

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax

MEETING SUMMARY

date	June 19, 2014
place	Northside Branch Library 1423 North High Street
time	6:33pm – 8:35pm
members present	Ted Goodman, George Kane, Pasquale Grado, Bob Mickley, Frank Petruziello, Brian Horne, Doreen Uhas-Sauer (6:40)
members absent	

A.

1. motion by motion vote	Approval of Minutes Meeting Summary from April Mr. Kane / Mr. Horne To approve the Meeting Summary as submitted. 6-0 to Approve
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2. motion by motion vote	Meeting Summary from May Mr. Horne / Mr. Petruziello To approve the Meeting Summary as submitted. 6-0 to Approve
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B.

1. applicant: to be reviewed: 6:38 – 6:54	Applications for Certificate of Approval 1912 North High Street Charley's Philly Steaks Brian Elliot (Morrison Sign Company) Signage
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- Mr. Ferdelman reviewed the staff report and photos of the site.
- Mr. Elliot informed the Board that the extraneous signage would be removed and the only signs to be reinstalled will be the signs under review. The building will be patched, painted and new plain canvas awnings will be installed.
- Mr. Petruziello suggested the wall sign be moved higher.
- Mr. Elliot expressed concern about the curved portion of the parapet wall.
- Mr. Petruziello commented that either the sign needed to be higher or lower; the oval shape does not fit well with the rounded, semi-circular, parapet.
- Mr. Kane suggested lowering the Philly Steaks to the top of the existing recess.
- Mr. Elliot relayed that fact that this location was the first Charleys restaurant; they now have over 525 locations.

motion by	Mr. Horne/ Mr. Kane
motion	To approve the sign and graphics on the condition: <ul style="list-style-type: none">• That the existing canopy be wrapped in new Stainless Steel as shown in the exhibits.• That the recess above the entry be red, painted or metal panel are acceptable.• That the Philly Steak sign be reduced in size to fit into the recess (approx. 10%).• That the Philly Steaks sign be set at the top of the recess over the entry.• That the Charleys sign be lowered to be in a similar relative position as shown in the exhibits.• That all ancillary signs be removed (Fries, Fresh Grilled Subs, Lemonade)• That all the holes are patched and entire surface shall be painted white.• That the new awning fabric will be reviewed by staff, no graphics.
vote	7-0 to Approve

2. | **2020 North High Street** | **Wendy's**
applicant: Bhakti Bania (BBCO Design) | Brad Champ (National Sign Systems)
to be reviewed: Storefront modifications | Signage
6:54 – 7:20

- Mr. Ferdelman reviewed the staff report and photos of the site.
- Ms. Uhas-Sauer inquired about the higher sign, will both sides be illuminated? What is located in the spaces beyond?
- Ms. Bania commented that the signs would be illuminated; the space to the south is an apartment and the space to the north is the shared exercise room.
- Ms. Uhas-Sauer expressed concern about the sign being right out the window of someone's unit; the 'Quality is Our Recipe' sign is superfluous.
- Mr. Kane suggested removing the south sign adjacent to the apartment unit; the sign on the southernmost wall has the same information and would be seen by folks going northbound.
- Mr. Mickley commented that he concurred with Ms. Uhas-Sauer.
- Mr. Goodman stated that the entirety of the signs seems appropriate, but it is impolite to put a sign right outside someone's window.
- Mr. Petruziello commented that the person renting that unit will be aware of the sign from day one. The compositions of the signs do seem appropriate.
- Ms. Bania stated that the rooms lit by the sign are the livings rooms, not bedrooms.
- Mr. Grado asked whether the Board had in fact already approved the signs as shown.
- Mr. Ferdelman stated that the sign were depicted as shown but the Board had approved the architecture not the graphics; the Board did not discuss the graphics much in previous discussions.
- Mr. Horne suggested that the upper signs be subdued in their illumination.
- Mr. Elliot expressed concern with color rendition if the lumens are lowered.

motion by | Mr. Mickley/ Mr. Horne
motion | **To approve the sign and graphics as submitted**
To support any variance required to gain approval of the current design.
vote | 5-2 to Approve (Mr. Kane, Ms. Uhas-Sauer)

2a. | **2020 North High Street** | **Wendy's**
applicant: Bhakti Bania (BBCO Design) | Brad Champ (National Sign Systems)
Window modifications

- Ms. Bania explained a design change in the proposed windows

motion by | Mr. Kane/ Mr. Petruziello
motion | **To approve the window modifications as submitted.**
vote | 7-0 to Approve

3. | **1988 North High Street** | **Pita Pit**
applicant: Andrew Bacher (DaNite Sign Co.), Greg Mc Henry (Owner)
to be reviewed: signage
7:20 – 7:28
8:15 – 8:20

- Mr. Ferdelman reviewed the staff report and photos of the site.
- The Board and applicant discussed the location and shape of sign.
- Mr. Bacher stated that he had additional design on his computer.
- Mr. Ferdelman commented that the design could be submitted to him and displayed for the board on the screen
- The Application was tabled for further discussion after the remaining agenda items.
- The Applicant displayed another design that was received by the Board positively.
- Mr. Goodman inquired to the thickness of the sign, 10" is too much.
- Mr. Bacher commented that he may be able to get the thickness to 6 or 8 inches.

motion by	Mr. Kane/ Mr. Grado
motion	To approve that sign as submitted on the condition: <ul style="list-style-type: none">• That the sign cabinet shall be oval in shape.• That the sign be mounted above the horizontal brick band and level with projecting sign to the North.
vote	7-0 to Approve

**C. 1. Applications for Zoning, Code Enforcement and/or Conceptual Review
East 8th Avenue, East 9th Avenue, Gateway South
North High Street and Section Alley**

applicant: Erin Prosser (Campus Partners)

to be reviewed: Development Framework

7:28 – 8:15

- Mr. Ferdelman presented past plans and policies for the area in question.
- Ms. Prosser explained the process that Campus Partners (CP) intends to follow: to rezone the land, sell the land but still have some control over the end product. Mr. Prosser stated that Campus Partners does not intend to be the master developer of the property as they had with SCG.
- Mr. Ferdelman commented that as he was taking photos, a developer from Texas was doing the same.
- Ms. Prosser stated that CP receives proposals for 10-15 stories on this land, the rezoning process would be an effort to bring the proposals down to a neighborhood level.
- Mr. Grado questioned why CP will not wait until the UD Plan is adopted. The proposed zoning could be crafted into the plan rather than be outside of the process.
- Ms. Prosser commented that the proposed zoning mimic the recommendations that are in the Draft UD Plan.
- Mr. Grado stated that this reinforces the idea of waiting till the plan is adopted.
- Mr. Petruziello commented that the process seems odd from a developers perspective ... are you afraid to tell a developer no.
- Ms. Prosser stated that CP would most likely be put in a position where they could not say no; CP would like to control the developer.
- Mr. Ferdelman commented that a majority of the land is zoned R4, which is quite restrictive – larger developments would not be possible in that zone.
- Mr. Mickley stated that Buckeye Realty presented a proposal two years ago working with the existing zoning, though land cost was not a factor with the concept.
- Mr. Grado expressed concern that the Ohio State Trustees could get involved and either dissolve CP or deem the land State land with little to no local control.
- Ms. Uhas-Sauer expressed concern with the idea that CP is working ahead of the public process of the UD Plan; why now, why not wait until the public has endorsed the land use recommendations in the UD Plan.
- Mr. Mickley express gratitude toward CP for getting out in front guiding the development rather than wasting the time and resources, if developers came forward proposing 10-15 story buildings that would not get approval.
- Ms. Prosser commented that CP is talking to all stakeholders.
- Ms. Uhas-Sauer replied that may be part of the problem, being that WP is being addressed in the process but not the grater UD. The UD Plan process has involved all neighborhoods within the UD and will address UD concerns more holistically than the previous neighborhood plans.
- Mr. Kane and Ms. Uhas-Sauer expressed concern about the timing of the rezoning and how it is being routed for comments through the neighborhoods groups; it invites conspiracy theories.
- Ms. Prosser described the current thinking of heights and densities.
- Mr. Kane stated that the prospective density could be 70 units per acre; Mr. Ferdelman commented that the FAR would most likely fall around 1.5 to 2.0.
- Mr. Goodman commented that the buildings should cascade down to the South and East, residential scale.
- Mr. Petruziello commented that the green screen on the SCG garage has not taken root.
- Ms. Prosser commented that the zoning will be filed in a week or two. Mr. Ferdelman described how the plan for the UD Plan and the proposed zoning are different.

motion | **No motion required for conceptual review.**

D.	Staff Issued Certificates of Approval	
•	37 West 8th Avenue	items approved
•	38 East 7th Avenue (Carriage House)	roof
•	59-61 Chittenden Avenue	roof, windows
•	90 West 9th Avenue	roof
•	97-99 East 11th Avenue	roof
•	101-103 East 11th Avenue	roof
•	166-168 East 11th Avenue	roof
•	173 East 14th Avenue	roof
•	192-194 East 11th Avenue	windows
•	1244 North High Street	roof
		reface sign
motion by motion vote	Mr. Kane / Mr. Horne	
	To approve as submitted	
	7-0 to Approve	

E.	Board Approved Applications Issued Certificates of Approval		
•	384 King Avenue (Single Family Residence)	approved : items approved 11/15/2013: garage	COA issued 05/20/2014
•	1712 N. High St. (Waffle House_Sign)	05/15/2014: projecting sign	05/21/2014
•	2619 N. High St. (Ace of Cups)	02/28/2013: graphics	05/30/2014
	2409 North High Street (Queen Bee Salon)	05/15/2014: wall sign	05/29/2014

F.	Next Meeting	
•	Thursday July 17, 2014 / 6:30pm / 2231 North High Street (Northwood & High Building, Room 100)	