



Architectural Review Board

Meeting Minutes

December 12, 2016

7:00 p.m.

New Albany Architectural Review Board met in regular session in the Council Chambers of Village Hall, 99 W Main Street and was called to order by Architectural Review Board Vice Chair Mr. Jonathan Iten at 7:01 p.m.

Mr. Alan Hinson, Chair	Absent
Mr. Jack Schmidt	Present
Mr. Jonathan Iten	Present
Mr. Lewis Smoot	Absent
Mr. Jim Brown	Present
Mr. E.J. Thomas	Present
Ms. Kim Comisar	Present
Mr. Matt Shull	Absent

Staff members present: Adrienne Joly, Deputy Director; Stephen Mayer, Planner and Pam Hickok, Clerk.

Mr. Brown moved, seconded by Mr. Thomas to approve the meeting minutes of September 12, 2016. Upon roll call vote: Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

Mr. Iten asked for any changes or corrections to the agenda.

Mr. Mayer stated none.

Mr. Iten swore to truth those wishing to speak before the Board.

In response to Mr. Iten's invitation to speak on non-agenda related items, there were no questions or comments from the public.

Moved by Mr. Thomas, seconded by Ms. Comisar to accept the staff reports and related documents into the record. Upon roll call vote: Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

ARB-85-2016 Certificate of Appropriateness & Waivers

Certificate of Appropriateness and waivers for new a wall sign and two blade signs for First & Main at 245 Main Street (PID: 222-000088).

Applicant: Valley City Sign

Mr. Stephen Mayer presented the staff report.

Ms. Mary Cook, Valley City Sign, stated that the scale fits the building and the colors are subtle and fits in very nice with the architecture and the city. The letters on the east side will have the gooseneck lighting.

Mr. Iten asked if the bottom of the sign touches the jack arches.

Ms. Cook stated there is a space and that it will be centered top to bottom and left to right in that area. The gooseneck lighting will be at the transition of wall materials.

Moved by Ms. Comisar, seconded by Mr. Thomas to approve ARB-85-2016 to exceed the area and height requirements as proposed. Upon roll call vote: Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

ARB-86-2016 Certificate of Appropriateness & Waivers
Certificate of Appropriateness and waivers for a new wall sign and dual post sign for Marburn Academy at 9555 Johnstown Road (PID: 222-000567).
Applicant: Continental Office

Mr. Mayer presented the staff report.

Mr. Hugh Ralston, Continental Sign, stated that Marburn Academy is a great resource to the community and the sign was evaluated based on the sign code and requirements.

Mr. Schmidt asked if the Marburn sign will conflict with the Windsor dual post sign.

Mr. Mayer stated that they will be close in proximity but have different purposes and staff does not believe that they will conflict and appear to be appropriate.

Mr. Iten asked if we need to have Council amend the sign code to avoid the need for a waiver next time.

Mr. Mayer stated that staff can look at that since it is a disconnect in the code.

Mr. Iten asked that staff advise the Council representative of this concern.

Moved by Mr. Iten, seconded by Ms. Comisar to approve Certificate of Appropriateness and waivers

- A. Waiver to C.O. 1169.16(d) to allow a wall sign where code does not permit wall signs to be constructed in the Village Residential sign sub-district.
- B. Waiver to C.O. 1169.17(b) to allow a dual-post sign where code does not permit dual-post signs to be constructed in the Village Residential sign sub-district.
- C. Waiver to C.O. 1169.18(b) to allow a directional sign where code does not permit directional signs to be constructed in the Village Residential sign sub-district.

D. Waiver to C.O. 1169.14(b) to allow three signs types where each building or structure in the Village Residential sign sub-district is allowed one sign type. for ARB-86-2016 subject to the condition that future wall sign lighting is downcast. Site lighting is subject to staff approval. Upon roll call vote: Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

Ms. Comisar moved to adjourn the meeting, seconded by Mr. Brown. Upon roll call vote: Mr. Thomas, yea; Mr. Schmidt, yea; Mr. Iten, yea; Mr. Brown, yea; Ms. Comisar, yea. Yea, 5; Nay, 0; Abstain, 0; Motion carried by a 5-0 vote.

The meeting adjourned at 7:21 p.m.

Submitted by Pam Hickok

APPENDIX



Architectural Review Board Staff Report December 12, 2016 Meeting

CERTIFICATE OF APPROPRIATENESS & WAIVERS FIRST AND MAIN - SIGNAGE

LOCATION: 245 East Main Street (PID: 222-000152, 222-000088, 222-000160, 222-000019, 222-000219, 222-000030, 222-000066, and portions of 222-000236, 222-001845, and 222-000240)

APPLICANT: Valley City Sign

REQUEST: Certificate of Appropriateness and Waivers for signage

ZONING: C-PUD: NACO 1998 PUD Subarea 4C: Village Commercial, NACO 1998 PUD Subarea 3D: Ganton, and UCD Urban Center District Village Core subareas)

STRATEGIC PLAN Village Center

APPLICATION: ARB-85-2016

Review based on: Application materials received November 10 and 22, 2016.

Staff report prepared by Stephen Mayer, Community Development Planner.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness for one new wall and two blade signs for the First & Main development. The applicant also requests the following waivers:

- A. Waiver to C.O. 1169.16(d) to allow a wall sign to have an area of 65.5 square feet where code permits a maximum area of 40 square feet.
- B. Waiver to C.O. 1169.16(d) to allow a wall sign's lettering height to be 26.83 inches where permits a maximum lettering height of 24 inches. Waiver to C.O. 1169.16(d) to allow a wall sign to have a relief of 0.25 inches where codes requires a minimum sign relief of 1 inch.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. In considering this request for new signage in the Village Center, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157 and Chapter 1169.

II. SITE DESCRIPTION & USE

Plans for the site include the development and operation of an assisted living, memory care, congregate care, and independent living uses serving senior citizens and other

individuals in need of assistance with the activities of daily living. The site is zoned Urban Center Code (UCC) and Comprehensive Planned Unit Development (C-PUD). The C-PUD portion of the site is located within the Urban Center Overlay District. The building is located within the Village Core sub-district.

There is currently one building constructed on the site.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - The proposed signs will provide signage for the First & Main project.
 - The city sign code section 1169.16(a) (Village Core sub-district) allows one blade sign per business entrance; 15 s.f. maximum per side; projecting no more than 3 ft from the building; minimum 8' clearance from sidewalk; no closer than 20' from another blade sign; minimum 2" sign relief. External, internal, and halo lighting is permitted.
 - The applicant proposes two blade signs with the following dimensions:
 1. **Sign 1:** (Drawing 160,298F-2)
 - a. Size: 40" x 24" [meets code].
 - b. Area: 6.67 ft² per side [meets code]
 - c. Location: Northeast corner of the building next to an external entrance, perpendicular to Main Street [meets code].
 - d. External, uplighting [meets code].
 - e. Relief: 5 inch relief [meets code]
 - f. Projection: 24.5 inches [meets code]
 - g. Clearance: 67 inches, located above a low, porch wall [meets code]
 - h. Colors: green, tan, gray, and white [meets code]
 2. **Sign 2:** (Drawing 160,298F-4)
 - a. Size: 40" x 24" [meets code].
 - b. Area: 6.67 ft² [meets code]
 - c. Location: Southeast corner of the building next to an external entrance, perpendicular to Miller Avenue [meets code].
 - d. External, uplighting [meets code].
 - e. Relief: 5 inch relief [meets code]
 - f. Projection: 24.5 inches [meets code]
 - g. Clearance: 67 inches, located above a low, porch wall [meets code]
 - h. Colors: green, tan, gray, and white [meets code]
 - The blade signs will be constructed of wood with border and lettering to be raised 0.375 inches.
 - The sign plans show the blade signs are proposed to have up lighting, countersunk/flush at the top of the porch wall. Staff recommends the

Architectural Review Board review the appropriateness of the up lighting. All of the previously approved blade signs and similar hanging signs have down-cast, shielded light fixtures. Staff recommends the external lighting is modified to a down-cast, gooseneck light fixture.

- The city sign code section 1169.16(d) (Village Core sub-district) allows one wall sign per business entrance; 1 s.f. per linear s.f. of building frontage, not to exceed 40 s.f.; maximum 18" projection from building; minimum 1" sign relief; maximum lettering height 24". . External, interior and halo lighting is permitted.
3. **Sign 3:** Wall sign to read “first & main Assisted Living | Memory Care”
- a. Size: 201” x 46.9” [meets code].
 - b. Area: 65.5 ft² [Does not meet code. See waiver section below]
 - c. Location: fastened flush to the rear elevation facing the parking lot [meets code].
 - d. Lettering Height: 26.83 [Does not meet code. See waiver section below]
 - e. Downcast lighting [meets code].
 - f. Relief: 4 inch relief for portion reading “first & main” [meets code] & 0.25 inch relief for portion reading “Assisted Living | Memory Care” [Does not meet code. See waiver section below]
 - g. Colors: green, gray and white [meets code]
- The sign is located on the rear elevation facing the parking lot. The sign is above the main entrance to the premises, and will not be visible from Main Street, and may be partially visible from Miller Avenue.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
- The wall and blade signs appear to be appropriate type and designs for site and building. The sign types appropriately fits the user’s needs and site conditions.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
- All of the signs appear to be positioned in suitable locations. The proposed wall signs do not block any architectural features. The blade signs are located over porch walls and will not block any walkways.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
- The building is a product of its own time and utilizes signs appropriate to its scale and style, while considering its surroundings.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
- Not Applicable
6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
- Not Applicable

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable

B. Waiver Request

The ARB's review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted.*
2. *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements.*
3. *Be necessary for reasons of fairness due to unusual site specific constraints.*
4. *Not detrimentally affect the public health, safety or general welfare.*

The applicant is requesting waivers to the following code requirements:

- A. Waiver to C.O. 1169.16(d) to allow a wall sign to have an area of 65.5 square feet where code permits a maximum area of 40 square feet.**
- B. Waiver to C.O. 1169.16(d) to allow a wall sign's lettering height to be 26.83 inches where permits a maximum lettering height of 24 inches.**

The following should be considered in the board's decision:

1. The applicant proposes one wall sign for the site.
2. The site has unusual specific constraints since it has its own building typology type. In 2014 the Architectural Review Board approved a unique building typology which allowed First & Main to be built with a larger than usual building through more flexible design standards. New building typologies are project specific and cannot be used for other development applications. This includes both size and scale. The applicant notes the building is approximately 180 feet wide.
3. Even though the wall sign exceeds the maximum area and lettering height requirements, it appears to be appropriately designed given the size and scale of the structure itself.
4. The scale of this building in this area of the Village Center is larger than we typically see in the rest of the New Albany Village Center, thereby making the size and height more acceptable to be larger.
5. The proposal is an appropriate sign design given the type of development and the context in which the development is proposed. The wall sign is a permitted sign type and is appropriate given its location facing the parking lot on the rear of the building.

6. The signs substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements. The wall sign appropriately designed given the scale of the structure. Additionally, this is only wall sign on the structure so the building will not appear to be “over signed.”
7. It does not appear that the proposed sign waiver would detrimentally affect the public health, safety or general welfare.

C. Waiver to C.O. 1169.16(d) to allow a wall sign to have a relief of 0.25 inches where codes requires a minimum sign relief of 1 inch.

The following should be considered in the board’s decision:

1. The applicant proposes one wall sign for the site.
2. The applicant requests a waiver for the secondary portion of the proposed wall sign which reads “ Assisted Living | Memory Care.” The applicant states the waiver is necessary to ensure that secondary copy does not compete visually with the primary copy of the sign which reads “First & Main.” The smaller secondary text is consistent with that of other First & Main Locations.
3. The site is unique since it has a larger building then typical for the area. However, staff recommends the lettering height is revised to meet code requirements. The main copy of the sign is large with four inches of sign relief. Revising the secondary signage to have one inch of sign relief is more appropriate given the size and scale of the building and sign itself.
4. The waiver does not appear to substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements. The intent of the regulation is to have an appropriately design sign that provides shadow and depth. Historically, the Architectural Review Board has always required walls signs to have a minimum of one inch of sign relief.
5. It does not appear that the proposed sign waiver would detrimentally affect the public health, safety or general welfare.

IV. RECOMMENDATION

Staff recommends approval of the certificate of appropriateness application and waiver requests for wall sign’s area and lettering height, but not the sign relief request, provided that the ARB finds the proposal meets sufficient basis for approval.

The site is unique since the site’s zoning allows for a larger buildings within a senior living campus, but the city’s sign code does not account for larger signage in order to be appropriately scaled. The applicant has provided appropriately designed sign for the building. Finally, the one sign that requires waivers is located on the rear building that is not adjacent to a public right-of-way. The blade signs are appropriate for the pedestrian streetscape where they are proposed. Staff recommends the blade signs’ lighting is revised to be downcast gooseneck lighting.

Staff does not support the waiver to allow less than one inch of relief for a portion of the wall sign. The request does not appear to substantially meet the intent of the

standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements. The intent of the regulation is to have an appropriately design sign that provides shadow and depth. Historically, the Architectural Review Board has always required walls signs to have a minimum of one inch of sign relief.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval the following motion would be appropriate. Conditions of approval may be added.

Move to approve Certificate of Appropriateness and waivers for application ARB-85-2016 to allow the wall sign to exceed the area and height requirements as proposed, subject to following conditions

1. The blade signs’ external lighting is modified to a down-cast, gooseneck light fixture, subject to staff approval.
2. The wall sign’s secondary copy is revised to have a minimum of one inch sign relief.

APPROXIMATE SITE LOCATION:



Source: City Staff



**Architectural Review Board Staff Report
December 12, 2016 Meeting**

**CERTIFICATE OF APPROPRIATENESS & WAIVERS
MARBURN ACADEMY - SIGNAGE**

LOCATION: 9555 Johnstown Road (PID: 222-00567)
APPLICANT: Continental Office
REQUEST: Certificate of Appropriateness and Waivers for new signage
ZONING: UCD (Urban Center District) Village Residential sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-86-2016

Review based on: Application materials received November 10 and 22, 2016.

Staff report prepared by Stephen Mayer, Community Development Planner.

VI. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness for new wall, dual-post, and directional sign. The applicant also requests the following waivers:

- A. Waiver to C.O. 1169.16(d) to allow a wall sign where code does not permit wall signs to be constructed in the Village Residential sign sub-district.
- B. Waiver to C.O. 1169.17(b) to allow a dual-post sign where code does not permit dual-post signs to be constructed in the Village Residential sign sub-district.
- C. Waiver to C.O. 1169.18(b) to allow a directional sign where code does not permit directional signs to be constructed in the Village Residential sign sub-district.
- D. Waiver to C.O. 1169.14(b) to allow three signs types where each building or structure in the Village Residential sign sub-district is allowed one sign type.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. In considering this request for new signage in the Village Center, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157 and Chapter 1169.

VII. SITE DESCRIPTION & USE

The site is within the Urban Center overlay district's Village Residential district which allows educational uses as a permitted use. The parcel is 19.169 acres and is partially developed with a school building.

VIII. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

8. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - The proposed signs will provide signage for Marburn Academy.
 - The property is zoned UCD (Urban Center District) Village Residential zoning sub-district and allows for campus/educational uses. The City's Sign Code categorizes this parcel as Village Residential sign sub-district but does not allow for campus/educational type signage.
 - The wall, dual post, and directional sign types are not permitted and the applicant requests waivers. See the waivers section below for additional details.
 - When evaluated against the "Campus" sign sub-district sign standards, the sign meets all the requirements.
 - The city sign code section 1169.16(d) (Campus sign sub-district) allows one wall sign per building frontage; 35 s.f. maximum per sign; maximum 18" projection from building; maximum lettering height 24 inches; and a minimum 1 inch sign relief. External and halo lighting is permitted.
 - **The signs are evaluated under the Campus sign sub-district standards since no standards exist for these sign types in the Village Residential sign sub-district.**
 - The applicant proposes two wall signs with the following dimensions:
 - Sign 1:** Wall mounted square logo
 - i. Size: 44" x 48" [meets code].
 - j. Area: 14.67 ft² [meets code]
 - k. Location: fastened flush to the elevation's gable facing Johnstown Road [meets code].
 - l. No lighting [meets code].
 - m. Relief: 3 inch relief [meets code]
 - n. Colors: blue and white [meets code]
 - Sign 2:** Wall mounted Individual pin mounted letters to read "Marburn Academy"
 - i. Size: 254" x 18" [meets code].
 - j. Area: 31.75 ft² [meets code]
 - k. Location: fastened flush to elevation facing Johnstown Road [meets code].
 - l. No lighting [meets code].
 - m. Lettering height: 18 inches [meets code]
 - n. Relief: 3 inch relief [meets code]
 - o. Colors: blue and white [meets code]
 - The sign plans do not include the materials of the wall signs. Staff recommends the Architectural Review Board clarify the material type with the applicant.
 - The applicant has not proposed any lighting, but has expressed to city staff they are evaluating and may desire to install lighting in the future. Staff

recommends a condition of approval requiring future wall sign lighting be downcast and is subject to staff approval.

- The city sign code section 1169.17(b) (Campus sign sub-district) allows one dual post sign per street entrance; 30 s.f. maximum per sign; maximum total height 7 feet; maximum sign board width of 7.5 feet; and minimum 1" sign relief. External and interior lighting is permitted.

Sign 3: Dual post sign to read “Marburn Academy” with logo and address

- h. Size: 88” x 42” [meets code].
 - i. Area: 25.67 ft² [meets code]
 - j. Location: fastened flush to elevation facing Johnstown Road [meets code].
 - k. Height: 4 feet, 10 inches [meets code]
 - l. No lighting [meets code].
 - m. Relief: 1 inch relief [meets code]
 - n. Colors: blue and white [meets code]
- The applicant has not proposed any lighting, but has expressed to city staff they are evaluating and may desire to install lighting in the future. Staff recommends lighting is subject to staff approval.
 - The sign is a horizontally-oriented rectangular and will be located perpendicular to Johnstown Road.
 - The city sign code section 1169.17(b) (Campus sign sub-district) allows One per lot access plus one per building; 4 s.f. maximum; maximum total height 3 feet; maximum sign board width of 7.5 feet; and minimum 1" sign relief. Lighting is not permitted.

Sign 4: Dual post sign to read “Marburn Academy” with logo and address

- a. Size: 17” x 15” [meets code].
- b. Area: 1.8 ft² [meets code]
- c. Location: Next to the entrance along Thurston Hall Boulevard [meets code]
- d. Height: 3 feet [meets code]
- e. No lighting [meets code]
- f. Colors: blue and white [meets code]

9. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

- The wall, dual post, and directional sign types are not permitted on this site. When the sign code was updated the Marburn site was not envisioned to have a school campus developed on it. Accordingly, the sign code only permits signs that are envisioned for a subdivision. However, the proposed signs appear to be appropriate for a campus setting and consistent with the types of signs utilized at the New Albany-Plain Local school campus.

10. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*

- All of the signs appear to be positioned in suitable locations. The proposed wall signs fit completely within the defined area and do not block any architectural features.

11. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The building is a product of its own time and as such should utilize signs appropriate to its scale and style, while considering its surroundings. The proposed signs appear to be appropriate for a campus setting and consistent with the types of signs utilized at the New Albany-Plain Local school campus.
12. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Not Applicable
13. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
14. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable

B. Waiver Request

The ARB's review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted.*
2. *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements.*
3. *Be necessary for reasons of fairness due to unusual site specific constraints.*
5. *Not detrimentally affect the public health, safety or general welfare.*

The applicant is requesting waivers to the following code requirements:

- D. Waiver to C.O. 1169.16(d) to allow a wall sign where code does not permit wall signs to be constructed in the Village Residential sign sub-district.**
- E. Waiver to C.O. 1169.17(b) to allow a dual-post sign where code does not permit dual-post signs to be constructed in the Village Residential sign sub-district.**
- F. Waiver to C.O. 1169.18(b) to allow a directional sign where code does not permit directional signs to be constructed in the Village Residential sign sub-district.**

G. Waiver to C.O. 1169.14(b) to allow three signs types where each building or structure in the Village Residential sign sub-district is allowed one sign type.

The following should be considered in the board's decision:

8. The site is unique since the site's zoning allows for educational uses, but the city's sign code does not allow campus type signage in the same location. The property is zoned UCD (Urban Center District) Village Residential zoning sub-district and allows for campus/educational uses. The City's Sign Code categorizes this parcel as Village Residential sign sub-district but does not allow for campus/educational type signage.
9. The proposal is an appropriate sign design given the type of development and context in which the development is proposed. When the sign code was updated the Marburn site was not envisioned to have a school campus developed on it. Accordingly, the sign code only permits signs that are envisioned for a subdivision. However, the proposed signs appear to be appropriate for a school campus setting and consistent with the types of signs utilized at the New Albany-Plain Local school campus.
10. The signs substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements because when evaluated against the Campus sub-district sign standards, the signs meet all the Campus sub-district requirements.
11. The sign code encourages applicants to choose a sign type and number of signs that appropriately fits their needs and site conditions. The Village Residential sub-district is regulated to allow a limited number of sign types based on the needs of a residential subdivision. The applicant proposes two sign types (the directional sign is exempt) which meets code requirements for the campus sub-district.
12. It does not appear that the proposed sign waiver would detrimentally affect the public health, safety or general welfare.

IX. RECOMMENDATION

Staff recommends approval of the certificate of appropriateness application and waiver requests, provided that the ARB finds the proposal meets sufficient basis for approval. The site is unique since the site's zoning allows for educational uses, but the city's sign code does not allow signage for that use in the same location. The applicant has provided appropriately designed sign for a school campus setting that meets all the recommended design criteria within the sign code's campus sub-district.

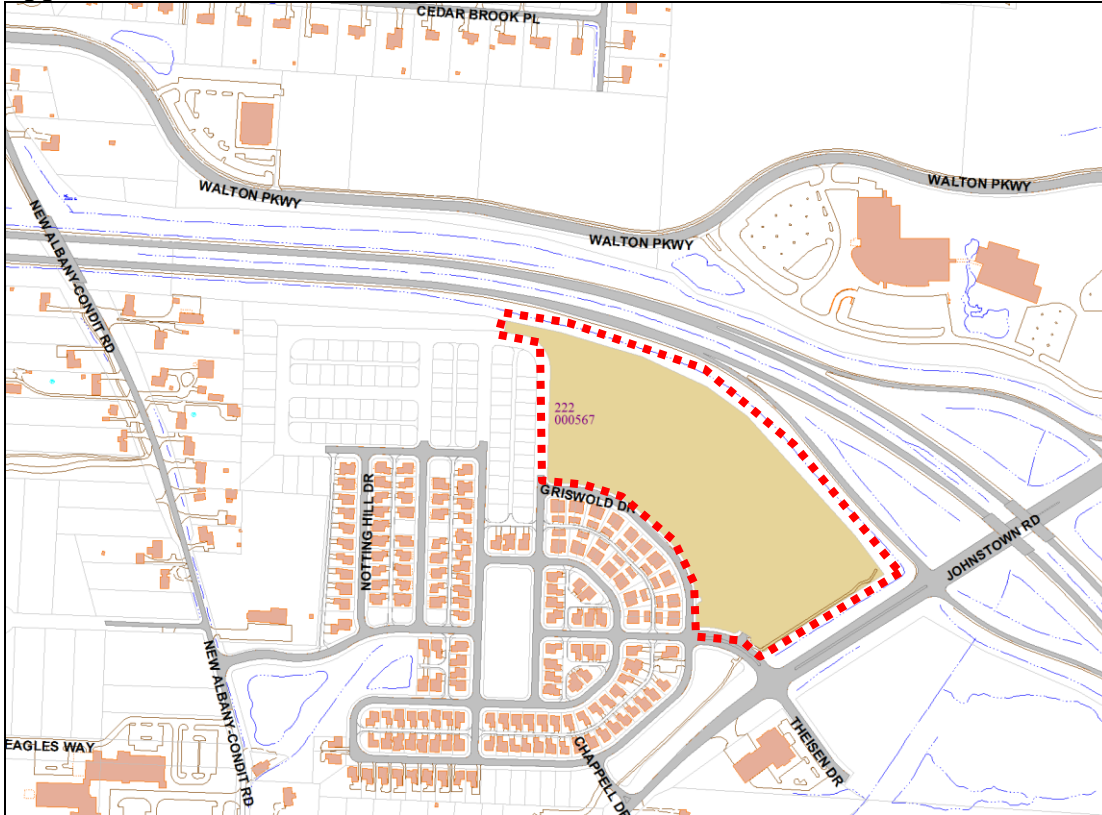
X. ACTION

Should the Architectural Review Board find sufficient basis for approval the following motion would be appropriate. Conditions of approval may be added.

Move to approve Certificate of Appropriateness and waivers for application ARB-86-2016 based on the information in the staff report, subject to following conditions

3. Future wall sign lighting is downcast. Site lighting is subject to staff approval.

Approximate Site Location:



Source: Franklin County Auditor