

Meeting Notes from Monday, June 3, 2013 meeting of the UAC Zoning Committee:

6:00 PM – There was no executive session. The meeting was conducted at each of the applicant sites as described below. Two of the applicants (*2215 Summit and 142 King*) met with us for informational purposes only. There was no vote taken for these applicants at this time.

It should be noted that it was very much appreciated that these 2 applicants desired preliminary meetings, before proceeding very far into the design process, to present their project goals and discuss the relevant code issues that would affect their respective. This is a very welcome approach for both the applicant and the community.

PRESENT: Jim Bach, Dick Talbot (for the last applicant case only), Seth Golding, Joyce Hughes, Susan Keeny,

EXCUSED: Joaquin Serantes, Bill Graver, Tom Wildman, John Risteter

VISITOR: Terra Goodnight (for the first applicant case only)

6:00 PM – Applicant(s):

1. **2515 Summit Street** – This was a preliminary meeting to discuss a new boutique brewery at an existing commercial property at the SW corner of Hudson and Summit Streets. The applicant is the owner, Jerry Auger. The existing storefront space was previously a sandwich shop that was carryout only - no dine in.

The applicant presented their project to the committee. The intent is to develop a boutique 'nano-brewery' on this corner site that will both produce beers for sale and also offer a small dining/bar area for customers to stay and experience the beer menu. The owners discussed producing hi-end beers – 3, 31 gal. barrels per batch. They would like to open this fall. There are two (2) parcels involved. The parcel with the existing building (painted mural n north façade) is to be utilized for the 'nano-brewery'; the parcel that is the vacant lot to the north is intended for 'on-site' parking.

The owners discussed about the future possibility of applying for a change of use for the property so that the owners may produce beers for distribution and resale. This would require a change of use from a C4 (commercial) to an M (manufacturing). The committee felt that this might not be acceptable to the neighbors and compatible with the existing mix of residential and small commercial. The committee suggested that the if the business grows to an extent that manufacturing is desired, another site might be looked at elsewhere in the city that has the correct zoning to allow manufacturing. In the meantime, the committee suggested that the owners work on a preliminary building and site plan to take to the city zoning staff to determine the exact requirements for the site are in terms of use, occupancy, parking, signage, outdoor sidewalk dining, etc.

The committee will wait until the applicant has more developed plans and has discussed zoning issues with the city. **No vote was taken at this meeting on this applicant.**

2. **14-24 West 9th Street** – This is a request for demolition of a multi-unit residential building due to a structural engineer's report on the safety and condition of the building. The building is owned by Campus Partners. We met with Bob Mickley from Buckeye Real Estate, who is the property manager for Campus Partners.

The property is not in good condition. Although we did not go inside, Bob Mickley reported the interior was especially deteriorated. The brick building has been boarded up for some time, and a structural engineer has reported that the structure is unsound and not safe for inhabitants. (A copy of the structural report is available). However, no emergency demolition order has been issued. Bob noted that the building was in a much deteriorated state before Campus Partners acquired it. This is one of the RFP Sites that Campus Partners has been assembling for development.

At the meeting, the committee asked if there was any historical value to the building, if there was any knowledge of its history and previous ownership, and if the brick was going to be recycled. The applicant will attempt to research this information. Also, a committee member will contact Campus Partners for further information.

At the meeting, there were not enough committee members to have a quorum, so no vote was taken on this demolition request. However, the general feeling of the Zoning Committee was that the proposed demolition was warranted.

PLEASE NOTE: Since our zoning committee meeting, we received notice from the applicant that the request for demolition of this property is being withdrawn. There was no action on this request for demolition at this time.

3. **142 King Avenue** – This was a preliminary meeting to discuss a proposal to develop the parcels at 142 King Avenue into multi-unit residential housing. The applicants are Brian Wilmers and Dan Schmidt, who are the directors for the development company, JDS Companies/Cityspace.

Currently, the property is owned by First Church of the Nazarene and is the site of their existing church building. The site is composed of three (3) separate parcels that have two (2) different zoning designations. Two (2) parcels front along King Avenue and are zoned **R4**. And one parcel extends north along Worthington Street and is zoned **AR4** (multifamily). The applicants desire to apply for a change of use for the two (2) parcels along King Avenue to change the designation from R4 to AR4 to create a consistent site for development. The AR4 zone would permit a higher density for their project to help offset the expense of acquiring this site.

The committee appreciated that the meeting took place very early in the planning process. The property is under contract by the developers, but not yet purchased. Since the building is not yet designed, the applicants did not know how high the structure would be or how much lot coverage would be required. But they wanted to accommodate the requisite parking on site, at ground level. The dwelling units would then begin on the second level.

Dick Talbot presented a helpful history of the overlay and its importance to the University District's development. The committee expressed concern that a significant increase in density might adversely affect the residential character of the neighborhood. There are some older existing apartment buildings along King Avenue that are not all contributing structures, and also some single family homes that have been converted to rental units. However, there are some historic houses that are being purchased by single families for use as their primary residence. They are being thoughtfully renovated by these homeowners, and the neighborhood has improved as a result.

The applicants noted the success of their previous renovation projects such as the Jeffrey Building in the Italian Village, and the multi-unit residential structure at 60 Spring Street. Both projects are very compatible with their respective neighborhoods. The applicants stated that they would meet with the Zoning Committee in July and possibly have some conceptual massing models and/or sketches with which to continue the discussion of their project.

No vote will be taken at this meeting on this applicant.

PLEASE NOTE that there will be no zoning applicants present at the UAC meeting. The meeting notes herein are submitted for information and for our records

Respectfully submitted,

Susan Keeny, UAC Zoning Chair