



11/17/2025 | 6:00 PM

**Municipal Services Center, Council Chamber
3600 Tremont Road**

- 1. Call to Order/Roll Call**
- 2. Legislative Items for Review/Public Hearing/Council Action**
 - a. Ordinance No. 39-2025 - An ordinance to reverse the October 1, 2025, Board of Zoning and Planning (BZAP) decision disapproving Major Site Plan Application DEV-01-25 - National Church Residences (NCR) campus redevelopment (including variances) (*Walter*)
- 3. Adjournment**



Authors:	Chad Gibson, AICP, Community Development Director
Council Meeting Date:	November 17, 2025
Subject/Legislative Item:	Ordinance No. 39-2025 - An ordinance to reverse the October 1, 2025, Board of Zoning and Planning (BZAP) decision disapproving Major Site Plan Application DEV-01-25 - National Church Residences (NCR) campus redevelopment (including variances) (<i>Walter</i>)
Purpose:	The purpose of this ordinance is to <u>reverse</u> BZAP's October 1, 2025, decision to deny Major Site Plan Application DEV-01-25 for the redevelopment of the National Church Residences headquarters along the south side of North Bank Drive. [<i>The Board's vote resulted in a 3-3 tie, so the motion to approve the application failed. The decisive hearing followed three previous BZAP hearings on this request (one in July and two in September).</i>]
Executive Summary:	National Church Residences (NCR) is the largest non-profit developer of affordable senior housing in the country and one of the City's top-five employers. NCR has been located on North Bank Drive, just south of W. Henderson Road, for over 40 years. NCR operates a large senior housing campus, First Community Village, in Upper Arlington located near Fifth Avenue and Riverside Drive. NCR is proposing to completely redevelop its property for a new office headquarters building with structured parking and two senior housing buildings. Following a proactive, City-initiated study and rezoning of the office park from ORC, Office and Research District to PMOD, Planned Mixed Office District in 2022, NCR began to review options for its properties per the objectives/requirements of the zoning. The resulting Major Site Plan application includes one variance (maximum setback along North Bank Drive) and is accompanied by a plat amendment request (parcel reconfiguration, pond maintenance responsibility, etc.). As part of the approved Development Agreement, the City would take on ownership of the proposed lake parcel and consider a shared-use path for enhanced access to Northwest Kiwanis Park.



Following disapproval of the Major Site Plan by BZAP in October, NCR filed a timely appeal to Council requesting reversal of the Board's decision. Per Unified Development Ordinance (UDO) [Article 4.10](#), a supermajority vote is required to overturn a BZAP decision. *[Note: Should five (5) Council members be present for this legislative appeal, four (4) votes would be needed to overturn BZAP.]*

Purpose and Impact

The purpose of NCR's request is to completely redevelop their corporate headquarters site located along the south side of North Bank Drive. All existing structures would be razed, and the four parcels which comprise the site would be reconfigured per the pending plat amendment application. A new corporate office would be constructed at the east end of the site, followed by two separate senior housing buildings near the center and west side of the site. The three proposed parcels along North Bank Drive would total 4.97 acres, which requires a minimum office square footage of 49,700 square feet per the 10,000 square foot per acre minimum; a total of **57,000** square feet of office use is proposed, which meets this requirement (UDO [Article 5.03](#)). The proposal also adds **2.8 acres** of greenspace to the site, mostly through reduction of surface parking as well as through judicious site and building design.

A new four-story office building for NCR's headquarters is proposed at the southwest corner of Arlington Centre Boulevard and North Bank Drive. This modern-style building includes 57,000 square feet of office space on two floors, located atop a two-story parking garage. The building is set near North Bank Drive, but must stay outside an existing 15-foot wide utility easement with active facilities; the lobby is **15'-5"** from North Bank Drive right-of-way with the main building section at a 44'-7" setback; the building is 21'-2" from Arlington Centre Boulevard right-of-way (variance required, 10-foot maximum setback). It is 27 feet from the west lot line, meeting the minimum 25-foot side yard setback. The code requires a minimum rear yard setback of 25 feet, plus pedestrian amenities and enhanced landscaping. At the closest point, the proposed building is **41'-8"** from the lake at a height of 22'-6" tall (parking garage), and then an increased setback to 63 feet at a height of 53 feet tall to the third and fourth floor office sections.

A new four-story, age-restricted, independent senior living facility is proposed near the center of the site. It includes one floor of parking with **80 units** located above it. The building's footprint adapts to the curve in North Bank Drive, with an entrance and drop-off occurring on the north side. Similar to the office headquarters building, it is located near North Bank Drive. At its closest point to North Bank Drive right-of-way, it is **20'-4"**, and ranges up to 30'-4"; the main entrance is at a 91-foot setback (variance required, 10-foot maximum setback). The building maintains a code-compliant, 25-foot side yard setback on each side and is **55 feet** from the lake at its closest point. The building is **47'-6"** tall, below the 56-foot height limit for residential uses near the lake. The first floor parking area is screened with brick and privacy beam panels. A balcony is shown atop the parking garage on the west side of the building and is 108 feet from the lake's northern edge. Access to the parking garage is from drive aisles located on the west and east sides of the building.

The application also includes a future **120-unit** senior living building located near the west end



of North Bank Drive. The final building design and footprint of this building must be approved by BZAP at a future Work Session; public notice of nearby property owners would be required. Any substantive changes to the proposed use would require BZAP review of an amendment to the Major Site Plan application. A portion of the surface parking occurs on the Northwest Kiwanis Park property per an agreement with the City. The conceptual plan shows a building setback range of 16.7 feet to 23.5 feet, where 10 feet is the maximum (variance required).

The proposal provides 414 total parking spaces, 118 of which are surface parking spaces. All parking spaces, including those in the parking garages, would be publicly available. Parking is not permitted on the north side of North Bank Drive or on Arlington Centre Boulevard. Parking for the proposed office includes 159 garage spaces and four surface spaces by the lobby. The senior living building includes 61 garage spaces and four surface spaces by the lobby. The future senior living building includes 110 surface spaces adjacent to Northwest Kiwanis Park and 76 garage spaces. An existing shared parking agreement between the City and NCR was modified in the Council-approved Development Agreement; this pact provided additional parking for Northwest Kiwanis Park.

NCR would demolish the middle and eastern buildings by Spring 2026, keeping the westernmost building temporarily. The proposed office building and middle senior living building would be built simultaneously, with the office building opening in late 2027 and the senior living building in mid-2028. The westernmost building will not be demolished until a plan for the third building is fully developed. It is anticipated that the plans for the third building will be presented to the Board for approval after these earlier phases are complete. Total compliance with all standards regarding permitting, construction, inspections, hours of work, roadway maintenance and erosion protection is required.

Financial Impact

NCR is one of the City's top-five employers and represents a significant generator of annual income tax revenue for the city with an annual payroll of **\$21.2M**. The existing campus is past its useful life and no longer meets the needs of the company. As a result, the loss of one of the City's top taxpayers is a real risk, and staff does not see a strong market for the re-occupancy of the existing buildings. This could result in lost revenue for the schools and the City. The proposed campus redevelopment represents an estimated **\$85.5M** capital investment.

On September 8, 2025, Council approved Ordinance No. 28-2025 to enter into a tri-party development agreement with NCR and UA Schools (see attached). Following execution of the development agreement, the City Manager would bring Tax Increment Financing (TIF) legislation back to Council for review and approval. NCR is committing to a thirty-year lease for its corporate office and a payroll of at least **\$26.4M** within five years. The agreement also requires NCR to meet a minimum payroll threshold for twelve years, which ensures the retention and growth of a top private taxpayer. A \$1M Economic Development grant is also proposed to support this reinvestment. The return on investment (ROI) for this grant ranges from a conservative estimate of **642 percent** (12 years) to an aggressive estimate of 2,686 percent (30 years).

In addition to improving the economic vitality of the Henderson Road corridor and meeting economic development objectives, this project aligns with community development priorities. It is the first application under the new PMOD zoning that was approved by Council in 2022. Furthermore, this project represents the first private investment in alignment with the adopted



Envision Henderson Study. This project also delivers senior housing, the second largest identified need in the 2025 Housing Study.

History

In 2022, the City initiated the study and rezoning of the larger, 34.2-acre office park from ORC, Office and Research District to PMOD, Planned Mixed Office District. Robust community outreach to the public as well as to the property stakeholders and neighbors occurred over the course of that year. The PMOD rezoning received unanimous support from BZAP and was unanimously approved by Council in December 2022 ([Ordinance No. 67-2022](#)).

On July 23, 2025, NCR submitted Major Site Plan Application DEV-01-25. As part of the review process for the NCR project, significant outreach efforts were made by NCR and the City, even prior to the application submittal. A summary of such events has been provided below (2025):

- June 17 - Community meeting #1 (virtual)
- June 18 - Community meeting #2
- [July 2](#) - BZAP Work Session #1
- July 23 - Community meeting #3
- [August 18](#) - 1st reading at Council regarding development agreement ([Ordinance No. 28-2025](#))
- [August 25](#) - 2nd reading at Council regarding development agreement
- [September 3](#) - BZAP Work Session #2, where public testimony was received.
- [September 8](#) - 3rd reading and Council vote (5-0) to *approve* a development agreement in support of the proposed project. [*Public testimony related to the site plan was provided at all three Council readings. As part of the development agreement, the City will take on ownership of the proposed lake parcel and consider a shared-use path to connect to Northwest Kiwanis Park.*]
- September 9 - Upper Arlington School Board voted (5-0) to *authorize* the proposed development agreement.
- [September 17](#) - BZAP voted to *postpone* consideration of the Major Site Plan and Plat Amendment.
- [October 1](#) - BZAP voted to provide a *positive* recommendation of a plat amendment to City Council (5-1). BZAP voted to *deny* the Major Site Plan application (3-3).
- October 21 - Planning Appeal filed on behalf of NCR by Mr. Joseph Miller of Vorys.

Alternatives

Since the proposed Major Site Plan meets nearly all the PMOD zoning standards, there is not much practical room for improvement to the plan. Both before and during the application review process, several plan alternatives were discussed with NCR, all of which were determined to either conflict with the PMOD zoning (more variances), were impractical, or were simply cost-prohibitive.

North Bank Drive Maximum Setback Variance:

With regard to the variance to the maximum 10-foot setback along North Bank Drive, it was determined that the three buildings cannot be moved any closer to North Bank Drive due to existing utility easements. These easements (beyond City-controlled right-of-way) include a



sanitary sewer, fiber optic cable, electric lines and natural gas lines. At BZAP's request, the City Engineer more deeply researched and studied this infrastructure; a cost of near \$300,000 was estimated for its relocation, which assumes agreement by the utilities (see City Engineer's memo attached). A redesign of the office building, including the relocation of the lobby and conference rooms, was also considered but would not allow the building to move any closer to the street. The proposal exceeds all minimum rear yard setbacks and the rear (south) elevation even provides a height step-back on the upper floors to reduce visual impact to neighbors across the lake.

Office Building Depth:

The proposed depth of the office building is already at the minimum requirements and cannot be shortened any further. This is primarily due to the dimensions of the parking garage, which are at minimum requirements for both parking space depth and drive aisle widths. Shuffling the location of the office and senior housing buildings would not generate a different result, only substantially less green space and buildings closer to the lake.

Building Height:

The proposed buildings are below the maximum height allowed by the PMOD zoning, which was previously 76 feet, and are now at 64 feet for office (56 feet for residential uses near the lake). The floor plates of each building are in line with (or even below) national standards and are not excessive.

Underground Parking:

The cost of one level of underground parking (over \$75,000 per space) is substantially more than that of above-ground parking (over \$35,000 per space). To go a second story underground, which would be required to meet parking minimums, the cost per space increases exponentially. This would add at least \$4M to the project, making it cost-prohibitive. The figure does not include any potential structural and water table issues likely resulting from being close to the lake.

Recreational Path/Lake:

During the BZAP process, privacy concerns were raised by neighbors due to the proposed recreational path location along the northern edge of the lake. Future studies and resident input will inform the ultimate determination regarding this proposed amenity, per standard Parks and Recreation process.

Access:

A temporary construction access road is not needed due to the existing condition of Arlington Centre Boulevard and North Bank Drive. Per the PMOD rezoning, the UDO does not allow access via Stonehaven Drive (through the park) or Chevy Chase Avenue. The City has offered to study the closing of Arlington Centre Boulevard, south of the lake, and then opening a new connection, further south. If there is overwhelming interest from the Concord Village neighborhood, the City will pursue a pilot program during construction. There are pros and cons to this proposal, and the City is interested in hearing from residents three years after the previous discussion.

Requested Action

Staff respectfully requests that City Council adopt Ordinance No. 39-2025, to reverse the October 1, 2025, Board of Zoning and Planning (BZAP) decision disapproving Major Site Plan



Application DEV-01-25 - National Church Residences (NCR) campus redevelopment, including variances, with the following conditions:

1. *That the final building design and footprint of the western Senior Housing building be approved by BZAP at a future Work Session, where public notice of property owners within 100 feet will be required. Any changes to the primary use (senior living) would require an amendment to this Major Site Plan application;*
2. *That all future building-mounted signs utilize halo-lit illumination where appropriate;*
3. *That a final landscape plan be reviewed and approved by the City Forester before the removal of any on-site trees. Extensive efforts must be made to retain all existing healthy trees located along the northern edge of the lake. Any tree planted on City property, which includes the western parking lot and northern lake edge, must be pre-approved by the City Forester before installation, and may include alternate species and/or sizes; and*
4. *That the final design and location of the proposed recreational path, as well as the final design and use of the nodes terminating at the northern edge of the lake, be in consultation and approved by the City's Parks and Recreation Department.*

Attachments

1.	NCR Appeal Application
2.	City Engineer Memo 11.12.25
3.	Exhibits Submitted by Residents
4.	Ordinance No. 39-2025





25-4898

Planning Appeal

Status: Active

Submitted On: 10/21/2025

Primary Location

2335 NORTH BANK DR
UPPER ARLINGTON, OH
43220

Owner

NATIONAL CHURCH
RESIDENCES
COLUMBUS OH 43220,
43215

Applicant

 Joseph Miller
 614-464-6233
 jrmiller@vorys.com
 52 East Gay Street
Columbus, OH 43215

Appellant Information

Decision Appealing*

Board of Zoning & Planning

What Type of BZAP decision? ?

Major Site Plan

Appellant Name(s)*

National Church Residences ("NCR") – to
be contacted through counsel Joseph R.
Miller

Contact Address*

52 E Gay Street, Columbus, OH 43215

Contact E-Mail Address*

jrmiller@vorys.com

Contact Phone Number*

614-464-6233

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U.A. CITY CLERK

Reason for Appeal*

On October 1, 2025, the City of Upper Arlington Board of Zoning and Planning (“BZAP”) erroneously denied NCR’s application for approval of its Major Site Plan and Variance despite City Staff’s recommendation of approval. BZAP voted 3-3, which resulted in a denial of NCR’s Major Site Plan and Variance. Separately, BZAP recommended the Upper Arlington City Council (“City Council”) approve NCR’s proposed plat amendment.

The proposed Major Site Plan and Variance allows for redevelopment of NCR’s campus headquarters, including a new headquarters office building and two senior housing buildings. The one variance at issue was: *To allow a reduction in the maximum building setback for the office building from 10 feet to 15’-5” on North Bank Drive and 21’-2” on Arlington Centre Boulevard, for the middle senior living building from 10 feet to 20’-4” on North Bank Drive, and for the western senior living building from 10 feet to 16’-8” (all due to an existing utility easement)(Article 5.03).*

BZAP erred by denying NCR’s application because the Major Site Plan and Variance meet each and every requirement of the Unified Development Ordinance (“UDO”) and Ohio law. UDO §§ 4.05(M)(2), 4.09(D). Moreover, BZAP’s rejection of NCR’s application imposes undue hardship upon NCR. Without the variance, NCR cannot complete its Major Site Plan due to a unique feature of NCR’s property – specifically, an easement containing numerous utilities, such as gas lines, electrical lines, and fiber optics. The minimal variance protects these essential utilities. In addition, BZAP’s decision violates NCR’s private property rights protected by the Ohio and United States Constitutions.

NCR submits this appeal to City Council on questions of law and fact. Through counsel, NCR intends to present argument and evidence establishing that City Council must reverse BZAP’s decision and approve NCR’s Major Site Plan and Variance.

How to Decision Impacts You*

NCR is the property owner and applicant. NCR has been serving the Upper Arlington community for over forty years. As part of its ongoing commitment, NCR plans to redevelop its campus headquarters to add a new office headquarters building and two senior housing facilities.

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U.A. CITY CLERK

Project Information

Project Name

National Church Residences
Headquarters Campus Redevelopment

Project Address

2233-2335 North Bank Drive, Upper
Arlington, OH 43220

Decision Date

10/01/2025

'25 OCT 21 PM2:18
U.A. CITY CLERK



Date: November 12, 2025

To: Chad Gibson, AICP Community Development Director

From: Aaron Scott, P.E. City Engineer

RE: **NCR Proposed Sanitary Realignment**

Mr. Gibson,

The Upper Arlington Engineering Division has performed a preliminary analysis to determine the feasibility of relocating an existing sanitary sewer at the corner of North Bank Drive and Arlington Centre Boulevard. In short, the relocation is only possible if the upstream pipe run is also replaced, which would incur additional costs (likely significant) related to relocation of private utilities.

Existing Conditions

The existing sanitary sewer was built in 1973 and lies at the southwest corner of North Bank Drive & Arlington Centre Boulevard within a 15' *non-exclusive* easement at the back of the right of way line. The non-exclusive easement contains underground electric, fiber, and gas running parallel to the City Sanitary sewer. The sanitary line generally runs parallel to North Bank drive until approximately 170' west of Arlington Centre Boulevard at which point the sanitary line angles 13 degrees south across the northeast corner of the National Church Residences property, see Figure 1 below. The original scope of our analysis was to determine the feasibility of continuing this sanitary sewer on a parallel alignment to North Bank drive and abandoning the pipe run that angles south.

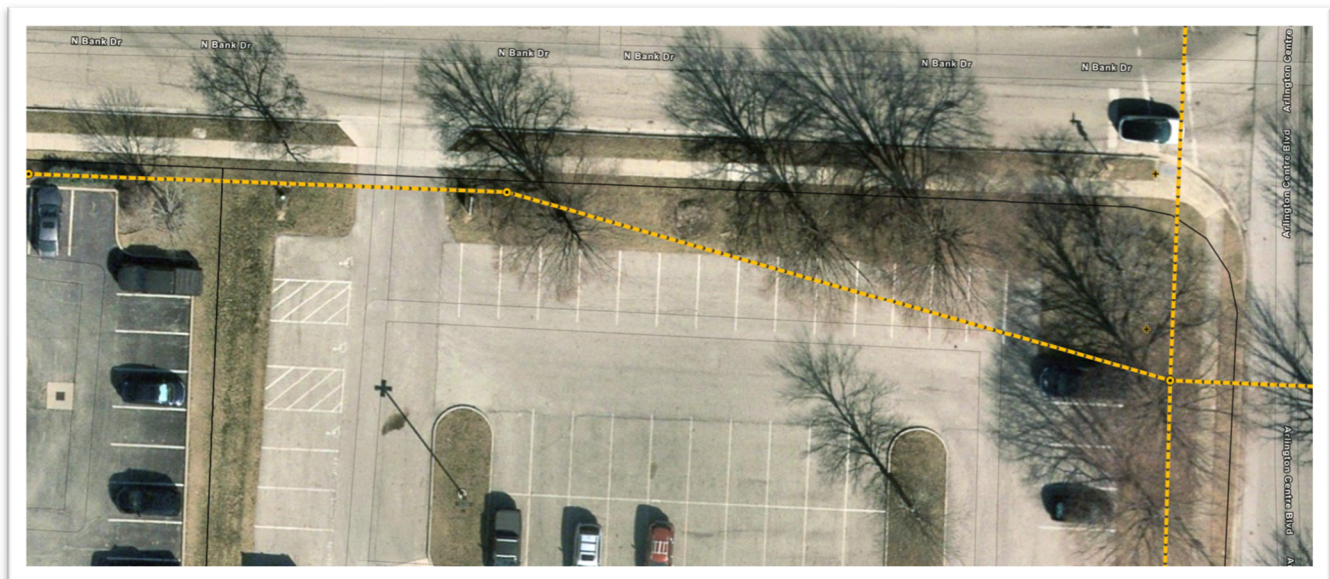


Figure 1

Analysis

To determine feasibility, we use information at hand to determine if the sanitary realignment can be accomplished while maintaining minimum standards and, if so, we establish a preliminary cost estimate for the work. In the staff report for the October 1st meeting of the Board of Zoning and Planning (BZAP), Engineering provided its opinion that, while technically feasible, the costs would be approximately \$300,000. The high cost is due to two factors:

1. The existing sanitary sewer is built at below minimum slope which, combined with the elevation and slope of the receiving sewer, prevents this line from meeting minimum slope requirements without replacing the upstream pipe run as well.
2. The upstream pipe run (as well as a portion of the angled pipe run) is underneath multiple private utilities within the non-exclusive easement which would require some level of private utility relocation to enable the sanitary line being replaced.

The above determination was questioned by the Board of Zoning and Planning on the grounds that the survey completed by Kleingers Group contained elevations that differed from the City's record documents. The question was also posed as to whether a *partial* realignment of the angled pipe run was feasible. Since this meeting we have taken steps to validate the survey data, re-evaluate the original realignment scope, as well as complete an analysis of the partial realignment proposed using this validated data.

Data Validation

The Kleingers group sent their survey team back into the field to re-survey the pipe elevations of the sanitary manholes in question. This survey showed elevations that matched our record plans. The Engineering division completed its field survey on October 13th which showed elevations that confirmed both the record plans and the updated survey from the Kleingers group.

These survey elevations confirm our record data which validates our original position that re-routing the angled portion of the sanitary sewer would require replacement of the upstream pipe run as well to meet minimum design standards. Using these elevations we've also looked at the feasibility of a partial realignment of the angled sewer line, and we've confirmed that this realignment cannot be accomplished while meeting minimum design standards.

Sanitary extensions for new developments are often installed at or near minimum slope and at a depth determined by the receiving sewer. This allows the sewer to be extended to service areas further up in the sewer shed and remain deep enough to accommodate a typical basement. The size, depth, and slope of the sanitary line in question are not abnormal and the limitations to this realignment would likely be seen in many other sanitary sewer runs with an upstream pipe.

Attached to this memo are separate exhibits showing the existing conditions, the original proposed realignment, and the secondary proposed realignment, all with elevations noted.



Aaron Scott, P.E.
City Engineer

Exhibit A - Existing Conditions



Survey Legend
Kleingers Survey 10.07.25
UA SSES Study (corrected UA Datum)
UA Field Check 10.13.25

ARLINGTON CENTRE BOULEVARD
(70' R/W, PB 45 PG 32)

10' Setback

Utility Easement -
Width Varies

- PROPOSED LEGEND**
- 100 CATCH BASIN
 - 100 MANHOLE
 - A SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - ASPHALT PAVEMENT
 - CONCRETE WALK

- NOTES**
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED
 - ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

CODED NOTES

PARKING COUNT

SITE DEVELOPMENT DATA

SITE ADDRESS: 2245 NORTH BANK DRIVE, COLUMBUS, OHIO 43220

OWNER: NATIONAL CHURCH RESIDENCES
2245 NORTH BANK DRIVE
COLUMBUS, OHIO 43220
PHONE: (216) 701-0244
CONTACT: KEVIN BROWN
EMAIL: kbrown@nationalchurchresidences.org

ARCHITECT: MA DESIGN
775 YARD STREET, SUITE 325
COLUMBUS, OH 43212
PHONE: (614) 764-0407
CONTACT: RUSS GARBBER
EMAIL: russg@designwithma.com

SITE ENGINEER: THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE H
WESTERVILLE, OH 43082
PHONE: (614) 682-4311
FAX: (614) 682-4479
CONTACT: MIKE COUVREUR
EMAIL: mike.couvreur@kleingers.com

EXISTING USE: CORPORATE OFFICE
PROPOSED USE: CORPORATE OFFICE

ZONING DISTRICT: PMOD

EXISTING BUILDING HEIGHT: 34'-36"
MAXIMUM BUILDING HEIGHT: 56'

EXISTING IMPERVIOUS AREA: 4.39 AC.
PROPOSED IMPERVIOUS AREA: 3.69 AC.
REDUCTION IN IMPERVIOUS AREA: 0.7 AC. 15.94% REDUCTION

PROPOSED LOT 3

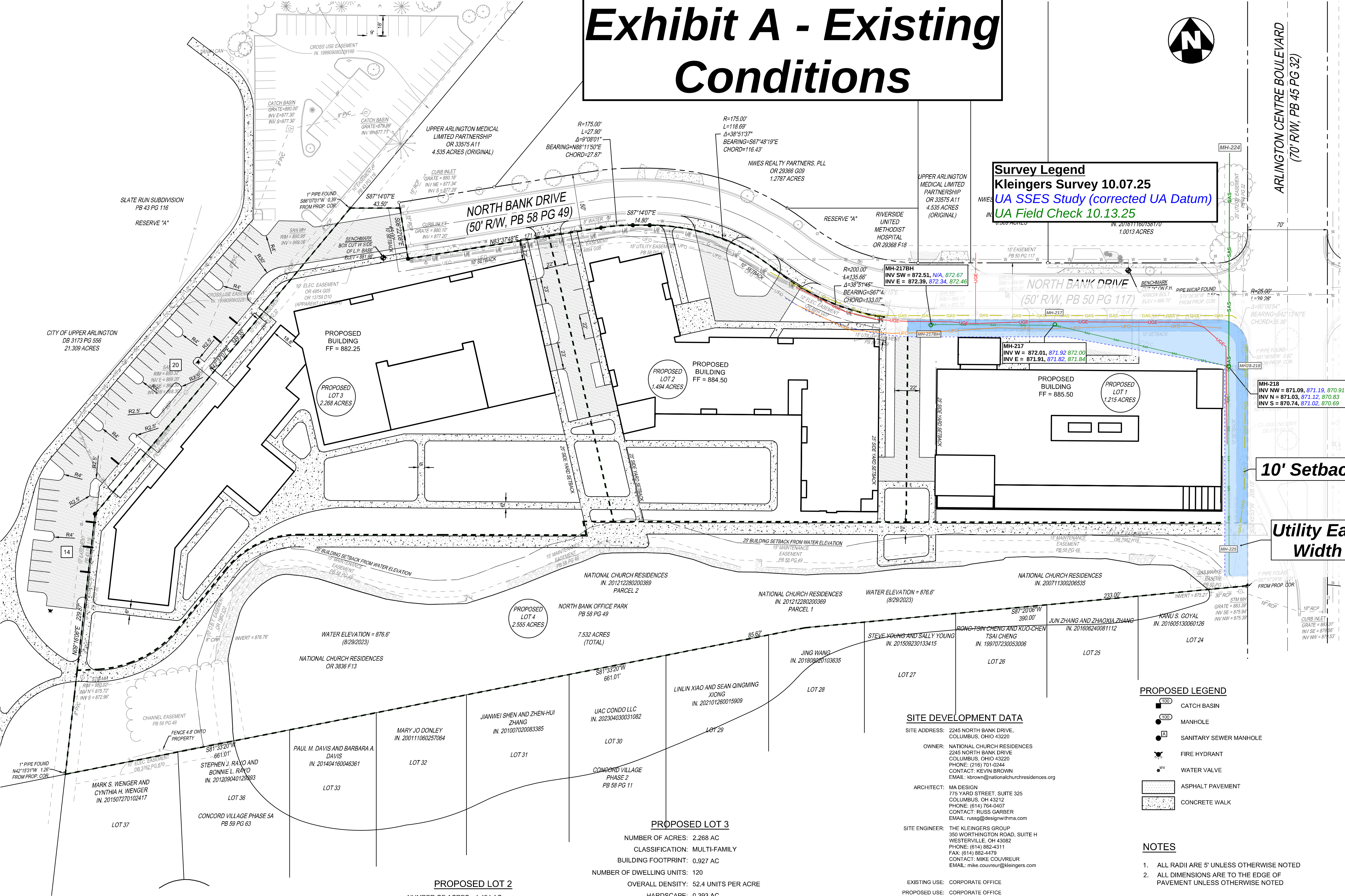
NUMBER OF ACRES: 2.268 AC
CLASSIFICATION: MULTI-FAMILY
BUILDING FOOTPRINT: 0.927 AC
NUMBER OF DWELLING UNITS: 120
OVERALL DENSITY: 52.4 UNITS PER ACRE
HARDSCAPE: 0.393 AC
LOT COVERAGE: 58%
PROPOSED LOT 4
NUMBER OF ACRES: 2.555 AC
WATER FOOTPRINT: 1.373 AC
HARDSCAPE: 0.274 AC
LOT COVERAGE: 64%

PROPOSED LOT 2

NUMBER OF ACRES: 1.494 AC
CLASSIFICATION: MULTI FAMILY
BUILDING FOOTPRINT: 0.607 AC
NUMBER OF DWELLING UNITS: 80
OVERALL DENSITY: 53.5 UNITS PER ACRE
HARDSCAPE: 0.344 AC
LOT COVERAGE: 64%

PROPOSED LOT 1

NUMBER OF ACRES: 1.215 AC
CLASSIFICATION: OFFICE
BUILDING FOOTPRINT: 0.730 AC
HARDSCAPE: 0.162 AC
LOT COVERAGE: 73%



THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

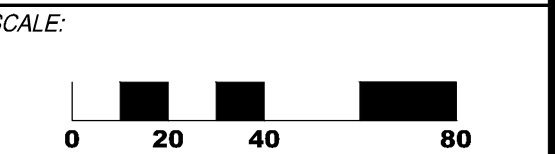
www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.682.4311

CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN

NATIONAL CHURCH RESIDENCES
NORTH BANK DRIVE

PROJECT NO: 230274.000

DATE: 2025-06-25



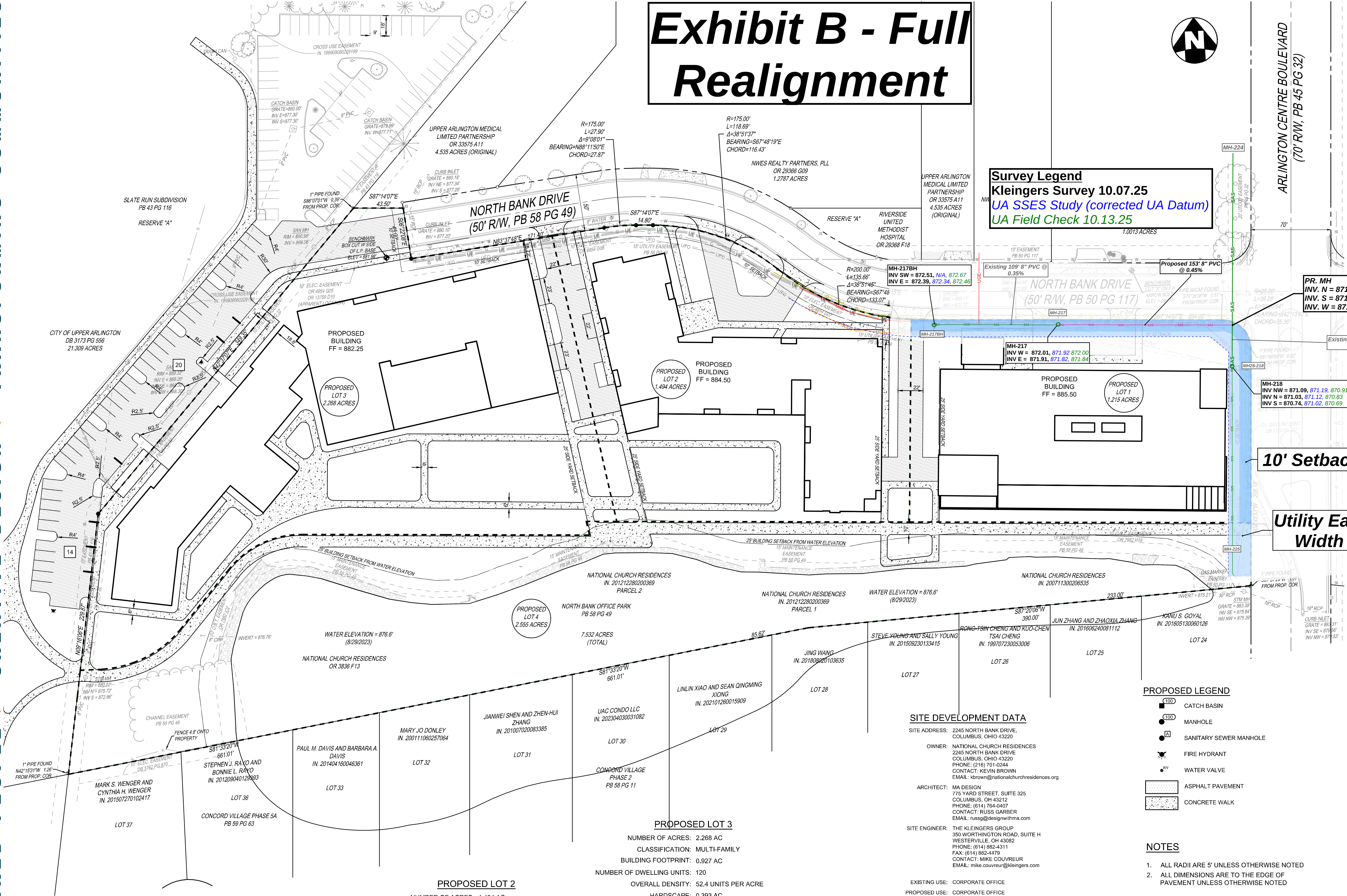
SHEET NAME:

LOCATION PLAN

SHEET NO.

C100

Exhibit B - Full Realignment



Survey Legend
Kleingers Survey 10.07.25
UA SSES Study (corrected UA Datum)
UA Field Check 10.13.25

10' Setback

Utility Easement -
Width Varies

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SITE ENGINEER: THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE H
WESTERVILLE, OH 43082
PHONE: (614) 682-4311
FAX: (614) 682-4479
CONTACT: MIKE COUVREUR
EMAIL: mike.couvreur@kleingers.com

EXISTING USE: CORPORATE OFFICE
PROPOSED USE: CORPORATE OFFICE

ZONING DISTRICT: PMOD
EXISTING BUILDING HEIGHT: 34'-36"
MAXIMUM BUILDING HEIGHT: 56'
EXISTING IMPERVIOUS AREA: 4.39 AC.
PROPOSED IMPERVIOUS AREA: 3.69 AC.
REDUCTION IN IMPERVIOUS AREA: 0.7 AC. 15.94% REDUCTION

PROPOSED LEGEND

- CATCH BASIN
- MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- ASPHALT PAVEMENT
- CONCRETE WALK

NOTES

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CODED NOTES

- # PARKING COUNT



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SURVEYING
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ARCHITECTURE

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Suite H
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614.682.4311

CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN NATIONAL CHURCH RESIDENCES NORTH BANK DRIVE

PROJECT NO: 230274.000

DATE: 2025-06-25

SCALE:



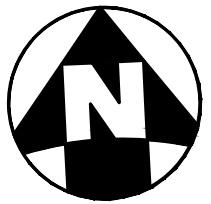
SHEET NAME:

LOCATION PLAN

SHEET NO.

C100

Exhibit C - Partial Realignment



ARLINGTON CENTRE BOULEVARD
(70' R/W, PB 45 PG 32)

Survey Legend
N Kleingers Survey 10.07.25
UA SSES Study (corrected UA Datum)
UA Field Check 10.13.25

PR. MH
INV. N = 871.20
INV. S = 871.10 - Controlling Elevation
INV. W = 871.08

10' Setback

Utility Easement -
Width Varies

PROPOSED LEGEND

- CATCH BASIN
- MANHOLE
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CONTACT: KEVIN BROWN
EMAIL: kbrown@nationalchurchresidences.org
ARCHITECT: MA DESIGN
775 YARD STREET, SUITE 325
COLUMBUS, OH 43212
PHONE: (614) 764-0407
CONTACT: RUSS GARBBER
EMAIL: russg@designwithma.com
SITE ENGINEER: THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE H
WESTERVILLE, OH 43082
PHONE: (614) 682-4311
FAX: (614) 682-4479
CONTACT: MIKE COUVREUR
EMAIL: mike.couvreur@kleingers.com
EXISTING USE: CORPORATE OFFICE
PROPOSED USE: CORPORATE OFFICE
ZONING DISTRICT: PMOD
EXISTING BUILDING HEIGHT: 34'-36"
MAXIMUM BUILDING HEIGHT: 56'
EXISTING IMPERVIOUS AREA: 4.39 AC.
PROPOSED IMPERVIOUS AREA: 3.69 AC.
REDUCTION IN IMPERVIOUS AREA: 0.7 AC. 15.94% REDUCTION

PROPOSED LOT 3

NUMBER OF ACRES: 2.268 AC
CLASSIFICATION: MULTI-FAMILY
BUILDING FOOTPRINT: 0.927 AC
NUMBER OF DWELLING UNITS: 120
OVERALL DENSITY: 52.4 UNITS PER ACRE
HARDSCAPE: 0.393 AC
LOT COVERAGE: 58%
PROPOSED LOT 4
NUMBER OF ACRES: 2.555 AC
WATER FOOTPRINT: 1.373 AC
HARDSCAPE: 0.274 AC
LOT COVERAGE: 64%

PROPOSED LOT 2

NUMBER OF ACRES: 1.494 AC
CLASSIFICATION: MULTI FAMILY
BUILDING FOOTPRINT: 0.607 AC
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PROPOSED LOT 1

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www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.682.4311

CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN
NATIONAL CHURCH RESIDENCES NORTH BANK DRIVE

PROJECT NO: 230274.000
DATE: 2025-06-25
SCALE: 0 20 40 80

LOCATION PLAN

SHEET NAME:
SHEET NO:
C100

From: [Nick D](#)
To: [Taylor Mullinax](#); [Krystal Gonchar](#); [Chad Gibson](#); [Brooke Bowman](#); [Jim Lynch](#); [Steven Schoeny](#); [Planning-Web](#)
Cc: [Ukeme Awakessien Jeter](#); [city.council-Web](#); [Abby Davis](#); [Brian Close](#); [Heidi Munc](#); [Todd Walter](#); [Planning-Web](#)
Subject: NCR: Updates and Requests from BZAP Meeting (Plot Map Vote)
Date: Sunday, October 5, 2025 4:18:48 PM

VIA EMAIL

Date: October 5, 2025

To: Upper Arlington City Council

Cc: BZAP, City Manager, City Attorney, Clerk of Council

Re: NCR Project—Illegality of Proposed Plat/Restriction Changes; Structural Conflicts; Process Integrity; Public Subsidy and Ownership Concerns

Council Members,

We write on behalf of affected homeowners in Concord Village Neighborhood to demand that Council immediately **deny** any request to modify the recorded plat restrictions and to re-set this proceeding onto a lawful, impartial footing. If Council proceeds on the current path, it will invite an immediate appeal under **R.C. Chapter 2506**, equitable enforcement of the running covenants in court, and related remedies.

We have retained counsel. Please treat this as a litigation hold letter and preserve all documents, emails, texts, draft packets, and communications with NCR and its agents.

I. Issue #1 — Recorded Plat/Restriction Changes Are Not Lawful Here

1. **Private covenants run with the land and are enforceable despite zoning approvals.** Ohio courts have long enforced deed/plat restrictions as property rights, not mere policy preferences. Where the language is unambiguous, courts enforce it as written—including by injunction. See, e.g., **Cleveland Baptist Assn. v. Scovil**, 107 Ohio St. 67 (1923) (enforce as written); **Brown v. Huber**, 80 Ohio St. 183 (1909) (injunctive enforcement of deed restrictions); more recent Ohio decisions repeatedly reaffirm these principles.
2. **Zoning/plat approvals do not extinguish private covenant rights.** Ohio’s platting statutes themselves separate *approval* from *acceptance of dedications*, and they do not authorize the City to erase third-party property rights by a simple vote. “Approval of a plat shall not be an acceptance by the public of the dedication...” **R.C. 711.05 / 711.09 / 711.10**. Our prior filing to BZAP preserved this exact point (approval ≠ acceptance; co-owner rights preserved).
3. **Your Plat Map Amendment Conflict of Interest.** The recorded restriction on our plot map and NCR’s states that it “shall run with the land...and may be enforced by the City, *owners of neighboring property*, or a property owners association where violations would adversely affect value or enjoyment.” **The City cannot lawfully strip away a restriction that safeguards neighboring homeowners while negotiating to receive the restricted land as a gift for itself. This is a huge conflict of interest, and deeply unethical.** Your own Assistant City Attorney went on record at the recent BZAP meeting stating (snippets of her quotes below) that she wanted to remove the restrictions so when the city gets the land they can do whatever they want since they will own it. This is completely unacceptable. Here are some of her statements from 1:35-1:42:55 in the recording: “The city is looking for ownership of that parcel at some point...basically the city can make these modifications of these easements.

We reviewed this and we don't have concerns. A path isn't that different than a rock garden... We would be allowed to put in a path in that area... To make sure there is no question to the city's ability to put a path in there... and just to clarify that there is no question... this is our legislative process we do to make plot changes... **clarify that when this becomes city property the city gets more rights to do what we want to do with our land.**" So, basically the city voted to change NCR's plot map, for a future potential ownership that they don't even have yet, that negatively impacts us to benefit itself.

4. **Structural conflict bars the City from adjudicating away neighbors' property rights to obtain a thing of value for itself.** The City is reportedly being *gifted* NCR's portion of the lake and adjacent land to fold into a park with a new public sidewalk. When a decision-maker or its institution has a material stake in the outcome, due process requires disqualification or an independent, neutral adjudicator. See **Tumey v. Ohio**, 273 U.S. 510 (1927) and **Ward v. Village of Monroeville**, 409 U.S. 57 (1972) (no adjudication where the deciding authority has a direct, substantial, pecuniary interest). The principle applies to local bodies exercising quasi-judicial functions: an impartial tribunal is required when property rights are at stake.

Bottom line: The City cannot "vote away" third-party covenant rights that protect lake use, setbacks, and property values—especially where the City stands to receive land and access improvements as a consequence. Doing so would be unlawful and voidable for lack of an impartial decision-maker and for impairment of private property rights.

Requested actions (Issue #1):

- Withdraw/deny any attempt to modify or "reinterpret" the recorded restrictions.
- Produce a **written legal memorandum** explaining the precise statutory/case authority the City Attorney believes grants power to extinguish third-party covenant rights while the City simultaneously receives land/access; include conflict-screening analysis against **Tumey/Ward** principles.
- Confirm in writing that any public access/dedication along the lake will not be accepted or advanced **without** documented co-owner consent and a co-design process. (Approval ≠ acceptance under **R.C. 711.**)

II. Issue #2 — Manipulation, Coercion, and Process Integrity Failures

1. **Withholding material objections from the packet** (your staff "omitted" our letter raising illegality and the 11 coordinated, non-resident "support" emails) undermined the fairness of a quasi-judicial record. Ohio's Open Meetings Act and Public Records Act require openness, timely minutes, and prompt availability of public records; they exist to prevent exactly this kind of opacity. See **R.C. 121.22** (open meetings; minutes promptly prepared and open to inspection) and **R.C. 149.43** (public records must be organized, maintained, and produced).
2. **Excessive pressuring by the City Manager, to a BZAP board member, Kevin Carpenter, on the record** after a light-hearted comment—paired with staff's overt irritation at Council's scrutiny—reads as improper influence. In a Chapter **2506** appeal, the common pleas court examines whether the decision is **"unsupported by the preponderance of substantial, reliable, and probative evidence,"** or is **arbitrary, capricious, or unreasonable.** Erratic process, suppressed objections, and manufactured "support" are classic grounds for reversal or remand. See **R.C. 2506.04; Dudukovich v. Lorain Metro. Hous. Auth.**, 58 Ohio St.2d 202 (1979); **C. Miller**

Chevrolet v. Willoughby Hills, 38 Ohio St.2d 298 (1974).

3. **Shifting technical rationales = moving the goalposts.** Staff first claimed a city-owned sewer could not be moved, then said it was too expensive, then pivoted to pipe slope feasibility after multiple experts—including a civil-engineer BZAP Board member—refuted prior claims. That pattern does not meet the **reliable/probative/substantial** standard. Chapter 2506 review allows courts to weigh the whole record and set aside decisions infected by unreliable or pretextual justifications.

Requested actions (Issue #2):

- Direct the Clerk and Law Department to supplement the **entire** record with all omitted neighbor submissions, email “support” headers/metadata, and staff communications relating to packet assembly.
- Adopt a formal **quasi-judicial hearing protocol** requiring pre-hearing disclosure of all materials and banning staff commentary that could chill or intimidate Board members on the record.
- Assign an **independent hearing officer** (or outside counsel) for any further proceedings due to the City’s institutional stake in the land transfer (see **Tumey/Ward**), and re-notice the matter.

III. Issue #3 — Ownership Structure, Public Subsidy, and Tax-Base Risk

1. **Undisclosed ownership flip:** We learned at hearing that the *for-profit developer*—not NCR—will own the HQ building and lease it back to NCR. Yet NCR witnesses, under oath, resisted any meaningful design accommodations neighbors requested. If the owner of record is not even at the table, City conditions must protect the public and the neighbors **against the actual owner’s incentives**. That includes enforceable setbacks, lake-edge protections, and remedies running with the land—not just with a tenant.
2. **\$1M public subsidy to a for-profit owner demands heightened scrutiny.** Ohio’s Constitution permits economic-development expenditures only for public purposes; when funds flow to a for-profit owner, Council must document the public purpose and adopt **clawbacks** if jobs/taxes do not materialize. Those taxes are at heightened risk in a hybrid/WFH era.
3. **Remote-work reality shrinks expected municipal income taxes.** Ohio’s pandemic-era “principal workplace” fiction has ended; as of 2022, employer withholding is generally tied to the employee’s **actual** work location. Cities themselves now warn residents and employers to withhold to the municipality where work is physically performed. See City of Oakwood guidance (“Beginning with tax year 2022, employer withholding has shifted back to pre-pandemic rules...withhold where employees are working”), RITA employer FAQ, and state/Ohio Supreme Court updates clarifying that the temporary 2020 rule was just that—temporary. The city might receive as much tax revenue as they hope.

NCR’s own job postings advertise **hybrid/remote** arrangements for HQ roles—further eroding the City’s projected payroll-tax base tied to this project. The City cannot justify a seven-figure subsidy on optimistic tax assumptions that ignore where employees actually work. I know your paperwork says to them they their employees must work in the office, but there is not legal way for you to enforce that on them in the years to come.

Requested actions (Issue #3):

- Disclose the **final ownership structure** and require the *owner of record* to be a signatory to all conditions.
 - Condition any subsidy on measurable, auditable **in-municipality** payroll and presence; include clawbacks tied to actual withholdings under current law.
-

Remedies and Next Steps

1. **Immediate denial** of any plat/restriction change that impairs third-party rights; or, at minimum, continue the matter and require a written City Attorney memo addressing **(a)** authority to extinguish running covenants benefitting neighbors, **(b)** due-process/structural-bias concerns under **Tumey/Ward**, and **(c)** how “approval ≠ acceptance” under **R.C. 711** will be honored.
 2. **Independent adjudication** going forward due to the City’s direct institutional interest in the land gift and public-access outcome.
 3. **Record correction** with all neighbor submissions included and with a written, evidence-based response to the sewer-relocation feasibility (not shifting assertions). **R.C. 2506.04** requires substantial, reliable, probative evidence; the present record does not meet that standard.
 4. **Confirmation in writing** that no acceptance of any lake-edge dedication or public access will be advanced without co-owner consent and joint design control, consistent with our prior filing.
-

Why this matters

This is not about stopping senior housing, revenue, or civic pride. It is about the rule of law and basic fairness. **You cannot change the rules on a recorded plat to benefit yourselves as a land recipient while silencing the very people those rules protect.** Doing so will not survive judicial review, and it will do lasting damage to public trust—**especially in an election season when transparency and integrity matter most.**

We are prepared to proceed under **R.C. Chapter 2506** and in equity to enforce our rights, including injunction and damages for impairment of value and enjoyment. We would much prefer a lawful redesign now—setback-agreed upon, with utility solutions that are routine on projects of this scale—than protracted litigation later.

Please place this letter in the **official record** and **respond in writing** to each requested action within ten (10) days.

Respectfully,

Nick Davis

On behalf of Concerned Citizens within Concord [\[JF4\]](#) Village Neighborhood

This way you aren't claiming that 100% of CV residents feel exactly the same way.

National Church Residence Proposed Project

Subject: Concord Village resident/UA citizen concerns

Please distribute to all City Council Members immediately and before:

City Council Special Meeting

Monday, November 17, 2025

6:00 PM

Subject: List of Concerns and Comments for distribution to and review by City Council

- The City Council voted to approve the project the first time when they were told by City Management at meetings on 8/25/2025 and again on 9/8/2025 that “the sewer line can’t be moved because of the other utilities”, or that “it will cost a million dollars”. The City and a private Civil Engineer have now confirmed that it will cost less than \$300k to relocate the sewer line (without impact to other utilities) and move the building ~15 feet further from the lake. Assuming that it was simply an oversight, the question remains as to how our City Management was so underinformed and unprepared about a key issue surrounding a major project.

The Concord Village homeowners' group has worked with a licensed Civil Engineer who has spent ~10 hours reviewing the situation and preparing 3 drawings (see attachments) that illustrate the following:

- 1 Existing Sewer – Drawing by Kleingers
- 2 Proposed Sewer – Modifications by Homeowners Group – Reviewed by BZAP with City Cost Est. of \$290K (including Contingency)
- 3 Other Sanitary Sewer Alternatives – Modifications by Homeowners Group (Recently prepared and not presented previously)

Instead of “just good enough” engineering of the solution for the sanitary sewer line, why isn’t the City Council expecting the City Staff to review all options and recommend the best one that meets both NCR needs and addresses the concerns of Concord Village residents? The impact of the change referred to in Drawing 2 Proposed Sewer would enable moving the building 15-20 feet farther from the residences at the narrowest part of the lake, which are most impacted by this project.

The cost to move the sewer is only 3.5% of the total \$85m project. We are sure that there must be a contingency that far exceeds \$300k built into the NCR project. As an alternative, wouldn't it be easy for the City to take the \$300k from the incentive to be paid to NCR? Isn't the cost a small /concession/benefit that can be provided by NCR and/or the City to mitigate a portion of the impact of the NCR Headquarters building on the existing residences on the south side of the lake? When NCR was working on the Stafford Village redevelopment in Worthington, they held over 100 meetings, and the City held National Church Residences accountable for relocating a sanitary line (see page 7 of 57, item 13 of the attached document).

- Three of the six BZAP board members stated correctly that they were elected to represent the citizens of UA. In doing so, they didn't reject NCR's building or object to their presence on the property, but rather just wanted NCR to compromise and work with the citizens and the City to build the building as far from the residences as possible. NCR ignored their obvious guidance. BZAP gave NCR multiple opportunities to redesign their building and even offered to delay the vote for another meeting after NCR failed to bring any alternative designs to the meeting on 10/1. NCR chose to let the motion go to a vote despite multiple warnings that the Board did not seem to be in full agreement.

The 3 BZAP members (one is a Civil Engineer very familiar with the utility issues) voted "no" only because NCR had shown no interest in any compromise, or in being the "good neighbors" they claim to be. Have you watched the video of the BZAP Meeting and the vote related to the NCR project? Specifically, please watch the portion after public testimony and then decide whether the City Manager and the Community Development Director exercised a reasonable level of objectivity or whether NCR displayed any real desire to work with individual homeowners.

- NCR has done almost nothing to rework its design to allow for the building to be moved further north. They removed an awning on the south side of the building to provide for slightly less mass looming behind the residences on the south side of the lake, but have done nothing to modify the lobby (despite tangible suggestions and drawings provided by citizens – see attachment) to modify the lobby and allow the building to be moved further to the north. It does not seem very wise on NCR's part, as a few minor modifications and a little willingness to engage with their neighbors in Concord Village would have put us all in a much better position now, and their project would have been underway.
- The citizens who live along the south side of the lake across from the proposed NCR project are very concerned about the management of the lake. The City has simply stated that it will be managed, but where are the details? How will it be managed? Who will bear the cost? What if there are major issues, like dredging to restore the flow, etc.? If it's not a big concern, then why

can't we see a plan? There is no agreement between CVAA and NCR for lake maintenance despite the City Manager stating there is one. This has been confirmed with the CVAA Homeowners Association.

There have also been conflicting statements on whether the City will assume total maintenance of the lake (which would be the more prudent choice given public entities are held to procurement standards not applicable to private residents). This matter is too important to simply figure out later. The major site application contains various conditions included by the City; therefore, it seems very plausible to include conditions requiring the establishment of lake health pre-construction, mandating remediation post-construction, and outlining the city's intention regarding maintenance once the land is conveyed.

- It couldn't be clearer now, as a result of their appeal, that NCR wants to build in UA, and at the location on North Bank Drive. Does it seem to you that we may be wasting taxpayer money on incentives for NCR? Can City Management explain why the incentives are needed at this point? Isn't that a fiduciary responsibility of you, our City Council, to ensure the proper and best use of our money?
- Where are the NCR Executives and Board Members who are UA residents? Have any of them been to any of the meetings to hear directly from the residents? All of our outreach directly to the NCR senior executives and their Board of Directors has been met with silence or, at most, simple, legally scrubbed form letters. Maybe they don't agree with the way the proposed project is impacting existing UA residents, or maybe they do agree and don't want to be associated with it? It certainly doesn't show much, if any, commitment on the part of NCR to work with the community. If their NCR development is so great and truly extends beyond just a new showpiece Headquarters building and the profitability tied to the senior living units, then why aren't the top executives and board members out "evangelizing" the goodness of the project in the local community?

At the very least, the citizens in Concord Village have felt underrepresented by the City Council, and at worst, discriminated against, related to the NCR development. We are deeply concerned about why City Staff have not been more impartial in this process. However, there is still time for the City Council to demand a reasonable compromise that allows the citizens of Concord Village to support the proposed NCR project.

Our message remains clear. Our concerns are primarily with the placement of the NCR Headquarters building and the management of the lake. We continue to support the development

of senior living options in Upper Arlington. We are asking the City Council to work towards a better balance between the rights of citizens and the tax dollars that come with NCR's new development.

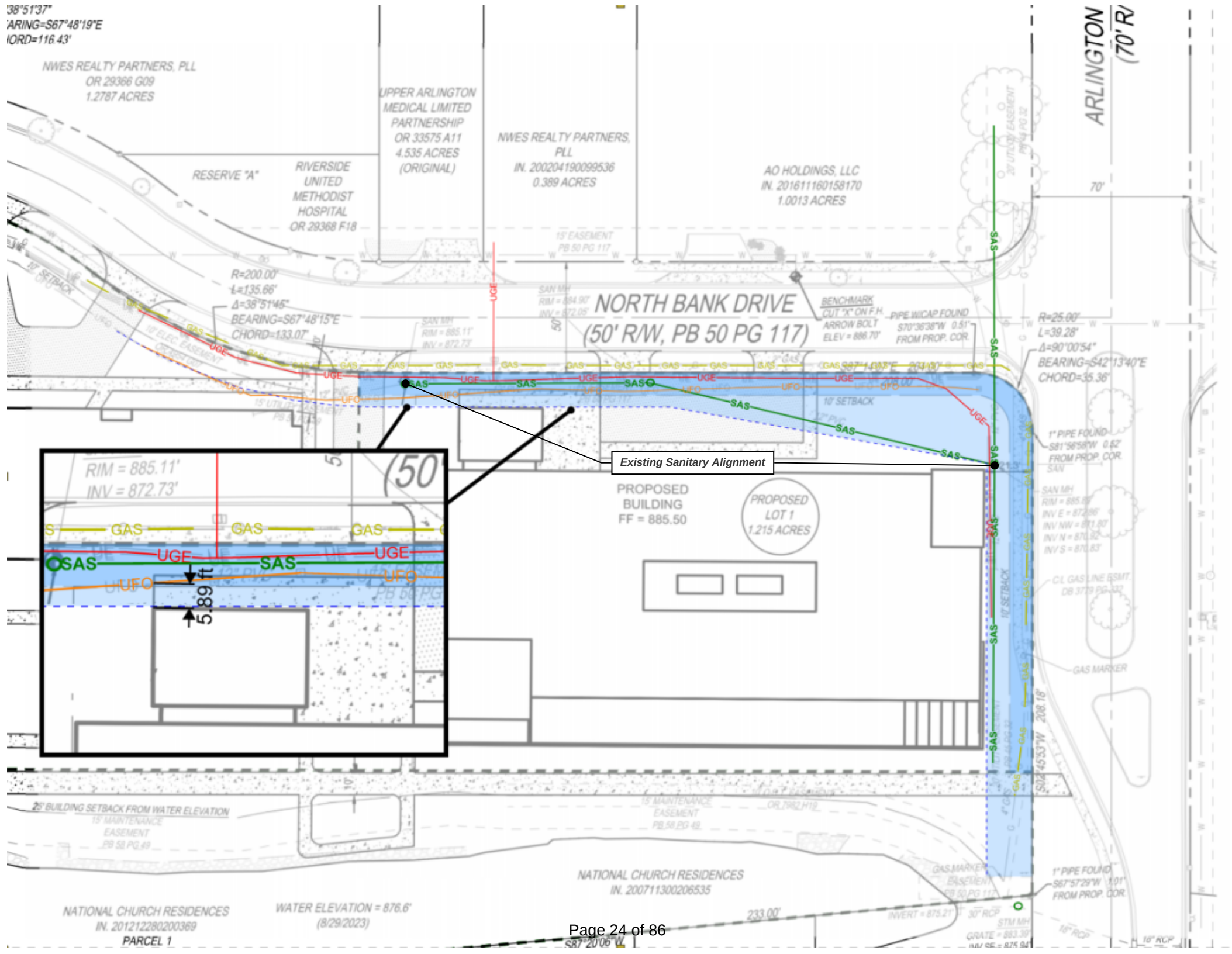
If you decide to approve the NCR Development Project, then we ask you to also represent the residents of Concord Village by making your approval contingent on two items:

1. The sewer line for the NCR Headquarters building is relocated, and the lobby of the HQ building is redesigned, to allow for the south face of the NCR HQ building to be shifted 15-20 feet further to the north.
2. A plan for the lake management is developed and agreed to by the City, the Concord Village residents along the south side of the lake, and the Concord Village HOA.

We remain available should you have any questions or would like further information.

Respectfully,

Concerned Concord Village Residents



8°51'37"
ARING=S67°48'19"E
ORD=116.43'

NWES REALTY PARTNERS, PLL
OR 29366 G09
1.2787 ACRES

UPPER ARLINGTON
MEDICAL LIMITED
PARTNERSHIP
OR 33575 A11
4.535 ACRES
(ORIGINAL)

NWES REALTY PARTNERS,
PLL
IN. 200204190099536
0.389 ACRES

AO HOLDINGS, LLC
IN. 201611160158170
1.0013 ACRES

RESERVE "A"
RIVERSIDE
UNITED
METHODIST
HOSPITAL
OR 29368 F18

$R=200.00'$
 $L=135.66'$
 $\Delta=38°51'45"$
BEARING=S67°48'15"E
CHORD=133.07'

15' EASEMENT
PB 50 PG 117

NORTH BANK DRIVE
(50' RW, PB 50 PG 117)

BENCHMARK
CUT "X" ON F.H.
ARROW BOLT
ELEV = 886.70'
PIPE W/ CAP FOUND
S70°36'38"W 0.51'
FROM PROP. COR.

$R=25.00'$
 $L=39.28'$
 $\Delta=90°00'54"$
BEARING=S42°13'40"E
CHORD=35.36'

1" PIPE FOUND
S81°56'58"W 0.62'
FROM PROP. COR.
SAN

SAN MH
RIM = 885.85'
INV E = 872.96'
INV NW = 871.80'
INV N = 870.32'
INV S = 870.83'

C.I. GAS LINE BSMT.
DB 3719 PG 332

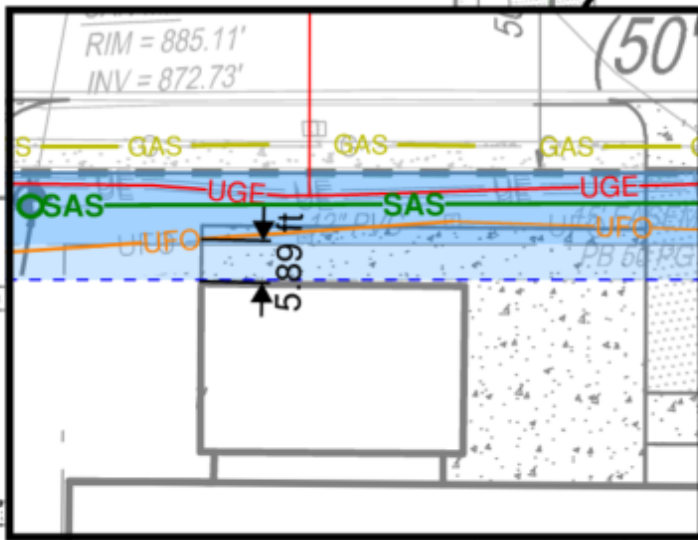
GAS MARKER

1" PIPE FOUND
S67°57'29"W 1.01'
FROM PROP. COR.

Potential Sanitary Realignment
- 270' of replaced sanitary

PROPOSED
BUILDING
FF = 885.50

PROPOSED
LOT 1
1.215 ACRES



NATIONAL CHURCH RESIDENCES
IN. 201212280200369
PARCEL 1

WATER ELEVATION = 876.6'
(8/29/2023)

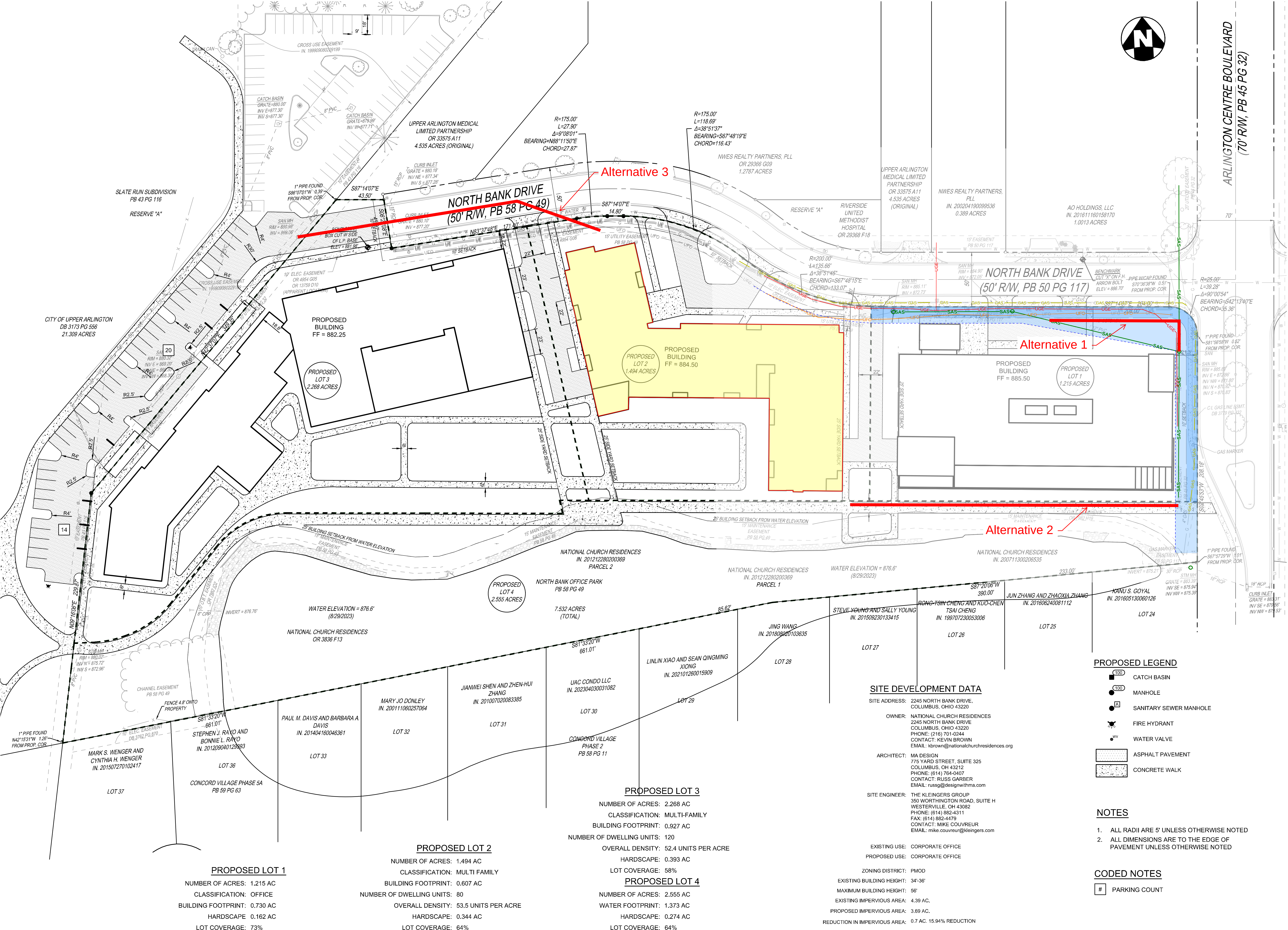
NATIONAL CHURCH RESIDENCES
IN. 200711300206535

GAS MARKER
EASEMENT
PB 50 PG 117

INVERT = 875.21'
30" RCP
STM MH
GRATE = 883.39'
14" RCP = 876.91'

18" RCP

ARLINGTON
(70' RW)



ARLINGTON CENTRE BOULEVARD
(70' R/W, PB 45 PG 32)

- PROPOSED LEGEND**
- 100 CATCH BASIN
 - 100 MANHOLE
 - A SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - ASPHALT PAVEMENT
 - CONCRETE WALK

- NOTES**
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED
 - ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

CODED NOTES

PARKING COUNT

SITE DEVELOPMENT DATA

SITE ADDRESS: 2245 NORTH BANK DRIVE, COLUMBUS, OHIO 43220

OWNER: NATIONAL CHURCH RESIDENCES
2245 NORTH BANK DRIVE
COLUMBUS, OHIO 43220
PHONE: (216) 701-0244
CONTACT: KEVIN BROWN
EMAIL: kbrown@nationalchurchresidences.org

ARCHITECT: MA DESIGN
775 YARD STREET, SUITE 325
COLUMBUS, OH 43212
PHONE: (614) 764-0407
CONTACT: RUSS GARBBER
EMAIL: russg@designwithma.com

SITE ENGINEER: THE KLEINGERS GROUP
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PHONE: (614) 682-4311
FAX: (614) 682-4479
CONTACT: MIKE COUVREUR
EMAIL: mike.couvreur@kleingers.com

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CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.682.4311

Original Location Plan prepared by The Kleingers Group. This Sanitary Sewer Alternatives Plan prepared by the Homeowners Group.

CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN

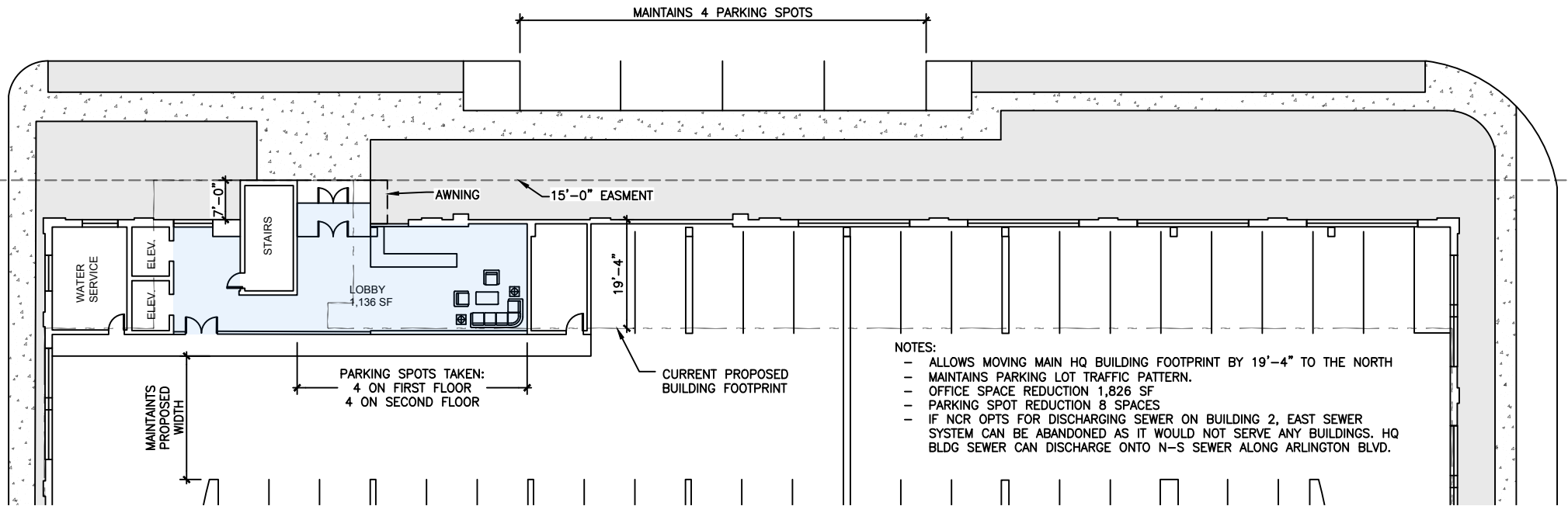
NATIONAL CHURCH RESIDENCES NORTH BANK DRIVE

PROJECT NO: 230274.000
DATE: 2025-06-25
SCALE: 0 20 40 80
SHEET NAME:

LOCATION PLAN

Sanitary Sewer Alternatives for Lot 2

SHEET NO: **C100**



PROTOTYPE SKETCH FOR LOBBY INTEGRATION - PARTIAL FIRST FLOOR PLAN



PROPOSED PARTIAL FIRST FLOOR PLAN



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
December 13, 2019

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; Edwin Hofmann; David Foust; Amy Lloyd; and Richard Schuster. Also present was Worthington City Council Representative Scott Myers; Lee Brown, Director of Planning & Building; Lynda Bitar, Planning Coordinator; Tom Lindsey, Director of Law. Commission Member Mikel Coulter, Chair, was absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the November 7, 2019 meeting

Mr. Foust moved to approve the minutes, and Mr. Hofmann seconded the motion. All members voted, “Aye,” and the minutes were approved.

4. Affirmation of witnesses

B. Architecture Review Board – Unfinished

Mrs. Holcombe moved to take the following Architectural Review Board Agenda item off the table, and Mr. Schuster seconded the motion. All Board members voted, “Aye.”

Mrs. Holcombe moved to take the Municipal Planning Commission PUD – Preliminary Plan Agenda item off the table, and Mr. Foust seconded the motion. All Board members voted, “Aye.”

1. Stafford Village Redevelopment – **Northeast Corner of Hartford St. and Stafford Ave.**
(Brian Kent Jones Architects/National Church Residences) **AR 14-19**

&

C. Municipal Planning Commission - Unfinished

1. Planned Unit Development – Preliminary Plan

- a. Stafford Village Redevelopment – **Northeast Corner of Hartford St. and Stafford Ave.**
(Brian Kent Jones Architects/National Church Residences) **PUD 01-19**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

Stafford Village was developed in the early 1970's, and is entirely owned by National Church Residences, which according to its website "... is the nation's largest not-for-profit provider of affordable senior housing and services." The company's headquarters are in Upper Arlington. The main part of the apartment complex is at the northeast corner of Stafford Ave. and Hartford St. Other units are located further to the north, and at the southwest corner of North and Hartford Streets. Also, houses at 862, 868 and 874 Hartford St. are owned by National Church Residences.

The Planned Unit Development (PUD) application is a rezoning request to re-develop the main portion of the complex, which is on approximately 3-acres and contains 58 dwelling units, as a new senior housing development with 85 dwelling units. The current zoning is a combination of AR 4.5, R-10 and R-6.5. All three of the single-family houses on Hartford St. would also be part of the PUD and are contributing buildings in the Worthington Historic District. The southern house is proposed to remain and the northern two houses (868 & 874 Hartford St.) are proposed to be demolished as part of this application.

An Architectural Review Board application is included with the request but should not be approved until such a time that the property is rezoned. Once rezoned, the applicant would then come back to the Municipal Planning Commission for a PUD Final Plan approval and Architectural Review Board approval.

Approval of a subdivision will be needed at some point in the future to combine the properties and plat a new sanitary sewer easement.

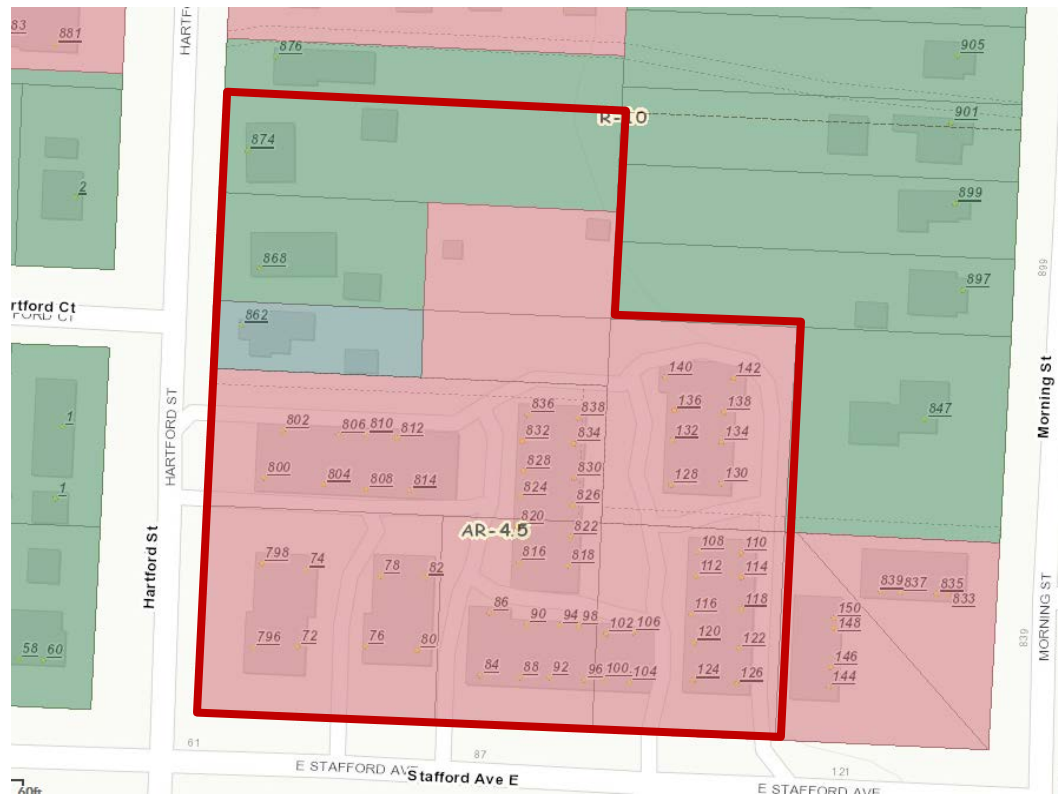
Current Zoning:

- AR-4.5 – Low Density Apartment Residence
- AR-6.5 – One- & Two-Family Residence
- R-10 – Low Density Residential

Zoning	Lot Width	Lot Area	Front	Rear	Side	Height	Feet
AR-4.5	120-feet	4,500 sq. ft.	30-feet	25-feet	12-feet	3-stories	40-feet
AR-6.5	90-feet	5,850 sq. ft.	30-feet	30-feet	10-feet	2 ½ stories	30-feet

R-10	80-feet	10,400 sq. ft.	30- feet	30- feet	8-feet	2 ½ stories	30- feet
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**Please see Section 1149.01 Yard, Area and Height for Dwellings & Accessory Structures*



History:

- February 14, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed the proposal for the site where the applicant received feedback from the Board and the general public.
- February 28, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed the proposal for the site where the applicant received feedback from the Board and the general public.
- All public comments (emails, postcards & letters) have been posted to the project page for the proposal on the City's website.

Project Details:

Preliminary Plan Requirements:

- (1) *A legal description and vicinity map showing the property lines, streets, existing Zoning, and land uses within 300 feet of the area proposed for the PUD;*

A legal description of the 3.062-acres piece of land currently housing the apartments and houses is included in the packet. A vicinity map has been provided showing a combination of single- and multi-family units north of E. Stafford Ave. and east of Morning St., and Hartford Park and the library to the south.

- (2) *Names and addresses of owners, developers and the registered land surveyor, engineer or architect who made the plan;*
- National Church Residences 2245 North Bank Dr., Columbus OH 43220 - Owner
 - Brian Kent Jones Architects, 448 W. Nationwide Blvd., Loft 100, Columbus, OH 43215
 - pH7 Architects
 - The Kleingers Group, PE Services – Civil Engineers
 - David Hodge, Attorney

- (3) *Date, north arrow and total acreage of the site;*

Provided.

- (4) *A topographical survey of all land included in the application and such other land adjoining the subject property as may be reasonably required by the City. The topographical survey shall show two-foot contours or contours at an interval as may be required by the Municipal Planning Commission to delineate the character of the land included in the application and such adjoining land as may be affected by the application. Elevations shall be based on North American Vertical Datum of 1988 (NAVD88). In lands contiguous to or adjacent to the flood plain of the Olentangy River, existing contours shall be shown in accordance with the elevations set forth in Chapter;*

Sheets A-2 & A-3

- (5) *Existing Structures, parking and traffic facilities, Easements and public Rights-of-Way on the subject property as well as within 300 feet of the area proposed for PUD;*

Sheet A-3

- (6) *Existing sewers, water mains, culverts and other underground facilities within the tract and in the vicinity, indicating pipe size, grades and exact locations;*

Sheet A-3

- (7) *The location of Natural Features and provisions necessary to preserve and/or restore and maintain them to maintain the character of the surrounding neighborhood and community;*

Sheets A-3, B-15 and B-16

- (8) *A tree preservation plan showing all existing trees 6" caliper or larger;*
Sheets B-15 and B-16: A list and plan are included. Many trees at the perimeter of the site are proposed to be retained, including a 56" Pin Oak at the rear of the site and a 46" Sycamore along Hartford St.

- A plan for protection of existing trees is needed.

- The total size for removal of healthy trees is needed for replacement calculations.
- Protection of the 56' Pin Oak and 46" Sycamore will be required during construction.

(9) *A preliminary grading plan;*

Sheet B-9: The site is relatively flat and proposed grades would be similar to existing grades.

(10) *Preliminary design and location of Structures, Accessory Structures, streets, drives, traffic patterns, Sidewalks or Recreation Paths, parking, entry features, site lighting, landscaping, screening, Public Space Amenities and other features as required by the City;*

The project is designed as one large building with a façade that gives the look of many connected separate buildings with varying architectural styles, many of which are found in Worthington. The 3-story portion of the building will now be confined to the central part of the site with the 2-story portions are now located around the periphery to be more compatible in scale to the surrounding homes.

A variety of roof shapes would hide the flat roof behind that would house mechanical equipment for the building. A roof plan is shown on Sheet B-12.

- Location of the condensing units on the roof needs to be provided and will be required to be screened from view.

The units along the street rights-of-way would have exterior entrances and porches with walkways leading from the public sidewalk. Interior entrances are also proposed for those units, as well as the other units in the building. Walks are proposed around much of the perimeter of the building. The main entrance to the building will be on the north side of the building accessed by the resident parking lot. Other entrances would be at various locations on the exterior and in the garage. Two courtyard areas are proposed on the E. Stafford Ave. frontage that would help to add relief to the south side of the building and add gathering areas for the residents. Walkways are proposed to connect to these areas from the public sidewalk.

Predominant building materials will be brick, cementitious fiberboard, stucco and asphalt shingles.

Along the street frontage of the site, the structure would be a 2-story building, with placement increasing from 17' to 21.3' from Hartford St. (excluding porches) and increased around the now preserved Sycamore tree, and 20' from E. Stafford Ave. (excluding porches). The center section of the building that is proposed to be a 3-story building and has been pushed back from the streets to the middle of the site, with the first floor of the center of the building being structured covered parking. Parking is also proposed on a surface lot at the northeast area of the site. The previous proposal

had a small parking lot south of the house on Hartford St. near an entrance, that has since been removed.

Bicycle parking locations still need to be identified on the site.

The main vehicular entrance to the site would be from E. Stafford Ave., with an emergency access planned for Hartford St. on the parcel with the house that is proposed for demolition. For this access removable bollards and grass pavers are proposed. Details for this access, as well as whether the main drive and parking area can accommodate turning movements for Worthington's ladder truck must be worked out with the Worthington Fire Department prior to the PUD Final Plan being approved.

In addition to parking lot trees, other trees and shrubs are proposed around the site. East of the drive and adjacent to the surface parking in the rear several sections of 3' high walls are proposed to screen cars from the residential neighbors. Please see Sheet B-12. Additional fencing and landscaping for the perimeter of the site is included on Sheet B-12. The plan calls for a mix of 4' to 6' high fencing with landscaping around the perimeter of the site.

- Confirmation from those property owners that the proposed screening is acceptable is needed.
- A combination of fencing and screening is not uncommon in Old Worthington to provide screening of a parking area from neighboring residents.

Proposed tract coverage will be approximately 75% with 43.4% being building coverage.

Sheets B-13 & B-14 show the lighting plan for the site. A combination of pole lights and wall mounted gooseneck lighting is now proposed. The previous submittal had LED wall packs. The proposed 15' high pole lights are shown in the main parking lot and 8' high pole lights in the courtyards and along Hartford St. and Stafford Ave. The black poles and fixtures would have a 2'6" exposed concrete base if in the parking lot, and a near grade base elsewhere. The proposed fixtures would have the light source in the top and an aluminum reflector.

- The pole light style of fixture, brightness and color temperature of the LED lights does not seem to be appropriate for the site.

Gooseneck lights are now proposed to be mounted around the building.

The use of bollard style lighting along Hartford St. and Stafford Ave. is preferred. The light source would not be as visible with this style of lighting and would be more in keeping with reducing the amount of light visible to the neighbors.

The applicant is citing the courtyards along E. Stafford Ave. as Public Space Amenities.

One monument sign is now shown west of the access drive entrance on Stafford Avenue. The previous submittal also included one on Hartford Ave. near the parking

lot that has been removed. Two additional projection signs are proposed to be attached to the building.

- (11) *The proposed provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness of such facilities;*

Existing utilities have been identified and proposed connections are shown.

- Locations of fire hydrants, FDCs and a fire flow analysis are needed for the Fire Department. The applicant has been working with the Fire Department.
- A Water Capacity Analysis is being requested by the Service & Engineering Department. The applicant has been working with the City Engineer.
- Underground detention is proposed to handle stormwater. The underground detention is located under the access drive, parking area, emergency access drive and open area for detention. See Sheet B-9.
 - o An Operation & Maintenance Plan will be required and will be required to be recorded with the Franklin County Recorder.
- The applicant will need to continue to work with the Service & Engineering Department of water, sanitary sewer and stormwater capacity. There does not appear to be any issue at this time.

- (12) *Parcels of land intended to be dedicated or temporarily reserved for public use, or reserved by deed covenant, and the condition proposed for such covenants and for the dedications;*

No land would be dedicated.

- (13) *Proposed Easements;*

There is an existing 12" sanitary sewer line that runs east to west through the site that will need to be re-routed as part of this project. The applicant will be responsible for this relocation and will be required to be in compliance with all requirements set forth by the Service & Engineering Department. The new sanitary sewer line will be required to be located in an easement that will be shown on the subdivision plat.

- (14) *Proposed number of Dwelling Units per acre;*

The applicant is proposing 85 dwelling units in the new building with the remaining single-family home remaining on site for a total of 86 units which is approximately 28 units/acre. The following types of units are proposed: 34 one-bedroom; 24 one-bedroom plus; 27 two-bedroom. The size of each has not been stated.

There are currently 58 dwelling units in 7 one-story buildings on 2.33-acres, which is approximately 25 units/acre. These units are efficiencies, one-bedroom and two-bedroom units.

(15) *Proposed uses, including area of land devoted to each use;*

The only use would be “Senior residential” which means multi-family facilities with occupancy restricted to age fifty-five and over. Social rooms, limited staff and garages may be included. Unit sizes may vary and be as large as typical apartments. Facility programming space throughout the interior to accommodate a full range of congregate services, dining, health, and wellness.

(16) *Proposed phasing of development of the site, including a schedule for construction of each phase;*

Information is needed.

(17) *Homeowners or commercial owners' association materials;*

Information not needed.

(18) *Development Standards Text; and*

Full Development Plan text is included in the packet dated **November 22, 2019**.

Permitted Uses:

(1) Senior Citizen Development, as defined by Code Section 1123.641, includes the following:

- “Senior residential” means multi-family facilities with occupancy restricted to age 55 and over. Social rooms, limited staff and garages may be included. Unit sizes vary and be as large as typical apartments.
- Facility programming space throughout the interior to accommodate a full range of congregate services, dining, health and wellness.

a. Design Regulations:

1. Character – Please see Development Text
2. Design – Please see Development Text
3. Screening
 - a. Proposed landscaping and screening shall be in compliance with the Landscape Plan included herewith as Sheet B-10 and the Fence Typology Plan included herewith as Sheet B-12.
 - b. The northern perimeter will vary between a 4’ fence and a 6’ shadowbox fence and will include evergreens with are 6’ tall at the time of installation.
 - i. Confirmation from the adjoining property owners concerning the screening is needed.

- c. The eastern perimeter will vary between 4' fence and a 3' retaining wall and will include a mix of hedges, ornamental grasses and 6' columnar deciduous vegetation.
 - i. Information is needed on the materials that will be used for the retaining walls.
 - ii. Clarification is needed on the materials and style for the 4' and 6' fencing shown on Sheet B-12.
- 4. Tract Coverage
 - a. 75% tract coverage
- b. Lighting
 - i. Decorative light poles shall not exceed 15' in height and the concrete bases shall not be exposed for public sidewalk pedestrian lighting.
 - 1. A shorter bollard style lighting along Hartford St., Stafford Ave. and the parking area might be appropriate.
 - 2. The style of pole lights for the parking area should also be discussed.
 - 3. The preference is to stay away from lighting that the light source is visible. Another style of pole light might be appropriate for the parking area.
- c. Graphics/Signage
 - i. One freestanding monument sign located west of the main access drive on Stafford Ave. Shall not exceed 25 sq. ft. per side
 - 1. Additional information will be needed for the actual sign showing the materials, height and exact location. See Sheet B-8
 - ii. Projecting signage as shown on Sheet C-1 through C-6, mounted on the angle at the southwest corner of the building at the intersection of Hartford St. and Stafford Ave. and at the southeast corner of the building at the main access drive on Stafford Ave.
 - 1. Additional information will be needed for the actual sign showing the materials, height and exact location on the building
- d. Traffic & Parking
 - 1. Traffic
 - a. A Traffic Impact Study was submitted and approved by the City Engineer and the City's traffic consultant Carpenter Marty.
 - b. Access to the property shall be along the southeast from Stafford Ave. with an emergency access to Hartford St. north of the proposed building.
 - c. Service and delivery to the property is limited to the Stafford Ave. access point.
 - 2. Parking
 - a. Design
 - i. Parking will be completely screened from Hartford St. and Stafford Ave.
 - ii. The covered garage parking will accommodate 53 parking spaces with an additional uncovered 32 parking spaces for a total of 85 spaces.
 - 1. Clarification is needed as it pertains to parking spaces, the Development Text and Sheet B-11 have different numbers for parking spaces.

- b. Non-residential Uses
- c. Residential Uses
 - i. There shall not be less than one parking space per dwelling unit.
- d. Bicycle Parking
 - i. Bicycle parking needs to be addressed. Bicycle racks need to be provided for on the site.
- e. General Requirements
 - 1. Environment
 - 2. Natural Features
 - a. Additional information is needed as it pertains to the tree preservation plan.
 - i. Total caliper inches being removed and added to the site needs to be clarified.
 - ii. Protection of the 56' Pin Oak and 46" Sycamore will be required during construction.
 - 3. Public Area Payment - \$250/dwelling unit = \$21,250.00
 - 4. Public Space Amenities
 - a. Proposing two accessible courtyards along the south side of the buildings facing Stafford Ave. The western courtyard is approximately 4,150 sq. ft. and the eastern courtyard is approximately 3,835 sq. ft. in size and will provide sitting spaces, decorative waste receptacles and decorative pedestrian lighting.
 - b. Additional public amenities are needed. Possible additional amenities:
 - Decorative public benches along Hartford St. and E. Stafford Ave. should be considered.
 - Bicycle racks need to be incorporated on the site.
 - Public sidewalks should be widened to 5' in width.
 - Decorative lighting along Hartford St. and Stafford Ave.
 - Additional street trees along Hartford St. and Stafford Ave. where needed.

Requested Variance:

The applicant has stated that they need a variance for parking, however they have cited the wrong Code section and there is a need for clarification on the correct number of parking spaces.

The appears to meet the Code for parking which requires one parking space per unit, however it does not address the non-resident workers that will be coming to the site.

- Clarification is needed on the number of non-resident workers that will be at the site.

(19) *Any additional information as required by the Municipal Planning Commission and the City Council.*

LAND USE PLAN AND PLANNING & ZONING CODE:

Worthington Comprehensive Plan Update & 2005 Strategic Plan

Promote increased residential densities around Old Worthington provided it addresses targeted housing markets, meets the architectural design guidelines, does not significantly impact the

historic fabric, and provides interior parking. This should occur primarily within the first block to each side of High Street.

Comprehensive Plan – Residential Development Pattern

The dominance of the single-family development in Worthington has created a situation where few alternatives exist to the single-family home. Young professionals desiring to locate here and looking for smaller starter units are limited to areas like Colonial Hills. Options are also limited for people who wish to rent. Worthington residents in single-family homes that wish to change their lifestyles after becoming empty nesters or losing a spouse are likewise limited. Often their options are to remain in their single-family home or leave the City altogether to find the type of living unit they desire.

This gap in housing types has been recognized by the market. Apartment and cluster housing developments have been built on the fringes of the community, particularly northeast of I-270 and High Street, and to a lesser extent, south along Olentangy River Road and west toward Sawmill Road. But all of these areas are far enough outside Worthington proper that the people living there gravitate to other areas for their everyday needs. If one of Worthington's core missions is to be a life-span community and provide housing alternatives to its residents across their life, then there appear to be gaps in the available housing market. If properly designed and located, these alternate housing types can be incorporated into Worthington's housing stock and fill missing segments that will provide living opportunities for those who want to remain in the City. However, because there is so little ground for new development, this will require redevelopment and higher densities to achieve.

With no directed efforts by the City, there will be little change in the number or type of residential units in Worthington over the next fifteen years. Provided the school district remains strong and the City services high in quality, Worthington will remain a desirable place to live. Residents will continue to maintain and invest in their homes, and new families will be attracted to the community as single-family structures come up for sale. If additional residential units are added to the City's housing stock, it will be primarily from infill or redevelopment. Demand for new residential units in Worthington would be great, but area developers are largely ignoring Worthington because of the lack of undeveloped land. There is the potential for some of the older, larger residential lots to be purchased and subdivided or consolidated, but it would require determined effort and City approval. Should a larger site become available for redevelopment, residential development pressure would be substantial. Such a situation should be carefully controlled by the City, however, as other uses may be more beneficial to Worthington, depending on the site. Regardless, if new residential units are created within Worthington, they should be of a type that addresses the demographic needs of the community identified herein.

Comprehensive Plan – Summary of Residential Development:

- Residential land uses comprise 64% of the land in Worthington.
- Over 85% of residential housing is single-family unit structures.
- There is a mix of single units, duplexes, triplexes, fourplexes and townhomes scattered throughout the City, including many in Old Worthington.

Comprehensive Plan – Strategic Analysis

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ARB/MPC December 12, 2019

Minutes

Improving City's Housing Balance Another significant issue facing the City is the imbalance in the types of housing available within the City limits — assuming one of the goals of Worthington is to be a life-span community. As discussed in Section II, there is a shortage of housing options that allow a resident to live his or her entire life within Worthington. This requires a diversity of housing that targets college graduates ("young professionals") and maturing adults ("empty nesters"). Approximately 79% of the residential housing stock in Worthington is single-family detached homes. Often young professionals are looking for lower entry costs, more of an active community environment, less maintenance, and more amenities than the small starter-home offers. This type of development is lacking within the City. At the other end of the spectrum, the newer housing types that appeal to the empty nester are also fewer in number in Worthington proper. As a result, many Worthington residents stay in the detached, single-family home they have been living in for years, or they move out of the community. There is an opportunity to encourage the provision of these housing types within Worthington.

The successful housing product to meet this need in Worthington is one that takes advantage of the "urban village" living environment the city offers. This is not the typical suburban housing model found throughout the surrounding area (which is usually repetitive, disconnected, of a single house type, and reliant on the automobile to go anywhere). Connectivity and social interaction are critical to urban village living so these residential developments will connect into the pedestrian and street fabric and have a higher density that encourages contact and communication with neighbors. This product, both in condominium and apartment form, will target those Worthington residents whose children have left their single-family home ("empty nesters") and those former children, newly on their own, who wish to come back to the City ("young professionals"). It will place people in close proximity to Worthington activity centers and encourage them to be involved in the City. For a more detailed description of Urban Village development, see the next page (p. 74).

The challenge is determining the appropriate location for such a product in a land-locked, fully-developed community. The market for these types of units in Worthington is limited only by the supply of land. For the City, the major constraint in accommodating this urban village residential redevelopment is the critical need Worthington has for commercial office ground. Reserving areas for commercial office redevelopment is vital for Worthington's well-being and must take priority.

If and when sites become available for redevelopment, the strongest pressure will be for the sites to become single-family residential neighborhoods. It is important to note that the City does not need additional single-family detached neighborhoods. Areas targeted for residential redevelopment should improve the housing imbalance with targeted products, not worsen it with more detached, single-family product. New single-family, detached homes should only be built to infill vacant lots in existing neighborhoods, replace existing ones, or as a small buffer for a larger mixed-use development project.

Comprehensive Plan – Residential Infill Redevelopment

Again the challenge is finding appropriate locations for residential redevelopment in this fully-developed community. Figure 37 (page 77) identifies areas where urban village residential redevelopment could successfully occur within Worthington. These areas consist of Worthington's activity nodes (Old Worthington, Worthington Square), its existing multi-family residential corridors (south High Street, west side of Proprietors Road), remaining clusters of rural residential

lots (E. Wilson Bridge Road, Worthington-Galena Road), and the two large potential redevelopment sites (Methodist Children's Home and OSU Harding Hospital). Figure 37 is provided to illustrate where non-single-family residential redevelopment could occur, though some areas are more suitable than others.

Comprehensive Plan – Activity Centers

Ideal locations for urban village residential redevelopment are in the City's more urban nodes around Old Worthington and the Worthington Square. It is critical for any residential condominium/apartment development in the Old Worthington area to complement the character of the area and meet the City's Design Guidelines. Such development would have to be sensitively placed — where the architecture, site plan, and design merit it. In addition to infill sites, the upper floors of retail structures in Old Worthington should also be encouraged to return to residential uses. This is a great way of adding residential density with little impact to the character of the village center. Urban village residential infill can be accommodated around the Worthington Square area and is described in more detail as part of the Freeway Commercial chapter (page 92).

Code Section 1174.05 PUD Development Standards and Development Standards Text

Development Standards Text shall be a comprehensive narrative detailing the Development Standards for the proposed development, including without limitation the following:

(a) **Design Regulations:**

- (1) **Character.** The proposed PUD shall consist of an integrated and harmonious design with properly arranged traffic and parking facilities and landscaping. The PUD shall fit harmoniously into and shall not adversely affect adjoining and surrounding properties, Roadways & public facilities.
- (2) **Design.** Site layout, Buildings, Accessory Structures, landscaping and lighting shall be compatible with or enhance the surrounding neighborhood and community.
- (3) **Screening.** Commercial and industrial uses, including parking facilities and refuse containers, shall be permanently screened from all adjoining residential uses.
- (4) **Tract Coverage.** The ground area occupied by all Buildings shall be balanced with green space to soften the appearance of the development. Total Lot/tract coverage shall be set forth in the PUD documents.

(b) **Traffic and Parking:**

- (1) **Traffic.** Adequate ingress and egress shall be provided as part of the PUD. The proposed PUD shall be located so that reasonably direct traffic access is supplied from major thoroughfares and where congestion will not likely be created by the proposed development. Where potential congestion may be alleviated by installation of Improvements on streets abutting the development, the developer shall be required to pay the cost of the construction of Improvements and shall dedicate or deed lands necessary for street widening purposes when so required by the City. A traffic study shall be provided by the applicant as required by the City.
- (2) **Parking.** Parking shall adhere to the following standards:
 - A. **Design.** Parking and service areas shall be designed and located to protect the character of the area.

B. Non-residential Uses. Parking shall be adequate to serve the proposed uses, but shall in no case exceed one-hundred and twenty (120) percent of the parking requirement in Section 1171.01.

C. Residential Uses. There shall not be less than one parking space per Dwelling Unit.

D. Bicycle Parking. Bicycle parking should be adequate to serve the proposed uses.

(c) General Requirements:

(1) Environment. The City may request environmental studies for the property, and may request and receive reports and studies from any agency having jurisdiction over the property, indicating whether there are any environmental issues that would affect the property and/or surrounding properties with the proposed development.

(2) Natural Features.

A. The Municipal Planning Commission shall not recommend a PUD unless it finds that such development preserves, restores, maintains and/or enhances: (1) Natural Features and (2) the character of the surrounding neighborhood and community.

B. The Municipal Planning Commission shall not recommend a PUD if it finds that the Natural Features on such property have been or will be removed, damaged, altered or destroyed in anticipation of development until agreement is reached between the applicant and the Municipal Planning Commission on permanent restoration of Natural Features. All healthy trees 6" caliper or larger shall be retained, or replaced with total tree trunk equal in diameter to the removed tree, and this shall be documented as part of an approved Natural Features preservation plan and/or landscape plan. In the event the Municipal Planning Commission determines that full replacement would result in the unreasonable crowding of trees upon the Lot, or that such replacement is not feasible given site conditions, a fee of four hundred fifty dollars (\$450.00) per caliper inch of trees lost and not replaced on such property shall be paid in cash to the City for deposit in the Special Parks Fund. Such deposits shall be used for reforestation on public property.

(3) Public Area Payments.

A. The City Council shall determine whether a portion of such PUD should be dedicated on the plan to a public agency for park, playground or recreational uses. Such dedication may be required only if the City Council determines that there is a need for such property and that the dedication is related both in nature and extent to the impact that the proposed development will have on the parks and recreation system.

C. Whenever any new Dwelling Units are created as part of a PUD, then the developer or owner, as the case may be, shall make a cash payment to the City in the amount of two hundred fifty dollars (\$250.00) per each new Dwelling Unit created for deposit in the Special Parks Fund. Such deposits shall be used for costs associated with the City's parks, playground and recreation areas. This section shall not apply to any PUD for which a dedication of land to the City was required pursuant to subsection (A) hereof.

D. The public area payment required by this section shall be made prior to the issuance of the building permit for the project.

(4) Public Space Amenities. A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every five-thousand (5000) square feet of gross floor area of multiple family dwelling, commercial or industrial space

that is new in the PUD. Public Space Amenities are elements that directly affect the quality and character of the public domain such as:

- A. An accessible plaza or courtyard designed for public use with a minimum area of two-hundred fifty (250) square feet;
- B. Sitting space (e.g. dining area, benches, or ledges) which is a minimum of sixteen (16) inches in height and forty-eight (48) inches in width;
- C. Public art;
- D. Decorative planters;
- E. Bicycle racks;
- F. Permanent fountains or other Water Features;
- G. Decorative waste receptacles;
- H. Decorative pedestrian lighting; and

City Code Section 1174.08 PUD Procedures - Process:

- (a) Pre-application. The applicant may request review and feedback from City staff and/or the Municipal Planning Commission prior to preparing a Preliminary Plan. No discussions, opinions, or suggestions provided shall bind the applicant, or the City, or be relied upon by the applicant to indicate subsequent approval or disapproval by the City.

- (b) Preliminary Plan.

- (1) Municipal Planning Commission. The Municipal Planning Commission shall recommend to the City Council that the application for PUD be approved as requested, approved with modifications, or disapproved. In the event the Municipal Planning Commission disapproves the application, the petitioner may elect not to have the same recommended to the City Council.

- (2) City Council. Upon receipt of the recommendation of the Municipal Planning Commission, the requested PUD shall be set forth in Ordinance form and shall thereafter be introduced in writing at a meeting of the City Council, and the City Council shall fix a date for a public hearing. Such hearing may be held on but not before the fourteenth day following the fixing of the date or on any day thereafter. Notice of the public hearing shall be given by announcement of the day, hour, place and subject, one time, in a newspaper of general circulation in the City, and the hearing date and time shall be posted on the property to be considered for the PUD. During the period between the fixing of the date of the hearing and the date of the hearing, the Preliminary Plan, shall be kept on file in the office of the Planning and Building Department for public examination during regular office hours. The availability of such materials shall be indicated in the published notice of the hearing.

After receiving from the Municipal Planning Commission the recommendations for the proposed PUD and after holding the above public hearing, the City Council shall consider such recommendations and vote on the passage of the proposed PUD Ordinance. The City Council may, by a majority of all its members, adopt or reject the proposed Ordinance, with or without change.

- (c) Final Plans.

- (1) The Municipal Planning Commission shall review Final Plans for compliance with the approved PUD Ordinance and shall:
 - A. Approve the Final Plan as requested;

B. Approve the Final Plan with modifications as agreed by the applicant which do not change the essential character of the approved PUD and do not need review by the City Council;

C. Recommend the Final Plan to the City Council with changes that require an amendment to the PUD Ordinance; or

D. Disapprove the proposed Final Plan when said plan does not meet the requirements of the PUD.

Architectural Review District – Purpose & Review Criteria:

The purpose of this chapter is to maintain a high character of community development, to protect and preserve property, to promote the stability of property values and to protect real estate from impairment or destruction of value for the general community welfare by regulating the exterior architectural characteristics of structures and preservation and protection of buildings of architectural or historical significance throughout the hereinafter defined Architectural District. It is the further purpose of this chapter to recognize and preserve the distinctive historical and architectural character of this community which has been greatly influenced by the architecture of an earlier period in this community's history. These purposes shall be served by the regulation of exterior design, use of materials, the finish grade line, landscaping and orientation of all structures hereinafter altered, constructed, reconstructed, erected, enlarged or remodeled, removed or demolished in the hereinafter defined Architectural District.

The Architectural Review Board is to issue a certificate of appropriateness, shall determine that the application under consideration promotes, preserves and enhances the distinctive historical village character of the community and would not be at variance with existing structures within that portion of the district in which the structure is or is proposed to be located as to be detrimental to the interests of the Districts as set forth in Section 1177.01. In conducting its review, the Board shall make examination of and give consideration to the elements of the application including, but not necessarily limited to:

- (1) Height, which shall include the requirements of Chapter 1149 ;
- (2) Building massing, which shall include in addition to the requirements of Chapter 1149 , the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
- (3) Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
- (4) Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
- (5) Roof shape, which shall include type, form and materials;
- (6) Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
- (7) Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
- (8) Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;

- (9) Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment, and which relate to the pedestrian's visual perspective;
- (10) Signage, which shall include, in addition to requirements of Chapter 1170 , the appropriateness of signage to the building.
- (11) Sustainable Features, which shall include environmentally friendly details and conservation practices such as solar energy panels, bike racks, and rain barrels.

In conducting its inquiry and review, the Board may request from the applicant such additional information, sketches and data as it shall reasonably require. It may call upon experts and specialists for testimony and opinion regarding the matters under examination. It may recommend to the applicant changes in the plans that it considers desirable and may accept a voluntary amendment to the application to include or reflect such changes. The Board shall keep a record of its proceedings and shall append to the application copies of information, sketches and data needed to clearly describe any amendment to it.

When its review is concluded, the Board will determine by a vote of its members, whether the application for a certificate of appropriateness shall be approved. If approved by four or more of its members, the Board shall return the application and appended material to the Director of Planning and Building with the instruction that the certificate of appropriateness be issued, provided all other requirements for a permit, if applicable, are met. The certificate of appropriateness shall be valid for eighteen months from the date of approval, or such extension as may be granted by the Board. If not approved, the Board shall return the application and appended material to the applicant with a notice that the certificate of appropriateness shall not be issued because the application did not meet the criteria and standards set forth herein.

Worthington Design Guidelines

Planning for the development of a new site should include an inventory and evaluation of features, and the development should retain those that add scenic or historic value (historic buildings, topographical features, mature trees) or that help integrate the new development into the existing cityscape (existing landscaping, roads, paths, sidewalks). In Worthington, new developments should build upon the past excellence and successes of established neighborhoods.

Observe the form, massing and scale of existing nearby houses and neighborhoods. Note that not all buildings will have the same characteristics. Scale in particular, can vary considerably within a single block. In any new development, try to have a range of form, massing and scale similar to that found nearby and typical of Worthington. Observe the setback of adjacent and nearby structures in the area where a new building or development will be placed. ...the most appropriate setback is one that matches the prevailing setback along the streetscape.

Roof shapes for new buildings should be appropriate to the style or design of the building. Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. These include rough-sawn siding, diagonal siding, plywood panel siding, and similar obviously modern materials. Brick has long been a traditional material in Worthington. For newly-constructed buildings, the contemporary practice of applying a brick veneer over a frame structure is appropriate in Worthington. Stuccoed surfaces generally are not typical of

Worthington architecture and should be avoided. Also avoid coating foundations with stucco or using shaped stucco to simulate stone.

For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. When using multiple-paned windows, avoid designs with horizontally-proportioned panes. This type of window had panes with vertical proportions -- taller than they are wide --and using panes that are wider than they are tall throws off the proportions of the entire window. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are more readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged.

Staff Comments:

Use Considerations:

Senior residential is an appropriate use for this site as it is currently being used for the same use and is in close proximity to a grocery store, pharmacy, library, transit, senior center, churches and other amenities in Old Worthington.

Design Considerations:

- The proposed structure is two-story to three-story structure. The Design Guidelines for new residential and new commercial/industrial recommends buildings should not be higher than 2 ½ stories in height; some instances 2 ½ stories may be appropriate but should be evaluated on a case-by-case basis.
 - The current zoning on the majority of the property permits a maximum height of 40', however your typical neighboring residential lot would have a maximum height of 30' feet permitted by zoning.
- New construction in Old Worthington should employ scale, form, and massing similar to and compatible with existing building designs. Although there are other two to three-story structures in Old Worthington, the residential structures in the immediate vicinity of this project are smaller in scale. Kilbourne Middle School, Saint John's Episcopal Church, Hunting Bank and the Old Worthington Library are in the immediate vicinity and are larger in scale and height and some have additional topography difference.
- Design changes to address the overall height:
 - The applicant moved the three-story portion of the building back from Stafford Ave. to the center of the site and lowered the heights and roof lines on the proposed building. The three-story portion previously had hipped roofs and cupolas that have since been removed to bring down the building height. Please see Sheet C1-C27.
 - The previous three-story building with a cupola on Stafford Ave. had a height of 53' with a roof ridge of 38.5 and is now reduced to 51.6' with the cupola to a roof ridge of 34.8' in height.

- The three-story portion of the building previously showed a height of 60' for the cupolas and 39' for the roof ridge. The cupolas on the three-story portions of the building have been removed and the height has been reduced to 36' for the roof ridge.
 - The building setbacks along Hartford St. have increased by 4' to 5' and pushed the building back 40' to 60' around the Sycamore.
- Parking is typically desired to be screened from streets by buildings or landscaping. The amount of proposed parking would likely be sufficient, however there may still be residents and guests that park along Hartford St. and E. Stafford Ave. near those unit entrances.
- The proposed pole light fixtures may allow a view of the light source at 8' and 15' high. The intensity and color of the lights are needed. Also, when exposed bases are used for light poles, coloring the base to match the poles is typically required.
 - Smaller scale bollard type lights are more appropriate along Hartford St., Stafford Ave. and the rear parking area.
- Review of Public Space Amenities is needed. The proposed courtyards do not feel like something the general public would use; however, they do provide a nice amenity for the residents and those visiting.
 - Possible additional public amenities:
 - Decorative public benches along Hartford St. and E. Stafford Ave. should be considered.
 - Bicycle racks need to be incorporated on the site.
 - Public sidewalks should be widened to 5' in width.
 - Decorative lighting along Hartford St. and Stafford Ave.
 - Additional street trees along Hartford St. and Stafford Ave. where needed.

Board & Commission Discussion Items:

The Municipal Planning Commission will need to make a recommendation to City Council on an application concerning the rezoning of the property from the AR-4.5, AR-6.5 and R-10 Districts to a PUD. The requested rezoning of these properties would ultimately permit the construction of the proposed two-story to three-story 85-unit development on the site.

The Architectural Review Board will need to review the application for compliance with the Design Guidelines and review criteria set forth in the Planning & Zoning Code to determine whether to issue the Certificate of Compliance.

These are two separate actions by the Municipal Planning Commission and the Architectural Review Board which need to be decided based on the applicable standards for each action found in the Planning & Zoning Code.

Items that still need to be addressed:

1. Tree Protection Plan for the 56" Pin Oak and the 46" Sycamore is needed during construction and demolition.
2. Total size of caliper inches of trees for removal of healthy trees is needed for the replacement calculations.
3. Location of the condensing units and verification that they will be able to be screened from view.

4. Bicycle racks will be required to be installed at various locations on the site.
5. Fire Department Comments:
 - Address all comments from the Worthington Fire Department concerning the use of bollards and grass pavers for the emergency access drive.
 - Final determination that the ladder truck will be able to accommodate turning movements on the site.
 - Locations of onsite fire hydrants, FDCs and a fire flow analysis are needed.
6. Additional information is needed related to the proposed fencing materials and styles proposed for the perimeter of the site.
7. Additional information is needed on the materials that will be used for the retaining walls.
8. Lighting
 - Brightness and color temperature needed for the proposed LED lighting.
 - Possibly use bollard style lighting along Hartford St., Stafford Ave. and the parking area that are smaller in scale than what is proposed.
9. Service & Engineering Department Comments:
 - Water Capacity Analysis
 - Operation & Maintenance Plan will be required once there is a final design for the stormwater management plan for the site.
10. Additional information is needed on the materials height and location of the proposed signage.
11. Clarification needed as it pertains to the proposed parking for the site.
12. Public Amenities for the project need to be discussed and clarified.

Recommendation:

Staff recommended **tabling** of these applications after discussion to allow further comment and review.

Discussion:

Mr. Reis asked if the applicants were present. Mr. George Tabit, Vice-President of Senior Housing Development for National Church Residences, 2245 Northbank Dr., Upper Arlington, Ohio. Mr. Tabit said Mr. Brian Jones would give a detailed explanation about the changes to the proposal. He said he wanted to discuss a few updates and a few key facts. He said the residents were doing great, and over the past year every person that is relocating has been paired with a Relocation Coordinator. They have been provided with intensive one on one support in regard to budgeting and doing applications for those that want to go ahead and make a move. They have all received \$10,000.00 dollars in financial assistance. He said at this point, no one has been asked to move because they have not received approval for construction yet. Approximately thirty (30) people have gone ahead and made a voluntary decision to make a change. About half of those people are still in the Worthington area or in another National Church Residence Community so these were pleased with the outcome. Mr. Tabit said he wanted to remind everyone about a few key points from their last presentation. He said this particular National Church Residence Community is no longer a sustainable operation. There is an accumulation of deferred maintenance. In the past two years, they have spent \$30,000.00 dollars in repairs to the sanitary sewer because of tree roots growing into the sanitary lines and belying out underneath the buildings. The ground beneath the buildings is beginning to subside.

Mr. Tabit said one of the bigger concerns they have besides the differed maintenance, was the size of the apartments. He showed a photograph of one of the current apartments which is 380 square feet, and it has been very difficult for the resident to move around her medical bed, and mobility limitations within the units are very common. Mr. Tabit said the environment is very unsafe and Stafford Village is unsustainable in its current state.

Mr. Tabit said there is a need for more affordable senior housing in Worthington, which was brought up seventeen years ago in the City's Comprehensive Plan when it was identified in a proposal. This kind of project was identified in the Plan. At the time, 18% of the population in Worthington was over age 65 according to the Census. Today, 21 % of the population is over age 65 so the challenge is growing, not getting smaller. There has been no progress on that goal, which was set seventeen years ago, so he felt this was a great opportunity to make strides towards that goal. Mr. Tabit said there has been a tremendous amount of community involvement and they identified six key priorities that the community wanted to see addressed and that led them to their first proposal earlier in the year. He said they have incorporated some of the comments that they heard at the previous meeting and he felt that this was a great proposal. Mr. Tabit felt the project would be a fantastic success for the community and would also be supported by a majority of the residents.

Mr. Brian Jones, of Brian Kent Jones Architects, 503 City Park Ave., Columbus, Ohio, gave an overview of the site plan. He said they tried to pay specific attention to pedestrian and parking components as it relates to the site. All of the ingress and egress would occur off of Stafford Avenue, and there would be internal parking on the sight and the parking ratio would be higher than the current conditions. Mr. Jones said his firm does a lot of work with municipalities in historic districts. They are trying to come up with a new neighborhood that would build upon the stylistic references that are a part of the existing community. Mr. Jones identified four parks areas that would be included as part of the project. (Two of the parks would be located on Stafford Avenue, and they plan to save the huge sycamore tree.) The parks break into the street system and provide a lot of green space. Mr. Jones also discussed the proposed landscaping plan which includes the sycamore and pin oak trees on Hartford Street. Next, Mr. Jones described the fence screening hedge strategy. He said there were a number of diseased trees which have roots extending into the sewer systems and needed to be addressed. Mr. Jones continued with his slide show presentation and said at the previous meeting, there was a misunderstanding about the massing of the project. He said the roof height of the two and a half story building would be in the 35-foot range, and there would be some accented pop-up parts. The project has a variety of brick types and a number of historic color arranges that have been part of the assembly. Mr. Jones compared the new photographs with the previous submission and discussed the changes. He also discussed a comparative analysis to existing buildings within the historic district.

Mr. Brown explained he needed to finish his presentation before opening up the discussion for public comments. He said the Board and Commission members were reviewing both applications from their different umbrellas, the Municipal Planning Commission Hat, the five in the center, and then all seven together collectively looking at the Architectural Review application under another umbrella. Mr. Brown said one of the unique things with the PUD it builds in the text and the plan to go forward, but with the text, they have a entire laundry list of things they are looking at, such as design regulations, character designs, screening, and traffic patterns. He said the Municipal

Planning portion of this, which is rezoning those three different parcels that have different zoning categories to the PUD that will allow for the building to go from two to three stories, but it also sets up the setbacks and height and density which are the key things that are tied to the Municipal Planning Commission portion of this application. This is the portion that would then go on to Worthington City Council with a recommendation of approval or approval with conditions, or a denial. One of the things the Municipal Planning Commission is charged with is a recommendation to Council with zoning changes, but with that recommendation one of the things that is also required while going through that voting process and making a decision, it's not just a yes or a no. One of the things that is in the Codified Ordinances, and in the City's Charter, is when you are rendering a decision, the Municipal Planning Commission shall articulate its basis therefore in writing by reference to the relationship of the decision or recommendation that has an overall comprehensive planning goals for the city which may be found in the Master Plan and the zoning map. He said when they get to a vote, the Commission members have to state on record their reason for the vote, so when the recommendation goes to City Council, they can read the meeting minutes, but it is also putting on record the Municipal Planning Commission vote of why they are voting for it. Mr. Brown continued to say when they jump to the Architectural Review Board application, it will go into further detail of the criteria in the design guidelines and also its outlined in the Codified Ordinances. Mr. Brown then referred the memo he distributed to the Board members. He said once City Council makes their decision, and if the property is rezoned, there would be a 60-day moratorium period and then if the decision does not go to referendum they can then make an application to come back before the Board for a final PUD that would go to the Municipal Planning Commission to be reviewed for compliance with what was originally approved and then there would be final Architectural Review Board review. Mr. Brown said when they were talking about the use consideration, he did not hear from anyone that the senior residential component was not an appropriate use for the site or the area. Mr. Brown said he felt the criteria was met for walkability, there is a nearby grocery store, church, pharmacy, library, transit, and senior center. Mr. Brown felt there was greater scrutiny when discussing the design considerations and the increased density, the increased heights. He said the design guidelines make reference to residential structures, new commercial structures and institutional structures be two to two and a half stories in height throughout the district. He also referenced several other buildings throughout the Historic District that have height, however he stated that these were also primarily located on High Street and SR-161. Mr. Brown continued his presentation as referenced above.

Mr. Reis asked if there was anyone present that wanted to speak for or against this application.

Mr. Blair Davis, 1 Hartford Ct., Worthington, Ohio, said he has lived in Worthington for forty-five years and thanked Mr. Tabit for the work they have done. He felt they made some great improvements, particularly on the Hartford side and he appreciated the efforts to save the trees. He was happy to hear Mr. Brown state that they would work with the City Arborist on the remaining trees and how to protect them during and after construction. Mr. Davis said the objection he still had was the fact that this project would be a huge building in a small neighborhood. He said he felt this project would still take out most of the trees and blot out a lot of the sky, and traffic would still be an issue. Mr. Blair said it was referenced earlier that this would be an affluent unit and there would be a number of ancillary people and service people coming and he wanted to know where they would park. Would they all be leaving their cars parked on Hartford Street? The residents

now park on the street in front of my driveway. Mr. Blair said he was also concerned about the lighting because the area now is a dark enclosure. He said there would be more streetlight, building and hundreds of apartment lights and each unit would have their own have units and therefore would be over a hundred compressors running year-round. He was concerned where the units would be located and how loud the units would be. He referenced that we are an historic enclave in Columbus, we are not Arlington or Dublin. We will lose a big piece of our historic core if this is approved. Mr. Blair felt if this project was allowed into the historic district it would open the floodgate to allow more. He asked to keep Worthington great.

Mr. Tom Burns, 1006 Kilbourne Dr., Worthington, Ohio, said this project would be about 700 feet from his property and he had a couple of key points he wanted to address. Mr. Burns said he worked with public and private partnerships and commended Mr. Tabit for the work they have done. He appreciated the communication efforts made by the National Church Residence team, and their level of service has been above and beyond anything that he had ever experienced in his line of business. Mr. Burns said the second point he wanted to make was referenced earlier that Worthington has a high number of senior citizens with the least amount of options for senior housing. He did not want to see people having to move to Dublin or Westerville. The third point he wanted to discuss was that he and his wife walk to downtown Worthington frequently, and they do not care to see these old run-down tiny units. The character of Worthington is its residents and the people in the community. They were in support of the new project because it would such a huge improvement and an asset for the community.

Mr. Peter Macrae, 74 Orchard Dr., Worthington, Ohio, said he and his wife have lived in old Worthington over thirty years, and in the school district for almost forty years. He said he has his own architectural firm that works all over the country and he was the Architect on record for the Worthington Jewelers location. Mr. Macrae said he felt this project in downtown Worthington was a no brainer. He said to hear the data that it has been part of Worthington's mission to provide affordable for senior housing for the past seventeen years. Mr. Macrae said the need for additional senior housing is way overdue and National Church Residences has gone out of their way to make multiple presentations for their vision for this site. One of the presentations included information about the Worthington Food Pantry. He said Stafford Village was one of the first off site missions that the Food Source Pantry undertook. They are still currently serving the needs of the residents there who are not able to visit the Food Source Pantry. They offer them not only food, but they also offer counseling for improving their life on a multitude of different scales like they do on site. It is important to the Pantry that this site be improved and an opportunity for seniors to remain in the community, to stay vital in the community, and to allow for young families to come in behind them. Mr. Macrae said National Church Residence has chosen the number one architect in the metro area that should have no trouble getting the Worthington community to accept his vision for the aesthetics that he believes is appropriate for Worthington. He said people should be really happy that Mr. Jones was selected to do this work and be very proud of what he has accomplished.

Mr. Jim Seals, 123 E. New England Ave., Worthington, Ohio, said he had not been to the meetings for the past four or five years and the reason he has not been to the meetings was because Mr. David Foust and Mr. Hofmann were put on the Board and he developed high confidence that things would change for the better. He said he was also encouraged by Mr. Scott Myers expressing his desire to and showing signs of paying more attention to the residents of Worthington and he felt they have

done that over the past few years and he thanked them for their service and that is why he backed off but he is not backing off now. He had prepared remarks and would like to adlib throughout his speaking. Mr. Seals said he agreed with the previous speaker that this is a no brainer in a different way. He said he knew very little about National Church Residences and as far as he was aware, he has never spoken to a person who worked there, however he did have considerable familiarity with how some 501c3 organizations behave and he would be happy to share that generic information with interested members of City Council and let them decide whether they think any of it is relevant to the present situation.

Mr. Seals said for example, he said he could describe for them how some organizations use the tax benefits afforded by 501c3 status to engage in unfair competition with private enterprise and how some executives have used the built-in advantages of their supposedly charitable mission to enrich themselves personally. Mr. Seals said he could explain how some 501c3 organizations stuff their Boards of Directors with wealthy and affluent people who are skilled at fundraising and not repulsed by high executive salaries. He said some corporations don the mantle of mercenaries or charitable organizations in order to attract donations from wealthy donors who themselves get tax breaks from their donations. Mr. Seals said how unscrupulous executives sometimes take control of a truly charitable organization with genuine lofty goals and turn it into a vehicle for enriching themselves and their fellow executives. Mr. Seals said some 501c3 organizations cloak themselves into the mantle of the church and are sometimes actually predators that prey upon some of the most vulnerable members of society such as the elderly, the infirm, and the needy like some of our neighbors in Stafford Village. Mr. Seals said he would address the humanitarian issues further in an open letter to the residents of Stafford Village. Mr. Seals said he did not know whether anything he had said would apply to National Church Residences; I don't know.

Mr. Seals said he read in ThisWeek's Worthington News that someone named Mark Ricketts supposedly contributed \$750.00 dollars to Ms. Bonnie Michael's re-election campaign. He said the fact that National Church Residences and the alleged contribution, the paper described Mr. Ricketts as the company's President. Mr. Seals quoted from the newspaper about Ms. Michael and said the contribution she took was from a Riverlea resident who contributed to her campaign four years ago as well as in 2019. Mr. Seals continued to read Ms. Michael's quote that the contributions had not affected her decisions in the past, nor would they impact her decisions in the future. Mr. Seals said that he would ask you to not believe anything Bonnie Michael says, but he does believe what Ms. Michael stated in this case. He went on to explain and said he and his wife, Suzanne Seals made a similar contribution to Mr. Doug Foust's campaign for several hundred dollars because they have observed over the past four years that Mr. Foust had consistently voted support for the will of the residents of Worthington. Mr. Seals said he did not expect Mr. Foust to change any of his votes, and they expected him to continue voting in favor of the residents so they wanted to help him get re-elected, but sadly that did not work out as they had hoped.

Mr. Seals said he could imagine Mr. Ricketts, who apparently does not live in Worthington, looked at Ms. Bonnie Michael's record and concluded that she consistently sided with the developers, so he wanted to help her get re-elected. Mr. Seals said Ms. Michael may have said to herself that she would be siding with the developers anyway and their contribution would not be influencing her vote because they don't need to, she will vote for them anyway. All of this can wait and will get more attention in other venues.

Mr. Seals said he wanted to stress one point; that the current proposal from National Church Residences is the pinnacle of audacity and the very fact that it is being presented to the Architectural Review Board this evening is evidence of a breakdown in City management. Mr. Seals said he put that squarely at the feet of City Manager Matt Greeson. He said Mr. Greeson and his staff do a brilliant job of providing services to the city but described his handling of development issues as incompetent would be generous.

He stated that he was going to stop speaking at this point but felt he had to make a few additional comments. Mr. Seals said he also wanted to make a comment about Mr. Brown's statement about Worthington being landlocked and not a lot of opportunity for development. Mr. Seals said that was true, there is not a lot of room for new development, and it was not the job of City Council members to find opportunities for developers. He said the City Council members are supposed to represent the residents. City Council should not be finding opportunities for developers, that is not their job. Mr. Seals said it was his opinion that the submitted plans were continuing to get worse, not better. Referenced his upbringing in Texas and that if you see a donkey in a field with a bunch of sheep, you can tell that donkey doesn't belong there. This building does not belong there. A horse is a beautiful, but if you put antlers on a horse that does not make it a deer and you can put sleigh bells on it, and that does not make it a reindeer. He said the proposed project looked beautiful, but he did not think the proposal fit the neighborhood. Mr. Seals said he wanted to address the humanitarian issue that was clear to everyone in America that there is a need for more senior housing, but it was not Worthington City Council's job to solve that problem. It is also true that there is a need for senior housing in Worthington. We have a wonderful site there at Stafford Village and everybody knows it. The problem is that some of our wealthier friends and neighbors want that location so the vulnerable and sick people and people with no money are going to be induced to move because some of their wealthier neighbors want to live where they live. This is outrages, and for someone to claim they are a Christian and to force them to move so that someone else can make more money.

Mr. Scott Green, 74 Glen Dr., Worthington, Ohio, said he was happy to see that the Worthington Presbyterian Church came to National Church Residences and asked them to be involved with the Stafford Village Project. Mr. Green said he brought a little different bit of perspective. He said he had been involved with affordable housing on the banking side for last twenty-five years, and out of all the developers he has worked with, he felt National Church Residences built the highest quality of apartments that he had ever seen in all of his years of experience. Mr. Green said he was impressed with their level of communication with the community. They have listened to what people have said, they have saved some trees, and solved some parking issues. He said the residents of Worthington should be proud of what National Church Residence is doing.

Ms. Kay Keller, 670 Morning St., Worthington, Ohio, said she has lived in old Worthington for forty-two years. She said she generally liked the previous proposal but she had some initial issues with the height but she felt that National Church Residences had done a good job about listening to the residents' concerns about the height. She felt the new drawings were a great improvement. Ms. Keller said she was disappointed with the height of the three-story building, but felt it was a necessary compromise that needed to be made in order to accommodate the parking. She was happy to see there would be covered parking instead of just surface parking. Ms. Keller applauded the

architect for looking at and reflecting a variety of architectural styles and incorporating that into his plans and felt the plan was compatible with the Architectural Review District. She liked the different setbacks and uses of different materials and different porches because it softened the look. She said she disagreed with her good friend, Mr. Jim Seals, and felt that National Church Residences did good quality projects and she was happy they chose to be in Worthington and felt this project would be a good addition to the community and she encouraged others to support the proposal.

Mr. Jack Miner, 2005 Samada Ave., Worthington, Ohio, said he is the Chair of the Worthington Community Relations Commission (CRC) and was attending the meeting on their behalf. Mr. Miner said the CRC's core value, and part of the City's Charter, is to promote the fair and equal treatment of the people of Worthington. He said one of the things they looked at was an opportunity to make Worthington more age friendly and they have been working with City Council to ensure that Worthington begins to take the first steps to become an age friendly community. One of the things they identified is the lack of opportunity and access to senior housing for the elderly in Worthington. He said they are in support of the work being done by National Church Residences. They are coming to the table with not just a proposal but with a proposal at its core is addressing the need for the community. He said this is not about a development, it is about providing resources that "we as a city" have identified our residents need. Mr. Miner said everyone has heard Worthington is land locked, and they also heard about cottages. He said cottages are great, but cottages would not meet the needs of the number of seniors that want to stay in Worthington. The ones that want to stay in Worthington are going to need care facilities, and the opportunity for the need to move from place to place in a covered environment. The current cottages are disconnected, and they do not provide an opportunity for safe, livable areas for the seniors that are there, and this is an opportunity to do that. He wanted to thank National Church Residences for coming to Worthington and making this a reality and applauded them for being strong partners for everyone. Mr. Stiner said the CRC wrote a letter of support to Worthington City Council and he wanted to share something on a personal note. Mr. Stiner said he was a member from one of the three or four churches that founded National Church Residences in the 1960's. He said he was from the Chillicothe Presbyterian Church and proud to say Bristol Village, their very first property in Waverly, Ohio, in the 1960s, his father was able to serve on the Board in the 1970s. Mr. Stiner said fast forward, about thirteen years ago, his father passed away in a National Church Residence facility. He said he was very proud of this organization his family has known for fifty years and his church family has known for sixty years. Mr. Stiner said the business goes beyond providing affordable housing for seniors, they care about the wellbeing of seniors and the care from the people of the church help to make up what is National Church Residences. He asked the Board members to support the proposal.

Mr. Glenn Pratt, 15 Kenyon Brook Dr., Worthington, Ohio, said he has lived in the community for twenty-five years, and he is in support of the project. Mr. Pratt said he has reviewed the plans and believed this is a wonderful project. He said there is a real need for senior living in Worthington and in his profession, he has worked with a lot of nonprofit senior living providers around the country and felt there was no other entity that was more focused in providing housing and services to seniors. Mr. Pratt said National Church Residences was a great organization from the quality of construction and the operation of their facilities. Mr. Pratt said he hated to see someone's character be unjustifiably besmirched. Mr. Pratt said he knows Mark Ricketts, and he is the most honorable,

caring and compassionate person that exists.

Ms. Sandy DiCenzo, 876 Hartford St., Worthington, Ohio, said she has been a long time Worthington resident and graduate from Worthington City Schools. She said her home borders 252 square feet of where the project will be. She said she did not have a prepared speech, but she wanted to make some comments about the height of the building. Ms. DiCenzo said she felt her property is greatly impacted by the three-story height of the project, but she did see some improvement of the design and appreciated they are saving the sycamore tree. She felt the project was still too big and was just a land grab that is displacing poor people to put rich people in their place. She said most of the people pay \$800.00 per month for rent. Most of the residents she knows wake up and are happy to be living in Worthington and they can appreciate that they live near everything and the beautiful trees and green space. She did not feel that Worthington had much cultural, ethnic or social diversity and felt like the city was becoming more like Upper Arlington. She said she has had conversations with Mr. Tabit, but she still has a three-story building that will be up against her home. Ms. DiCenzo felt there was a shortage of all types of housing, not just housing for seniors.

Ms. Angela Strous, 58 E. North St., Worthington, Ohio, said she agreed with her neighbors and did not want to see a three-story high density building in her neighborhood. She said she had no problem with the location, she would just prefer to see a two-story structure instead of three and felt there would still be parking problems along Hartford Street.

Mr. Douglas Foust, 276 Highgate Ave., Worthington, Ohio. He said he was born in Worthington in 1955 and his grandmother was one of the original residents of Stafford Village in 1968. Mr. Foust said no one would argue about the need for diverse affordable, and accessible homes for seniors in Worthington. Mr. Foust said the building design was gorgeous and he felt National Church Residences has done an admirable job in trying to engage in conversations. Mr. Foust said he wanted to introduce three documents for public record consideration. He said he requested some two-dimensional scale drawings from National Church Residences, but he had not yet heard back from them, so he drew up his own. Mr. Foust said he did not feel the current drawings gave the correct perspective in terms of their location, so he wanted his drawings to be on record. He said he felt this had been missing from the drawings up to this point. Mr. Foust asked that Mr. Brown pull up the examples he provided to show the differences in height.

Mr. Frank Shepherd, 600 Keyes Lane, Worthington, Ohio. Mr. Shepherd said he has lived in Worthington for twenty years but has supported the school system for over forty years. Mr. Shepherd said he had a problem with what he just saw and that the drawing was out of perspective. Mr. Shepherd said Mr. Foust's drawing showed the building down and the first-floor elevation was up. He said he did not want to talk about the drawing he had something else to discuss. Mr. Shepherd said first of all, he first saw the original buildings twenty years ago when he picked up residents who lived there that needed to go to his church. The buildings were not in very good shape back then, so when he heard what shape they were in now, he could appreciate that. Mr. Shepherd said the other issue was the PUD. He felt as the city is concerned, regardless of what goes in there, he thought the PUD was good because with a PUD you get what you said would be approved. Mr. Shepherd said right now there are three different zoning districts that theoretically could be developed three different ways. He felt the proposal reflected some of the characteristics of Worthington and was in support of the project.

Mr. Kevin Showe, 634 High St., Suite 200, Worthington, Ohio. Mr. Showe said he has been living at the Masonic Lodge for the past three years, and an association with the City of Worthington for the past thirty-eight years as the owner of the Worthington Inn and some other nearby properties. He said he is also the President of the National Housing Corporation and his family has been in the multi-family business for over fifty years. He said he is the second generation to run his family's business that his father started. They own thousands of apartments all over the country that they have developed, owned and managed. Mr. Showe said he was very familiar with National Church Residences and knew the former C.E.O.'s John Glenn and Tom Slemmer. He said they are a competitor and preeminent provider of senior housing throughout the country. Mr. Showe said the one-story cottages are not in character with the buildings of downtown Worthington. He said the second version with the three stories and high cupolas and taking it down to the street level was outstanding. The interior courtyard will be really enjoyed by the residents, and the parking will be better than what they have now. Mr. Showe felt the design captured the Worthington architecture of what the community is all about. He said the project was a no brainer and an excellent development and he encouraged the Board to support the project.

Ms. Paula Ryan, 1044 Firth Ave., Columbus, Ohio. She said she used to live in the Clearview Avenue area and could remember when the structures were built in the 1960s. Ms. Ryan said she has reached the age to think about where she would like to retire, and she liked the thought of being able to retire in the same community in which she grew up. She applauded National Church Residences for coming to Worthington, and for City Council for bringing this to their residents.

Mr. Mick Ball, 925 Robbins Way, Worthington, Ohio, said he is a retired architect and he is in support of this plan. Mr. Ball said they looked at this site before for his son who is physically handicapped and decided it was not right because of accessibility issues. He would like for his son to be able to live at this facility in the future in the affordable side of it. He and his wife would also like to downsize in live in this facility. He felt the architecture was superb and a wonderful project and asked the Board members for their support.

Ms. Rebecca Green, 74 Glen Dr., Worthington, Ohio, said she walks past the area frequently and the houses are in decline and need work. She explained the Board is required to conserve their property values and required to look at the materials and the use of the property when a new zoning district is proposed. She felt a PUD was exactly what was needed for this type of property and it will allow for creativity where it's needed to address the issues with the community and she felt the proposed project was superb. The project uses the materials that are unique to Worthington, niche green space will be provided for the residents and the community. They are addressing the concerns of the residents in terms of the height of the building and saving the trees, parking and walkability. She felt this is an excellent project and would like to see the project approved by the Board.

Mr. Reis asked the applicant to come back to the podium so the Board members could ask questions. Mrs. Lloyd said she appreciated National Church Residences to be willing and able to invest in the community and maintain an opportunity for affordable housing. She said senior housing is something they need to maintain for people to be able to stay in the community. Mrs. Lloyd felt the design was appropriate for Worthington, and she thought the site access and parking solution was much improved from what the Board saw previously. She also thought the scale was improved

and the details were in character with Worthington and she is interested in seeing how those details are executed for construction.

Mr. Schuster said he also appreciated the changes. He asked Mr. Tabit how they would be keeping some of the units affordable. Mr. Tabit said that in 1970 the Worthington Presbyterian Church built sixty-five affordable apartments along Hartford Streets and National Church Residences built twenty-three market rate apartments. He said their proposal moving forward in the new building they would have thirty-four apartments set aside as affordable. The remaining two locations up the street comprised of thirty-one apartments, so that is still sixty-five apartments that will be affordable and set aside for low income seniors. Mr. Tabit said everyone will be welcomed to come back and the current average rent is about \$450.00 dollars per month. Mr. Schuster said he would like to know more about the details of the building materials.

Mrs. Holcombe said she was excited about the changes to the proposal. She said the senior citizens have lived and working in the community, they have supported the school bonds and levies, they have helped keep the architecture the way it looks today so they have a right to be able to live in old Worthington. She liked the way the units were connected so the residents can talk with other nearby residents. Mrs. Holcombe said she knew someone that lived in one of the hazardous units, so she is happy to see them being torn down. Mrs. Holcombe asked Mr. Brown if they would be looking over the greenery and landscaping and Mr. Brown said the goal was to start the conversation so when they come back, they can talk about the sixteen or eighteen items that were addressed in the memo. He said the items that were listed were needed for the PUD to go on to City Council so the Board and Commission would have all the information and the residents would know exactly what they were going to get and then when this would go to City Council they would know exactly what they were approving. Mrs. Holcombe said the sooner they get this started the better off they will be.

Mr. David Foust said spent way too many hours thinking about this proposal and way too many sleepless nights trying to figure out the best way to handle this. He said he wrote some notes out earlier in the day and wanted to share them with everyone. Mr. Foust said he was impressed with the number of written responses they received from the community and two most common points were that the city needs more senior housing and the other point was to include as many other groups as possible (Inclusivity) and that will come down to the cost of the unit. Mr. Foust said those points are different than what the Architectural Review Board members have to deal with. He said the need for senior housing is a big issue in Worthington, and the need is more than just this site and felt there was a need for a city-wide plan. He said who they cater to needs to be across the board, and they need to look at multiple sites, and different styles as to where else senior housing could be developed, and multiple sizes of units. He said the footprint of the original buildings contrasted with what is now proposed is about twice the size of the original footprint. The square footage of the building is about four times as large. Mr. Foust said he was not sure if all of the abutting neighbors were completely happy with the changes, but he felt three stories was still too big and he was not 100% convinced this was the proper location for this facility.

Mr. Hofmann said he believed the community does have a mission to its residents and that who we are together makes a culture together and that culture is different from other cultures in other neighborhoods. We are a community that does want to be inclusive and the idea of a life span

community, one where you are providing ways for people to move into the community and help the community thrive for many years and take advantage of that community when they are older should be a fair undertaking. He said that is what this country was built on. There are rights that people should be able to have to that end and we have to ask ourselves if the culture of who we are and the people within the community be dramatically altered if this project goes forward with the way its shown. Mr. Hofmann said from his point of view he did not think it would be altered negatively. He said the project is large and did not know how else this proposal could be altered to be more fitting unless it was moved to another site. He said in his opinion this project would help the culture in Worthington and fits the mission and he said it was important to have that mission together to provide housing for the elderly.

Mr. Reis said they have heard a lot said by the community, the Board, City Staff, by the applicant and they have a lot to deal with and they want to be fair to everyone and come up with a plan that meets everyone three quarters of the way. He agreed with what Mr. Hofmann said about paying attention to this project with what Worthington is, what do they want to be, and what do they want to do for the seniors. Mr. Reis said they definitely need this product in the community, and they need to find a way to make it economically feasible for everyone that does not have \$3,000.00 a month to spend. He said he heard some great comments from the community, and they have an applicant that is a very good listener because he thought the plan was reflective of who Worthington is but he felt there were a few things that needed to be tweaked yet. Mr. Reis asked Mr. David Hodge, the attorney for the applicant, how they wanted to proceed, whether taking a vote, or tabling the application. Mr. David Hodge, 8000 Walton Parkway, Suite 260, New Albany, Ohio, said he has worked on a number of projects within the community and he was proud to be at the meeting on behalf of National Church Residences. Mr. Hodge explained the purpose of a preliminary development plan was to create the skeleton and the envelope in which the development would eventually fit. He said he felt the information that has been presented to the city for the Commission's review was enough for the majority to vote with a positive recommendation to City Council for this rezoning request.

Mr. Myers explained that Mr. Brown had a list of several items that he mentioned at the beginning of the meeting that still needed to be addressed. Mr. Brown said some of the items that he and Mrs. Bitar, and Mr. Hodge had worked on earlier in the day dealt with public amenities and other items which would move on to City Council, such as the tree fee evaluation, have some loose ends that need to be cleaned up prior to a formal vote. Mr. Myers said he wanted to make certain the issues that were raised, for example, bike racks, has there been a sufficient discussion from the Board that the next time this comes back it would be in a more final form, or are there any other items that still need to be addressed. Mr. Brown said with the length of time that he and Mrs. Bitar have worked for the city, they kind of know what the Board expects like the tree protection plan, during construction and demolition, that is something that they required in the past. The big thing that needed to be clarified is the caliper inches of trees that need to be removed and those needed for replacement. He said they have a calculation in the PUD text such as the tree replacement fee of \$450.00 vs. \$150.00 per one-inch caliper. Mr. Brown said he still needed clarification as to what was going to be removed and what would be added. Mr. Myers said he would appreciate at the next meeting if Mr. Brown would clarify how the issues were fixed. Mr. Myers said he just wanted closure to be sure they had all the information that they needed.

Mr. Myers said there needs to be affordable senior housing and he wanted to know if that could be put into the text and get back to him about that at the next meeting. Mr. Lindsey said he would briefly address that component but give him an answer later. He said there is a question as to where it fits within the Code, in the PUD structure, and is an issue which is certainly important. Mr. Lindsey said the applicant and Mr. Hodge had discussed with him a declaration which would provide an enforceability component, and they will come up with best legal solution. Mr. Lindsey said the declaration document would be recordable, so the City's goal was to make sure there is an enforceable component for the affordable housing aspect of the project. Mr. Myers asked if the architecture could be finessed enough to make certain the size of the project fit appropriately into the neighborhood before the project comes before City Council. Mr. Reis said with everything that has been said at the meeting he recommended tabling both the ARB and the MPC applications. Mr. Hodge said he agreed and requested to table the application.

Mr. Hofmann moved to table the ARB application, seconded by Mrs. Lloyd. All Board members voted, "Aye," and the application was tabled.

Mr. Hofmann moved to table the application the MPC application, seconded by Mr. Foust. All Board members voted, "Aye," and the application was tabled.

D. Architecture Review Board – New Business

1. Patio & Seat Wall – 662 Hartford St. (Lucas and Lindsay McComas) AR 103-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This Farmhouse was built in the mid 1850's and is a contributing building in the Worthington Historic District. The house was remodeled and added onto in the late 1970's and early 1980's.

This is a request to replace and expand the patio and add a seat wall.

Project Details:

1. The existing patio is south of the house, hidden by a privacy fence and vegetation. A walkway connects from the patio, behind the house to the garage.
2. Not only is replacement of the existing patio planned but a new portion would be added to the east, extending behind the house and to the garage in a curved pattern.
3. At the southeast corner a curved seat wall is proposed. Charcoal Edington wall stone is the proposed material.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles

and some designs are not compatible. Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff recommended approval of this application, as the proposed modifications should be compatible with the house and property and would not be seen from other properties or the right-of-way.

Discussion:

Mr. Reis asked if the applicant was present. Mr. Lucas McComas, 662 Hartford St., Worthington, Ohio. Board members had no questions or concerns. Mr. Reis asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY LUCAS AND LINDSEY MCCOMAS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE AND ADD ONTO THE PATIO AND A ADD SEAT WALL AT 662 HARTFORD ST. AS PER CASE NO. AR 103-19, DRAWINGS NO. AR 103-19, DATED NOVEMBER 19, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

2. Three Season Room – 96 W. North St. (James Ross/Kington) AR 106-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This house is of Colonial Revival influence and is a contributing building in the Worthington Historic District. The house was originally constructed in 1939 and has been added onto over the years. It sits on a parcel that is 75' wide x 413' deep. Approval was granted by the ARB in 2015 for the owners to convert an exterior rear porch into indoor living space, construct a new garage and add a roof over the front stoop. A fence and arbor were approved in 2016.

The current application is a request to construct a three-season room at the rear of the house.

Project Details:

1. The room would be 16' x 16' and extend from the rear of the house with a gable to match the house but at a lower height. The rear gable would have triangular windows.

2. Ezebreeze sliding panel windows which have aluminum frames and vinyl glazed panels are proposed for the room. An Andersen self-storing door would be on the west side. Although an east elevation was not provided, from the floor plan it appears only one window would be on the east side with the rest being Hardi plank siding to match the house. Siding is also proposed near the Redwood corner boards and adjacent to the house on the west side. The trim and skirting is shown as 1" x 8" wood.
3. Georgetown Gray roof shingles would be used that would also match the house.

Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance**

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff recommended approval of this application, as the proposed three-season room was appropriate for this house.

Discussion:

Mr. Reis asked if the applicant was present. Mr. Bob Kington, 96 W. North St., Worthington, Ohio. Board members had no questions or concerns. Mr. Reis asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF ROBERT & CYNTHIA KINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A THREE SEASON ROOM AT 96 W. NORTH ST. AS PER CASE NO. AR 106-19, DRAWINGS NO. AR 106-19, DATED NOVEMBER 22, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Schuster seconded the motion. Mr. Brown called the roll. Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

3. Generator– 707 Morning St. (Garneta Aber) AR 107-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions**Background & Request:**

The structure is a two and ½ story American Foursquare that was built in 1913 and is a contributing building in the Worthington Historic District. Additions and renovations have been constructed over the years including extension of the front porch to curve around the southeast corner of the house in the late 1990's. This application is a request to install a generator.

Project Details:

1. The generator is proposed on the south side of the house near an atrium window. The curved porch would screen the equipment from the front and Boxwood shrubs are proposed for planting to the southeast to screen the other potential view from the street. Trees to the south would screen the generator from neighbors.
2. A beige 20KW Generac unit that would sit 32" high and is 25" x 48" is proposed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Although not specifically addressed in the guidelines, mechanical equipment such as condensing units and generators have typically been approved by the Architectural Review Board if there is appropriate screening from the right-of-way and neighboring properties. The same requirement is part of the City Code.

Recommendation:

Staff recommended approval of this application, as the proposed generator would be appropriately screened.

Discussion:

Mr. Reis asked if the applicant was present. Ms. Garneta Aber, 707 Morning St., Worthington, Ohio. Mr. Foust asked Ms. Aber if the unit would be tested periodically, and she said yes and referred questions to her vendor. Mr. J.T. Keiderling, 2587 N. High St., Columbus, Ohio. Mr. Foust asked Mrs. Bitar what the recommended testing hours were and Mrs. Bitar said the recommended testing time would be between 8:00 a.m. and 5:00 p.m., Monday through Friday. Mr. Hofmann asked if there was a decibel rating and Mr. Keiderling said the generator had a 65-decibel rating. Mr. Reis asked if there was anyone present to speak for or against this application and no one came forward.

Motion:

Mr. Schuster moved:

THAT THE REQUEST BY GARNETA ABER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A GENERATOR AT 707 MORNING ST. AS PER CASE NO. AR 107-19, DRAWINGS NO. AR 107-19, DATED NOVEMBER 22, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Foust seconded the motion. Mr. Brown called the roll. Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

4. Sign – **5625 N. High St.** (Columbus Sign Company/Central Ohio Compounding Pharmacy)
AR 109-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This commercial building was constructed in 1959, having a one-story structure in the front and two levels in the rear. When Verizon moved out of the front space, the property owner refurbished that portion of the building. Central Ohio Compounding Pharmacy is planning to move into the space and would like approval for a wall sign.

Project Details:

1. The stucco parapet on the front of the building was recently refinished and painted Ivory and is the proposed location of the sign. The building is about 23' from the road.
2. The proposed sign is made up of a 4" deep internally illuminated aluminum cabinet that is 252" (21') wide and 42" (3.5') high or 73.5 square feet in area. The proposed cabinet color has not been identified. A pan formed polycarbonate face is proposed with a white opaque background, dark blue lettering spelling "CENTRAL OHIO COMPOUNDING" and a pharmacy logo with dark and light shades of blue.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. The Architectural District Ordinance calls for design and materials to be compatible.

In recent years the City has discouraged the use of cabinet box wall signs, and specifically disallowed these types of signs in the newest addition to the Planning and Zoning Code, the Wilson Bridge Corridor chapter.

Staff Analysis:

- The internally illuminated cabinet wall sign style is not preferred in the Architectural Review District.
- Although the proposed sign is approximately the same size as the former Verizon sign (~74 square feet in area), it appears larger because of the cabinet. Also, the all capital bold letters appear larger than the previous sign. The close proximity of the building to the road makes any sign very visible.
- The mockup of the sign is shown on a white background for the building, but the building is Ivory.

Recommendation:

Staff recommended denial of this application based on the analysis. Smaller individual letters and a logo would be preferable.

Discussion:

Mr. Reis asked if the applicant was present. Mr. Jim McFarland, 5660 Boucher Dr., Orient, Ohio. Mr. McFarland said he was respectful of the ARB District standards and they felt that the illumination at night reflected a simple approach. They understood the cabinet may be a bit large, but it is less and simpler than what was there previously. Mr. McFarland felt the lighting would look very nice in the evening time. He also brought a color sample in to share with the Board members and asked the Board members to approve of the application as submitted.

Mr. Foust said he agreed with City Staff's recommendations. He said he realized the City of Columbus border is nearby so the Board members have been a little more lenient in terms of what gets approved in the area, but he was concerned about the background color and what color would make the sign opaque. He said the sign must be opaque or the sign would come down. Mr. McFarland explained they did not intend for there to be any illumination coming through the background at night. The only thing that should be illuminated would the letters, the Rx symbol and outline around the sign.

Mr. Hofmann suggested pin mounted letters and make them all the letters 24" tall. He said the fact the sign is mounted on a background people will actually read the 42" by 252" as the sign. Mr. Hofmann suggested making the overall sign smaller or remove the sign and make the letters pin mounted. Mr. Hofmann also suggested making the sign smaller to 36" instead of 42." Mr. McFarland said he would need permission from Client to make the necessary changes.

Mr. Anthony Bookda, 250 Danial Burnam Sq., Columbus, Ohio, said he is the owner of the business and he used to live in the Worthington area on East North Street. Mr. Bookda said he has been in the business for twenty-one years and he also owns a pharmacy in the Arena District. Mr. Bookda said his intent with the sign is for people to be able to find them in a manner that is cost effective yet respectful design integrity of the community. He said going to an individual letter design would drastically increase the cost. Mr. Bookda said he was okay with making the smaller in height. Mrs. Bitar asked if they considered a different type of illumination. Mr. McFarland said no, they have not had that discussion yet. Mr. Bookda said something that is balanced with the awning was important. Mr. McFarland requested to table the meeting until the January 9, 2020, meeting.

Mr. Foust moved to table the application, and Mr. Hofmann seconded the motion. All Board members voted, "Aye," and the application was tabled.

5. Monument Signs – 6797 & 6827 N. High St. (Moore Signs/Executive House LP) AR 102-19

Mrs. Lloyd moved to table the application, and Mr. Schuster seconded the motion. All Board members voted, "Aye," and the application was tabled.

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E. Municipal Planning Commission – New Business

1. Amendment to Development Plan

- a. Monument Signs – **6797 & 6827 N. High St.** (Moore Signs/Executive House LP) **ADP 09-19**

Mr. Foust moved to table the application, and Mrs. Holcombe seconded the motion. All Board members voted, “Aye,” and the application was tabled.

D. Architecture Review Board – New Business (continued)

6. New Multi-Tenant Building – 7105 N. High St. (The Witness Group) **AR 104-19**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This site is the 1.33-acre parcel abutting N. High St. that was created by the subdivision of the former Holiday Inn property at the northwest corner of N. High St. and Caren Ave. The land was used as a parking lot for the former hotel. In addition to the rest of the hotel site, this parcel is part of the Worthington Gateway Planned Use District (PUD). A basic footprint for a building was shown in the PUD, which assumed a building toward the east side of the parcel with parking behind, and complimentary in style to the W. Wilson Bridge Rd. buildings. This application is a request for approval of the design of the proposed multi-tenant building (Building #6) on that N. High St. parcel, and approval is sought for electrical transformer screening on the W. Wilson Bridge Rd. parcel

Project Details:

1. As was stated in the PUD text, allowable uses include offices, restaurants, personal services and retail uses less than 10,000 square feet in area.
2. Site Plan and Landscaping:
 - The proposed plan matches the PUD site plan with an entrance along Caren Ave., and access from the W. Wilson Bridge Rd. entrance to this part of the development.
 - The building is identified as being one-story and 180’ wide x ~65’ deep (11,620 square feet in area). Placement would be about 10.5’ from the new right-of-way line that was created with the recent subdivision, which is about 30’ from the N. High St. back of curb. Sidewalks are proposed along all sides of the building, with four connectors to the public sidewalk and a 6’ sidewalk along the north side of the parking lot to tie into sidewalk on the rest of the site. Patios are shown on the north and south sides of the building toward the front.
 - Eighty parking spaces are shown in the area behind the building including 4 accessible spaces. A dumpster enclosure with materials to match the building would be in the northwest corner of the parking lot and transformers are shown in the northeast corner.

- Parking lot island and street trees are planned. A landscape plan is included showing screening on the north and south sides of the building and parking lot, and at the crosswalk.
 - Traffic, storm water and utility considerations were addressed with the PUD application.
3. Architecture:
- The building would have the look of five storefronts, although different numbers of tenants are possible. Although it is one story, some rooflines give the look of a second floor. At the southeast corner, a second story with double hung windows and a cupola are proposed. With other false second stories in Worthington, interior lighting and blinds were included to give an authentic look. The middle section of the building is shown with dormer windows that could also be illuminated. At the north end a hipped roof with chimneys is proposed.
 - Brick, Hardieplank, and cast stone are proposed for the building walls and asphalt shingles and standing seam metal roofing are proposed.
 - Pella clad wood windows and doors are proposed in Popular White, Putty and Iron Ore with 3/4" aluminum grills between the glass panes.
4. A lighting plan is shown, including proposed site and building lighting, that matches the previous approvals. Traditional looking poles and fixtures are proposed and the light level would not spill off of the property.
5. Wall mounted mechanicals would be painted to match the walls.
6. General sign locations are shown on the proposed building elevations. Individual signs would need approval from the ARB.
7. Fire Department requirements for fire flow and hydrant placement would need to be met.
8. Transformers placement for the W. Wilson Bridge Rd. building would be adjacent to the dumpster enclosure at the east end of the parking lot. Landscape screening is proposed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

1. Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.
2. Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.
3. Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.
4. Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any

use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.

5. Windows: On long facades, consider breaking the composition down into smaller “storefront” units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.
6. Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.
7. Ornamentation: Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.
8. Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.
9. Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the “monument” type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.
10. Sustainability: The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Energy conservation methods are encouraged. Landscape concepts often complement energy conservation and should be maintained and replenished. Utilize indigenous plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks. Preserve and enhance green/open spaces wherever practicable. Manage storm water run-off through the use of rain gardens, permeable forms of pavement, rain barrels and other such means that conserve water and filter pollutants. Bike racks and other methods of facilitating alternative transportation should be utilized. Streetscape elements should be of a human scale. Make use of recycled materials; rapidly renewable materials; and energy efficient materials. Use of natural and controlled light for interior spaces and natural ventilation is recommended. Minimize light pollution.

PUD Development Text:

1. Uses:

- Offices - minimum amount - 18,000 square feet
- Hotels
- Restaurants
- Sale of goods at retail - limited to less than 10,000 square feet in gross floor area per business with on-site food preparation permissible
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- Personal services
- Accessory uses
- Banks, Drive-in banks
- Pet shops
- Arts and crafts
- Entertainment facilities
- Recreational facilities
- Public uses
- Essential services

2. Design Regulations

a. Character

The owner is proposing the redevelopment of the site with a mix of uses as the Hotel has been demolished. There are five (5) buildings proposed for the existing Holiday Inn site located at southwest corner of North High Street and West Wilson Bridge Road. The vacant lot located at the corner of Caren Avenue and North High Street will be separately submitted to the Architectural Review Board and the Board of Zoning Appeals for all necessary approvals under the Worthington Zoning Code. This submission is to provide detailed exterior elevations and building materials along with an overall a sense of scale, proportion, massing, and spacing of the buildings as it relates to the current site plan and grade changes.

Building #1 and #2 are single story, Buildings #3 and #4 are two story and Building #5 is proposed to be a four story hotel with a lower level. All the buildings are designed as 'four-sided architecture'. By using the same materials on all four sides of each building, the design will not interrupt and all parts are perceived as a unified whole. The elevations of the five (5) buildings are contained in this application as they have been reviewed and approved by the Architectural Review Board.

The architectural style of the proposed buildings is meant to complement the surrounding Worthington neighborhood and design standards while differentiating the buildings from one another. Traditional style design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels. The speculative 2-story office buildings at the western portion of the development utilize traditional rationale and detail while maintaining a more contemporary architectural style.

The proposed materials are consistent with the City of Worthington's design guidelines

- with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric.
- b. Screening
Landscaping and screening shall be installed in compliance with the Landscaping Plan included in this PUD district application. Landscaping maybe added along the southwestern corner of the site and along the southern property boundary if deemed necessary by the City of Worthington.
 - c. Tract Coverage
Tract coverage for the hotel parcel and Wilson Bridge Road parcels is shown on the site plan included with this PUD district application. The tract coverage for the vacant parcel will be determined upon submittal and approval as a part of a separate review process.
 - d. Lighting
A lighting package has been submitted as a part of this application that indicates the location of the light poles, cut off fixtures and a photo metric plan that shows compliance with the adopted City guidelines on light impacts on abutting properties. No exposed concrete bases for the parking lot lights will be permitted.
 - e. Graphic/Signage
The submitted package includes all the wall signage, freestanding signage and directional sign for two of the three lots included in this application. The vacant lot will have to submit a signage package for review and approval by the appropriate boards.
 - f. Traffic & Parking
Access to the property will be depicted on the submitted site plan. Only two curb cuts will be utilized and the other existing curb cuts will be eliminated. The curb cut on Wilson Bridge Road will be shifted slightly to the west to allow it to line up with the existing curb cut from the Shopping Center to the north. The relocation of the curb cut will allow for four (4) way traffic control and a safer flow of traffic on and off the site. The Caren Drive curb cut will be shifted slightly west toward North High Street as shown on the site plan. New sidewalks and other amenities will be added to the site to improve pedestrian access to, through and off the site per the site plan.
A traffic impact study was commissioned by the applicant and it was reviewed and approved by the City as a part of the Architectural Review Board process.
 - g. Parking
The parking areas are shown on the site plan which provides for 342 parking spaces. The site plan provides for all the required setback and landscape areas. The 7± acre site will split into three (3) lots and easements will be provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian access over the three (3) lots.
3. General Requirements
 - a. Environmental
 - Stormwater Drainage
Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has been submitted as a part of this application and it will meet all regulations adopted by the City of Worthington for detaining the stormwater, mitigating run off on abutting

properties and thereby meeting all City and EPA requirements.

- Utilities and Facilities

The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.

- b. Natural Features

The subject property is without significant natural features other than a dropping slope of the land from the east to the west that has proven difficult with laying out buildings on the site.

- c. Public Area Payments

The applicant will comply with Code Section 1174.0S(c)(3)(B) of the Worthington Zoning Code. The existing square footage of the Holiday Inn Hotel is 136,834 and the propose square footage of the new buildings is 136,195 so no payment is required under the above Code Section.

- d. Public Space Amenities:

- Public Right-of-Way dedication
- Decorative Street lighting
- Bike Parking (4 total) for each building
- New Pedestrian sidewalks
- Wilson Bridge Road intersection improvements
- Plaza / Meeting area
- Bio-Retention areas
- New Corner treatments (Caren Avenue & N. High Street & Wilson Bridge Road)
- Street trees (along the rights-of-way)
Paver parking and maneuvering areas
- Upgraded Landscaping
- Decorative retaining walls
- Patio areas (8 total)
- New green lawn area along Wilson Bridge Road
- Decorative planting areas along entry ways to site along Wilson Bridge Road
- Decorative Trash Receptacles

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines. The plan recommends promoting a high-quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development. Also recommended is encouraging the private market to add additional commercial office space within the City.

Recommendation:

Staff recommended approval of this application as the building is appropriately located based on the PUD site plan and the architecture is compatible with the rest of the site and the Design Guidelines.

Discussion:

Mr. Reis asked if the applicant was present. Mr. Rob MacInnes, representing Ford & Associates Architects, recapped what was previously approved for the site plan. He said they were not proposing to modify the footprint which is 180 x 65 feet. They shifted the dumpster to the west end and added a lot more detail for landscaping and site lighting which helped to improve the site. Mr. MacInnes said the main goal of the architecture was to highlight the southeast corner of Caren Avenue where there was building with a two-story cupola and will match the development on the southeast side of the street and helps blend in the area so the four story structure does not look as big. Mr. Foust asked how soon the building would be constructed, if approved.

Mr. Ohm Patel, 600 Enterprise Dr., Lewis Center, Ohio. Mr. Patel said they would begin construction on the Wilson Bridge Road buildings starting in January after receiving engineering approval. He said they would like to start off the new year with excavators on the site. They would begin the construction on Wilson Bridge Road and work their way up and then over to the High Street piece. Mr. Patel said construction for the other piece would probably begin in the fall of 2020. Mr. Foust asked if these other pieces were built first, would they still be able to construct the hotel and Mr. Patel said yes. Mr. Schuster asked if the construction of the outer buildings were dependent upon the hotel construction and Mr. Patel said no, the financing for the projects are three separate loans.

Mr. Brown explained they have been working with the applicant over the past nine months. He said there were a lot of off-site improvements on West Wilson Bridge Road, the realignment with the mall, the street trees, improvements at Caren Avenue and High Street, so the Service & Engineering Department, City Staff and Consultants have all been working with the applicant on off-site improvements and a lot of that is related to the Agreements that were done with City Council. Mr. Brown said it may look like there has not been a lot of physical work but there was a lot going on behind the scene that needed to be done. Mr. Reis asked when the traffic construction for the new intersection would be completed between this site and the Worthington Shoppes site.

Mr. Kenny Leckrone, 600 Enterprise Dr., Lewis Center, Ohio, said they are waiting for the weather to break and they are currently still obtaining approvals so they are looking to start at the end of March or early April and will take approximately five months from start to finish excluding the light signal poles because those have an extremely long lead time. They may create a temporary signal until the poles are ready, so that work may push into the year 2021, but it was possible the temporary signals might only be up for a couple of months. Once the poles are received it should only take a couple of weeks to get them up and running.

Mr. Reis asked if there was anyone present who wanted to speak for or against this application.

Ms. Heather Monroe, 135 Greenglade Ave., Worthington, Ohio, asked how many tenants there would be. She said her house faced the entire back of the property. Mr. Patel said they were anticipating four tenants, but there could be five. There will be a mix of restaurant, a print shop type of a tenant along with maybe a spa or salon and or possibly some sort of a medical office such as a chiropractor or dental office. Ms. Monroe asked if there would be enough parking spaces for five tenants and Mr. Patel said there should be more than enough parking, and they are gaining parking from the original plan approval. Ms. Monroe felt there would be too many buildings for the site.

Mr. Steve Rosandich, 140 Caren Ave., Worthington, Ohio, said he agreed with his neighbor that there would be too many businesses for one lot. He said it would be going from one hotel where two U.S. Presidents had stayed before, to maybe having nine or ten different businesses. Mr. Rosandich said it appeared that five of those businesses would be located on High Street, but the original plan was for one business. He said the intersection at Wilson Bridge Road and High Street is the worst intersection in the City. Mr. Rosandich said it took six months to wear down the residents that live next to the property, and they had stopped coming to the meetings. He said he travels out of town for work, so he could not attend all of meetings to voice his concerns. Mr. Rosandich was concerned there would now be possibly ten businesses, with two ingress and egress options, one of which would be off of Caren Avenue and he was concerned about the amount of traffic that would be generated onto to Caren Avenue. He said people that drive in his neighborhood drive through the stop signs all the time. Mr. Rosandich said he did not feel that people would want to park near Hayhurst Avenue and walk up to the businesses that would be located on High Street. He said the original plan was for one business on High Street and now there would be several businesses and a Motel 6/Tru Hotel. He asked the Board not to approve the application and to give the nearby residents a chance to know what is going on. Mr. Rosandich said there were seven hotels across the freeway, and they are not even matching the quality of what is over there. He said the Tru hotel brand is one of the lowest grades and that is what they want to put in that location. Mr. Foust said they have not gotten to the hotel discussion yet. He asked City Staff if the square footage of the commercial building had been changed from what was originally proposed and Mr. Brown replied no, it is matching up with the what the Board saw originally with the PUD approval from when they went to City Council. He said the buildings they saw along West Wilson Bridge Road are multi-tenant buildings, there was never the intention for just one use. When they calculated the parking they went by the type of use for square footages. The High Street and Caren Avenue building could be one or two, three, four or five. The buildings along West Wilson Bridge Road are set up so two of them could have second stories. One of those is completely office but the office could have more than one office. Mr. Foust said when this was originally presented to the Board, the buildings along West Wilson Bridge Road and the one up on High Street were basically set up as commercial retail buildings with possibly some office space and they have the same square footage. It should not matter if there was one tenant or five tenants because they are expecting a certain amount of business and a number of customers per square foot, a certain number of employees per square foot and he did not feel that anything was really changing. Mr. Foust said he was not trying to argue, but the plan is basically what they looked at before, but they did not have any details yet of what the building was going to look like. Mr. Rosandich said he felt like the traffic would go on forever and ever into the worst traffic intersection in the city.

Mr. Tom Burns, 1006 Kilbourne Dr., Worthington, Ohio, said he wanted to express his support for the development. Mr. Burns said he felt the city could use more restaurants besides pizza places.

Mr. Reis summarized that the plan in front of them for the four buildings along West Wilson Bridge Road and the one on North High Street are pretty much the same as what was proposed earlier. Mr. Reis said he felt the proposal met the same footprint and that the uses of the buildings were appropriate. He also agreed with the previous speaker that the city could use more restaurants and the development would be a nice focal point for the entryway to the city. Mr. Reis said he felt the architecture was fitting for Worthington and he felt it is the right thing to do at this time. Mr. Rosandich said he would like the Board to table the discussion so the nearby residents could have their say.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY THE WITNESS GROUP FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW BUILDING AT 7105 N. HIGH ST., AS PER CASE NO. AR 104-19, DRAWINGS NO. AR 104-19, DATED NOVEMBER 22, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Schuster seconded the motion. Mr. Brown called the roll. Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

Mr. Foust said he wanted to clarify there were not any real changes for the residents to be concerned about that Agenda item. All they were doing was adding the exterior architecture to the existing building.

7. Hotel Change – **121 W. Wilson Bridge Rd.** (The Witness Group) **AR 105-19** (Amendment to AR 32-18, formerly 7007 N. High St.)

&

E. Municipal Planning Commission – New Business (continued)

2. Planned Unit Development Modification

- a. Hotel Change – **121 W. Wilson Bridge Rd.** (The Witness Group) **PUD 01-18M** (formerly 7007 N. High St.)

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The hotel site of the Worthington Gateway Planned Use District (PUD) is a 2.033-acre parcel abutting Caren Ave. and single-family lots to the south, and Lot 1 of the Worthington Gateway Subdivision on the north, west and east sides. The PUD is for the entire site so access and utilities are unchanged from the previous approval.

This application is a request for approval of a Tru hotel, which is designed differently than the previously approved Hampton Inn and Suites. Because the architectural style is part of the standards set forth in the PUD, a modification to the PUD is required in addition to Architectural Review Board approval.

Project Details:**1. Site Plan and Landscaping:**

- The Tru hotel building would have a smaller footprint (215.3' wide and 65.2' deep) than the previously approved hotel (308' wide and 85.33' deep). While the previous hotel was proposed 76.61' from the south property line and 234.20' from the west property line, the Tru would be 91.35' from the south property line and 328.4' from the west property line.
- Main access to the hotel is proposed from W. Wilson Bridge Rd., and the Caren Ave. entrance would be secondary. The main check-in entrance is shown on the north side of the building.
- The plan shows additional green space north and west of the building and some parking spaces have been added to the west.
- The dumpster enclosure that was west of the hotel is now shown further east but on the south side of the parking lot, south and west of the hotel.
- Traffic, storm water and utility considerations were addressed with the PUD application.
- A modified landscape plan is included showing plantings around the revised building footprint.

2. Architecture:

- A four-story building with a flat roof is proposed for the Tru hotel. With the smaller footprint, there is no longer a need to accommodate the change in grade with a partial lower level.
- This hotel would have 104 rooms versus the Hampton which was proposed with 111 rooms.
- The building style can best be described as contemporary. The basic form is rectangular except there is an angled element at the northeast corner and articulated walls with differently sized recessed areas on all sides. Shades of blue, purple and yellow are proposed in different patterns in the narrow recessed areas. Cast stone is proposed for portions of the base of the building. A combination of 2 shades of brick, composite panels and metal coping would be used on the building. Soldier course and rowlock brick elements are proposed and cornices in white would be at the top. Blue metal canopies are shown on all sides of the building.
- Bronze aluminum windows and doors are proposed.

3. A lighting plan is shown, including proposed site and building lighting.**4. Details would be needed for the 2 wall signs shown at the northeast corner of the building.**

5. Mechanical unit locations have not been identified.

Worthington Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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separately submitted to the Architectural Review Board and the Board of Zoning Appeals for all necessary approvals under the Worthington Zoning Code. This submission is to provide detailed exterior elevations and building materials along with an overall a sense of scale, proportion, massing, and spacing of the buildings as it relates to the current site plan and grade changes.

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The proposed materials are consistent with the City of Worthington's design guidelines with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric.

b. Screening

Landscaping and screening shall be installed in compliance with the Landscaping Plan included in this PUD district application. Landscaping maybe added along the southwestern corner of the site and along the southern property boundary if deemed necessary by the City of Worthington.

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A lighting package has been submitted as a part of this application that indicates the location of the light poles, cut off fixtures and a photo metric plan that shows compliance with the adopted City guidelines on light impacts on abutting properties. No exposed concrete bases for the parking lot lights will be permitted.

e. Graphic/Signage

The submitted package includes all the wall signage, freestanding signage and directional sign for two of the three lots included in this application. The vacant lot will have to submit a signage package for review and approval by the appropriate boards.

f. Traffic & Parking

Access to the property will be depicted on the submitted site plan. Only two curb cuts will be utilized and the other existing curb cuts will be eliminated. The curb cut on

Wilson Bridge Road will be shifted slightly to the west to allow it to line up with the existing curb cut from the Shopping Center to the north. The relocation of the curb cut will allow for four (4) way traffic control and a safer flow of traffic on and off the site. The Caren Drive curb cut will be shifted slightly west toward North High Street as shown on the site plan. New sidewalks and other amenities will be added to the site to improve pedestrian access to, through and off the site per the site plan.

A traffic impact study was commissioned by the applicant and it was reviewed and approved by the City as a part of the Architectural Review Board process.

g. Parking

The parking areas are shown on the site plan which provides for 342 parking spaces. The site plan provides for all the required setback and landscape areas. The 7± acre site will split into three (3) lots and easements will be provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian access over the three (3) lots.

3. General Requirements

c. Environmental

- Stormwater Drainage

Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has been submitted as a part of this application and it will meet all regulations adopted by the City of Worthington for detaining the stormwater, mitigating run off on abutting properties and thereby meeting all City and EPA requirements.

- Utilities and Facilities

The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.

d. Natural Features

The subject property is without significant natural features other than a dropping slope of the land from the east to the west that has proven difficult with laying out buildings on the site.

e. Public Area Payments

The applicant will comply with Code Section 1174.0S(c)(3)(B) of the Worthington Zoning Code. The existing square footage of the Holiday Inn Hotel is 136,834 and the propose square footage of the new buildings is 136,195 so no payment is required under the above Code Section.

f. Public Space Amenities:

- Public Right-of-Way dedication
- Decorative Street lighting
- Bike Parking (4 total) for each building
- New Pedestrian sidewalks
- Wilson Bridge Road intersection improvements
- Plaza / Meeting area
- Bio-Retention areas
- New Corner treatments (Caren Avenue & N. High Street & Wilson Bridge Road)
- Street trees (along the rights-of-way)
Paver parking and maneuvering areas

- Upgraded Landscaping
- Decorative retaining walls
- Patio areas (8 total)
- New green lawn area along Wilson Bridge Road
- Decorative planting areas along entry ways to site along Wilson Bridge Road
- Decorative Trash Receptacles

Code Chapter 1174

1174.08 PUD PROCEDURES.

(2) Requested modifications to the approved Final Plans shall be reviewed according to the following:

- A. City Staff. The City staff may authorize minor design modifications that are required to correct any undetected errors or that are consistent with the purpose of the approved Final Plan. Such modifications shall be limited to:
 1. Minor adjustments in lot lines provided no additional lots are created;
 2. Minor adjustments in location of Building footprints and parking lots, provided the perimeter required Yards remain in compliance;
 3. Minor adjustments in Building height;
 4. Minor modifications in Structure design and materials, and lighting provided there is the same general appearance; and
 5. Minor modifications of landscaping, including substitution of materials.
- B. Municipal Planning Commission. The Municipal Planning Commission shall review modifications other than those listed in the above section, and any of the above modifications as recommended by City staff.
 1. Should the Municipal Planning Commission find that such modification keeps the essential character of the approved PUD and does not require an amendment to the PUD Ordinance, the Municipal Planning Commission shall approve such modification.
 2. Should the Municipal Planning Commission find that such modification requires an amendment to the PUD Ordinance, the Municipal Planning Commission shall forward a recommendation of approval or denial to the City Council for such amendment.

Staff Analysis:

1. A hotel is still an appropriate use for this site.
2. Traffic, parking and storm water would remain relatively unchanged with the reduced size of the building.
3. While traditional design is encouraged in the Design Guidelines for new commercial/institutional development, contemporary design is not prohibited.
4. The proposed would alter the character of the development, but it is not clear that change would be harmful to the community.

Recommendation:

Staff recommended tabling these applications after discussion.

Discussion:

Mr. Reis asked if the applicant was present. Mr. Ohm Patel, 600 Enterprise Dr., Lewis Center, Ohio, said he wanted to preface the discussion with a few clarifying points that he felt needed to

be voiced and heard. He said they started this journey five years ago and all along this whole process there have been many changes. There were two hotels, there was residential, a parking garage, and there have been many iterations of the site plan but as a developer on this project, the changes have not been made as a need to gain some sort of advantage or market edge. The changes have been two-fold. Mr. Patel said there was a reaction to market conditions which have been rather drastic than any other market that they have seen in operating thirty-five hotels across three states from 2014 until now. He said on the north side, the performance of those hotels has drastically declined and losing market share to Polaris, Dublin, and other markets. As a result, they had to go to one hotel, a larger hotel, then a name change. Mr. Patel said market conditions do change projects especially since it has been three or four years before breaking ground. He said the other thing is that they have been very responsive through out the process over the last five years of listening to the community's concerns about what they are doing. He said this project was much denser than it is now and they have done their best to react accordingly adding an office, changing architecture, as the best they could. They have changed architects three or four times just to the project right and they have taken the due diligence to do that.

Mr. Patel said they were not trying to take advantage of the city or community in any way. He said they were experts with the subject matter when it comes to brands because they have been in business for over thirty years and they have never had one fail. Mr. Patel said the Hilton Brand is world renowned and they would not put a bad product out there. He said to compare this asset that is 15 million dollars to build when you have investors co-signing personally on a loan for 10 million dollars and putting down four million dollars in cash to build something, they are not building a Motel 6, or something negative to the community. Mr. Patel said this property is going to attract more development. This property is going to keep the demand that is leading the market. This product will allow for Worthington Industries clients and associates to stay in Worthington and spend their dollars in Worthington rather than Polaris. A lot of the other businesses in Worthington that send their clients and their people to Polaris or Dublin to stay will now use this property. He said they will be the market leader when it comes to rate, beating the Holiday Inn Express, beating every product on the north side. He said having those high rates really corners them in the market as to what kind of clientele they will have, and they will have a top-notch clientele. Mr. Patel said this is a different product which is filling a niche in the market that was not there before because the traveling professional has changed. As a result, Hilton has created a brand that will fill that void in the marketplace and Marriott does not have a competitor to it.

Mr. Patel said in Columbus, there is a Tru being built in Grove City, at the Port Columbus airport, and Pickerington. This would be the first Tru hotel being built in north end of town. He said this is a strong brand. Mr. Patel said he brought with him Mr. Chris Brock, with Hilton Development who has flown up from Memphis to talk with the Board about the brand, why there was a change in the brand and explain the meaning behind the brand so that the Board can understand the concept and then relate the architecture to the concept. He said he would also have their architect, who has built a number of Tru Hotels and has subject matter particular to this brand, present the elevations and talk through the design.

Mr. Chris Brock, 755 Crossover Lane, Memphis, Tennessee, Senior Director of Development for Hilton, said the decision to change from Hampton Inn to the Tru was mainly decided by Hilton. Mr. Brock gave everyone some background information about the Tru brand. He said the Hampton

Inn was originally developed in 1984 in Memphis, Tennessee, and today they have over 2700 Hampton Inn hotels. When the hotel first opened, the hotel was a mid-scale brand, and as the hotel evolved, it moved into the lower up-scale categories. Instead of competing with the mid-scale hotels, the chain began competing with Marriott Courtyard and Hyatt Place because of their rates and the types of travelers they were bringing in. Mr. Brock said they began seeing a trend, so they developed a new brand called Tru in 2015. He said while doing some research they found that forty percent of the travelers in today's market stay at hotels within the mid-scale segment and from Hilton's perspective, they did not have a competitive product, so that is why they developed Tru.

Mr. Brock said this new brand has been one of the fastest growing brands in the history of hotels. Since 2016, they have over 100 Tru hotels open in the United States, and there are over 350 in the pipeline. Mr. Brock said he has worked with the Tru hotels in the Columbus, Ohio, area recently. There will be a Home 2/Tru combination in Grove City, Ohio, one off Cassidy Avenue near Bexley, Ohio, and one in Pickerington, Ohio. Mr. Brock said he has looked at other areas such as Dublin, Polaris, Westerville, and the Ohio State University campus area and has interest in all those areas. He said when he looked at the Hampton with Ohm in 2014, most of the hotels in the northern sector, except the new Holiday Inn Express, were all over fifteen years old and all of them were having rate issues. He said both owners of the nearby Hampton Inns' (Dublin and Polaris areas) objected to the building of the Hampton Inn in Worthington. Mr. Brock explained to Mr. Patel that the Tru Hotel would be the better option for a new hotel. He said Tru hotel would not compete with Red Roof Inn and Motel 6, it will compete with Marriott Courtyard, Residence and Hyatt Place. Tru hotel would also beat the rates of the other hotels because they are twenty years old. When guests arrive in Worthington, they will not have to get back into their cars for dining options because there will be plenty of options within walking distance. Mr. Brock said the love Mr. Patel and have done over twenty projects with him and explained he has Hilton Hotel's full backing and they believe Tru is the best fit and Tru was not an economy brand. He said Tru is an upper mid-scale brand that will beat the hotels on the northern side of the highway, and they are trying to attract the millennial minded travelers who want something different. They are trying to bring in young professionals, university and medical business, and sports groups.

Mr. Foust asked other how the Tru hotel would compare to the Hampton Inn, other than the décor. Mr. Brock said there is a difference in cost to build and the Hampton Hotel would average \$128.00 dollars per night while the Tru would average \$105.00 to \$110.00 dollars per night. Mr. Foust asked why someone would choose one hotel versus another. Mr. Brock said if someone is coming into Worthington and they are searching Worthington on their website, the first property that would pop up would be the Tru. The Homewood Hotel will no longer be available on the north side of town, but the second property that would pop up on their internet site would be the Doubletree Hotel, which is a full service hotel and then after that would be Dublin, or Polaris. He said if people are searching for Worthington business, the Tru would be the first of its kind available in the north side of town, and within ten years, there would be over 2000 of these hotels all over the United States. Mr. Foust asked if the main client would be a business traveler or traveling families, and Mr. Brock replied their main customers would be corporate clientele traveling Monday through Thursday.

Mr. Dan Barney, 3723 Pearl Rd., Cleveland, Ohio, representing Arkinetics, said the renderings really spoke for themselves. He said this was a tough assignment because he read through the

Design Guidelines and realized the Tru brand design was the opposite, but he did his best to come up with a design that would be respectful to the historic community. Mr. Barney explained the materials they would be using, which would be primarily brick for floors two, three and four. The first floor would have a man-made limestone base. There would be no exterior wall mounted lighting, but there will be some ground lighting on the front façade which would illuminate the colored strips on the building. The eave height of the building would be about the same as what the Hampton Inn would have been, roughly in the lower 50's. The highest parapet would be 52'. He said rooftop equipment was not shown on the drawing, but he could do a study on that. The highest unit would be about 7' tall so there would be an outcropping of about 2' taller than the parapet in the center of the building.

Mr. Patel said he had a couple of comments about the architect that he wanted to point out. He said when it comes to the entire development and everything that they are doing on West Wilson Bridge Road, and High Street, and having this building tucked behind them, and everybody's viewpoint would be subjective in how they see this through their own lens, and what everyone's personal tastes are, but when it comes to this whole development as a whole, he said he felt like that there is a nice contrast between Worthington, on the street front, and with this building behind. He said he looks at the community as being diverse, it is diverse in upbringing, in age, and diverse in many different perspectives, and as a gateway into the community. He said he felt that this development as a whole has evolved in that it shows diversity in Worthington and that there is a traditional value-based community here.

Mr. Reis said he has lived in the community for a long time and his kids went to school in Worthington, but he felt people need to step out of the box sometimes, like they did with the apartments that were built across the street, and those buildings have a slight contemporary look that fits in Worthington, and he felt this hotel could be modified and would fit as well.

Mr. Foust said he wanted to point out that this building's footprint is smaller than the hotel that was in this spot originally and the building has been moved to be located closer to High Street and there would be improvements to drainage. Mr. Reis asked if there was anyone present that wanted to speak for or against this application.

Mr. Dan Birmingham, 6887 Hayhurst St., Worthington, Ohio, said he lives about a stone's throw away from where the development would be, and said he did not believe the development belongs there next to his neighborhood. This is a neighborhood that this hotel is sitting near and that we would not feel comfortable having this in our neighborhood.

Mrs. Karen Gibson, 142 Caren Ave., Worthington, Ohio, said she and her husband submitted a letter earlier in the day to Mrs. Bitar and for her to share with the Board members and Mr. Patel and his architects. She said she felt the Tru Hotel brand was not consistent with the more upscale hotel that they had been anticipating. Mrs. Gibson said when Mr. Patel asked for the city's permission to tear down the Holiday Inn, he said the existing hotel was older and he was not able to charge higher room rates comparable to other hotel rates in the area. Why would anyone want to pay the amount referenced by Mr. Patel. She said she understood Mr. Patel needed to make a better profit and he had the right to do so. Mrs. Gibson questioned the ability to charge the amount that was stated earlier and wondered if they could really charge that much because she and her

husband looked at other Tru hotels and felt they looked rather stark. She said the windows did not have any curtains, just white blinds, and she noticed there was minimal furniture in the rooms according to the photographs she saw online. She also wondered what the city expected in revenue since this hotel would be located in such a prime location. Mrs. Gibson felt this would be a down-scaled hotel and not very attractive, but understood the rooms were intended for one-night use by business clientele. She also mentioned an article that was written in the Dispatch which mentioned hotels were not doing much to minimize criminal activities in their hotels and wondered what other kind of people would only want a room for just one night. She went on to state that the article referenced trafficking victims suing the hotel chains, referencing Hilton as a hotel that promotes trafficking by not adopting policies to stop criminal activity. What type of people are these just staying one night? Businessmen only staying one night, what kind of people that would attract. Mrs. Gibson said she did not feel the architecture blended well with Worthington's warm and friendly community. She was also concerned with the hotel using aluminum for their windows and felt they would not be energy efficient and she also wondered why the Witness Group was using two different architectural firms. Mrs. Gibson felt the design would be more consistent if only one design firm was used.

Mr. Dan Gibson, 142 Caren Ave., Worthington, Ohio, said the whole project started with an upscale hotel and multi-use buildings and the tearing down of the old hotel was on the premise that there would be a replacement of an upscale hotel. Mr. Gibson had concerns with the Tru Hotel's exterior and felt the design should be more consistent with the other buildings proposed on the property. He felt the interior should also be more attractive as well as the architecture on the outside and he would be sorely disappointed if this project was approved as is.

Ms. Heather Monroe, 135 Greenglade Ave., Worthington, Ohio, said she has stayed at both the Hampton Inn and at a Tru Hotel. She said she only chose the Tru Hotel because of proximity, but there is a big difference between the Hampton Inn and the Tru Hotel. She said the Tru Hotel had no lobby, and it was a lower scale hotel and she agreed with the neighbors that they were promised one thing and now that is getting switched on them. She said they have looked at the hole in the ground for a year and now they are told they are going to get a lower grade hotel and she was very disappointed and felt they have been let down. Ms. Monroe said she felt the hotel looked schizophrenic for such a traditional area and if the Board approved the project as is, she felt they would be let down a second time.

Mr. Tom Burns, 1006 Kilbourne Dr., Worthington, Ohio, said he understood the concept of the new trend of hotels for the business traveler. He said the rooms are smaller, but the cost is about half of the price of much larger rooms and there will be all these other businesses built right next to the hotel so once the client arrives they will not have to drive anywhere for dining options. Mr. Burns said business travelers today try to find the cheapest room they can get. He explained there is also a large revenue gap since Anthem Blue Cross and Blue Shield and the hotel left and they need to get the businesses up and running to fill that gap. Mr. Gibson was in support of the project.

Mrs. Karen Gibson, 142 Caren Ave., Worthington, Ohio, asked the Board to use the same amount of concern with the aesthetics of the hotel project as they are with the Stafford Village project.

Mr. Steve Rosandich, 140 Caren Ave., Worthington, Ohio, said he has stayed in a Tru Hotel three different times, and they are similar to many European hotels. He said the rooms are very small, there is no enclosed closet space, no king-size beds, no place to sit your luggage, and no privacy for the bathroom. Mr. Rosandich said Worthington needs an upscale Hilton or Marriott type of hotel and that is what they were sold on when they decided this would be a four-story hotel. He said he would much rather see a Conrad or a Marriott type of hotel that is upper scale. This type of hotel may be good for the corporate client that will fly in for one day, and leave the next, but what about attracting the families that would like to come in to visit, such as the sports teams for kids. We want a family traveler to stay here. Mr. Rosandich would prefer to see a hotel that is worthy of the Worthington area. He stated that he has stayed in the Tru Hotel in the past, however as soon as another hotel opened up, he moved. Look at the price, \$105.00 a night, what kind of clientele do you think you will get staying there. This entire process from beginning to end has been a nightmare. We desire a better hotel. We have had Presidents stay here before; do you think a President would stay here if that is their only option.

Mr. Patel wanted to remind people they were at an Architectural Review Board meeting and use of a hotel on the property was proper and it did not matter if they decided to use pink or blue drapes. He said he would like to walk away from the meeting with a way to improve the elevation as presented.

Mr. Foust said he agreed with the neighbors that the project has changed in scope, and he was not pointing fingers at anybody, but if he were living next door to the project, he would be very disappointed in how this project has progressed over the last couple of years. Mr. Foust said he was sympathetic and did not think this was fair, but he did not know how to fix that either.

Mr. Reis said he also sympathized and did not know what has caused the project to drag on but he also understood the marketplace has changed and there are different types of travelers.

Mr. Hofmann asked the corporate representatives if a Tru Hotel has had to fit within any other Architectural Review Board Districts. Ms. Holly Vitalis, 755 Crossover Lane, Memphis, Tennessee, said she also represented Hilton Hotels Worldwide as their Senior Project Manager for several projects in Ohio. She said the Board saw some of their flexibility at their Murfreesboro project because it was a dual Home 2/Tru Hotel combination. Ms. Vitalis said when they go into a community, they have a prototype design, but they try to honor as much as possible what the community is looking for. She said for example, Middleburg Heights was a community they worked with where they have added brick to the exterior and changed some of the glazing on the exterior and they have also changed some of the roof lines and parapet heights. Mr. Hofmann asked if there was some flexibility in the branding and Ms. Vitalis said absolutely. Mr. Barney said what they have presented is not the typical prototype for a Tru Hotel. Mr. Hofmann discussed some helpful design suggestions with Ms. Vitalis.

Mr. Patel said he appreciated the feedback so they can get moving on the project. He requested to table the application.

Mr. Foust moved to table application AR 105-19, and Mr. Hofmann seconded the motion. All Board members voted, "Aye," and the application was tabled.

Mrs. Holcombe moved to table application PUD 01-18M, and Mr. Hofmann seconded the motion. All Board members voted, “Aye,” and the application was tabled.

F. Other

Mr. Reis said they had a Proclamation, a Resolution of Appreciation for Mrs. Amy Lloyd, for serving on the Architectural Review Board since 2008.

G. Adjournment

Mr. Schuster moved to adjourn the meeting, and Mr. Foust seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 11:53 p.m.

RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 39-2025

TO REVERSE THE OCTOBER 1, 2025, BOARD OF ZONING AND PLANNING (BZAP) DECISION DISAPPROVING MAJOR SITE PLAN APPLICATION DEV-01-25 – NATIONAL CHURCH RESIDENCES (NCR) CAMPUS REDEVELOPMENT (INCLUDING VARIANCES)

WHEREAS, National Church Residences (NCR) is one of the City's top five employers, and has operated its corporate campus on North Bank Drive for more than forty (40) years; and

WHEREAS, NCR proposes to redevelop its existing campus to include a new corporate headquarters with structured parking and two senior housing buildings, consistent with the objectives of the Planned Mixed Office District (PMOD) zoning approved by City Council in 2022 (Ordinance No. 67-2022) following a City-initiated rezoning and the Envision Henderson Study; and

WHEREAS, the proposed redevelopment represents a capital investment estimated at \$85.5 million, ensures the retention and expansion of a top private taxpayer with an annual payroll exceeding \$21.2 million, and provides additional community benefits, including new senior housing, expanded greenspace, and potential shared-use path connections to Northwest Kiwanis Park; and

WHEREAS, on October 1, 2025, the Board of Zoning and Planning (BZAP) voted to deny Major Site Plan Application DEV-01-25 by a 3-3 vote, while recommending approval of the associated plat amendment; and

WHEREAS, NCR filed an appeal of BZAP's decision in accordance with Article 4.10 of the City's Unified Development Ordinance (UDO), requesting that City Council reverse the denial; and

WHEREAS, City Council finds that the proposed development substantially complies with all applicable PMOD standards, that the requested variances are justified based on existing utility easements and site constraints, and that the proposal advances the City's economic development and community planning goals.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. By adopting Ordinance No. 39-2025, City Council hereby reverses the October 1, 2025, decision of the Board of Zoning and Planning (BZAP) denying Major Site Plan Application DEV-01-25 for the

National Church Residences (NCR) campus redevelopment, including variances, and approves the Major Site Plan as submitted and modified through the public review process, subject to the conditions listed in Section 2.

SECTION 2.

Approval of Major Site Plan Application DEV-01-25 is subject to the following conditions:

- 1.) That the final building design and footprint of the western Senior Housing building be approved by BZAP at a future Work Session, where public notice of property owners within 100 feet will be required. Any changes to the primary use (senior living) would require an amendment to this Major Site Plan application.
- 2.) That all future building-mounted signs utilize halo-lit illumination where appropriate.
- 3.) That a final landscape plan be reviewed and approved by the City Forester before the removal of any on-site trees. Extensive efforts must be made to retain all existing healthy trees located along the northern edge of the lake. Any tree planted on City property, which includes the western parking lot and northern lake edge, must be pre-approved by the City Forester before installation, and may include alternate species and/or sizes.
- 4.) That the final design and location of the proposed recreational path, as well as the final design and use of the nodes terminating at the northern edge of the lake, be in consultation and approved by the City's Parks and Recreation Department.

SECTION 3.

This ordinance shall take effect 30 days after passage.