



MINUTES

DESIGN REVIEW BOARD THURSDAY, SEPTEMBER 3, 2015 6:30 PM

PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDBURG, OH 43068

A. CALL TO ORDER

PRESENT: Comeaux, Hudson, Zollars, Burd
ABSENT:

2. APPROVAL OF MINUTES

The July 9th, 2015 Design Review Board minutes stand approved.

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Chairman Comeaux: All Speakers are asked to raise their right hand and attest that the information that they will give will be truthful.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. **6411 E. Main Street, Reynoldsburg, OH 43068; Application #170956; Signage**

Chairman Comeaux: Mr. Snowden would you like to give us your presentation?

Mr. Snowden: 6411 E. Main St.; Kiddie Academy; Signage; Application #170956; Certificate of Appropriateness. Location: Property is located on the south side of E. Main Street between Brice Road and Beeler Drive. Existing Zoning: CC - Community Commerce/CCO - Community Commercial Overlay. Request: Request for certificate of appropriateness for signage. Current Use: Childcare Center. Applicant: Custom Sign Center. Background Information: Proposal - The applicant is requesting the Board review and approve a certificate of appropriateness for new and altered signage on an existing commercial building. This will include a new building mounted wall sign and a refaced monument-style ground sign. Existing Site & Context - The site is developed with an existing commercial building used as a childcare center. Neighboring uses include other commercial businesses in the CC - Community Commerce District of the City. Considerations: 1103.12 Standards for Design Review: The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design

Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District. In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following: 1. Building height. 2. Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective. 3. Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building facade. 4. Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements. 5. Roof shape which shall include form and material. 6. Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective. 7. Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views. 8. Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective. 9. Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement. 10. Signage and graphics to include building and site graphic displays. (Ord. 96-94. Passed 7-25-94.) Table 1181. Notes: Total area of wall signs shall not exceed: Type B Wall Signs: two (2) square feet per one (1) lineal foot of the length of the wall on which the signs are permitted to be attached. 1196.11. Graphics: a. In addition to all other code provisions, any new graphic or sign, other than a like-kind replacement for maintenance reasons, is subject to all the provisions of this section. b. The following types of signs are not permitted: exposed neon, roof-mounted, monopole, rotating, signs with flashing messages or bare bulbs, changeable copy signs (except fuel pricing signage), signs on backlit awnings, off-premise signs, billboards, bench signs, and wall cabinet signs. c. Only one ground sign is permitted per street frontage; however it may include the names of all the major tenants of that parcel. Only a monument type ground sign is permitted. The sign base shall be integral to the overall sign design and complement the design of the building and landscape. The setback for a ground sign shall be a minimum of ten feet. The height of a ground sign shall not exceed six feet above grade, and sign area shall not exceed fifty square feet. d. Each tenant is permitted a wall sign of a size determined by the wall area corresponding to its individual frontage provided the aggregate graphic area of all individual tenant signs does not exceed the allowable graphic area for its corresponding building frontage as set forth in Chapter 1181. e. When indirectly lighting a ground sign, the light source shall be screened from motorist view. f. Face changes in existing cabinet style signs are required to be approved by the Design Review Board. (Ord. 80-08. Passed 12-8-08.) Staff Review: Building Mounted Signage - The applicant has proposed a 40.5sf wall sign that consists of a cream colored vinyl sign board with individual 17" letters. The proposed sign, just like the current sign, is not illuminated in any way. Staff determined that approximately 60sf of signage would be permitted per Code. Ground Sign - The

applicant is proposing to reface the existing monument style ground sign with two 23sf faces. The monument sign is generally consistent with the architectural characteristics of the structure. The proposed graphics are consistent with the building mounted signage. The existing sign does not exceed the 50sf ground sign limit per the Code. Materials & Colors - Both of the proposed signs are consistent with one another and are part of a larger rebranding of all Kiddie Academies. The proposed signage material is vinyl which is a permitted material in the Community Commercial Overlay. The proposed signage contains only four colors, which is a decrease of one color from the current signage. Staff feels that the overall composition, including the symbolic graduation hat figure that replaces the stylized human face, is cleaner and will be more readily visible from the street. Staff Recommendation: The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of the Community Commercial Overlay. Staff's recommendation is it that the Board approve the certificate of appropriateness. Next Steps: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant should submit for a zoning sign permit for the proposed signage. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness. 2. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review for the proposed wall sign. The Building Division cannot issue permits for sign erection until after the zoning sign permit is approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Hudson
SECONDER:	Pat Zollars
AYES:	Comeaux, Hudson, Zollars, Burd

2. 1400 Haft Drive, Reynoldsburg, OH 430638; Application #171000; Minor/Exterior Modifications

Chairman Comeaux: Mr. Snowden would you like to give us your presentation?

Mr. Snowden: 400 Haft Drive; Minor Site Plan/Exterior Modifications; Arnold Insurance Agency; Application #171000; Certificate of Appropriateness. Location: Property is located on the east side of Haft Drive, just south of E. Main Street. Existing Zoning: CC - Community Commerce. Request: Request for the Board to issue a certificate of appropriateness for exterior modifications. Current Use: Business Office. Applicant: Keith E. Wagenknecht. Background Information: Proposal - The applicant is requesting the Board review and approve a certificate of appropriateness to make a building addition to an existing commercial building. Existing Site & Context - The site contains a small commercial office building that was originally constructed as a single family dwelling. The proposed addition will be to the rear of the building. The property is bordered along the north by other commercial businesses also in the CC - Community Commerce District. The property immediately to the south is a single family dwelling in the R-3 District. Considerations: 1103.12 Standards for Design Review a. The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances

the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District. b. In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following: 1. Building height. 2. Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective. 3. Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building façade. 4. Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements. 5. Roof shape which shall include form and material. 6. Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective. 7. Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views. 8. Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective. 9. Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement. 10. Signage and graphics to include building and site graphic displays. (Ord. 96-94. Passed 7-25-94.) Staff Review: Building Scale & Massing - The applicant is proposing a 28' x 14', 392 sf addition to an existing commercial office building. The propose addition will fill in current negative space in the building footprint causing the overall structure to become a regular rectangular. Materials - The current building is clad in a brick veneer with a commercial style window system on the front facade. The north and east facades have a 3' brick water-table with a white vinyl siding. The applicant is proposing to extend that water-table and siding veneer to the new addition. Staff would like the brick veneer along the south facade extended to that portion of the new addition. Staff Recommendation: Staff recommends that the Board apply the standards for design review and determine if the proposed exterior modifications enhance the character of the Community Commerce District. Staff's recommends approval on the following condition: 1. That the applicant extend the brick veneer on the south facade of the existing structure to the south facade of the new addition. Next Steps: Next Steps - Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant should apply for a zoning certificate/minor site plan. Staff will require five sets of drawings showing compliance with the certificate of appropriateness. The Service Department will determine if the applicant needs to submit a Plot-Grade-Utility Plan. 2. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review and secure all required permits and inspections.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Zollars
SECONDER:	Nathan Burd, Service Director
AYES:	Comeaux, Hudson, Zollars, Burd

3. 6308 E. Livingston Ave., Reynoldsburg, OH 43068; Application #171057; Signage

Chairman Comeaux: Mr. Snowden would you like to give us your presentation?

Mr. Snowden: 6308 E. Livingston Ave.; Save-A-Lot; Signage; Application: #171057; Certificate of Appropriateness; Location: Property is located on the north side of E. Livingston Avenue just east of Brice Road. Existing Zoning: CC - Community Commerce/CCO - Community Commercial Overlay. Request: Request for certificate of appropriateness for signage. Current Use: Retail Sales - Grocery Store. Applicant: Ellet Neon Sales & Services - James Doerr. Background Information: Proposal - The applicant is proposing to add a new wall sign and reface two ground signs to accommodate a new tenant at an existing commercial building. Existing Site & Context - The site contains a multi-tenant commercial building. The subject tenant space was previously vacant and is being converted to a grocery store. Neighboring uses include retail sales businesses in same zoning district. Along the north, the property abuts a multi-family residential complex in the AR-3 district. Considerations: 1103.12 Standards for Design Review: a. The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District. b. In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following: 1. Building height. 2. Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective. 3. Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building facade. 4. Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements. 5. Roof shape which shall include form and material. 6. Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective. 7. Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views. 8. Pedestrian environments which shall include the provision of

features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective. 9. Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement. 10. Signage and graphics to include building and site graphic displays. (Ord. 96-94. Passed 7-25-94.) Staff Review: Administrative - The applicant has applied for and received a zoning certificate and certificate of appropriateness for the proposed grocery store and exterior modifications. Wall Sign - The applicant is proposing to install a 166.6sf wall sign on the fascia above building entrance. Per Code, the tenant would be permitted up to 179.17sf of wall signage at this location. The proposed sign consists of internally illuminated channel letters. The proposed graphic is stylized text containing the tenant's name, primary trade and contains three colors. The proposed sign is consistent with the conceptual signage shown on the previously approved building elevation. The fascia is a very traditional and logical location to mount building signage. The scale of the proposed signage is consistent with the signage for the existing tenant. Ground Signs - The applicant is proposing to reface two existing ground signs. Ground Sign #1 is monument style sign which is currently faces with a 35sf panel for the neighboring tenant. The applicant is proposing to replace a blank face with a 35sf panel for the new tenant. Ground Sign #2 is a non-conforming di-pole style sign with a 144sf face for the current tenant. The applicant is proposing to divide this into two 72sf panels for each tenant. The proposed faces consist of stylized text in white on a red background and are consistent with the proposed wall sign. In order to be consistent with the panel for the other tenant, Staff recommends that the colors of the proposed faces be reversed. This would create a white background consistent with the other tenant. Staff Recommendation: Staff recommends that the Board apply the standards for design review and provide feedback as to whether the proposed modifications enhance the character of this commercial corridor. Staff recommends approval of the certificate of appropriateness on the following condition: 1. That the applicant reverse the colors of the sign face proposed for the ground sign. Next Steps: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant should submit for a zoning sign permit for the proposed signage. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness. 2. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review for the proposed building mounted wall sign. The Building Division cannot issue permits for sign erection until after the zoning sign permit is approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nathan Burd, Service Director
SECONDER:	Pat Zollars
AYES:	Comeaux, Hudson, Zollars, Burd

4. 7384 E. Main Street, Reynoldsburg, OH 43068; Application #171063; Signage; Historic District

Chairman Comeaux: Mr. Snowden would you like to give us your presentation?

Mr. Snowden: 7384 E. Main Street; Starstrukt Apparel; Exterior Modifications/Signage; Application #171063; Certificate of Appropriateness. Location: Property is located on the north side of E. Main Street between Lancaster Avenue and Jackson Street. Existing Zoning: CC - Community Commerce/HCO - Historic Commercial Overlay. Request: Request for certificate of appropriateness for exterior modifications and signage. Current Use: Retail Sales - Clothing Store. Applicant: Deane Flagg-Washington. Background Information: Proposal - The applicant is proposing to add a new wall sign and make some minor color changes to the exterior of an existing commercial building in the Olde Reynoldsburg Historic District. Existing Site & Context - The site contains a commercial building, which is currently vacant and was previously occupied by a flower shop. Neighboring uses include retail sales businesses in same zoning district. Along the north, the property abuts French Run Creek. Considerations: 1103.12 Standards for Design Review: a. The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District. b. In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following: 1. Building height. 2. Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective. 3. Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building facade. 4. Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements. 5. Roof shape which shall include form and material. 6. Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective. 7. Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and

soften undesirable views. 8. Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective. 9. Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement. 10. Signage and graphics to include building and site graphic displays. (Ord. 96-94. Passed 7-25-94.) Staff Review: Wall Sign - The applicant is proposing a 20sf wall sign, which is the maximum size permitted per Code. The Code requires the sign to be made of natural materials such as wood, so Staff would like the applicant to clarify their proposed material. Staff understands that the applicant is implementing a contemporary brand, however, the trapezoid shaped sign board is not historic in character or consistent with the Olde Reynoldsburg design guidelines. Staff recommends this be changed to a regular rectangle and the overhanging letters be mounted directly to the Board. The stylized background "S S" is also not a traditional sign design element. Staff recommends that be removed in this case. The applicant stated verbally that the sign will be centered above the entrance doorway, but Staff would this stated on the plans. Exterior Modifications - The applicant is proposing some exterior modifications that are extremely minor. The applicant is proposing to change the building exterior to a slightly darker shade of tan than the current color. The applicant is also proposing to change the window trim detailing from purple to black, to match the existing awning. Neither of these proposed changes will affect the historic character of the structure or surrounding structures. Staff Recommendation: Staff recommends that the Board apply the standards for design review and determined if the proposed signage and exterior modifications enhance the character of the Historic District. Staff recommends approval of the certificate of appropriateness on the following condition: 1. That the applicant provide a new sign plan to Staff showing the sign board as a regular rectangle or a rectangle with mitered corners, removing the stylized grey background letters, confirming the materials and the exact placement of the sign on the building fascia. Next Steps: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant should submit for a zoning sign permit for the proposed wall sign. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness. 2. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review for the proposed wall sign. The Building Division cannot issue permits for sign erection until after the zoning sign permit is approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Zollars
SECONDER:	Richard Hudson
AYES:	Comeaux, Hudson, Zollars, Burd

5. **7627 E. Main Street, Reynoldsburg, OH 43068; Application #171214; Signage**

Chairman Comeaux: Mr. Snowden would you like to give us your presentation?

Mr. Snowden; 7627 E. Main Street; Everest International Market; Signage; Application #171214; Certificate of Appropriateness; Location: Property is located on the south side of E. Main Street just east of Graham Road. Existing Zoning: CC - Community Commerce/HCO - Historic Commercial Overlay. Request: Request for certificate of appropriateness for signage. Current Use: Retail Sales - Grocery/Convenience Store. Applicant: Signarama Reynoldsburg. Background Information: Proposal - The applicant is proposing to add a new wall sign and reface an existing multi-tenant sign to accommodate a new business. Existing Site & Context - The site contains a multi-tenant commercial building. Neighboring uses include retail sales businesses and eating and drinking establishments in same zoning district. To the south, the property abuts single family dwellings in the R-3 District. Considerations: 1103.12 Standards for Design Review: a. The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District. b. In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following: 1. Building height. 2. Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective. 3. Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building facade. 4. Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements. 5. Roof shape which shall include form and material. 6. Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective. 7. Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views. 8. Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective. 9. Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement. 10. Signage and graphics to include building and site graphic displays. (Ord. 96-94. Passed 7-25-94.) Staff Review: Wall Sign - Staff has calculated that the applicant is permitted approximately 40sf of signage at this location. The applicant did not provide dimensions for the proposed sign. Staff is unclear if the

applicant is applying new graphics to an existing sign face or mounting an entirely new sign. Ground Sign - The applicant is proposing to reface an existing multi-tenant ground sign. The sign is non-conforming and is internally illuminated. The applicant did not provide a specific size for the proposed face. Graphics & Colors - The proposed signage contains stylized text and a tag-line indicating the specific types of items available at the business. This is consistent with signage for commercial businesses. The proposed signs contain three colors, and the white background is consistent with the existing tenant faces. Staff Recommendation: Staff recommends that the Board apply the standards for design review and provide feedback as to whether the proposed modifications enhance the character of the Historic District. Staff recommends approval of the certificate of appropriateness on the following condition: 1. That the applicant provide a new sign plan to Staff showing dimensions of the proposed signs and clarify their proposal for the wall sign. Next Steps: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant should submit for a zoning sign permit for the proposed signage. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness. 2. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review for the proposed wall sign. The Building Division cannot issue permits for sign erection until after the zoning sign permit is approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nathan Burd, Service Director
SECONDER:	Richard Hudson
AYES:	Comeaux, Hudson, Zollars, Burd

6. 6515 E. Livingston Ave, Reynoldsburg, OH 43068; Application #171215; Signage

Chairman Comeaux: Mr. Snowden would you like to give us your presentation?

Mr. Snowden: 6515 E. Livingston Ave.; Blacklick Plaza Shopping Center; Signage; Application #171215; Certificate of Appropriateness. Location: Property is located on the southwest corner of E. Livingston Avenue and Baldwin Road. Existing Zoning: CC - Community Commerce/CCO - Community Commercial Overlay. Request: Request for certificate of appropriateness for signage. Current Use: Retail Sales - Various Commercial Businesses. Applicant: Russell Hoban. Background Information: Proposal - The applicant is proposing to repair and reface an existing di-pole multi-tenant sign near the Livingston Avenue entrance to the center. The applicant is also proposing to replace the awnings mounted to the building with different colored material and new graphics. Existing Site & Context - The site contains an existing multi-tenant commercial building and one out-lot. Neighboring uses include retail sales businesses and commercial offices. To the south, the property abuts single and multi-family dwellings in the AR-2 District. Across Baldwin Road, the property is adjacent to additional multi-family dwellings. The property was

originally developed as a shopping center in the 1960s and expanded in the 1980s. Like many commercial complexes from this era, the center needs refurbished to continue to be an attractive place to transact business. The applicant has rebranded the center with a new color scheme and is attempting to attract tenants that will make the center a neighborhood gathering-place. The applicant has already been approved for a new fence and landscape alterations and may be bringing additional projects to the Board and/or Staff.

Considerations: 1103.12 Standards for Design Review: a. The Design Review Board shall review an application for a certificate of appropriateness to determine if proposed new construction or alteration to an existing commercial or industrial structure promotes, preserves and enhances the overall architectural character and integrity of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be at variance with existing commercial or industrial structures within the Design Review District. b. In conducting this review the Board shall examine and consider the design elements of the proposed structure including but not limited to the following: 1. Building height. 2. Building massing or the relationship of the building width to its height and depth and its relationship to the viewer's and pedestrian's visual perspective. 3. Fenestration to include the size, shape and materials of individual window or door units and the overall harmonious relationship of window, door or other openings within the building facade. 4. Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements. 5. Roof shape which shall include form and material. 6. Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact that the materials, when considered as a whole, will have upon the viewer's visual perspective. 7. Landscape design and plant materials which shall include the site lighting and use of landscaping features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views. 8. Pedestrian environments which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective. 9. Vehicle environment which shall include those provisions which enhance vehicle movement onto, within and off the site and which serve to separate vehicular and pedestrian movement. 10. Signage and graphics to include building and site graphic displays. (Ord. 96-94. Passed 7-25-94.)

Staff Review: Ground Sign - The applicant is proposing to repair and reface an existing multi-tenant ground sign. The sign is non-conforming and is internally illuminated. The proposed top panel is approximately 130 sf in size and consists of the applicant's new logo centered on a blue and white background. The two rows of tenant panels are 78sf and both are divided evenly to three 24sf panels. The applicant is proposing to replace all tenant panels with blanks until new designs can be reviewed and approved by the Board. The applicant also proposes to repaint to the exterior of the sign cabinet and support poles to match the current color (brown) or change the color

to black. Staff does not consider this a major change, and is comfortable with the Board leaving that decision to the applicant. Awnings - The applicant stated they wish to replace the current black awnings with awnings to match the proposed top panel of the ground sign. Staff is comfortable with that, but would like the applicant to submit a rendering of that along with their zoning sign permit. Color Changes - The applicant is proposing to repaint the parking lot light poles in a blue color to match the proposed sign and awnings. The design guidelines adopted for commercial corridors in 2001 stated that parking lot lights should match the streetscape lights. The Community Commercial Overlay regulations adopted in 2009 were silent on this issue. Staff and the Board have been inconsistent on this issue in the past. Staff's position is that parking lot lighting color should be based on the details of the building architecture rather than the streetscape. Staff is comfortable with the change to blue provide the Board is comfortable. Staff would like more clarification of the proposed building color change. Staff Recommendation: Staff recommends that the Board apply the standards for design review and provide feedback as to whether the proposed modifications enhance the character of the Community Commercial Overlay District. Staff recommends approval of the certificate of appropriateness. Next Steps: Following the meeting, Staff will mail a record of action notice to the applicant at the address provided. Provided the Board approves the application, the next steps are as follows: 1. The applicant should submit for a zoning sign permit for the proposed signage. Staff will require two copies of plans to confirm compliance with the approved certificate of appropriateness including a copy of the rendering of the proposed awning. 2. The applicant will need to contact the Building Division at 614-322-6802 to submit building plans for review for the proposed wall sign. The Building Division cannot issue permits for sign erection until after the zoning sign permit is approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nathan Burd, Service Director
SECONDER:	Pat Zollars
AYES:	Comeaux, Hudson, Zollars, Burd

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman



Planning Administrator