April 19, 2013

To: Members of the Municipal Planning Commission
Members of the Architectural Review Board

From: Lynda Bitar, Planning Coordinator

Subject: Staff Memo for the Meeting of April 25, 2013

B. Architectural Review Board

1. Unfinished

a. Signage – **5633 N. High St.** (DaNite Sign/Key Bank) **AR 15-13**

Findings of fact:

1. New signage is proposed for the Key Bank building and site. Included in the packet is the third version of the request.

2. For the existing internally illuminated freestanding sign cabinet and pole, new 5' x 6' sign faces are proposed. The background is proposed to be white with a red key and stripe at the bottom, and black "KeyBank" lettering on the top portion. The new sign faces will have opaque backgrounds.

3. On the front of the building, new halo lit channel letters, 1' 8 1/4" in height x 11' 1" in width (18.7 square feet in area) are proposed to take the place of smaller non-illuminated individual letters. The proposed sign would consist of black channel letters and a red key with a white aluminum raceway hidden behind the front canopy fascia.

4. A red key is currently located on the north end of the drive-thru canopy. In its place, a sign like the sign proposed for the front of the building is proposed.

5. The sign previously proposed for the south side of the building is no longer part of the proposal.

6. Replacement of the ATM surround is proposed with an internally illuminated blank panel at the top that is proposed to provide light for the area below. Around the outside is a red aluminum backing panel that is proposed to be halo lit. The remainder of the unit will be painted silver.

7. On the front of the canopy above the ATM, a 9 ½" x 3' 6" internally illuminated sign with an opaque background is proposed. The cabinet and background are proposed to be red, and

lettering saying "Drive-Up ATM" is proposed to be white. A 7" x 2'10" illuminated sign saying OPEN and CLOSED is proposed above the center drive-through lane. Two red aluminum signs with "Clearance 9'-9" in white are proposed above the canopy poles. A 2' x 1'6" sign pointing the ATM and giving teller service hours is proposed to be mounted on a column.

8. New 2' 2 ½" wide x 1' 2 ½" high directional signs are proposed at the entrances from Selby Blvd. and N. High St. The proposed signs are mounted on black aluminum posts, and consist of red aluminum panels with white lettering.

9. With the proposed, variances would be needed for an additional wall sign larger in area than was previously approved; sign area in excess of the allowable for the site; and for directional sign area and dimensions.

Conclusions:

1. Although a monument style freestanding sign would be preferable, replacement of the existing sign faces is acceptable with the refurbishment of the pole and cabinet.

2. A larger sign than exists on the drive-through canopy may be excessive.

3. Clarification of the illumination for the ATM should be given.

4. The directional signage for the drive-thru canopy may be excessive.

The following motion should be utilized:

THAT THE REQUEST BY DANITE SIGN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW SIGNAGE AT 5633 N. HIGH ST. AS PER CASE NO. AR 15-13, DRAWINGS NO. AR 15-13, DATED APRIL 15, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. New

a. Renovate Outdoor Education Center – **300 W. Dublin-Granville Rd.** (Peter Macrae, AIA/TWHS) **AR 21-13**

Findings of fact:

1. This application involves interior and exterior renovation of the Outdoor Education Center at the flats of the Thomas Worthington High School property. The goal is to have a facility that can be used by community members on a regular basis for gatherings, as a break spot for trail

users, and outdoor education. A number of community organizations are collaborating on the project.

2. Proposed changes to the exterior of the building include the installation of new glass overhead doors and exterior doors and windows; the addition of lighting; and the possibility of landscaping. In addition to general interior renovations restroom facilities will be enlarged and made accessible; the kitchen will be renovated; and technology systems will be added.

Conclusion:

1. The proposed renovations are appropriate and will turn this building into an asset for the entire community.

Approval of the following motion is recommended:

THAT THE REQUEST BY THE PETER MACRAE, AIA FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO RENOVATE THE OUTDOOR EDUCATION CENTER AT 300 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 21-13, DRAWINGS NO. AR 21-13, DATED MARCH 15, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

b. Deck and Paver Patio – **659 Oxford St.** (Sean Kocheran/Porter) **AR 22-13**

Findings of fact:

1. Construction of a deck across the north 2/3 of the rear of the home and stepping down to a new paver patio at the south end is proposed.

2. The deck is proposed to be constructed of composite materials. A rail is proposed to enclose the deck, and steps to the yard on the north side and to the proposed patio on the south side are planned.

3. A retaining wall sided with stone veneer is proposed for the patio area. The wall is shown approximately 4' above the adjacent grade, but landscape changes are proposed for the future that would reduce that height and therefore eliminate the need for a guard around the edge. As part of the patio, stone will be provided at edges for seating and a granite countertop with a grill is proposed.

Conclusion:

1. The proposed changes will be an enhancement.

Approval of the following motion is recommended:

THAT THE REQUEST BY THE SEAN KOCHERAN FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO ADD A DECK AND PATIO AT 659 OXFORD ST. AS PER CASE NO. AR 22-13, DRAWINGS NO. AR 22-13, DATED APRIL 5, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

c. Shed and Fence – **6269 Alrojo St.** (Barbara Jones) **AR 23-13**

Findings of fact:

1. This is a request to add a shed at the southwest corner of the house, and a fence to enclose the north side and rear yards. Both structures are proposed to be constructed with cedar, which will be natural in color.

2. The proposed shed has a gable roof and is 10' x 14'. A man door and window are proposed on one side and a 4' x 6' roll up door is on the opposite side.

3. The proposed cedar fence extends to the 30' Alrojo St. required front setback line, and the 50' Dublin-Granville Rd. required setback line. A 4' high picket fence is proposed with 4" pickets and 1' spacing between pickets.

Conclusions:

1. The shed is appropriate for this property.

2. Spacing between pickets equal to picket width is preferred for fencing in the Architectural Review District.

The following motion should be utilized:

THAT THE REQUEST BY THE BARBARA JONES FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SHED AND FENCING AT 6269 ALROJO ST. AS PER CASE NO. AR 23-13, DRAWINGS NO. AR 23-13, DATED APRIL 8, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

d. New Sign Face – **1000 High St.** (Dr. Anthony Lordo) **AR 24-13**

Findings of fact:

1. New sign faces are proposed for Dr. Lordo's freestanding sign. The existing sign faces include Dr. Pardi, who has retired.

2. The new signage makes use of the same font styles and colors, but increases the text size.

3. Existing external illumination is proposed.

Conclusion:

1. The proposed sign faces are appropriate.

Approval of the following motion is recommended:

THAT THE REQUEST BY THE DR. ANTHONY LORDO FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW SIGN FACES AT 1000 HIGH ST. AS PER CASE NO. AR 24-13, DRAWINGS NO. AR 24-13, DATED APRIL 11, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

e. New Roof – **6179 Maxton Pl.** (J.F. Baker's Sons/Princehorn) **AR 25-13**

Findings of fact:

1. A new dimensional shingle roof is proposed for this two-story house that has brick on the first level and gray siding on the second level.

2. The roof color will be changing from Burnt Sienna to Pewter.

Conclusion:

1. The proposed roof material and color are appropriate for this house.

Approval of the following motion is recommended:

THAT THE REQUEST BY THE J.F. BAKER'S SONS FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW ROOF AT 6179 MAXTON PL. AS PER CASE NO. AR 25-13, DRAWINGS NO. AR 25-13, DATED APRIL 12, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Municipal Planning Commission

1. Conditional Use

a. Residential in C-5 Zoning District – **579 High St.** (Erma, LLC/Joel Mazza) **CU 04-13**

Findings of fact:

1. This request is contingent on approval of the following application to rezone the property to C-5. Although supporting information has not been received, staff understands the applicant intends to have a single-family residence at this location.

2. This structure is an American Foursquare that was constructed as a residence in 1903, but was converted to commercial at some point in the twentieth century.

3. Exterior changes to the house and property would require Architectural Review Board approval, and a building permit will be needed for the change of use even if there are no physical changes.

Conclusion:

1. Changing this property back to a residential use should not change the character of the downtown.

Approval of the following motion is recommended:

THAT THE REQUEST BY THE ERMA, LLC FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW RESIDENTIAL IN THE C-5 ZONING DISTRICT AT 579 HIGH ST. AS PER CASE NO. CU 04-13, DRAWINGS NO. CU 04-13, DATED APRIL 10, 2013, BE APPROVED, CONTINGENT ON APPROVAL TO REZONE THE PROPERTY TO C-5, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Rezoning

a. C-3, Institutions and Offices to C-5, Central Commercial – **579 High St.** (Erma, LLC/ Joel Mazza) **REZ 01-13**

Findings of fact:

1. This application is a request to change the zoning for this property to C-5, Central Commercial.

2. The properties north and south of this property are zoned C-5; the property to the west is AR 4.5, Low Density Apartment; and the property across the street to the east is zoned C-3, Institutions and Offices.

Conclusion:

1. The C-5 Zoning District is appropriate for this property.

Approval of the following motion is recommended:

THAT THE REQUEST BY THE ERMA, LLC FOR APPROVAL TO CHANGE THE ZONING DISTRICT FOR THE PROPERTY LOCATED AT 579 HIGH ST. FROM C-3, INSTITUTIONS AND OFFICES TO C-5, CENTRAL COMMERCIAL AS PER CASE NO. REZ 01-13, DRAWINGS NO. REZ 01-13, DATED APRIL 10, 2013, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.