



## Architectural Review Board

### Meeting Minutes

August 14, 2017

7:00 p.m.

New Albany Architectural Review Board met in regular session at the City's Service Department Complex, 7800 Bevelhymer Road and was called to order by Architectural Review Board Chair Mr. Alan Hinson at 7:25 p.m.

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

Staff members present: Stephen Mayer, Planner; Jackie Russell, Clerk and Pam Hickok, Clerk.

Mr. Thomas moved, seconded by Mr. Brown to approve the meeting minutes of June 12, 2017. Upon roll call vote: Mr. Hinson, yea; Mr. Brown, yea; Mr. Thomas, yea; Ms. Comisar, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

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

Mr. Mayer stated none.

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

Moved by Ms. Comisar, seconded by Mr. Thomas to accept the staff reports and related documents into the record. Upon roll call vote: Mr. Hinson, yea; Mr. Brown, yea; Mr. Thomas, yea; Ms. Comisar, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

### **ARB-38-2017 Certificate of Appropriateness**

**Certificate of Appropriateness to allow a new sign located at 4689 Reynoldsburg New Albany Rd (PID: 222-000162).**

**Applicant: Angela Hooper, Sokol Agency**

Ms. Jackie Russell presented the staff report.

Ms. Angela Hooper, Sokol Agency, stated staff covered everything.

Mr. Hinson stated that he had no concerns, just replacing the old sign

Ms. Hooper stated that was correct, this building is owned by the New Albany Company. We just want to update the sign and leave everything else as is.

Moved by Ms. Comisar, seconded by Mr. Thomas to approve ARB-38-2017. Upon roll call vote: Mr. Hinson, yea; Mr. Brown, yea; Mr. Thomas, yea; Ms. Comisar, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

**ARB-39-2017 Certificate of Appropriateness  
Certificate of Appropriateness to allow for the demolition of the existing structure  
located at 96 N. High St.(PID: 222-000080).  
Applicant: Chad Cline, MC Complete Construction, LLC.**

Ms. Russell presented the staff report.

Mr. Chad Cline stated no.

Mr. Hinson stated that a daycare sign is on the site. Asked what the plans are.

Dr. Amr stated that we have plans to build a daycare center and we are working with the city staff.

Mr. Hinson stated that it is important to work with the staff prior to coming back to this board for approval of the new building.

Dr. Amr stated that everyone will be happy.

Mr. Cline asked what the conditions were.

Ms. Comisar read the conditions as stated in the staff report.

Moved by Mr. Brown, seconded by Mr. Hinson to approve ARB-39-2017 subject to the condition that the disturbed area of the site is graded and seeded within 60 days of demolition conditions. Upon roll call vote: Mr. Hinson, yea; Mr. Brown, yea; Mr. Thomas, yea; Ms. Comisar, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

**ARB-43-2017 Certificate of Appropriateness  
Certificate of Appropriateness to allow for a new storage building on the Marburn  
Academy campus (PID: 222-000567).  
Applicant: Craig Rutkowski, Moody Nolan**

Ms. Russell presented the staff report.

Mr. Craig Rutkowski stated that the garage doors will be white.

Mr. Hinson sworn in Mr. Rutkowski because he came in late.

Mr. Rutkowski confirmed the garage doors will be white.

Mr. Hinson confirmed the exterior materials and colors.

Ms. Comisar asked if they have any information about the style of garage doors.

Mr. Mayer stated that no code regulations for this type of doors. Based on the use of the building it seems appropriate.

Mr. Rutkowski stated that he is not sure that it will even been seen from State Route 62.

Mr. Thomas confirmed that it is a standard 4 panel garage door.

Moved by Mr. Thomas, seconded by Ms. Comisar to approve ARB-43-2017 subject to the condition that the garage door is white. Upon roll call vote: Mr. Hinson, yea; Mr. Brown, yea; Mr. Thomas, yea; Ms. Comisar, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

Mr. Hinson moved to adjourn the meeting, seconded by Ms. Comisar. Upon roll call vote: Mr. Hinson, yea; Mr. Brown, yea; Mr. Thomas, yea; Ms. Comisar, yea. Yea, 4; Nay, 0; Abstain, 0; Motion carried by a 4-0 vote.

The meeting adjourned at 7:40 p.m.

**Submitted by Pam Hickok**

# APPENDIX



## Architectural Review Board Staff Report August 14, 2016 Meeting

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### CERTIFICATE OF APPROPRIATENESS 4689 REYNOLDSBURG NEW ALBANY RD SIGNAGE FOR FARMERS INSURANCE

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LOCATION: 4689 Reynoldsburg New Albany Rd (PID: 222-000162)  
APPLICANT: Sokol Agency  
REQUEST: Certificate of Appropriateness for signage  
ZONING: Urban Center District within the Village Core subarea  
STRATEGIC PLAN Village Center  
APPLICATION: ARB-38-2017

Review based on: Application materials including elevations received July 12 and 25, 2017.

*Staff report prepared by Jackie Russell, Community Development Clerk.*

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#### **I. REQUEST AND BACKGROUND**

The applicant requests a certificate of appropriateness and waiver for a new sign face to be installed on a preexisting sign post which encroaches the right-of-way on Reynoldsburg New Albany Rd. The new signs are for a Farmers Insurance Office.

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**

The site is located on the west side of Reynoldsburg New Albany road south of Village Hall road. The lot is on the east side of Main Street and generally south of the future Miller Avenue extension. According to the Franklin County Auditor the building was built in 1900 and remodeled in 2000.

The property is zoned under the Urban Center District. Surrounding uses include residential, city facilities, and small commercial uses.

#### **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 City 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*

- The applicant proposes to install a new sign onto an existing single post sign pole.
- Per the city's sign code section 1169.14(a) each building or structure in the Village Core sub-district shall be allowed three (3) sign types. The building currently has a temporary approved sign.
- The sign will provide signage for Farmers Insurance:

#### **Ground Sign: Single Post**

- City sign code chapter 1169.17(1) permits a maximum area of six maximum s.f. per side. External lighting is allowed. The applicant proposes a post sign with the following dimensions:
  - a. Lettering Height: maximum of 12.8" [meets code].
  - b. Size: 36" x 24" [meets code]
  - c. Area: 6 sq ft per side [meets code]
  - d. Location: on the preexisting sign pole in the front yard. The arm of the sign pole projects 1' 5" into the right-of-way. The sign will project 6" into the right-of-way [does not meet code].
  - e. Lighting: applicant has stated that the preexisting downcast light will not be used and will be removed [meets code].
  - f. Relief: The sign is 1/2" thick with no raised letters or logo.
  - g. Colors: blue, red and white (total of 3 colors) [meets code].
  - h. Material: Medium Density Overlay Board (MDO) [meets code]
  - i. Height: 7 ft [meets code]
- The sign is a double sided sign with a matte finish and is situated perpendicular to the street.

### 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 ground sign is an appropriate sign-type for this site.

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

- Although the sign arm and sign project into the right-of-way the sign is positioned in an appropriate and suitable location for the site and does not block any architectural features.

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 as such should utilize signs appropriate to its scale and style, while considering its surroundings. The proposed signs appear to match the general style of the building and other existing signs.
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**

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 with supplementary conditions, or disapprove the request for 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; and,*
4. *Not detrimentally affect the public health, safety or general welfare.*

The applicant is requesting waivers to the following code requirement:

- i. **City sign code section 1169.05 to allow a sign post arm and sign to project into the public right-of-way where code prohibits signs from being located within the right-of-way.**

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

- The city sign code prohibits signs from being installed in any public easement, right-of-way, or no build zone, except publically owned signs, such as traffic control signs and direction signs.

- The applicant requests a waiver to allow the existing sign pole to remain in its current location and new sign face to project into the right-of-way. The sign pole was installed prior to the current sign code being written.
- The waiver request for the existing sign pole would allow the arm to project 1' 5" into the right-of-way and the new sign to project into the right-of-way by approximately 6". The sign is located a large enough distance from the street that it does not interfere with sight visibility. The post of the sign pole is seven feet from the sidewalk, while the right-of-way measures to be four feet from the sidewalk into the property. The proposed sign is an appropriate design and meets other requirements for signs according to the city code like material, colors, and size.
- The waiver request is meeting the intent of the Village Center Strategic Plan because the pole itself is installed on private property. The pole does not affect any utilities since the portion of the sign pole that is in the ground is outside of the right-of-way. The portion of the sign post in the right-of-way is the arm.
- This waiver is necessary and fair due to the circumstance that the sign post was installed prior to the sign code being written.
- The waiver does not appear to detrimentally affect the public health, safety or general welfare since it is not covering the public sidewalk. While it is in the right-of-way, it does not appear to impact car or pedestrian traffic.
- Staff supports the waiver as it is located in a reasonable location for the property, was well maintain and was installed prior to both the sign code being written and tenant occupying the office space.

**IV. RECOMMENDATION**

Staff recommends approval of the certificate of appropriateness application and waiver request, provided that the ARB finds that the proposals meet sufficient basis for approval. The sign meets all of the standards in the City Sign Code and is consistent with existing signage in the Village Center. Staff is supportive of the requested waiver because the sign has an appropriate design, is located in an appropriate location for the site, and does not block the public sidewalk or vision of motorists on the road.

**V. ACTION**

Should ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

**Move to approve application ARB-38-2017.**

**APPROXIMATE SITE LOCATION:**



Source: Franklin County Auditor





Architectural Review Board Staff Report  
August 14, 2017 Meeting

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**96 NORTH HIGH STREET  
BUILDING DEMOLITION**

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LOCATION: 96 N. High Street (PID: 222-000080)  
APPLICANT: Chad Cline  
REQUEST: Certificate of Appropriateness for demolition of a structure  
ZONING: UCD Urban Center Code, Historic Core Sub-district  
STRATEGIC PLAN: Village Center  
APPLICATION: ARB-39-2017

Review based on: Application materials received July 14, 2017.

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*Staff report prepared by Jackie Russell, Community Development Clerk.*

**VI. REQUEST AND BACKGROUND**

This application is for a certificate of appropriateness to demolish a vacant structure located at 96 North High Street. The property appears to be residential by design and as a former use. The property was recently purchased by Khaled Amr, who requests the demolition due to the home's level of deterioration.

Per Section 1157.07(b) any major environmental change to a property located in the Village Center requires a certificate of appropriateness to be issued by the Architectural Review Board. In considering this request for demolition in the Village Center District, the Architectural Review Board is directed to evaluate the applications based on criteria in Section 1157.09, Demolition of Structures.

**VII. SITE DESCRIPTION & USE**

The site is zoned UCD Urban Center District, within the Historic Core Sub-district and is within the Village Center District. According to the Franklin County Auditor the structure was built in 1981. . There is no additional structures are located on the property.

**VIII. EVALUATION**

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 1157.09 Demolition, at least one of the following criteria must be met in order to approve the demolition.

1. *The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located. (1157.09a)*

- According to the Franklin County auditor the structure was built in 1981 and underwent no remodels. The home does not appear to contribute any historic architectural significance for the precinct.
  - The house is constructed with vinyl siding.
  - The demolition of the structure is necessary for future redevelopment.
2. *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition. (1157.09b)*
- There does not appear to be a reasonable economic use for the structure. The building is currently vacant and declining in condition.
3. *Deterioration has progressed to the point where it is not economically feasible to restore the structure. (1157.09c)*
- The building's exterior appears to be in fair condition.
  - The applicant states "a water line ruptured and created significant internal damage and mold. The cost of renovation and mold mitigation is the reason why the demolition is being pursued."
  - The applicant also states on the application that there has been termite damage.

## **IX. RECOMMENDATION**

Since the building does not appear to contain any architectural or historical significance staff is supportive of this request. The demolition of the structure is necessary for future redevelopment of the site.

Staff recommends approval with conditions, provided that the ARB finds the proposal meets sufficient basis for approval (must meet one of the criteria).

## **X. ACTION**

Should ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

**Move to approve application ARB-39-2017 with the following conditions including:**

1. The disturbed area of the site is graded and seeded within 60 days of demolition.

Approximate Site Location:



Source: Franklin County Auditor



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**CERTIFICATE OF APPROPRIATENESS & WAIVER  
MARBURN ACADEMY STORAGE BUILDING**

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LOCATION: Generally located west of Johnstown Road, south of State Route 161, and north of Griswold Drive. (PID: 222-000567)  
APPLICANT: Moody Nolan  
REQUEST: Certificate of Appropriateness & Waiver  
ZONING: I-PUD: Windsor  
STRATEGIC PLAN: Village Center  
APPLICATION: ARB-43-2017

Review based on: Application materials received July 24, 2017.

*Staff report prepared by Jackie Russell, Community Development Clerk.*

**XI. REQUEST AND BACKGROUND**

The application is for a Certificate of Appropriateness for a new 576 square foot storage shed. The site is within the Urban Center overlay district's Village Residential district. Per Section 8 of the Design Guidelines and Requirements, civic and institutional facilities must submit a development plan for review by the Architectural Review Board. The Architectural Review Board is to evaluate the site design, building locations, building form and massing information, and a palette of design elements that includes exterior materials, window and door design, colors and ornamentation.

The original building and site were developed under the Urban Center Code's development standards and not the PUD requirements. The Urban Center Code will take precedence over any conflicting standard located in the Codified Ordinances of New Albany. The Urban Center Code is meant to work in conjunction with the Design Guidelines and Requirements.

**XII. SITE DESCRIPTION & USE**

The Marburn Campus is located on one large parcel located west of Johnstown Road, south of State Route 161, and north of Griswold Drive (PID: 222-00567). This parcel is within section 2 of the Windsor subdivision. The site was zoned I-PUD under the Windsor zoning text which allows residential uses on July 15, 2003 by City Council via Ordinance O-13-2003.

The site is within the Urban Center overlay district's Village Residential district which allows educational uses as a permitted use. The proposed structure will be placed near the existing sports fields (basketball courts).

### **XIII. 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.

- a) *The compliance of the application with the Design Guidelines and Requirements. The proposed environmental change is to comply with the Design Guidelines and Requirements of the City, incorporated by reference.*
- Section 8 of the Design Guidelines and Requirements (DGRs) - Civic and Institutional Buildings - provides the requirements for campus building typologies inside the Village Center. The goal for civic and institutional building designs is to encourage a consistent approach when new public buildings are created in the community.
  - DGR Section II(1) requires the site design to be appropriate for the architectural style. The proposed storage building appears to be located in an appropriate location on the site. This accessory structure is located at the back of the site so it appears it will be adequately screened by the existing school building, landscaping, and mounding from the public rights-of-way.
  - DGR section III(2) requires the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and "American Architectural Precedent" section.
  - DGR section III(4) requires designs follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically-proportioned windows and doors.
  - The applicant is proposing to build a new storage shed.
  - The building is proposed to use the following material and colors:
    - Exterior: 6' Wood lap siding located on the tops of the structure and 12' board and batten siding painted Arctic White on the sides of the building
    - Roof: Asphalt Composite Roof Shingle to match the school.
    - Trim: wood
    - Metal downspouts
    - Two motor operated service doors will be located on the side of the structure that front the internal loop road. Staff recommends the ARB confirm with the applicant the proposed color of the service doors.

- b) *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 proposed storage building is located near the basketball courts and will be shielded by a preexisting mound. The applicant proposes to build a stone retaining wall to allow the structure to be built partially where the mound exists today.
  - The proposed storage building will be accessed by a existing asphalt loop drive .
  - The proposed plans have not indicated that there will be any outside mechanicals or other storage associated with the building.
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  - No exterior lighting is proposed.
  - No signage is proposed. All new signs will have to receive separate approval by the Architectural Review Board in the future.
- a. Codified Ordinance requires 1 tree for every 5,000 square feet of lot coverage. The applicant is proposing 576 sq. ft. of new lot coverage resulting in no new trees. No additional parking is being added therefore no new trees need to be added per Codified Ordinance 1171.06. No additional landscaping is proposed.
- b. No new parking lot is being created. No additional screening per Codified Ordinance 1171.06(b) is required.
- c. The site has existing landscaping along State Route 161, Johnstown Road, and Thurston Drive Boulevard.
- c) *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural or environmental features should be avoided when possible.*
- This proposed accessory structure appears to take into account the character of the school campus and surrounding area and is appropriately designed.
  - The proposed building is located behind the primary structure and a preexisting dumpster enclosure. The proposed structure will be surrounded by mounding.
- d) *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance inconsistent or inappropriate to the original integrity of the building shall be discouraged.*
- The proposed building is new construction and appears to be a product of its own time.
- e) *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
- The accessory building is a simple design and the main body of the structure will be board and batten siding with wood slap siding at the top of the structure.
  - Wood trim will be placed at the base of the building and on the sides of the service doors.
  - The roof material will match the existing school roof.
- f) *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
- Not Applicable, the proposed building is new construction.

- g) *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, the proposed building is new construction.

**Urban Center Code Compliance**

1. Rear Yard Garden Structure Standards

<b>Standard</b>	<b>Minimum</b>	<b>Maximum</b>	<b>Proposed</b>
Side Yard	Same as building typology (20 feet minimum)	No max	N/A
Lot Width	No min	No max	N/A
Lot Coverage	No min	No max	48%
Maximum Area	No min	500 sq. ft.	576 sq. ft.
Side Yard	20 feet	No max	Approximately 96 feet from State Route 161
Rear Yard	20 feet	No max	600+ feet to Butterworth Green Drive
Height	No min	25 feet	Approximately 21 feet

- Rear yard garden structures must be 10’ from other structures as proposed the storage building is approximately 40’ from the closest structure.
- Rear yard garden structures must be behind the primary structure. The proposed structure is located behind the primary building.

**B. Waiver Request**

**Per C.O. Chapter 1113.11 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:**

- a) *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purposed 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;*
- b) *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;*
- c) *Be necessary for reasons of fairness due to unusual site specific constraints; and*
- d) *Not detrimentally affect the public health, safety or general welfare.*

- 1. To Urban Center Code Section 3.38.1 to allow the proposed storage building to exceed the maximum allowed area of 500ft.

- The design of the proposed structure is an appropriate design considering the context of development. The design and material of the new structure will suit the adjacent structure and the immediate neighborhood. Although this structure is larger than code allows, it appears to be appropriately sized and scaled given the context of the campus with 63,598 square foot school building.
- Although the proposed structure is a larger size than typically allowed per the Urban Center Code, it will be screened from adjacent residents by existing mounding, the primary structure and the preexisting garbage enclosure.
- The site has specific constraints imposed by the Urban Center Code. The code allows only 500 square feet garden facilities and does not contain another typology which would better suit the proposed type of school campus development.
- The site appears to be an appropriate location for the proposed building and 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 campus typology, which is the building typology Marburn Academy was built under, allows for multiple buildings to be built on the site. This proposed structure will provide an additional building to the campus and continue to promote the campus feel.
- The building appears to be matching 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 in that both side yards will be landscaped, creating an attractive site that promotes active, urban outdoor space.
- It does not appear granting the waiver will detrimentally affect the public health, safety, or general welfare.

#### **XIV. RECOMMENDATION**

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The application should be evaluated on the design of the building, location of the building, and use of materials. Staff is supportive of the application since the building appears to be matching the intent of the standards and goals found within the Village Center Strategic Plan, Land Use Strategic Plan, Urban Center Code, and the Design Guidelines and Requirements for institutional use on a school campus. Overall, it appears that the building has been designed to complement the traditional architectural style found at various locations within the Village Center. Staff is supportive of waiver since it is appropriately designed and sized for the school campus.

Staff recommends approval of the Certificate of Appropriateness and waiver for the new structure request provided that the ARB finds the proposal meets sufficient basis for approval.

#### **XV. ACTION**

Should ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):



Move to approve application ARB-43-2017, with the following conditions:

1. The service doors' color is subject to staff approval.

