

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** July 2, 2015  
**Re:** Staff Report for Broadway & Park Apartments – Certification of Appropriateness

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**Item #11 – Broadway & Park Apartments – Certificate of Appropriateness  
(PID# 201506240041)**

**Application:** Certificate of Appropriateness  
**Location:** 4035 Broadway  
**Applicant:** Daniel Gore, The Pizzuti Companies  
**Current Zoning:** IND-1, C-2 and CBD  
**Proposed Zoning:** PUD-R (Planned Unit Development – Residential)  
**Current Use:** Vacant  
**Proposed Use:** Apartment Homes

**Relevant Code Section(s):**

- 1135.09(b)(14) Historical Preservation Area
- 1138.04 Design Requirements

**Project Summary:**

The applicant is requesting approval of a certificate of appropriateness for the new Broadway & Park Apartment Homes to be located on 3.25 acres of land west of City Hall. Three buildings are proposed on the site – A1, A2, and B, made up of one and two bedroom apartments. All buildings are proposed to be three stories tall finished in a combination of brick (“Stratford” and “Rustic Burgindy”), cast stone (“Natural Stone Color #1102), lap siding (“Carter Grey”), and board & batten siding (“Brick House Tan”). The buildings have been designed to ensure that elevations facing Grove City Road, Park Street, and City Hall are finished primarily in brick and stone. The perimeter edges of the buildings are proposed to be 37’8” in height, within the permitted height (45’) in the zoning text for the site. Rooftop mechanical units will be screened through a combination of raised parapet and their location on the roof to prevent their visibility at ground level from any contiguous right-of-way to the site.

**Code Analysis:**

1. **Section 1138.04(b) states that the design of new structures and or additions to existing structures, including new site improvements, shall take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises within the Historical Preservation Area.**

**Criteria Met:** In staff's opinion, the proposed structures have been designed to be compatible with existing development in the Historical Preservation Area. The buildings utilize a variety of materials to break up the visual mass of the structures to a scale staff feels is appropriate and consistent with the Town Center area. Buildings are positioned close to property lines similar to the historic buildings along Broadway with parking located behind the structures in the interior of the lot.

2. **Section 1138.04(c) requires natural traditional materials such as brick, stone, masonry and wood to be utilized on exterior facades. This section prohibits the use of contemporary metals, fiberglass and plastics on exterior surfaces on architecturally significant structures.**

**Criteria Met:** All structures are proposed to be finished in a combination of brick, cast stone, lap siding, and board & batten siding. The majority of building elevations fronting Grove City Road, Park Street, and City Hall will be finished in brick with siding used for accent to break up the mass of the buildings. Brick is proposed on all elevations of the proposed residential structures. Brick is also to be utilized on accessory structures such as the trash compactor screening and covered parking structures.

3. **Section 1138.04(d) states that colors shall be limited to black, white and those contained in the approved color palette.**

**Criteria Met:** The proposed residential structures will be finished in a combination of brick ("Stratford" and "Rustic Burgindy"), cast stone ("Natural Stone Color #1102), lap siding ("Carter Grey"), and board & batten siding ("Brick House Tan"). Fabric awnings are also proposed, to be Navy Blue. Although the proposed colors are not named colors from the approved palette, staff feels they closely match approved colors, as noted below.

<b>Proposed Color</b>	<b>Comparable Color from Palette</b>
Carter Gray	Gunpowder
Brick House Tan	Safari
Navy Blue	Heron

**Recommendation(s):**

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness as submitted.