

**STAFF REPORT
GRAPHICS COMMISSION
CITY OF COLUMBUS, OHIO
MAY 19, 2020**

04. Application No.: **GC20-003**
Location: **6514 HAYDEN RUN RD. (43206)**, located on the north side of Hayden Run Road, approximately 230 feet south of Hayden Run Boulevard, (010-289814, Hayden Run Civic Association).
Existing Zoning: CPD, Commercial Planned Development District
Request: Graphics Plan(s) to Section(s): 3382.07, Graphics plan.
To grant a Graphics Plan for a commercial development.
Proposal: To install a ground sign and multiple wall signs on three buildings.
Applicant(s): Hayden Development LLC
7434 Wyndle Court
Dublin, Ohio 43016
Property Owner(s): Ron Wallace
6488 Hayden Run Road
Hilliard, Ohio 43026
Attorney/Agent: Smith & Hale, c/o Jeffrey L. Brown, Atty.
37 West Broad Street, Ste. 460
Columbus, Ohio 43215
Planner: Michael Maret, (614) 645-2749, MJMaret@Columbus.gov

BACKGROUND

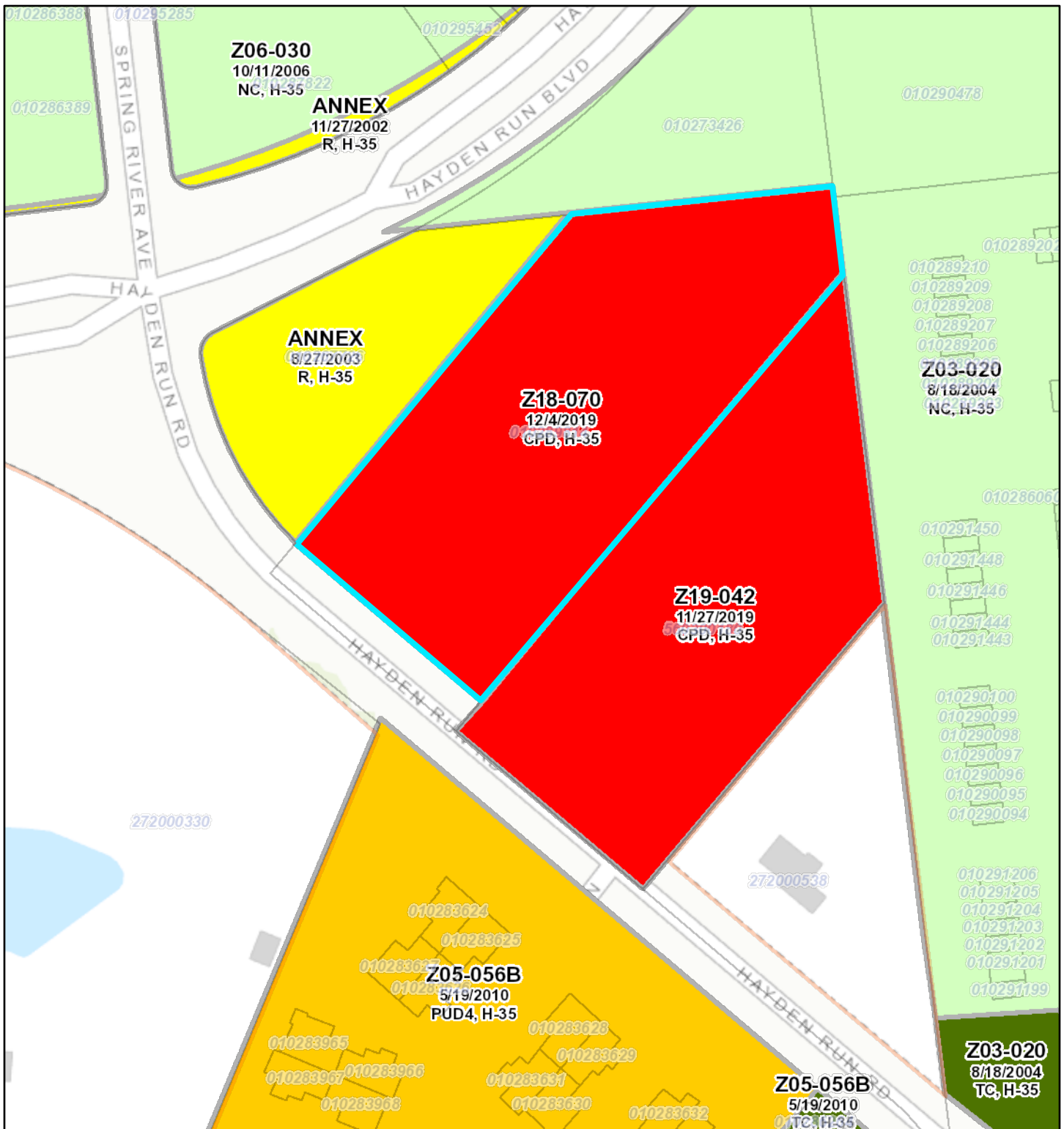
- The site consists of a single undeveloped parcel that was recently zoned to the CPD, Commercial Planned Development District (Z18-070) and is scheduled for commercial development. Adjacent to the property are several multi-unit residential developments, an undeveloped lot with a retention pond, and a single-unit dwelling slated to be redeveloped as a veterinary office (Z19-042).
- The applicant proposes a graphics plan for numerous wall signs and a ground sign to provide visibility for tenants from multiple frontages.
- 3382.07, Graphics plan- Any request for review and approval of a graphics plan, where required by this Graphics Code, or where required by any rezoning, council variance, adopted plan, or other act of city council, shall be heard and decided by the graphics commission as provided by this Graphics Code.
- The CPD, Commercial Planned Development District (Z18-070) committed to Community Commercial Overlay (CCO) graphics standards.
- The Columbus Citywide Planning Policies (C2P2) recommend that signs for storefronts/businesses in the same building/development should be of coordinated design - reinforcing rather than competing with each other. Also, monument style signs are recommended and should not be taller than 6 feet. Planning staff finds the proposal consistent with these plan recommendations.
- The Hayden Run Civic Association recommends approval of this request.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY: Staff can recommend approval of the proposed graphics plan as the signage is consistent with the recommendations of C2P2 and that unique characteristics of the site, including visibility from multiple frontages and the presence of an interior parking lot, creates a need for additional signage on multiple building faces.

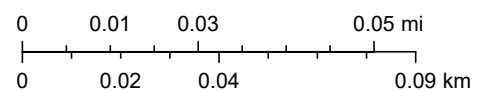
SUBJECT TO COMPLIANCE WITH ALL CITY CODES.

GC20-003, 6514 HAYDEN RUN RD.



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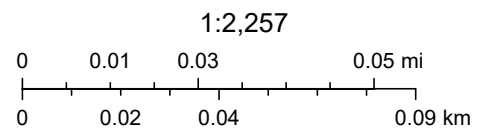


City of Columbus GIS, Franklin County, OH, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

GC20-003, 6514 HAYDEN RUN RD.



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City of Columbus GIS

Graphics Commission Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION #

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

3382.05 Variance

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use of income compared to other conforming premises in the same district; and
 4. Where the result of granting the Variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any district.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See attached sheet

Signature of Applicant

[Handwritten Signature]

11/13/20

Date

1

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

GC20-003
Graphics Plan
6514 Hayden Run Road

The development consists of three buildings. The building along Hayden Run was brought close to the street with parking behind that building. The second building backs up to a retention pond and that building is visible from Hayden Run Boulevard. Signage on both sides of the buildings is appropriate.

Wall Signs

Building 1: Each tenant may have a wall sign on both the north and south elevations of the building. Tenants under 2,000 sq. ft. shall be allowed a maximum of 47 sq. ft. per wall sign. Tenants 2,000 sq. ft. and larger shall be allowed a maximum of 57 sq. ft. per wall sign.

Building 2: Each tenant may have a wall sign on both the east and west elevations of the building. Tenants under 2,000 sq. ft. shall be allowed a maximum of 47 sq. ft. per wall sign. Tenants 2,000 sq. ft. and larger shall be allowed a maximum of 57 sq. ft. per wall sign.

Building 3: Each tenant may have a wall sign on the south elevation of the building. Tenants under 4,000 sq. ft. shall be allowed a maximum of 47 sq. ft. per wall sign. Tenants 4,000 sq. ft. and larger shall be allowed a maximum of 206 sq. ft. per wall sign. A tenant larger than 4,000 sq. ft. may also have a sign on the west elevation with a maximum square footage of 76 sq. ft.

No wall signs shall be on the east side of building 1 or 3. All wall signs shall be individually-lettered, channel-lighted and mounted on a raceway.

Freestanding Sign

A ground sign as shown on Exhibit A shall be permitted at a 5 foot setback from Hayden Run Road.

All other signage such as parking lot and drive thru reader boards shall comply with the requirements of the C-4, Commercial District and the Community Commercial Overlay of the Columbus City Code.

List of Variances

3372.706 Graphics

(C)(4) Ground Sign – reduce the setback from 15 ft. to 5 ft for free standing sign

(D)(1) Wall Sign – to permit wall signs on building 1 facing Hayden Run Road for each tenant that in total would be more than allowed on that elevation as a whole. Allowed 155.85 sq. ft.; requested 281.25 sq. ft.

3377.03(B) Permanent on premise signs- to permit wall sign on the buildings elevations of 1, 2, and 3 which are not directed to a street abutting the subject site.

3377.11 Tenant Panels and Changeable Copy

(A) – to permit 6 tenant panels instead of 4

(C) – to increase the portion of the tenant panels from 50% to 73%

3377.17 Setback regulations for permanent on premises ground signs

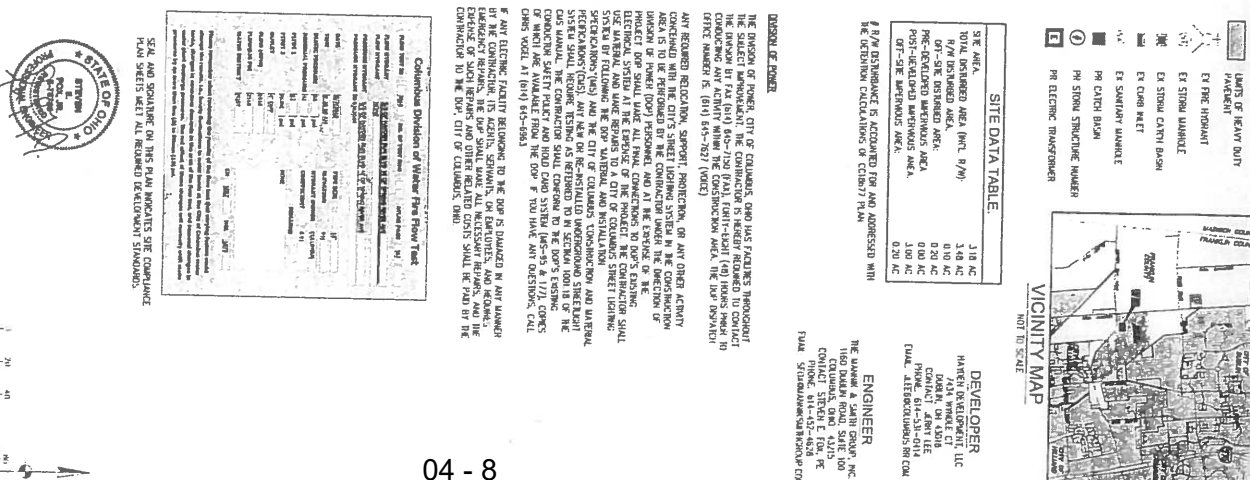
(B) – to permit a 3 ft. side yard instead of 10 ft. from residentially zoned property

3377.24 Wall Signs for Individual Uses

(B) – Building 1 & 2 facing parking lot; allowed 47 sq. ft. per wall sign for tenants under 2,000 sq. ft., allowed 57 sq. ft. per wall sign for tenants 2,000 sq. ft. or larger.

(D) – to permit individual tenants to have signs larger than 16 sq. ft. on the west of building 2 and the west side of building 3; said signs may be illuminated all day. Tenants in building 2 under 2,000 sq. ft. shall be allowed a maximum of 47 sq. ft. per wall sign, tenants 2,000 sq. ft. and larger shall be allowed a maximum of 57 sq. ft. per wall sign; tenants larger than 4,000 sq. ft. in building 3 shall be allowed a maximum of 76 sq. ft. per wall sign.

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FOR ILLUSTRATIVE PURPOSES ONLY

47.5 SQFT

9'-6"

6'-0"
5'-0"
4'-0"

16"

HAYDEN CROSSING

12" X 54" V.O.
TENANT PANELS

12"

12" V.O.

#S1-34514-R2: D/F ILLUMINATED MONUMENT SIGN 3/4" - 1'-0"

- UPPER CANISTER FABRICATED ALUMINUM PAINTED BLACK WITH ROBERTA COPY BACKED WITH WHITE ACRYLIC
- LOWER CANISTER FABRICATED ALUMINUM WITH 2" RETAINERS AND ENDER BARS - PRINTED BLACK
- FACTS: 1141 WHITE POLYCARBONATE WITH WHITE TENANT COMPANIES
- ILLUMINATION: WHITE LED
- POLE COVER: ALUMINUM FINISH WITH PLYWOOD AND BRICK V-NEED - FABRICATED BLACK ALUMINUM CAP
- POLE: 4" OD X 0.231" WALL STEEL PIPE
- FOUNDATION: 24" DIA. PER 8'5" DEEP CONCRETE FOUNDATION

DoNite sign Co.

Proudly Serving Central Ohio Since 1954

1640 Harmon Ave Columbus, Ohio, 43223

(614) 444-3333 (TDD) 444-3026

www.donitesign.com

UL LISTED per STANDARD UL48

FILE NO: E60042 DoNITE SIGN CO

For electrical illuminated signs. For non-illuminated signs, UL does not apply.

COLOURS

☒ BLACK

☐ WHITE

APPROVED-CUSTOMER **DATE**

JOB NAME: HAYDEN CROSSING **#S1-34514-R2**

STREET: HAYDEN RUN RD & HAYDEN RUN BLVD

CITY, STATE: COLUMBUS OH

SIGN TYPE: MONUMENT

DATE: 10/16/18 **REV DATE:** 8/9/19

TITLE NAME: HAYDEN CROSSING COR

DIRECTION: NAVA > 2018 > H

SCALE: AS NOTED **DATE:** 18 **DESIGNER:** AG/TA

DoNite sign Co. is not responsible for the accuracy of the information provided in this drawing. It is the responsibility of the client to verify all information. DoNite sign Co. is not responsible for the accuracy of the information provided in this drawing. It is the responsibility of the client to verify all information.

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bza.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number GIC20-003
Address 6514 HAYDEN RUN RD.
Group Name The Hayden Run Civic Assoc.
Meeting Date 01/30/2020 - ZONING COMMITTEE & 02/11/2020 -
Specify Case Type ☐ BZA Variance / Special Permit
☐ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit
Public Meeting
Recommendation (Check only one) ☒ Approval
☐ Disapproval

NOTES:

Approved

Signature of Authorized Representative

Recommending Group Title

Phone Number

4-0 - Approved
G. J. Oberster
The Hayden Run Civic Assoc.
614-702-8706

Return this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-4522, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio

Graphics Commission Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad St., #460, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of
this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Hayden Development LLC</u>	<u>7434 Wyndle Court, Dublin, OH 43016</u>
_____	<u>Jerry Lee 614-873-0048</u>
_____	<u>No Columbus based employees</u>
_____	_____
_____	_____
<u>Ronald Wallace</u>	<u>6488 Hayden Run Road, Hilliard, OH 43026</u>
_____	<u>No Columbus based employees</u>
_____	<u>614-582-4046</u>
_____	_____
_____	_____

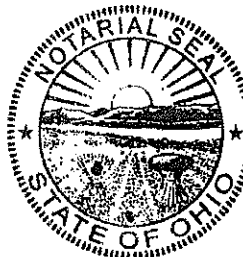
SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 13th day of January, in the year 2020

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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