

## STAFF REPORT

DATE March 17, 2015  
PLACE 50 W Gay St  
TIME 3:00 pm

### A CALL TO ORDER

### B APPROVAL OF MINUTES

~3:00 Meeting Summary- February 17, 2015

### C OLD BUSINESS

### D APPLICATIONS FOR CERTIFICATE OF APPROVAL

~3:05 15-03-001 Address: 424 W Town  
Property Owner: Harper Enterprises Inc.  
Applicant: Mode Architects  
To be reviewed: Patio demolition, new patio and exterior modifications

**Sub-Districts:** West Broad St **Arts and Innovation** Dodge Park

**Code Reference:** 3323.19 Uses  
3323.21 Development Standards

#### Staff Observations:

Land-Grant Brewing Company officially opened on October 18, 2014. The EFRB reviewed applications for change in use, exterior renovations, and graphics for the property on March 18, 2014 and May 20, 2014 and Certificates of Approval were issued. The staff report in March 2014 included the review of change in use for the property and associated parking requirements. The original submittal required 62 parking spaces for a new tasting room (3296 SF), patio (740 SF), office (692 SF), and manufacturing (7837 SF). The EFRB approved a reduction in parking to 17 parking spaces on March 18, 2014. The applicant replaced the elevated patio with an on-grade patio and removed storefront windows from the west elevation on the May 2014 application. The current proposal for a 500 SF elevated patio does not trigger parking requirements as it is a replacement of the existing on-grade patio. The applicant is requesting approval for the demolition of the existing on-grade patio, construction of a new raised patio with exterior gas fire-pit and bench, landscaping, and new storefront windows on the west elevation.

#### Applicable Code Land Use Standard:

Standard	Arts and Innovation	Staff Comments
Commercial patio and outdoor dining areas	Accessory Use	Consistent

#### Applicable Code Development Standards:

Standard	Art and Innovation District	Staff Comments
Minimum Front Yard	0'	Consistent
Maximum Front Yard	10'	
Minimum Side Yard	0'	Consistent
Minimum Fence/Wall Setback	0'	Consistent

**Applicable Plan Development Standards:**

Recommendation	Standard	Staff Comments
Land Use Compatibility		Consistent with the code
Architecture— Mixed-Use, Commercial, Multifamily and institutional buildings	<ul style="list-style-type: none"> <li>Architecture should be provided that establishes and defines a building’s appeal and enhances the industrial character of East Franklinton.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>A wide range of architectural styles are appropriate for East Franklinton, with preference for contemporary building design and materials.</li> </ul>	Consistent - The patio constructed of CMU block, concrete slab and cable-railing. The CMU will be painted to match the existing stucco façade.
	<ul style="list-style-type: none"> <li>All sides of a building should be coherently designed and treated. A consistent level of detailing and finish should be provided for all sides of a building (“foursided” architecture).</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Street-level facades are recommended to be as transparent as possible to create an attractive pedestrian environment, except for residential spaces on ground floors. For a primary façade, at least 60 percent of the first-floor wall area (between two feet and ten feet) should be clear/non-tinted window glass, which permits a view of the building’s interior to a minimum depth of four feet. At least 25 percent of upper-floor wall areas should be clear/non-tinted window glass.</li> </ul>	Consistent - The new windows on the west façade will be in-kind to match the existing windows on the south elevation.
Accessibility	<ul style="list-style-type: none"> <li>Promote accessibility and “visibility” in all new construction and rehabilitation of existing buildings</li> </ul>	Consistent
Site Design and Landscaping - Building Orientation and Setbacks	<ul style="list-style-type: none"> <li>Buildings should be located parallel to the street on which they front. The primary façade should be located on the major street abutting the building and the secondary façades should be located adjacent to secondary streets, service drives, and alleys. Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>The minimum setback for a principal building is zero feet and the maximum setback for a principal building is ten feet, except where a Public-Private Setback Zone is provided. Where a Public-Private Setback Zone is provided, a maximum setback of 15 feet is permitted for up to 50 percent of the building frontage.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>The minimum setback for fences and masonry or stone walls is three feet. Fences or walls along a Public-Private Setback Zone may be located zero feet from the sidewalk.</li> </ul>	Consistent
Landscaping	<ul style="list-style-type: none"> <li>Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.</li> </ul>	Staff recommends Board review of landscape materials. Variation of scale and intervals in the design may be desirable.

	<ul style="list-style-type: none"> <li>Paved areas should be shaded, especially parking lots.</li> </ul>	Not consistent
	<ul style="list-style-type: none"> <li>Public, semi-public/private, and private spaces should be demarcated clearly through the use of landscape, walls, fences, gates, pavement treatment, signs, and other methods to denote boundaries and/or buffers.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Barriers to views or light should be reduced by selecting appropriate tree types, pruning thick hedges, and large overhanging tree canopies.</li> </ul>	n/a
Street Trees and Streetscape	<ul style="list-style-type: none"> <li>Street trees are recommended on all public and private streets, with species and spacing approved by the City of Columbus forester.</li> </ul>	Staff recommends planting of street trees as approved by City forester
	<ul style="list-style-type: none"> <li>Landscaping on private property bordering sidewalks should be designed with new elements, such as a new plant form or material, at a scale and intervals appropriate to the site. This is not intended to discourage a uniform street tree or landscape theme, but to add interest to the streetscape and enhance the pedestrian experience.</li> </ul>	Staff recommends Board review of landscape materials. Variation of scale and intervals in the design may be desirable.
Landscape Material	<ul style="list-style-type: none"> <li>All trees (including street trees) should meet the following minimum size at the time of planting: shade trees 2 inches caliper; ornamental trees 1 1/2 inches caliper; and evergreen trees five feet in height. Tree caliper is measured six inches from the ground.</li> </ul>	To be determined
	<ul style="list-style-type: none"> <li>All trees and landscaping should be well maintained.</li> </ul>	
	<ul style="list-style-type: none"> <li>Dead items should be replaced within six months or the next planting season, whichever occurs first. The size of the new material should equal the size of the original material when it was installed.</li> </ul>	
Lighting	<ul style="list-style-type: none"> <li>Lighting should be appropriate to its location and utilized to enhance security and highlight distinguishing characteristics of buildings.</li> </ul>	To be determined
	<ul style="list-style-type: none"> <li>Lights should have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.</li> </ul>	
	<ul style="list-style-type: none"> <li>Light standards (poles) should not exceed 18 feet in height.</li> </ul>	
	<ul style="list-style-type: none"> <li>For aesthetic compatibility, light standards should be of the same or similar type and color.</li> </ul>	
	<ul style="list-style-type: none"> <li>Lighting levels should provide sufficient illumination to ensure security, but without glare, hot spots, or light spillage through residential windows.</li> </ul>	
	<ul style="list-style-type: none"> <li>Where appropriate, lighting should highlight special architectural or landscape features and/or prominent buildings and gateways.</li> </ul>	
	<ul style="list-style-type: none"> <li>Wall-mounted lights should be directed downward.</li> </ul>	
	<ul style="list-style-type: none"> <li>Soffit-mounted light fixtures should be recessed in the soffit or otherwise fully shielded from view from any property line.</li> </ul>	
Transportation Network	<ul style="list-style-type: none"> <li>Public sidewalk system should be maintained per code</li> </ul>	Consistent

