



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
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Planning Commission Staff Report  
Lower Level Conference Room  
March 8, 2016 1:30pm

- 1. APPLICATION: Mill Street Market | Certificate of Appropriateness**
- Project Number: 201601210002
- Location: 3937 Broadway, located at the northwest corner of Broadway and Columbus Street (040-000070).
- Proposal: A COA to install a terraced patio on the southwest side of the Mill Street Market.
- Applicant: Neil Baker; 4086 Broadway; Grove City, Ohio 43123.

## **Relevant Code Section(s):**

- 1135.09(b)(14) Historical Preservation Area
- 1138.04(b) Historical Preservation Area – New Construction

## **Project Summary**

The applicant is requesting approval of a Certificate of Appropriateness (COA) for exterior modifications to install a terraced patio on the southwest side of the Mill Street Market building located at 3937 Broadway. The terrace will be three-levels with the highest being at the same level as the building's interior floor and the lowest flush with the sidewalk. A brick retaining wall is proposed around the terrace with brick landscape planters proposed to frame the terrace along Broadway and at the northwest corner of the seating area. All improvements with the exception of new stairs to be installed along the building's Broadway frontage will be on private property. Improvements within the right-of-way will be reviewed and approved by the city's Safety Director.

The applicant has indicated that all proposed brick work will match the city's "Town Center brick" in terms of texture and color. The upper terrace will be concrete to allow for the placement of tables and chairs (a separate special use permit has been submitted for this request) and the two lower levels will be grass. Materials state that the lower levels may be finished with concrete or pavers in the future depending on usage of these areas.

A rendering of proposed improvements to the Mill Street Market property was submitted for reference; however the applicant has indicated that various improvements shown on the rendering are not being pursued at this time. These improvements include awnings, signage and changes to the exterior materials on the Mill Street building. The proposed Certificate of Appropriateness is only for improvements related to the proposed terrace.

**Code Analysis:**

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

**Standard is Met:** The proposed terrace has been designed to be compatible with existing development in the Historical Preservation Area by incorporating compatible design features such as masonry retaining walls and planters.

2. Section 1138.04(c) states that all new structures and all reconstruction or remodeling of existing structures within the Historical Preservation Area shall utilize natural traditional exterior materials such as brick, stone, masonry and wood.

**Standard is Met:** The proposed patio/terrace area will utilize brick matching the city's "Town Center brick" on all retaining walls and landscape planters.

**Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the following stipulations and clarifications:

1. The applicant shall work with the Urban Forester to select appropriate plantings for the landscape planters.
2. The Certificate of Appropriateness shall only apply to the proposed terrace improvements and does not include other improvements shown on the submitted rendering (signage, awnings, and changes to exterior materials on the Mill Street building).