illuminated individually cut letters/logos. The proposed signage matches the signage approved with the modification to the PUD.
  9. Traffic & Parking  
Access to the property will be depicted on the submitted site plan. Only two curb cuts will be utilized, and the other existing curb cuts will be eliminated. The curb cut on Wilson Bridge Road will be shifted slightly to the west to allow it to line up with the existing curb cut from the Shopping Center to the north. The relocation of the curb cut will allow for four (4) way traffic control and a safer flow of traffic on and off the site. New sidewalks and other amenities will be added to the site to improve pedestrian access to, through and off the site per the site plan.

The original traffic impact study was commissioned by the applicant and it was reviewed and approved by the City as a part of the Architectural Review Board process. An updated traffic analysis was submitted and reviewed to reflect the revised vehicular trips related to the mix of uses for the new building.

#### 10. Parking

The parking areas are shown on the site plan which provides for 404 parking spaces. The site plan provides for all the required setback and landscape areas. The 7± acre site was previously split into three (3) lots and easements were provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian access over the three (3) lots.

#### 11. Stormwater Drainage

Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has been submitted as a part of this application and it will meet all regulations adopted by the City of Worthington for detaining the stormwater, mitigating run off on abutting properties and thereby meeting all City and EPA requirements. The City Engineer will have the final approval once Final Engineering (site development plans) have been submitted to the Service & Engineering Department.

#### 12. Public Space Amenities

The applicant will comply with Section 1174.05(c)(4) by providing a minimum of twenty-seven public space amenities in various locations on the Property. Public space amenities are provided and incorporated at various locations around the site.

The public amenities shall be:

- Public Right-of-Way dedication
- Decorative Street lighting
- Bike Parking (4 total) for each building
- New Pedestrian sidewalks
- Wilson Bridge Road intersection improvements – Traffic lighting and configuration corrections
- Plaza / Meeting area
- Bio-Retention areas
- New Corner treatments (Caren Ave. & N. High Street & Wilson Bridge Rd.)
- Street trees (along the rights-of-way)
- Paver parking and maneuvering areas/colored stamped asphalt
- Upgraded Landscaping
- Decorative retaining walls
- Patio areas (11 total)
- New green lawn area along Wilson Bridge Road
- Decorative planting areas along entry ways to site along Wilson Bridge Road
- Decorative Trash Reception (10 total)
- New green lawn area extending from outdoor patio space of four-story mixed-use building



- Decorative benches.

### **Worthington Land Use Plans:**

#### Worthington Design Guidelines and Architectural District Ordinance

1. **Scale, Form & Massing:** Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly sized windows on the first floor -- will help make new buildings more pedestrian-friendly.
2. **Setbacks:** Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.
3. **Roof Shape:** Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.
4. **Materials:** Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.
5. **Windows:** On long facades, consider breaking the composition down into smaller “storefront” units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.
6. **Entries:** Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.
7. **Ornamentation:** Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.
8. **Color:** For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.

9. Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the “monument” type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.
10. Sustainability: The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Energy conservation methods are encouraged. Landscape concepts often complement energy conservation and should be maintained and replenished. Utilize indigenous plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks. Preserve and enhance green/open spaces wherever practicable. Manage storm water run-off through the use of rain gardens, permeable forms of pavement, rain barrels and other such means that conserve water and filter pollutants. Bike racks and other methods of facilitating alternative transportation should be utilized. Streetscape elements should be of a human scale. Make use of recycled materials; rapidly renewable materials; and energy efficient materials. Use of natural and controlled light for interior spaces and natural ventilation is recommended. Minimize light pollution.

### **Wilson Bridge Corridor**

#### [Wilson Bridge Road Corridor Study](#)

The Wilson Bridge Road Corridor Study, adopted in 2011, makes recommendations for the Wilson Bridge Road corridor from the Olentangy River to the west to the Railroad Crossing to the east. The Study recommends the need to promote the redevelopment of the Wilson Bridge Road Corridor into a mixed-use area that will generate new economic growth within the City. These requirements are intended to foster development that strengthens land use and economic value; encourage a mix of uses; enhance livability of the area; to augment pedestrian and bicycle connections; and to promote construction of high-quality buildings and public spaces that create and sustain long-term economic vitality.

#### Wilson Bridge Corridor Districts

City Council adopted the [Wilson Bridge Corridor Zoning](#) in 2016, creating new zoning districts and development standards for the Wilson Bridge Corridor.

The site is in the area that was identified as Mixed-Use (WBC-4). This area allows for a mix of retail and office uses both vertically and horizontally. Retail uses are encouraged for the first floor of multi-floor developments. Pedestrian facilities and public spaces are encouraged.

- Permitted Uses: Uses listed in Chapter 1147 of the Codified Ordinances as permitted uses in the following districts: "C-1" Neighborhood Commercial, "C-2" Community

Shopping Center, and "C-3" Institutions and Offices.

- Conditional Uses: Residential Uses, Hotels, Motels, Drive-in Commercial Uses, and Breweries, Distilleries and Wineries.
- Maximum Building Height: 3 stories for properties south of Wilson Bridge Rd; except for the WBC-3 Mixed-Use location south of Wilson Bridge Road and west of High Street, where the maximum building height shall be 3 stories within the westernmost 180 feet and 4 stories in the remaining area; 4 stories for properties north of Wilson Bridge Rd.

**Staff Comments:**

Use Considerations:

The proposed mix of uses on the site are in line with the uses already approved for the site and the uses recommended in the [Mixed Use \(WBC-3\)](#) in the Planning & Zoning Code.

Planning & Zoning Code:

The proposal is following the submittal requirements and procedures outlined in [Chapter 1174.07 & Chapter 1174.08](#) for the PUD Final Plan. The application does not negatively impact the overall site layout, sign package, landscaping plan, stormwater plan and/or traffic for the site and is in compliance with City Council's approval of the modification to the original PUD.

Comprehensive Plan Considerations:

- The proposal ties to the [Wilson Bridge Road Corridor Study](#) objective to promote the redevelopment of the Wilson Bridge Road Corridor into a mixed-use area that will generate new economic growth within the City.
- The proposal builds upon the previously approved PUD for the overall site and complements the proposed uses and approved site plan and architecture.
- The proposal strengthens land use and economic value, encourages a mix of uses, enhance the livability of the area, augment pedestrian & bicycle connections, promote the construction of high-quality buildings and public spaces that help create and sustain long-term economic vitality.

Stormwater & Utilities:

The City Engineer will have final approval once Final Engineering (site development plans) have been submitted to the Service & Engineering Department for review and approval.

**Recommendations:**

*ARB:*

Staff recommended conditional approval of the application as it was in compliance with the Board's previous review and builds on the architecture associated with the proposed adjacent buildings included in the original PUD with the condition that the information pertaining to the dumpster enclosure be corrected.

*MPC:*

Staff recommended approval of the application as it followed the submittal requirements and procedures for a Final Plat associated with the Preliminary Plat approved by City Council as part of amending the original PUD.

**Discussion:**

Mr. Brown swore in the applicant, Mr. Tim Spencer, representing Trivium Development, 207 N. Fourth St., Columbus, Ohio. Mr. Coulter asked for clarification about the dumpster enclosure. Mr. Spencer said the plan got flipped while they were doing site modifications, but they planned to have the dumpster located where it was originally approved. Mr. Reis said he felt Mr. Spencer addressed the concerns the Board members had, and he felt the building will be a nice addition to the community. Mr. Reis asked Mr. Spencer, as this project is developed and the site work is completed, is there any understanding as to the other individual that has property along West Wilson Bridge Road as to their continuing on with their project and so that this site work all gets done simultaneously. Mr. Spencer said they have reached out to the lender that has done the financing for not only the four buildings in the front, but the infrastructure associated with the development of this site. That infrastructure, the storm Mr. Brown referenced in his presentation, all needs to be done in order for them to build the site. The four out lots do need to happen in order for them to move forward. The contractor they have to acquire the ground does require that that work gets started and reaching certain threshold before starting their improvements. Mr. Spencer said that work is close to being scheduled. Mr. Coulter asked Mrs. Stewart if there were any emails or callers and Mrs. Stewart said no.

**ARB Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY TRIVIUM DEVELOPMENT FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A MIXED-USE OFFICE BUILDING AT 121 W. WILSON BRIDGE RD. AS PER CASE NO. AR 60-2020, DRAWINGS NO. AR 60-2020, DATED MARCH 26, 2021, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye; Mr. Schuster, aye; Mrs. Hinz, aye; Mr. Foust, aye; Mrs. Holcombe, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

**MPC Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY TRIVIUM DEVELOPMENT FOR PUD FINAL PLAN TO CONSTRUCT A NEW MIXED-USE OFFICE BUILDING AT 121 W. WILSON BRIDGE RD. AS PER CASE NO. PUD 01-2021 FINAL PLAN, DRAWINGS NO. PUD 01-2021 FINAL PLAN, DATED MARCH 26, 2021, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Hofmann seconded the motion. Mr. Brown called the roll. Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; and Mr. Coulter, aye. The motion was approved.

Mr. Brown said they received an email from one of the neighbors. Ms. Heather Monroe, asking about the screening between the neighborhood and the site. Mr. Brown said all the original plans for the screening, with the original PUD, and what was in the application materials and the fencing goes forward with this, so all the neighbors facing west and south would be screened. Mr. Coulter asked Mr. Spencer when they would begin construction and Mr. Spencer said hopefully July 1<sup>st</sup>, 2021.

#### **D. Architectural Review Board – New**

1. Screened Porch – **601 Oxford St.** (Andrew & Melissa Smullen) **ARB 43-2021**

Mr. Brown reviewed the following from the staff memo:

#### **Findings of fact & Conclusions**

##### **Background & Request:**

The property is 46.5-feet wide and 252-feet deep sloping to the west. The house is a Craftsman house that was originally built in the early 1900's. The applicant would like to construct a screen porch on the rear of the home.

##### **Project Details:**

1. Screen porch will be 12'x25' for a total of 300 sq. ft.
2. Breeze vertical sliding panels will be used on the screen porch.
3. Smooth cement 6' lap siding will be installed on the northern and southern elevations.
4. The screen porch will be installed on piers over the existing lower-level driveway that provides access to the lower level 2-car garage.
5. Roofline will match the existing roofline on the home.
6. A portion of the existing deck will be removed as part of the installation of the new porch.
7. Exterior lighting - proposing 3 sconce lights on each pillar under the porch.

##### **Land Use Plans:**

##### **Worthington Design Guidelines and Architectural District Ordinance**

New porches should be built in a simple design. Look at original porches on similar buildings -- height, materials, roof slope, and width -- and use these to develop a design. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings. Design and materials should be traditional, and compatible with the existing structure.

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Be sure that window designs are appropriate for the style or time period of the house.

**Recommendation:**

Staff recommended approval of this application for the screen porch as it appeared to meet the recommendations found in the Design Guidelines.

**Discussion:**

Mr. Brown swore in the applicant, Mr. Andrew Smullen, 601 Oxford St., Worthington, Ohio. Board members did not have any questions or concerns. Mr. Coulter asked if there were any emails or callers and Mrs. Stewart said no.

**Motion:**

Mr. Hofmann moved:

**THAT THE REQUEST BY ANDREW & MELISSA SMULLEN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SCREEN PORCH AT 601 OXFORD ST. AS PER CASE NO. ARB 43-2021, DRAWINGS NO. ARB 43-2021, DATED MARCH 19, 2021, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Foust seconded the motion. Mr. Brown called the roll. Mr. Schuster, aye; Mrs. Hinz, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mr. Hofmann, aye; and Mr. Coulter, aye. The motion was approved.

**2. Garage Siding – 130 E. South St. (Able Roof/Isaacson) ARB 44-2021**

Mr. Brown reviewed the following from the staff memo and explained the applicant had contacted him earlier about not being able to be present for the meeting due to a prior commitment.

**Findings of Fact & Conclusions**

**Background & Request:**

This two-story vernacular house was constructed in 1950 and is a contributing property in the Worthington Historic District. Various changes have been approved for the house over the years, including an addition and solar panels. The 50’ wide property is 140’ deep and adjacent to an unimproved alley to the rear.

This request is to reside the existing detached garage.

**Project Details:**

1. The existing garage is concrete block painted white with the gables of the garage being wood paint white.
2. Cover the existing concrete block and wood gables with 5’ lap vinyl siding that would match the existing vinyl siding on the house.

3. Install new gutters and downspouts as part of the project.
4. The existing garage doors are to remain.
5. Clarification needed concerning the existing spotlights on the garage on whether the spotlights plan to remain.
  - a. Any additional lighting will require Board approval.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

Exterior building materials on historic Worthington buildings include brick, stone and wood. These materials also are typical of newer buildings up through the World War II period. Most of the older buildings have retained their original exterior materials. In some cases, original wood siding has been replaced with compatible new wood siding that has faithfully duplicated the appearance of the original. There is some use of replacement materials such as vinyl or aluminum siding.

Wood siding is the preferred exterior material for new buildings, additions to existing buildings, or new garages and outbuildings. The siding should be used in one of its traditional forms: shingle, board-and-batten, shiplap or beveled siding.

The new siding should match the thickness and width of the old as closely as possible.

**Recommendation:**

Staff recommended approval of the application as it met the intent of the Design Guidelines and it will be compatible with the existing house that currently has 5” vinyl lap siding, however we do need clarification concerning the spotlights or any additional lighting proposed on the garage.

**Discussion:**

Mr. Coulter said Mr. Brown called him earlier in the week to let him know the applicants would not be present for the meeting. He said normally he would recommend tabling the application to wait for the applicant to be present, but since the homeowner is replacing the siding with what is already on the home, he felt it was okay to have this discussion without the homeowners present at the meeting. Board members had no questions or concerns. Mr. Coulter asked Mrs. Stewart if there were any emails or callers and Mrs. Stewart said no.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY ABLE ROOF ON BEHALF OF JASON & MEGAN ISAACSON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIDING ON A GARAGE AT 130 E. SOUTH ST. AS PER CASE NO. ARB 44-2021, DRAWINGS NO. ARB 44-2021, DATED MARCH 22, 2021, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mrs. Hinz, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mr. Schuster, aye; Mrs. Holcombe, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

3. Flagpole Lighting – **137 E. Granville Rd.** (Mark Goyer/Sharon Memorial Hall) **ARB 45-2021**

Mr. Brown reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This building was built as a residence in 1861 and used as such until 1946. After WWII, voters approved a War Memorial Levy and the building was purchased and dedicated as Sharon Memorial Hall in 1947. When zoning was established in 1971, the property was zoned R-10, Low Density Residence, which allows for single family dwellings and public and semi-public uses. Many community groups and organizations used the building until 1975, at which time the Sharon Township Trustees moved their offices and police department into the building. The Township moved its operations to E. Wilson Bridge Rd. in 2009 and the building was renovated. Attempts were made by the Sharon Memorial Board, the entity responsible for Sharon Memorial Hall, to find public and semi-public users for the building that would generate revenue and allow maintenance of the building and site. After no users were found, the VM, Veterans Memorial zoning district was created in 2010, the property was rezoned from R-10 to VM, and the space was leased to small office users. Sharon Memorial Hall is listed on the National Register of Historic Places and is a contributing building in the Worthington Historic District.

This request is to install lighting associated with a flagpole.

**Project Details:**

1. Installation of two low voltage 23-watt LED adjustable up-lights with a height of 4.5-inches.
2. Previously used solar lights to illuminate the flagpole.
3. A black transformer to be installed on the northwest corner of Sharon Memorial Hall.
4. Options for dusk to down or timer settings.
5. According to the US Flag Code, all American flags should be displayed from sunrise to sunset every day. Lowering the flag at night is a sign of respect, however you can keep the flag flying 24-hours a day if it is properly illuminated during all hours of darkness.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

Keep lighting at a pedestrian scale along the streetscape. Avoid lighting fixtures mounted high above the ground. Avoid excessive brightness. In recent years great care has been taken by the ARB to assure newly installed lighting fixtures are not overly bright and that the light source is not visible from the right of way.

**Recommendation:**



Staff recommended approval of the proposed lighting as it met the intent of the Design Guidelines and follows proper flag etiquette.

**Discussion:**

Mr. Brown swore in the applicant, Ms. Valerie Kerbler, 6521 Proprietors Rd., Worthington, Ohio. Board members did not have any questions or concerns. Mr. Coulter asked if there were any emailers or callers and Mrs. Stewart said no.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY MARK GOYER ON BEHALF OF THE SHARON TOWNSHIP MEMORIAL HALL BOARD FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL LIGHTING ASSOICATED WITH A FLAGPOLE AT 137 E. GRANVILLE RD., AS PER CASE NO. AR 45-2020, DRAWINGS NO. AR 45-2020, DATED MARCH 22, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Foust seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye; Mrs. Holcombe, aye; Mr. Schuster, aye; Mrs. Hinz, aye; Mr. Foust, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

**4. New Building – 930 Proprietors Rd. (Nelson Jeronimo) ARB 47-2021**

Mr. Brown reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

Worthington Station was approved in 2005 on the former Worthington Foods manufacturing facility site that occupied 8.75 acres at the northeast corner of Proprietors and E. Granville Roads. The property was sold in 2005 and the plant and most other buildings were demolished to allow for redevelopment of the site into 88,000 square feet of office condominiums called Worthington Station. The southern 7.75 acres began to develop in 2005 to 2009 with four office condominiums being constructed over the following four years, covering roughly 3-acres of the original site. The site before you is the last remaining lot left to be developed in Worthington Station.

This request is for the construction of a new office building.

**Project Details:**

1. Existing 0.6-acre lot with an existing parking lot located on the eastern side of the lot that is shared with the neighboring office buildings.
2. Construct a 3,400 sq. ft. office building.
3. Design and aesthetics of the building to match the existing buildings in Worthington Station.
  - a. Similar in style, massing and detail, however scaled to the smaller lot size.

4. Front setback will match the existing 30' setback established as part of the original Development Plan.
5. No additional curb cut is proposed; however, the City would not permit an additional curb cut to this property.
6. Window style, sill and height matches the adjacent buildings as well as the proposed brick along the lower portion of the building.
7. Lighting – Signal Park – industrial style sand coal finish outdoor wall light with a maximum wattage of 100 watts to be installed on all four sides of the building.
8. Hardy-Plank vertical siding painted to match the neighboring buildings in Worthington Station.
9. Dimensional asphalt shingles installed to match the neighboring buildings.
10. Hipped roof with gabled porches on all four sides to match the other buildings in Worthington Station.
11. The windows and doors will have interior muntins between the glass consistent with the neighboring buildings.
12. A garage door will be installed on the eastern elevation facing the parking lot.
  - a. *Clarification that the garage door will be white.*
13. The main entrance to the building will be on the southern elevation.
14. A garage door will be installed on the eastern elevation to give access to storage associated with the proposed use.
15. Mechanical equipment has not been identified on the site plan.
  - a. *The location and how the equipment will be screened is needed.*
16. Landscaping will also be installed along the southern portion of the building.
  - a. *Additional landscaping is needed along the western and northern elevations.*
17. Signage
  - a. Signage has not been proposed at this time, any signage would require a separate application to be approved by the Board.

### **Land Use Plans:**

#### Worthington Design Guidelines and Architectural District Ordinance

Existing commercial development sites are infill sites that tend to occur as single sites in the Central Business District and elsewhere along the commercial arteries of the community. They are part of an existing streetscape and are undeveloped or unoccupied land parcels that either never were built upon or had a building removed for some reason. These sites should be developed in a way that is complementary to the architecture and land uses around them and that integrates well with the existing community.

Outside Old Worthington, the form and massing of various developments tends to vary. Some buildings are square, some rectangular, some L-shaped; no one form, or massing is predominant.

Extension of the pleasant scale of Old Worthington into new areas is desirable. Consider breaking down larger buildings into a series of smaller masses with connectors between them. Inclusion of

sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale.

Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas.

Carefully designed building facades that employ traditional storefronts -- or similarly sized windows on the first floor -- will help make new buildings more pedestrian-friendly.

A small amount of landscaping can have a positive impact; this is already easy to see in the many well-landscaped spots in Worthington's commercial district. Small, well-executed and well-maintained landscaping is appropriate for the relatively small spaces here and provide relief from the "hardscape" of buildings, streets, and other man-made elements. Plant materials should be selected for appropriate size, shape and color.

**Recommendation:**

Staff recommended conditional approval of this application with the condition that the applicant provide an updated site plan that identifies the location of the mechanical equipment and screening associated with such mechanical equipment and an updated landscape plan addressing the western and northern portion of the site.

**Discussion:**

Mr. Brown swore in the applicant, Mr. Nelson Jeronimo, 930 Proprietors Rd., Worthington, Ohio. Mr. Jeronimo said the garage would be white, but he would have to check to see where the mechanicals would be located. Mr. Coulter said he would be comfortable with staff approving the landscape plan and where the mechanical equipment would be located. Mr. Coulter asked if there were any emails or callers and Mrs. Stewart said no.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY NELSON JERONIMO FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW BUILDING AT 930 PROPRIETORS RD. AS PER CASE NO. ARB 47-2021, DRAWINGS NO. ARB 47-2021, DATED MARCH 26, 2021, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE CONDITION THAT THE APPLICANT PROVIDE AN UPDATED SITE PLAN IDENTIFYING THE LOCATION OF THE MECHANICAL EQUIPMENT AND AN UPDATED LANDSCAPE PLAN ADDRESSING LANDSCAPING AND SCREENING NEEDS ON THE WESTERN AND NORTHERN PORTION OF THE SITE AND THAT CITY STAFF MAY APPROVE THE MECHANICAL EQUIPMENT AND LANDSCAPING PLAN.**

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Schuster, aye; Mrs. Hinz, aye; Mr. Foust, aye; Mr. Hofmann, aye; Mrs. Holcombe, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

## **E. Municipal Planning Commission – New**

### **1. Conditional Use Permit**

Mr. Brown reviewed the following from the staff memo:

- i. Veterinary Care Center in C-3 – **60 Old Wilson Bridge Rd** (Paws in Balance, LLC) **CU 04-2021**

### **Findings of Fact & Conclusions**

#### **Background & Request:**

The Conservatory of Piano would like to lease out approximately 1,476 sq. ft. of the eastern portion of their building to a veterinary care center. Since this use is a Conditional Use in the district, the Commission is required to review and approve this type of use in the C-3 District (Institutions & Office).

#### **Project Details:**

1. Veterinary care center that provides alternative health care for small animal patients by offering acupuncture, chiropractic care, physical therapy and similar treatments.
2. Hours of operation:
  - a. Monday – 11:00 AM to 8:00 PM
  - b. Tuesday – 12:00 PM to 4:00 PM
  - c. Wednesday – 11:00 AM to 6:00 PM
  - d. Friday – 11:00 AM to 6:00 PM
3. Parking is available in the lot adjacent to the building.
4. The space is divided into six separate spaces plus a restroom.
5. The only interior change will be removal of carpeting and installing a hard surface and painting.
6. The business operates completely inside the building.
7. Waste bags will be provided if needed.
8. Employees:
  - a. 1 employee
9. Signage was not referenced in the application, however an interior sign on the door would be permitted as long as it does not cover more than 25% of the area.
10. A Certificate of Occupancy will be required from the Division of Building Regulation.

#### **Land Use Plans:**

##### **Worthington Conditional Use Permit Regulations**

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

### Worthington Code Basic Standards and Review Elements

The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood

#### **Recommendation:**

Staff recommended approval of the application as it met the criteria outlined for a Conditional Use if the Commission feels comfortable with the additional information provided by the applicant related to their application.

#### **Discussion:**

Mr. Brown swore in the applicant, Mrs. Carrie Crouse Quigley, 290 Blandford Dr., Worthington, Ohio. Board members had no questions or concerns. Mr. Coulter asked if there were any emails or callers and Mrs. Stewart said no.

#### **Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY PAWS IN BALANCE, LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A VETERINARY CARE CENTER IN THE C-3 ZONING DISTRICT AT 60 OLD WILSON BRIDGE RD. AS PER CASE NO. CU 04-2021, DRAWINGS NO. CU 04-2021, DATED MARCH 26, 2021, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Reis seconded the motion. Mr. Brown called the roll. Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

## **2. Amendment to Planning & Zoning Code**

- a. Add Cat and Dog Daycare to I-2 Zoning District **APZ 01-2021**

Mr. Brown reviewed the following from the staff memo:

## **Findings of Fact & Conclusions**

### **Background & Request:**

A request was received from a business called Pathways to Independence of Central Ohio to locate at 6400 Huntley Rd., which is in the I-2 Zoning District. The business would operate a training and education facility for young adults with disabilities, which would require a Conditional Use Permit as “Vocational Instruction”. As part of the business model a dog day care would be used to teach all aspects of running a business. “Dog and cat day care center” is currently neither a Permitted nor Conditional Use in the I-2 Zoning District. A change to the Code would be the only way such a facility could operate in the I-2 Zoning District as a Conditional Use.

The City amended the Code in 2018 for this same applicant to permit Dog and Cat Care Centers as a Conditional Use in the I-1 District.

### **Details:**

#### 1. Definitions:

- A. “Dog and Cat Day Care Center” means an acoustically controlled facility for the care, schooling, or grooming of healthy, group-socialized cats and/or dogs. “Acoustically controlled” shall mean that the decibel level of sound emitted from animals in this facility shall not exceed forty-five decibels at any time when measured at the property line. A dog and cat day care center shall be limited to 4,000 square feet and forty boarding animals maximum. Outdoor exercise yards and the storage of vehicles for animal transport are prohibited. Ancillary sale of pet care products including food shall not occupy more than ten percent (10%) of the gross floor area of the structure.

#### 2. I-2 Zoning District - Permitted and Conditional Uses:

##### **Permitted Uses:**

- Printing and publishing
- Manufacturing and assembly
- Food processing
- Laboratories and clinical testing
- Wholesale business
- Essential services
- Accessory uses
- Plant production
- Warehousing
- Entertainment facilities (commercial)
- Restaurants
- Sexually Oriented Business

##### **Conditional Uses:**

- Ancillary retail/service
- Equipment sales/storage

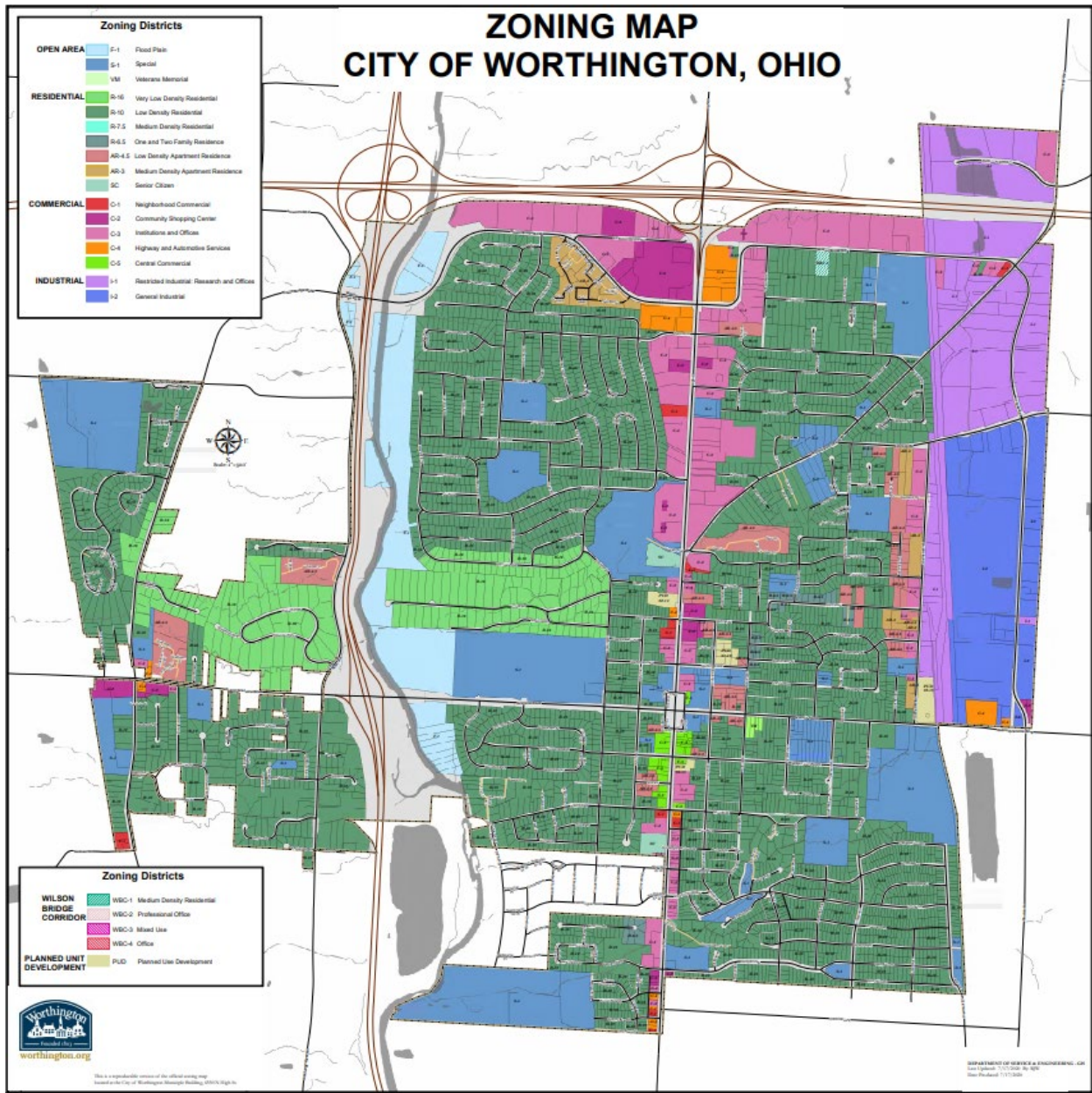
- Automotive services
- Automotive services - major
- Transport and trucking terminals
- Manufacturing or processing of: paint, fertilizer, chemicals, brick and clay products
- Sale and storage of building materials
- Offices
- Public Service facilities
- Heliports
- Restaurants
- Nursery schools, preschools and day care centers
- Laboratories, research and development, and clinical testing facilities
- Vocational instruction
- Breweries, distilleries and wineries

**Land Use Plans:**

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the marketplace to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

**Zoning Map:**



**Process:**

City Council will refer the proposed text amendment to the Municipal Planning Commission at their meeting on Monday, April 5, 2021. Municipal Planning Commission will then make a recommendation to City Council on the proposed text amendment. If City Council approves the text amendment, it will then be subject to the 60-day referendum period. The effective date of the proposed text amendment will be June 21, 2021.

**Recommendation:**

Staff recommended approval of the proposed text amendment to the Planning & Zoning Code as the use is not that intensive and that the I-2 District currently permits nursery schools, preschools and daycare centers as a Conditional Use in the district.



**Motion:**

Mr. Reis moved:

**THAT THE REQUEST TO AMEND THE PLANNING & ZONING CODE TO PERMIT DOG AND CAT DAY CARE CENTERS AS A CONDITIONAL USE IN THE I-2 DISTRICT AS PER CASE NO. APZ 01-2021, BE RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

Mr. Foust seconded the motion. Mr. Brown called the roll. Mr. Hofmann, aye; Mrs. Holcombe, aye; Mr. Foust, aye; Mr. Reis, aye; and Mr. Coulter, aye. The motion was approved.

**F. Other**

Reminder no April 22<sup>nd</sup> ARB-MPC meeting. Next meeting will be Thursday, May 13<sup>th</sup>, 2021.

**G. Adjournment**

Mr. Hofmann moved to adjourn the meeting and Mr. Reis seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 8:27 p.m.