



ITEM 1: 201904040019 – Plum Run Winery (Certificate of Appropriateness – HPA New Construction)

Site Location

3946 Broadway (Parcel 040-000360)

Proposal

A Certificate of Appropriateness to place a roof over the existing outdoor seating area and install a garage door to the patio area

Zoning

CBD (Central Business District)

Future Land Use

Town Center Core

Property Owner

3946 Broadway LLC

Applicant/Representative

David Crosby, Plum Run Vineyard LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1138.04
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with two stipulations

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Case Manager

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Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) to construct a steel roof over the existing rear outdoor seating area and install a garage door leading from the building to the patio area for Plum Run Winery. This site is within the Historical Preservation Area (HPA) and any new construction in this area requires approval of a COA from City Council.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Certificate of Appropriateness will move forward to City Council. If City Council approves the application, the applicant can apply for any required building permits.

1. Context Map

This site is located at 3946 Broadway, on the east side of Broadway and approximately 100 feet north of Columbus Street (Parcel 040-000360).



201904040019
Plum Run Winery - Certificate of Appropriateness
3946 Broadway

0 35 70 140
Feet



2. Analysis

The applicant is requesting approval of a Certificate of Appropriateness for new construction in the Historical Preservation Area (HPA). The proposal is for a steel roof to cover the existing rear patio at Plum Run Winery and for a glass garage door to be installed on the rear (east) side of the building leading from the building to the outdoor patio area. The outdoor seating area for the rear patio was approved with a special use permit in 2013 (C-13-13) and included a wood pergola to cover a portion of the patio. The pergola was not constructed, and this request is to add a cover over the previously approved outdoor seating. No other changes are proposed to the site, and the hours of operation will remain the same. The applicant has indicated that the reason for the roof is to extend the season for outdoor seating, and roll down plastic walls will be attached to the roof to permit the season to extend to nine or 10 months per year, as well as the addition of a gas fire feature. The roof will also contain skylights and either steel or aluminum posts. The narrative indicates that the roof will be grey, brown, or another color similar to the primary structure's roof color. Submitted renderings also show blue or red as options for the roof color; however staff is not supportive of these colors and recommends the more natural, muted colors of grey, brown or a similar color as stated in the project narrative to be more compatible with area structures.

Plans also show that a wood wall or fence is proposed on the north side of the patio to separate it from the neighboring property. Staff is not supportive of this wall, as stockade wood fencing has not been an approved fencing or screening material in the Town Center and exceeds the roof line of the proposed patio covering. Staff would instead be supportive of a wall that goes no higher than the roof line and that is more decorative in nature, being constructed of brick, masonry, or a more decorative wood design.

The proposed glass garage door design will be similar to that of the existing garage door on the Grove City Brewing Company side of the building. Staff is supportive of the proposed garage door design as it meets the HPA Color Palette requirements and will be similar to other garage doors approved in the HPA/Town Center area including for Local Cantina and the Grove City Brewing Company.

The patio area furniture is proposed to be updated with the addition of the roof and other features keeping the table and chairs and possibly adding some couches. Additionally, the fencing around the existing patio may need to be temporarily removed during the construction of the roof. The narrative indicates that the fencing will either be replaced or a new barrier will be installed. Plans for the furniture and barriers were not submitted and if deemed significantly different than what was previously approved may require another special use permit.

Proposed Patio Roof



Proposed Garage Door



3. 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.

1. The proposed roof shall be grey, brown, or another muted, natural color similar to that of the roof or building finishes on adjacent structures.
2. The wood wall or fence proposed along the north edge of the patio area shall not exceed the roofline of the proposed patio roof and shall be constructed of decorative wood, brick, or masonry as approved by the Development Department.

4. Detailed History

1946

The building currently housing Plum Run Winery and the Grove City Brewing Co. was constructed.

1986

The Historical Preservation Area (HPA) was enacted in November 1986 with the adoption of Chapter 1138 of Grove City Code in Ordinance C-70-86.

2013

A special use permit for the outdoor seating area is approved for the Plum Run Winery in March 2013 under Ordinance C-13-13.

Plum Run Winery begins operation.