Architectural Review Board

Meeting Minutes

July 8, 2019

7:00 p.m.

New Albany Architectural Review Board met in regular session in the Council Chambers at Village Hall, 99 W Main Street and was called to order by Architectural Review Board Chair Mr. Alan Hinson at 7:02 p.m.

Those answering roll call:

Mr. Alan Hinson, Chair	Present
Mr. Francis Strahler	Present
Mr. Jonathan Iten	Absent
Mr. Jim Brown	Present
Mr. E.J. Thomas	Present
Mr. Andrew Maletz	Absent
Ms. Sarah Briggs	Present
Mr. Matt Shull	Present

Staff members present: Steven Mayer, Development Services Manager; Chris Christian, Planner; and Josie Taylor, Clerk

Mr. Hinson called for an action on the minutes from of the June 10, 2019.

Moved by Mr. Thomas, seconded by Mr. Brown to approve the June 10, 2019 meeting minutes. Upon roll call: Mr. Thomas, yea; Mr. Brown, yea; Mr. Strahler, yea; Mr. Hinson; yea; Ms. Briggs, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote .

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

Mr. Christian stated none from staff.

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

Mr. Hinson asked if there were any visitors for items not on tonight's agenda. (No response).

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

ARB-16-2019 Certificate of Appropriateness
Certificate of Appropriateness for modifications to previously approved site plan and landscape plan for the New Albany Methodist Church Expansion at 20 Third Street (PID: 222-000223).
Applicant: The New Albany Company c/o Tom Rubey

Ms. Christian presented the staff report.

Mr. Rubey stated there were a couple things worth noting that were different than the plan that was previously approved. Mr. Rubey stated not only the modification in the parking, pulling it back away from Dublin-Granville Road, but, most importantly, the outlying L shape is an underground swamp water tech system. Mr. Rubey stated that what was previously going to be aboveground, with combination wet and dry ponds, all storm water will now be accommodated underground via the storm tech system. Mr. Rubey stated that additionally the two large shade trees that exist out on the site will be preserved, one to the north and then a second one down here. Mr. Rubey stated those were both signature trees that you see out on the paddock space, that previously were going to have to be eliminated. Mr. Rubey stated they had now come up with a plan that makes sense where they can be preserved.

Mr. Rubey stated the mounding that will happen to screen the parking, it was important to emphasize that the intention was that will be very gentle mounding; the idea to maintain that rural corridor, that character. Mr. Rubey stated steeper slopes adjacent to the parking field and more gentle as they are feathered out to Dublin-Granville Road. Mr. Rubey stated the expansion of the leisure path will occur along the frontage as well as horse fence, four (4) rail horsefence. Mr. Rubey noted the fencing would be lowering down to three (3) rail horse fence along the side of the road, with a gate to provide an opening and alignment with the front entrance. Mr. Rubey stated if you could picture that new, very traditional, Georgian look of the main entrance, it emphasizes that. Mr. Rubey stated the hope, the expectation is the church will be able to use this space for programming, whether picnics, events, or whatever may be needed by the church. M. Rubey stated they were all pleased with where they had landed and could answer any questions.

Mr. Hinson asked what had happened with the cross access easement they had looked at pursuing.

Mr. Rubey stated that to the east was the Jewish Community Center (hereafter, "JCC"), and the idea was they would have one curb cut onto Dublin-Granville Road. Mr. Rubey stated that once they started working with the JCC security became a bigger and bigger issue with them. Mr. Rubey stated that property was actually owned by an affiliate of the New Albany Company, and they could force the issue. Mr. Rubey noted that as the JCC described their concerns and specific difficulties they have to deal with on a daily basis, their solution was that if a cross access easement was going to be forced onto their property, they felt obligated to build a gatehouse to control vehicular access to their parking lot. Mr. Rubey stated that as a result of that, and the result of coming up with a plan they think minimizes the impact on Dublin-Granville Road, the applicant decided to pull back and let that be its own entrance, not push the issue to a point where they were clearly uncomfortable.

Mr. Hinson asked how the city felt about this curb cut here.

Mr. Mayer stated the city was supportive of it and it was actually centrally located between Third Street and the JCC entrance at the request of the City Engineer to ensure there is proper separation between the existing intersections along Dublin-Granville Road.

Mr. Hinson asked why the move to a three (3) rail fence on the western border, because every exterior major roadway has four (4) board fence and three (3) rail fence is typically on a golf course, park, or something else.

Mr. Rubey stated usually a three (3) rail was on a golf course or where you were trying to emphasize a view. Mr. Rubey stated they were trying to emphasize the view corridor and there was a grade change leading up to the front of the church. Mr. Rubey stated it could just as easily be a four (4) board horse fence, the idea was that was a view they wanted to emphasize.

Mr. Hinson asked if the view was for the church or the for the people driving past it.

Mr. Rubey stated the people driving past the church, just like, again, on a golf course or that type of place.

Mr. Hinson asked if it was not weird that it was four (4) board from Kitzmiller and then it will drop down there.

Mr. Brown stated it was right in the middle of the sight too.

Mr. Hinson stated it was four (4) board in front of the school and the McCoy Center.

Mr. Shull stated you potentially had Market Street coming up to Third Street, which will probably be four (4) board.

Mr. Rubey stated he would be happy to make that four (4) board.

Mr. Hinson stated it was a concern for him

Mr. Brown stated he would like to see it be consistent across the site.

Mr. Briggs stated she agreed it should be consistent; she would rather it be three (3) and three (3) or four (4) and (4).

Mr. Brown stated he thought it should be balanced on both sides of the main drive.

Mr. Rubey stated if that was the board preference then their preference would be to make that four (4) board rather than three (3) board for the length. Mr. Rubey stated the more layering they could get, particularly on this section, the side where the parking will be, the better off they were going to be. Mr. Rubey stated if that was the direction they wanted, than his preference was for it to be four (4) board.

Mr. Hinson stated he thought there was enough elevation change up higher that a three (3) board might look really squat and out of proportion.

Mr. Rubey stated there was one other detail he forgot to mention, that there will be a second row of street trees that will going along that section.

Mr. Strahler asked if the three (3) board would continue there, if there was no fence there.

Mr. Rubey stated no, the sign will be incorporated into the horse fence, like what happens at Church of the Resurrection, it will step back. Mr. Rubey stated the idea of Third Street, and extending further to the west, there will be no horse fence.

Mr. Thomas asked, just to be clear, everything will be four (4) board.

Mr. Rubey replied everything will be four (4) board.

Mr. Brown stated it was a beautiful plan, with a lot of positives, triple the green space required by the lot, but going from 81 spaces down to 27, that is a big chunk, and asked if they really thought that on a busy Sunday they would not have people parking along Dublin-Granville Road and all over properties along Third, that's a big reduction.

Mr. Rubey stated this was a huge deal for the church, for everyone. Mr. Rubey stated there was a new layout in parking configuration, there was a port corchere with drop off. Mr. Ruby stated he was correct, that number had gone down significantly. Mr. Rubey stated there was a desire, where we would be working with the city and others, as Third Street becomes part of the Market Street expansion, that parking will be provided on both sides of that street. Mr. Rubey said that would be an important component to the church and their programming. Mr. Rubey stated this was a bandaid solution for them. Mr. Ruby said additional parking was absolutely needed and would be needed in the future, not only on Sundays, but holidays, and the like. Mr. Rubey stated while it will meet their demands today, in the future it certainly won't, it will accommodate on street parking on Third Street as well as looking at other alternatives to provide additional room for the church. Mr. Ruby stated the expansion, while it provides a new sanctuary on the first floor, the second floor is all unfinished space. Mr. Rubey stated that ultimately that would be built out and provide services and the church will have additional parking needs. Mr. Rubey stated there would be more to come to meet their demands.

Mr. Thomas asked how many spots would there be on Third if you had parking on both sides, had there been a count.

Mr. Rubey stated he would say fifteen (15) or twenty (20) per side of the road, depends on how that expansion plan occurs. Mr. Rubey stated there were a series of ways to skin that cat, so an additional thirty (30) to forty (40) spaces. Mr. Ruby stated Third Street now has pavers, how do you do that; do you bite into their side for on-street parking, do you expand to the left, as he suspected this would be the direction it would go. Mr. Rubey stated the roadway expansion will happen on the other side of the street rather than their side of the street, so it's a complete reconfiguration. Mr. Rubey stated all those things are part of the equation to deal with on the street extension that aligns with Third. Mr. Rubey asked what happens with the intersection of Third and Dublin-Granville, the intersection of Third and US-62, to accommodate the projected increased traffic volumes. Mr. Rubey noted all of those things would go into the final solution in

the design of that road. Mr. Rubey stated it was important to continue to remind ourselves that has to include on-street parking, much like Market Street.

Mr. Brown asked if there was a rough projection for that road extension.

Mr. Rubey stated it had been included in some of the city's set of projections for construction in 2020.

Mr. Shull said he would direct that back over to planning.

Mr. Mayer stated currently there were no timelines, certainly it has been discussed for a while. Mr. Mayer said as part of the workshop Mr. Christian had mentioned for the village center, it was envisioning, for lack of a better term, a bypass to the extension of Market Street through the Estate and it would hook up with Third Street. Mr. Mayer stated as part of that new road alignment they know that Third Street would need additional improvements as well, that's what Mr. Rubey had been speaking of, the widening of Third Street between Dublin-Granville Road and Main Street. Mr. Mayer noted the timetable had not been set yet, but certainly something they are continuing to look at. Mr. Mayer stated its part of a plan now and additional engineering needs to be done but ultimately the funding will come. Mr. Mayer noted there were always lots of parties in projects in the city, so based on counsel's workshop and priorities for other streetscape and infrastructure improvements for the city.

Mr. Rubey stated his understanding was there was a grant the city was pursuing that was a September /October of this year deadline.

Mr. Mayer stated that was right, we are always planning for grants and certainly a grant of that nature, depending on the amount, could expedite the process, but that is yet to be seen.

Mr. Thomas stated, with this step back with this plan, he was sure one of the concerns of the church was if their growth was going to outpace the ability to get grants and get this done and really put them in a box. Mr. Thomas noted that even with the on-street parking, even if they had it today, they would still be thirty (30) short of where you started.

Mr. Rubey stated this was absolutely a reduction in parking from what you saw before. Mr. Rubey noted you had to remember that as far as prioritization goes, the idea of fitting into the community and maintaining the rural character, specifically of this section of Dublin-Granville Road, was seen as just as important, if not more important, than maximizing the parking capacity to meet the anticipated parking demands once the facility was entirely built out. Mr. Rubey stated things will have to happen to meet that parking demand and what that will be, part of that solution, will be accommodating on-street parking on Third Street. Mr. Rubey stated building all of that parking today, at the expense of the character of this section of Dublin-Granville Road, was determined to be the wrong solution.

Mr. Brown asked if the sidewalk along Third was already existing.

Mr. Mayer stated yes.

Mr. Brown asked if the trees being put on either side of it were just beautifying that for the time being but quite possibly in a couple of years that was all going to get potentially impacted with work done to third.

Mr. Mayer stated possibly, that has not yet been foreseen. Mr. Mayer stated the city was currently looking into streetscape improvements, it would just be from the western side of the church over, so not necessarily looking at impacting private property. Mr. Mayer stated he thought the final details had to be worked out and they had not gotten to that level yet.

Mr. Rubey noted whether it made sense for them to put in a double row of trees knowing that road could very well be modified. Mr. Rubey stated they believed yes, the expansion needs to happen on the other side of the road. Mr. Rubey stated that if that happened at some point in the future, preference is more trees is better than fewer trees.

Mr. Strahler asked if they were putting in a trail, an eight (8) foot wide multi-use trail, on Dublin Granville then.

Mr. Rubey stated sure, the extension of what exists today to the east.

Moved by Mr. Hinson, seconded by Mr. Brown to approve ARB-16-2019 with the conditions that:
1. The landscape plan is subject to staff approval and the minimum requirements of C.O. 1171 must be met.
2. Conditions 3, 4, 5, 6, 8, 9, 10, 11 and 12 of approval placed on the approval of the original Certificate of Appropriateness application ARB-57-2017 as approved by the Architectural Review Board on November 13, 2017 still apply.
3. A four (4) board fence will extend all the way across the Dublin-Granville frontage.
Upon roll call vote: Mr. Hinson, yea; Mr. Brown, yea; Mr. Strahler, yea; Mr. Thomas, yea; Ms. Briggs, yea;. Yea, 7; Nay, 0; Abstain, 0. Motion carried by a 5-0 vote.

ARB-53-2019 Certificate of Appropriateness
Certificate of Appropriateness to install a new projecting sign at 45 North High Street for Griffins Floral Design (PID: 222-000018).
Applicant: Russ Griffin

Mr. Christian presented the staff report.

Mr. Hinson stated there were no issues.

Moved by Mr. Strahler to approve ARB-53-2019 with the condition that the existing post sign must be removed, seconded by Mr. Thomas. Upon roll call vote: Mr. Strahler, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Hinson, yea; Ms. Briggs, yea. Yea, 5; Nay, 0; Abstain, 0. Motion carried by a 5-0 vote.

ARB-57-2019 Certificate of Appropriateness & Waiver
Certificate of Appropriateness and a sign area waiver for a new wall sign at 220 Market Street for Whit's Ice Cream (PID: 222-002910)
Applicant: Greg Kitzmiller

Mr. Christian presented the staff report.

Mr. Hinson stated he did not see sculpted corners in the side view, sculpted edges. Mr. Hinson said he saw the scalloped corners but not a beveled.

Mr. Kitzmiller stated it's to have a beveled edge, the artist may have missed that, but it's to have beveled edges just to be consistent with everything else in the center.

Mr. Hinson stated that was his only concern.

Moved by Mr. Thomas to approve ARB-57-2019, seconded by Mr. Strahler. Upon roll call vote: Mr. Thomas, yea; Mr. Strahler, yea; Mr. Brown, yea; Mr. Hinson, yea; Ms. Briggs, yea. Yea, 5; Nay, 0; Abstain, 0. Motion carried by a 5-0 vote.

ARB-58-2019 Certificate of Appropriateness & Waivers
Certificate of Appropriateness for two new monument signs and two new wall signs and waivers to allow for a sign to have four colors and to allow the ground mounted signs to be free standing for the Englefield Oil Duke and Duchess gas station located at the corner of Theisen Drive and US-62 (PID: 222-004730-00)
Applicant: National Sign Systems c/o Paul Falkenbac

Mr. Christian presented the staff report.

Mr. Hinson asked if the size, eight (8) foot ten (10) inches, roughly, the same as the Turkey Hill sign.

Mr. Christian stated yes, he believed it was a little bit smaller.

Mr. Hinson stated thank you and asked if the applicant wanted to speak.

Mr. Gordon, with Englefield oil, stated he was there to see if he could answer any of their questions.

Mr. Hinson stated he did not have any questions and noted he loved the wall mounted signs on the building and thought they looked terrific. Mr. Hinson stated that although Standard Oil monument signs were not particularly within Code, he thought it was appropriate use being so close to the freeway; it's a gas station and they have to advertise their rates.

Moved by Mr. Brown to approve certificate of approval ARB-58-2019 and waivers for four (4) signage colors and freestanding monument signs, with the condition that the sign have a white, precast cap, seconded by Mr. Thomas. Upon roll call vote: Mr. Brown, yea; Mr. Thomas, yea;

Mr. Hinson, yea; Mr. Strahler, yea; Ms. Briggs, yea;. Yea, 5; Nay, 0; Abstain, 0. Motion carried by a 6-0 vote.

Mr. Hinson asked if there was any other business.

Mr. Christian stated none from staff.

Moved by Mr. Hinson, seconded by Ms. Briggs, to adjourn the meeting. Upon roll call vote: Mr. Hinson, yea; Ms. Briggs, yea; Mr. Strahler, yea; Mr. Thomas, yea; Mr. Brown, yea. Yea, 5; Nay, 0; Abstain, 0. Motion carried by a 5-0 vote.

Meeting adjourned at 8:38 pm.

Submitted by Josie Taylor.

APPENDIX

Architectural Review Board Staff Report
July 8, 2019 Meeting

CERTIFICATE OF APPRORPIATENESS
NEW ALBANY METHODIST CHURCH EXPANSION MODIFICATION

LOCATION:	20 Third Street (PID: 222-000223)
APPLICANT:	The New Albany Company c/o Tom Rubey
REQUEST:	Certificate of Appropriateness for modification to previously approved site and landscape plan.
ZONING:	Urban Center District within the Campus subarea
STRATEGIC PLAN	Village Center
APPLICATION:	ARB-16-2019

Review based on: Application materials received on June 12, 2019.

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The application is for a Certificate of Appropriateness for a modification to the previously approved site and landscape plan at the United Methodist Church.

On November 13, 2017, the Architectural Review Board approved a Certificate of Appropriateness (ARB-57-2017) for the addition of a new chapel, foyer and community room. The application also included a new parking lot and two new curb cuts, one along Third Street and one along Dublin Granville Road.

On March 11, 2019 the Architectural Review Board approved a Certificate of Appropriateness that included modification to the previously approved building elevations. During this meeting, the ARB reviewed conceptual site and landscape modifications. At the time of the meeting, the applicant committed to returning to the ARB once modifications were completed to the previously approved site and landscape plans for formal review.

The site and landscape plans are evaluated under the "Campus" building typology development standards. 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.

II. SITE DESCRIPTION & USE

The site is located at the intersection of E Dublin Granville Road and 3rd Street. The New Albany Jewish Community Center is located to the east of the church. According to the Franklin County Auditor, the site has approximately a 27,766 square foot church. The site is approximately located 4.25 acres.

According to the Urban Center Code 1.1 regulating plan, the location of the New Albany Methodist Church is located within the Campus sub-district. The campus building typology development standards will be used to evaluate the New Albany Methodist Church Expansion.

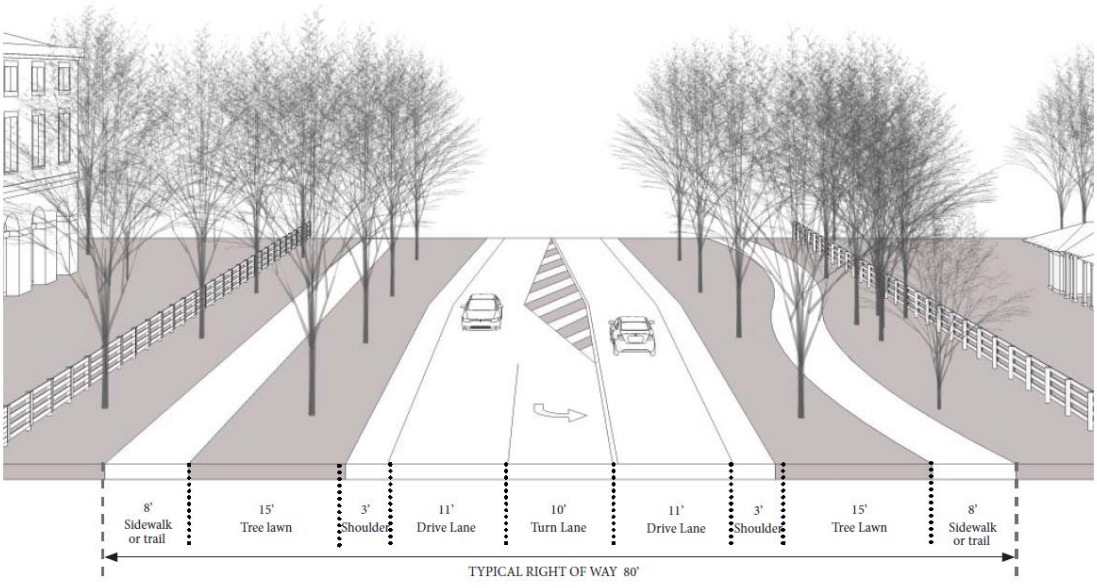
III. EVALUATION

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*
   Not applicable.

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.*
   - Streetscape
     a. The Urban Center Code's Street Standards Plan requires road improvements to existing streets must meet the typology's design features and standards. This site is located on "Village Road" street typology. The following standards apply:



The applicant proposes to provide 8 foot leisure trail, street trees, then a horse fence between the parking lot and Dublin-Granville Rd which matches what was previously approved in November 2017. The applicant is extending the same streetscape section installed by the JCC in order to keep a consistent streetscape treatment which moves the street trees behind the horse fence so they are not located under utility lines.

- Landscape
  a. The previous site approval included a parking lot with 81 parking spaces located in between Dublin Granville Road and the church building. The parking lot was setback 11 feet from Dublin Granville Road. As proposed, the applicant reduces the overall size of the parking lot to include 27 parking spaces and the parking lot is setback 100+/- feet from Dublin Granville Road in order to increase greenspace.
  b. In 2018 City Staff conducted a Village Center Strategy Update and presented the plan's recommendations to the ARB. The Village Center Strategy Update identifies Third Street as being the transition point between the urban, historic Village Center and the rural area of New Albany. Staff is supportive of these modifications since the site and landscape plans have been modified to match the recommendations in the Village Center Strategy Update by matching the Jewish Community Center's streetscape and landscaping treatment along Dublin Granville Road.
  c. The proposed landscape plan was designed by the city landscape architect and urban design consultants, MKSK. The final details of the proposed landscape plan have not been finalized in terms of tree species and tree size. Staff recommends a condition of approval requiring the landscape plan is subject to staff approval and the minimum requirements of C.O. 1171 must be met.
  d. The applicant is installing four rail horse fence on the east side of the property and three rail horse fence on the west side of the property.
  e. Per Urban Center Code Section 2.143.1 states that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials. This requirement is being met.
  f. The intent of the proposed modifications is to match the street yard treatment that is achieved at the New Albany Jewish Community Center and adjacent ground to the east. The landscape plan proposes coverage trees and mounding and between the parking lot and Dublin-Granville road.
  g. Codified Ordinance 1171.06(a)(2) requires a minimum of five square feet of green space (tree islands) for every one hundred square feet of parking area. The approximate parking lot area is 8,100 +/- sq. ft. therefore 405 square feet of green space is required to be provided in the parking lot. The applicant exceeds this requirement by providing 1,368 +/- sq. ft. of green space in the parking lot.
  h. Codified Ordinance 11761.06(a)(3) requires one canopy tree should be installed for every 10 parking spaces. The applicant is providing 27 parking spaces therefore requiring 3 trees. The applicant meets code requirements by proposing 6 trees.
  i. Codified Ordinance 1171.05(e)(2) requires a minimum of one tree for every 5,000 square feet of ground coverage and a total planting equal to ten (10) inches plus one-half inch in tree trunk size for every 2,000 square feet over 20,000 square feet in ground coverage. The site has a total ground coverage area of 47,633 sq. ft. which results in the requirements of having to provide 10 trees and a tree planting totaling 17.5 inches. This requirement is being met as the applicant is providing 47 trees along Third Street and Dublin Granville Road.

- Parking and Circulation

a. The site is currently accessed from an existing curb-cut on Third Street. The applicant proposes a new curb-cut on Dublin Granville Road and has removed the previously approved curb cut along Third Street.
b. Per UCD section 2.140.1 parking shall be provided as needed and supported by evidence-based standards.
   The previously approved site plan included and addition of 81 parking spaces. The applicant has modified the site plan by reducing the number of parking space to 27. The applicant states that they are confident that this amount of parking will meet the demand of the church visitors. Staff is supportive of this modification since the revision maintains the rural character of Dublin Granville Road and church states it will meet their needs.
c. No on-street parking spaces are being proposed.
d. The ARB previously placed a condition of approval requiring if a cross access easement between JCC preschool and the New Albany Methodist Church can be arranged, the Dublin Granville Road curb cut must be vacated and removed. The applicant has communicated to staff such an arrangement could not be made to the satisfaction of both parties therefore the curb cut on Dublin-Granville Road is still proposed.
e. Per UCD 2.140.2 Bicycle parking is required. According to the Bicycle Integration Plan in the Urban Center Code (Section 5.30.3) 4 hitches should be provided per 100 off-street parking spaces. The total parking spaces for the church is approximately 150 spaces. Due to the number of parking spaces provided from the previously approved site plan, a condition of approval was added that four additional bicycle hitches were to be added. The applicant proposes a total of eight bicycle hitches therefore this requirement is being met.

3. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   a. Not applicable.

4. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not Applicable.

5. *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.

IV. RECOMMENDATION

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code. The application should be evaluated on the design of the site and its relationship to the surrounding area. The applicant has reduced the number of parking spaces provided from 81 to 27 stating this amount will meet the demand of the church visitors. The previously approved site plan included a parking lot setback 11 feet Dublin Granville Road which limited the amount of green space that was able to be provided. The proposed site plan allows for a larger street yard along Dublin Granville Road which also allows for additional landscaping.

In 2018 City Staff conducted a Village Center Strategy Update and presented the plan's recommendations to the ARB. The Village Center Strategy Update identifies Third Street as being the transition point between the urban, historic Village Center and the rural area of New Albany. Staff is supportive of these modifications since the site and landscape plans have been modified to match the recommendations in the Village Center Strategy Update by matching the Jewish Community Center's streetscape and landscaping treatment along Dublin Granville Road.

Staff recommends approval of the Certificate of Appropriateness for the expansion provided that the ARB finds the proposal meets sufficient basis for approval with staff's recommended conditions.

V. ACTION

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

Move to approve application ARB-16-2019, with the following conditions:

1. The landscape plan is subject to staff approval and the minimum requirements of C.O. 1171 must be met.
2. Conditions 3, 4, 5, 6, 8, 9, 10, 11 and 12 of approval placed on the approval of the original Certificate of Appropriateness application ARB-57-2017 as approved by the Architectural Review Board on November 13, 2017 still apply.

APPROXIMATE SITE LOCATION:

Source: Franklin County Auditor

Architectural Review Board Staff Report
July 8, 2019 Meeting

CERTIFICATE OF APPROPRIATENESS
GRIFFINS FLORAL DESIGN – PROJECTING SIGN

LOCATION:	45 North High Street
APPLICANT:	Russ Griffin
REQUEST:	Certificate of Appropriateness
ZONING:	UCD (Urban Center District) Historic Center sub-district
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-53-2019

Review based on: Application materials received June 6, 2019.

Staff report prepared by Chris Christian, Planner

VI. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow a new projecting wall sign to be installed along and perpendicular to High Street for Griffin's Floral Design at 45 North High Street.

On July 9, 2018, the ARB reviewed and approved a new wall sign and post sign for Griffin's Florist. The applicant proposes to remove the post sign and replace it with a new projecting wall sign next to the entrance of the building.

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 property is zoned UCD (Urban Center District) and is within the Historic Center sub-district. The site was previously home to On Target Design.

VIII. EVALUATION

Certificate of Appropriateness

The ARB's review is pursuant to the U.S. Bank Center Development Zoning Text and 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 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.*
   - Per the city's sign code section 1169.14(a) each building or structure in the Historic Core sub-district shall be allowed three (3) sign types. Projecting signs are a permitted sign type within the Historic Core sub-district. The applicant is proposing to install a new projecting sign with the following dimensions.

     Projecting Sign
     - City sign code Chapter 1169.16(h) permits a maximum area of 6 square feet per a sign face and allows one projecting sign per business entrance with a minimum sign relief of one inch. External illumination is allowed. The applicant proposes a projecting sign with the following dimensions:
       a. Size: 2.3' x 2.6' [meets code].
       b. Area: 5.625 square feet per side [meets code].
       c. Projection: 3' 6" [meets code].
       d. Clearance: The code requires a minimum 8 foot vertical clearance from the sidewalk. The applicant is proposing to install the projecting sign over a landscape area therefore this requirement is being met.
       e. Relief: one inch [meets code].
       f. Location: Installed with a sign bracket on the High Street elevation adjacent to a business entrance [meets code].
       g. Lighting: No lighting proposed [meets code].
       h. Colors: black, grey and white (total of 3) [meets code].
       i. Material: MDO [meets code]

     - The projecting sign is perpendicular to High Street and will read "Griffith's Floral Design Luxury Floral and Wine" along with a letter logo.

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.*
   - Projecting signs are a permitted sign type within the Historic Core, and are appropriate for this tenant space.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
   - The proposed sign does not block any architectural features of the building.

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 sign appears to be appropriately scaled for this space.

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.*
   - It does not appear that the sign will affect the original structure, if removed or altered in the future.

IX. RECOMMENDATION

Staff recommends approval of this application provided that the ARB finds that the proposal meets sufficient basis for approval. The proposed projecting wall sign meets all code requirements. It appears to be consistent with the architectural character of the existing site as well as the overall Village Center and is appropriate for this space.

X. ACTION

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

Suggested Motion for ARB-53-2019:

Move to approve Certificate of Appropriateness application ARB-53-2019 with the following condition:

1. The existing post sign must be removed.

Approximate Site Location

Source: Google Maps

Architectural Review Board Staff Report
July 8, 2019 Meeting

CERTIFIFCATE OF APPROPRIATENESS AND WAIVER
WHIT'S ICE CREAM – SIGNAGE

LOCATION:	220 Market Square, Suite B – Market Square
APPLICANT:	Greg Kitzmiller
REQUEST:	Certificate of Appropriateness & Waiver
ZONING:	C-PUD (Comprehensive Planned Unit Development) 1998 NACO C-PUD: Subarea 4a Northwest Market Street
APPLICATION:	ARB-57-2019

Review based on: Application materials received June 18, 2019

Staff report prepared by Chris Christian, Planner.

XI. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow a new wall sign to be installed for the Whit's Ice Cream shop at Market Square. The applicant is also requesting a waiver to allow the sign to be 25.16 square feet where code allows a maximum of 20 feet based on the tenant space frontage.The sign is located on the front of the building, directly above the entrance and below pre-existing lighting.

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.

XII. SITE DESCRIPTION & USE

The property is zoned C-PUD (Comprehensive Planned Unit Development) under the 1998 NACO C-PUD zoning text. The tenant space is located between Eye Designs and Starbucks at New Albany Market Square. This tenant space was previously occupied by VeloScience Bike Works. Veloscience relocated to the new multi-tenant space at 29 South High Street and relocated their existing signage therefore a certificate of appropriateness is required for a new sign.

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 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:

8. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
   - This sign is a horizontally-oriented, rectangular wall sign. It will be fastened flush to the storefront face.
   - This sign is 25.16 square feet in area (151" x 24"). The zoning text Section 4a.06(4)(a) limits the size of the sign to one square foot of sign face per each lineal foot of office frontage. This tenant space is 20 feet wide. As proposed, the sign exceeds the size requirements. The applicant is requesting a waiver to this requirement.
   - Zoning text Section 4a.06(4)(a) allows one primary wall mounted sign per tenant. C.O. Section 1169.16(d) of the sign code requires a minimum sign relief of 1 inch. External illumination is allowed. The applicant is proposing a wall sign with the following dimensions:

     Wall Sign
     a. Size: 151" x 24" [meet code].
     b. Area: 25.16 square feet [does not meet code. See Waiver section below].
     c. Location: fastened flush to the storefront face [meets code].
     d. The proposed signage will be illuminated by preexisting overhead external lighting [meets code].
     e. Relief: 2 inches [meets code].
     f. Colors: blue, white and red [meets code].
   - The 1998 NACO C-PUD: subarea 4a Section 4a.06(4)(a) states that all wall mounted signage shall have a common background color. The applicant's proposal meets this requirement by providing a medium blue that is consistent with other existing signage at Market Square. The sign design is consistent with other signs in Market Square with cove cut corners and beveled edges.
   - The sign will read "Whit's Ice Cream" and will feature the company logo.

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 sign is an appropriate sign-type for this tenant space.

10. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
    - This sign is positioned in a suitable location and does 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 sign appears to match the style of the building and other existing signs.

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; and*
4. *Not detrimentally affect the public health, safety or general welfare.*

<u>The applicant is requesting a waiver to the following code requirement:</u>

A. Waiver to Zoning Text Section 4a.06(4)(a) to allow the sign to be 26 square feet where the code allows a maximum of 20 square feet based on the suite's frontage.

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

1. The applicant proposes to install a new sign. Previously there was a wall sign, with similar dimensions (156"x 24"), for VeloScience at this location. This sign is proposed to be slightly smaller (151" x 24") than the VeloScience sign. All signs within the Market Square have a height of 24 inches. However, sign widths have varied between users, but all have been approved to be at least 150 inches wide. Therefore this sign width is consistent with the area. Additionally, this tenant space is smaller than other tenant spaces in Market Square.
2. The scale of this building (and the Market Square development area in general) is much larger than the rest of the buildings in the historic Village Center, thereby making the size more acceptable to be larger. The relationship of the sign and the building appear to be appropriate. There are signs in Market Square that are similar in scale, therefore granting the waiver will ensure consistency in the area.
3. The sign appears to meet the intent of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements. Although the sign is

larger than allowed by code, it is consistent with surrounding wall signs. Additionally, the proposed sign fits underneath the existing gooseneck lighting on the building. The sign is harmonious with its surroundings.

4. It does not appear that the proposed waiver would detrimentally affect the public health, safety or general welfare.

XIV. RECOMMENDATION

Staff recommends approval of the certificate of appropriateness application, provided that the ARB finds the proposal meets sufficient basis for approval. The sign appears to be consistent with other signs existing on the site and appropriate for the location. The waiver appears to be acceptable for the location as it will allow the sign to be consistent with other existing signs at Market Square.

XV. ACTION

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

Suggested Motion for ARB-57-2019:

Move to approve Certificate of Appropriateness and waiver application ARB-57-2019 for a new wall sign for Whit's Ice Cream.

Architectural Review Board Staff Report
July 8, 2019

ENGLEFIELD OIL—SIGNAGE
CERTIFICATE OF APPROPRIATENESS AND WAIVERS

LOCATION:	Corner of Theisen Drive and US-62
APPLICANT:	National Sign Systems c/o Paul Falkenbach
REQUEST:	Certificate of Appropriateness and Waivers
ZONING:	Urban Center, Village Residential Sub district
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-58-2019

Review based on: Application materials received June 18, 2019.

Staff report prepared by Chris Christian, Planner.

XVI. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness and waivers to allow two new monument signs and two new wall signs to be installed for the new Englefield Oil Duke and

Duchess gas station located at the corner of Theisen Drive and US-62. The applicant is requesting two waivers to the following zoning code requirements.

(A) Waiver to zoning code section 3e.06(8)(f) to allow ground mounted signage to be free standing where the zoning text requires all ground mounted signage to be incorporated into the horse fence.
(B) Waiver to zoning code section 3e.06(8)(h) to allow four colors to be used on a sign where the zoning text permits a maximum of four colors.

The final development plan for Englefield Oil was reviewed and approved by the ARB and the Planning Commission in April 2019. The development is currently in the engineering approval process. The applicant elected to develop under the pre-existing 1998 NACO C-PUD zoning therefore the requirements of the zoning text along with the requirements in city sign code apply to this site.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriatenesss 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.

XVII. SITE DESCRIPTION & USE

The site is located on the edge of the Village Center, adjacent to the Plain Township Fire Department near State Route 161. It is generally located east of US 62, north of Theisen Drive, and west of Rose Run. The site is currently undeveloped.

XVIII. 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:

15. The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.

- The applicant elected to develop under the pre-existing 1998 NACO C-PUD zoning therefore the requirements of the zoning text along with the requirements in the city sign code apply to this site. Per the zoning text, one ground mounted sign and one wall mounted sign per building façade shall be permitted. The applicant is proposing to install two wall signs and two ground mounted signs with the following dimensions which is permitted as the building is located at the corner of two public roads, Theisen Drive and US-62
  During the time of final development approval, the ARB and Planning Commission approved the development plan with conditions related to the location and design of the two proposed monument signs in an effort to maintain the standard design established by the Canini Trust Corp Sign Recommendation Plan along US 62. The Canini Trust Corp Sign Recommendation Plan was adopted by the Planning Commission and has become the sign design standard for this area. The proposed ground mounted signs are centered in between the horse fence and the leisure path

which is the recommended design in the Canini Trust Corp Signage Recommendation Plan.

- **Wall Signs**
  - The zoning text permits a maximum area of 65 square feet based on the building's frontage and allows one wall mounted sign per building façade that fronts on a public right-of-way. The applicant proposes two wall signs with the following dimensions:
    j. Size: 120"x 48" [meets code].
    k. Area: 40 square feet [meets code].
    l. Location: one to be installed on the US-62 building elevation and one along the Theisen Drive elevation above the building entrances [meets code].
    m. Lighting: Halo illuminated with white LEDs [meets code].
    n. Relief: seven inches [meets code].
    o. Colors: red and yellow (total of 2) [meets code].
    p. Lettering Height: 19" [meets code]

  - The sign will read "Duchess" and will feature the company logo.

Ground Mounted Signs

- The zoning text permits a maximum area of 50 square feet per sign face and a maximum height of six feet and allows one ground mounted sign per building façade. The applicant proposes two ground mounted signs with the following dimensions:
  q. Size: 7.6' x 4' [meets code].
  r. Area: 30 square feet per side [meets code].
  s. Location: one to be installed along US-62 and one along Theisen Drive [meets code].
  t. Lighting: Up lit spotlight [meets code].
  u. Relief: 12.5" [meets code].
  v. Height: 4.2' [meets code].
  w. Colors: black, yellow, green and white (total of 4) [does not meet code. Waiver requested].
  x. Lettering Height: 8" [meets code]

- The sign will read "Duchess" and will feature the company logo and the BP logo.
- The sign will use changeable copy for the fuel prices which is consistent with similar signs within New Albany.
- The Canini Trust Corp Sign Recommendation Plan suggests that all signs have a white brick base with a precast cap. The applicant shows states that the sign will have a white precast cap but the drawings show the sign having only the brick base. Staff recommends a condition of approval that the sign have a white precast cap.

16. *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.*

- Both sign types are appropriate for this location and use. The signs are designed to be consistent with other signs along US-62 which adhere to the Canini Trust Corp Sign Recommendation Plan.

17. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
    - The wall signs appear to be positioned in a suitable location and do not block any architectural features. The proposed ground mounted signs are centered in between the horse fence and the leisure path which is the recommended design in the Canini Trust Corp Signage Recommendation Plan.

18. *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. It appears that this sign is scaled appropriately for this tenant space and is appropriately designed.

19. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
    - Not Applicable

20. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
    - Not Applicable

21. *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.*
    - It does not appear that the sign will affect the original structure, if removed or altered in the future.

B. Waiver Requests

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; and*
5. *Not detrimentally affect the public health, safety or general welfare.*

<u>The applicant is requesting a waiver to the following zoning text requirements.</u>

(A) Waiver to zoning code section 3e.06(8)(f) to allow ground mounted signage to be free standing where the zoning text requires all ground mounted signage to be incorporated into the horse fence.

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

1. The ground mounted signage is proposed to be installed free standing in between the horse fence and the leisure trail.
2. The proposed design is appropriate as this is the design that is utilized in the Canini Trust Corp further north on US-62. Therefore, granting the variance will ensure consistency in the interchange area and along the corridor.
3. The design of the ground mounted signs will substantially meet the intent of the standard that applicant is attempting to seek a waiver from and fit within the city goals. The Planning Commission approved the Canini Trust Corp Sign Recommendation plan which has become the new standard for signs in this area. The proposed signage is located centered in between the leisure trail and the horse fence which meets the design recommendations of the Canini Trust Corp Sign Recommendation Plan. Other signs in this area have followed this recommendation and in order to ensure consistency with this plan and other signs in the area, the waiver is needed.
4. It does not appear that the proposed signage would detrimentally affect the public health, safety or general welfare.

(B) Waiver to zoning code section 3e.06(8)(h) to allow four colors to be used on a sign where the zoning text permits a maximum of four colors.

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

1. The signs are proposed to have yellow, black, green and white.
2. The zoning text permits a maximum of three colors.
3. The sign's color will substantially meet the intent of the standard that the applicant is attempting to seek a waiver from and fit within the City Goals. Although there are more colors than allowed, none of the proposed colors are jarring or overly bright. The sign's colors are appropriate for the area. The yellow and green are limited to just the logos.
4. The city's sign code allows a maximum of four colors. Therefore the number of colors is consistent with surrounding Village Center signage.
5. It does not appear that the proposed sign color waiver would detrimentally affect the public health, safety or general welfare.

XIX. RECOMMENDATION

Staff recommends approval of this application provided that the ARB finds that the proposal meets sufficient basis for approval. The intent of both the zoning code and the city sign code is to ensure appropriate sign design and to ensure harmony in the surrounding area. This is achieved with the proposed signage as it follows the recommendations and design guidelines established for the area in the Canini Trust Corp Sign Recommendation Plan resulting in consistent monument signage throughout the US 62 corridor. The proposed wall signs and ground mounted signs with the waivers, are consistent with the architectural character and design of the area and are appropriate for this site.

XX. ACTION

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

Suggested Motion for ARB-58-2019:
Move to approve Certificate of Appropriateness for application ARB-58-2019 with the following condition:

1. The sign must have a white precast cap.

Approximate Site Location:

Source: Franklin County Auditor