

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

08. Application No.: **GC20-006**
Location: **8118 SANCUS BLVD. (43081)**, located on the east side of Sancus Boulevard, at the terminus of Brockwell Drive (610-231154, Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit & Variance(s) to Section(s):
3377.05(A), Table of elements for on-premises ground signs.
To increase the allowable graphic area from 24.71 square feet to 55.8 square feet.
3378.01(D), General provisions.
To grant a special permit for permanent off-premises signage.
Proposal: To install a ground sign with on- and off-premises copy.
Applicant(s): City of Columbus; c/o B. Steve Lewie
90 West Broad Street; Room 416
Columbus, Ohio 43215
Property Owner(s): Applicant
Attorney/Agent: Mull & Weithman Architects; c/o Bradley Mull, Arch.
4525 Indianola Avenue
Columbus, Ohio 43214
Planner: Phil B. Bennetch, (614) 645-0078, PBennetch@Columbus.gov

BACKGROUND

- The 3.8-acre site is developed with a new City of Columbus Police substation and associated parking. Surrounding uses include single-unit dwellings to the west, condominiums to the north, the Lazelle Woods Recreation Center to the east, and apartments and an elementary school to the south.
- The applicant proposes to install a permanent ground sign at the entrance off Sancus Boulevard. The ground sign will include on-premises and off-premises copy for the police station and recreation center. A special permit is required for off-premises signage, and a variance is required to increase the graphic area from 24.71 square feet to 55.8 square feet.
- CC 3377.05(A), Table of elements for on-premises ground signs: the maximum allowable graphic area for the ground sign is 24.71 square feet.
CC 3378.01(D), General provisions. A special permit shall be required to allow installation of any permanent or temporary off-premises sign not specifically provided for in this Graphics Code.
- The Far North Area Plan (2014) states development "should utilize integrated signage rather than multiple freestanding signs along the street frontage." The proposal seeks to provide signage for two city facilities adjacent to one another and is therefore supported.
- The Far North Columbus Communities Coalition recommends approval of this request.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

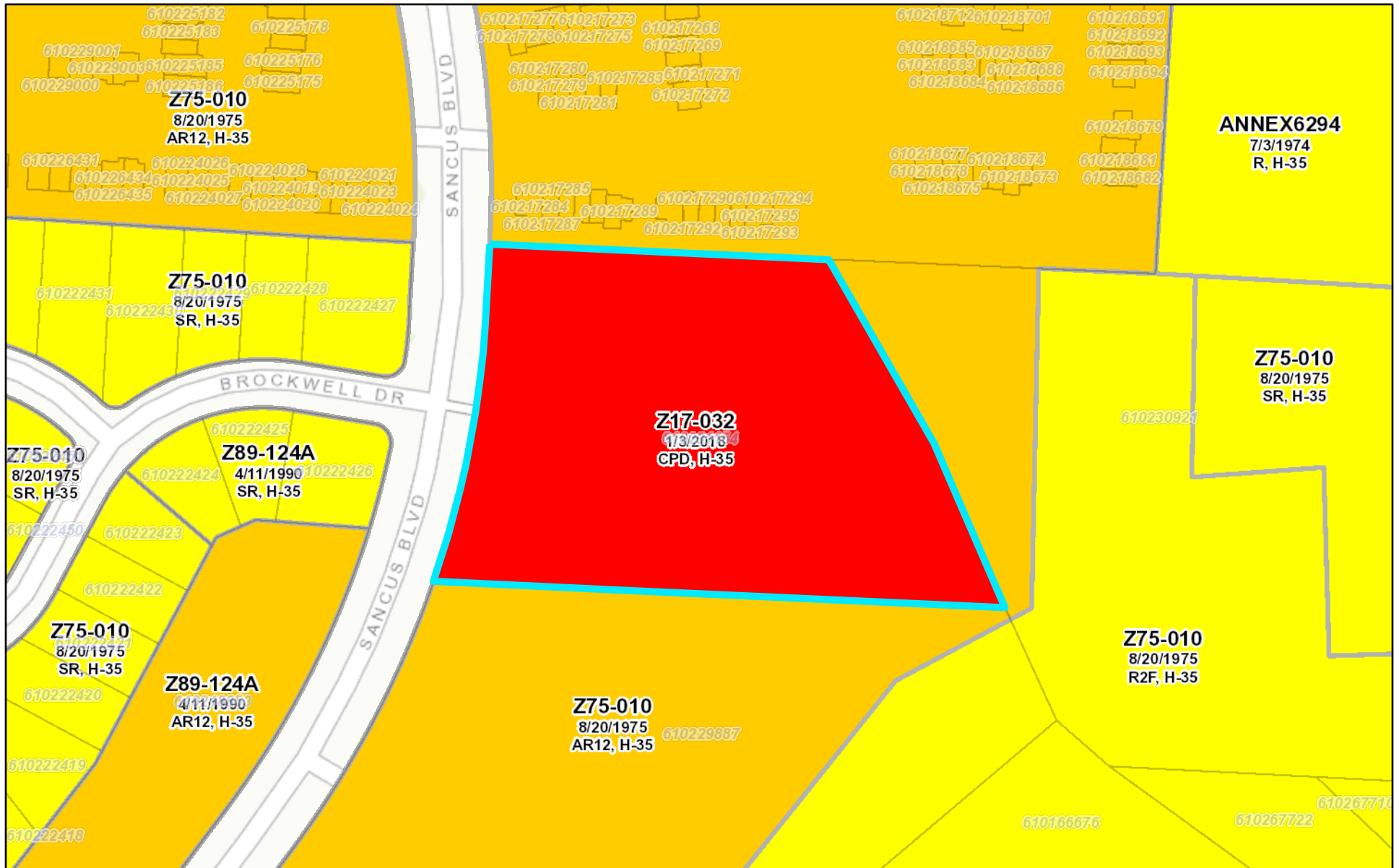
SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY: The nature preserve would otherwise not be permitted to display a sign since the property has no street frontage on Sancus Boulevard. The proposal is also supported by the area plan, as it reduces the number of signs along the street frontage.

CONDITION(S) RECOMMENDED:

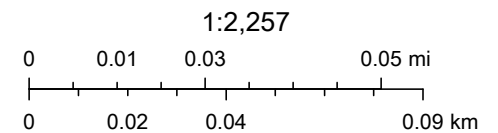
The applicant shall commit to stamped sign exhibits.

SUBJECT TO COMPLIANCE WITH ALL CITY CODES.

GC20-006: 8118 SANCUS BLVD.



2/21/2020, 11:35:10 AM

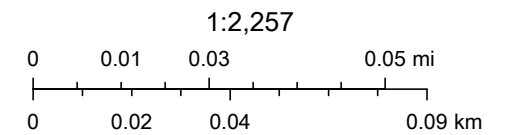


City of Columbus GIS, County of Delaware, Franklin County, OH, Esri,

GC20-006: 8118 SANCUS BLVD.



2/21/2020, 11:35:44 AM



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.

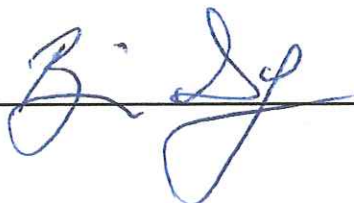
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

Please See the attached Statement of Hardship

Signature of Applicant



Date

2-5-20

27 February 2020

Far North Neighborhood Policing Center
8118 Sancus Blvd
Westerville, Ohio 43081

RE: STATEMENT OF HARDSHIP

The City of Columbus is seeking relief from two sections of the Columbus Zoning Code.

1. Section 3377.05 - Tables of elements for on-premises ground signs. Specifically, the project is seeking a variance to increase the allowable area of signage from 24.71 square feet to 55.8 square feet.
2. Section 3378.01 – A special permit is needed for permanent off-premises signage for the adjacent property, the Lazelle Woods Community Recreation Center owned by the City of Columbus Recreation and Parks Department.

Background

The Far North Neighborhood Policing Center (FNNPC) is located at 8118 Sancus Boulevard and is scheduled to be dedicated April 8th, 2020. The project is in Zoning District I and was granted a Building & Zoning Services Certificate of Zoning Clearance on June 27, 2018 (Number 18345-151) and Site Compliance Approval on August 23, 2018. The FNNPC site is located west of the existing Lazelle Woods Community Recreation Center and is bisected by the Rec Centers access drive which will be shared by both facilities. The Recreation Center had a post mounted wooden sign located at the end of the drive that needed to be removed for the installation of a new storm water management basin.

As part of the projects site compliance and zoning review, the scope of the FNNPC project was increased to include widening Sancus Boulevard and adding turning lanes for both north and south bound traffic. This was done in anticipation of extra traffic during shift changes as well as planned road widening along all of Sancus in the coming years.

Variance Request (Section 3377.05)

Sancus Boulevard is a two-lane road that will have a center turning lane along the length of the property and has a speed limit of 35 mph. Our proposed ground sign is located approximately 15 feet from the Right-Of-Way. For a property in Zoning District I, the tables of elements allows for a mass factor of 0.5 given the speed and number of lanes. The FNNPC's front elevation has an area of 2,442.7 square feet and our allowable area was calculated as follows;

$$\sqrt{2442.7} = 49.42 \text{ square feet} \times 0.5 \text{ mass factor} = 24.71 \text{ sq. feet (allowable area)}$$

Our proposed sign sits perpendicular to Sancus and will have text/graphics on both sides to aide drivers arriving from both directions. Per C.C. 3377.01(G) a ground sign installed perpendicular to the street to which it is directed may be double-faced. Each side of the sign has the following elements (See attached sign illustrations in Exhibits A & B):

- | | |
|---|---------------|
| 1. City of Columbus Illuminated Box Sign | 20.6 Sq. Feet |
| 2. Lazelle Wood Recreation Center | 1.5 Sq. Feet |
| 3. Kimberley K. Jacobs Neighborhood Policing Center | 2.3 Sq. Feet |

5
G1.3

11' - 0"

7' - 6"

ILLUMINATED BOX SIGN w/ LOGO

2' - 0"

5" TYP.

THE CITY OF COLUMBUS

Lazelle Woods Recreation Center

Kimberley K. Jacobs

Neighborhood Policing Center

PREFINISHED MANUFACTURED COPING

6' - 0"

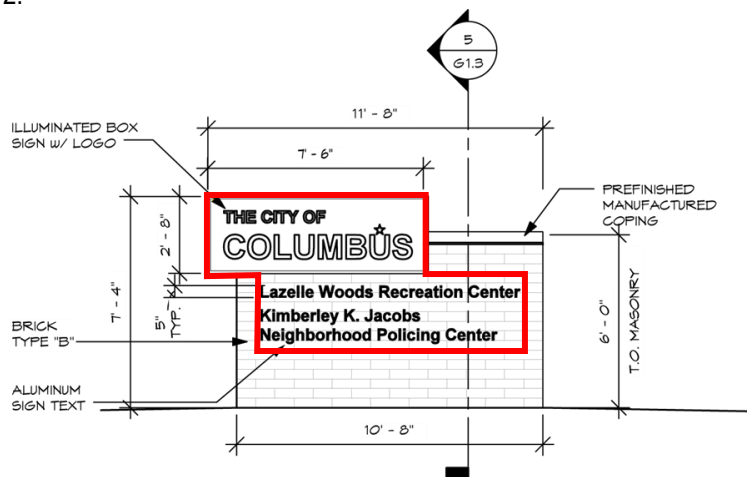
T.O. MASONRY

10' - 0"

BRICK TYPE "B"

ALUMINUM SIGN TEXT

If we accept that this is a sign made of three or more sections, and not a single sign serving the City of Columbus, we propose calculating the allowable graphic area using the basic geometric shape shown in Figure 2.



08-7

C.C. 3303.03 – Letter C defines of Copy Area as, the area of the smallest basic geometric figure, such as a parallelogram, circle, triangle, or combination thereof, which can be described so as to enclose the actual copy of a sign.” Using this definition to determine a more reasonable geometric shape that combines two parallelograms results in a graphic area of 41.43 Square Feet.

The proposed ground sign is shared by two facilities (see special permit request below) owned by the City of Columbus and could benefit from some relief for the requirements of a single facility. While the signage dedicated to the Recreation center is considered off-premises signage, the two facilities represent a single City owned complex. In C.C. 3377.04, under on-premise signs, paragraph B1 states, “where the use is comprised of more than one building, the area, or silhouette, of the fronting elevation of the largest building shall be used.”

If it's permissible to group these two structures into a single complex, the Recreation Center, which is the larger of the two building, would be entitled to 42.13 square feet given its main elevation's approximate area of 7,100 square feet.

$$\sqrt{7100} = 84.26 \text{ square feet} \times 0.5 \text{ mass factor} = 42.13 \text{ sq. feet (allowable area)}$$

The resulting allowable area of 42.13 square feet is less than the 41.43 square feet we would need using the modified geometric shape.

Driver Safety & Public Interest: The Zoning Code allows for a higher mass factor (1.0) in Zoning District I on roads that have higher speed limits and/or have more than two lanes. We acknowledge that the zoning code specifically states that turning lanes are not considered when determining if a road has more than two lanes. However, for this site the addition of the turning lane adds a potential complexity for drivers on Sancus Boulevard. The site is located at the apex of a bend in the road, one of a series of back to back bends, that reduces the drivers site lines to the property, resulting in less time to see the sign and locate the facility. The introduction of the turn lane introduces the potential, especially in the south bound lane, that stacked up vehicles waiting to turn could further limit the time a driver has to the sign.



Both facilities serve the Far North Columbus community, provide a vital function and should be easily identified to visitors. The FNNPC is a 24 hour / 365 Day facility that works to protect the citizens. If a person needs police assistance, it's in the interest of the that person that the facility be easily identifiable. The same is true for the recreation center. Visitors of all ages from several communities use the facility every day and finding it easily is in their interest. Given the driver safety concerns above and potential visitors unfamiliar with the location, clear signage will improve the visitors experience and help reduce accidents from abrupt turns or stops.

Based on the above factors we would propose increasing the mass factor to 1.0 for this site which would increase the allowable graphic area beyond what is needed to support the ground sign.

Special Permit Request (Section 3378.01)

As indicated above, we are seeking a Special Permit for Permanent Off-Premises Signage on behalf of the City of Columbus Recreation and Parks Department. Removal of their existing sign was required for the installation of one of the FNNPCs Storm Water Management basins. Our understanding is there are questions about how and when the Rec Center sign was installed but we have no information about the process that sign installation followed. However, during construction Recreation and Parks has commented that users have had difficulty finding the facility without their sign, especially during the winter hours.

We respectfully request the Graphic Commission consider the two items above in conjunction and find that the increased area is in the interest of the City of Columbus Division of Police, Recreation and Parks Department and the residents of the community.

EXHIBIT A – Sign Illustration – North Elevation (Scale = ¼" = 1'-0")

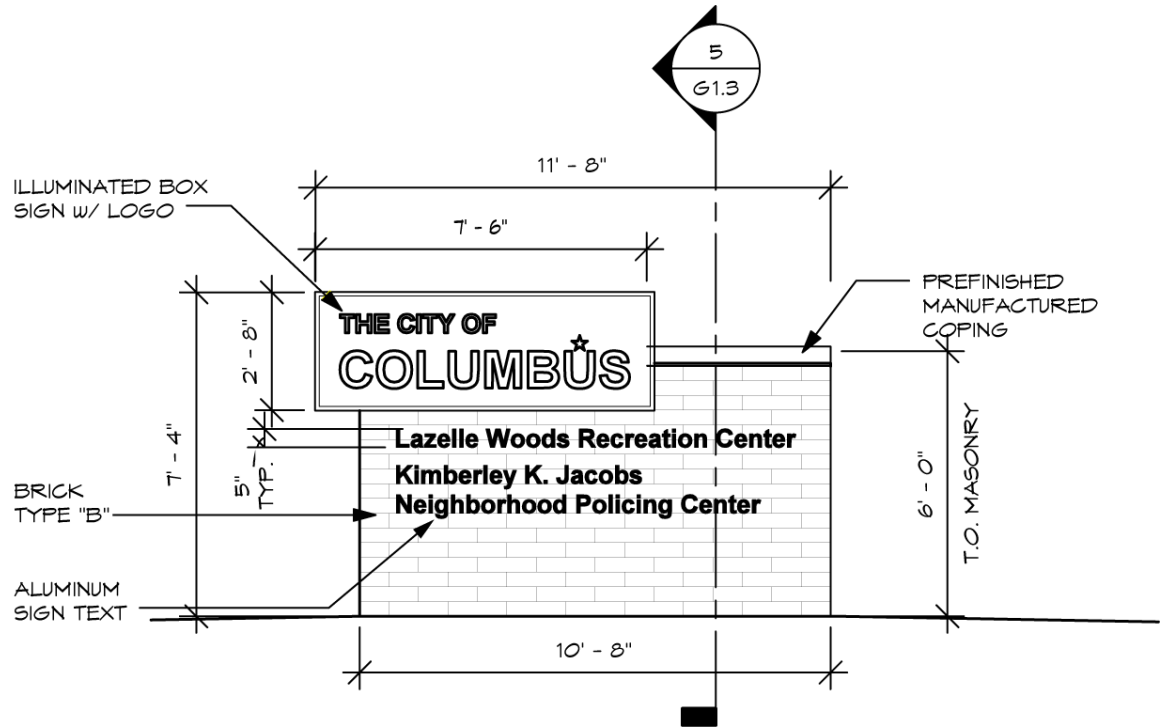


EXHIBIT B – Sign Illustration – View from Sancus looking North (Not to Scale)



7 February 2020

Far North Neighborhood Policing Center
8118 Sancus Blvd
Westerville, Ohio 43081

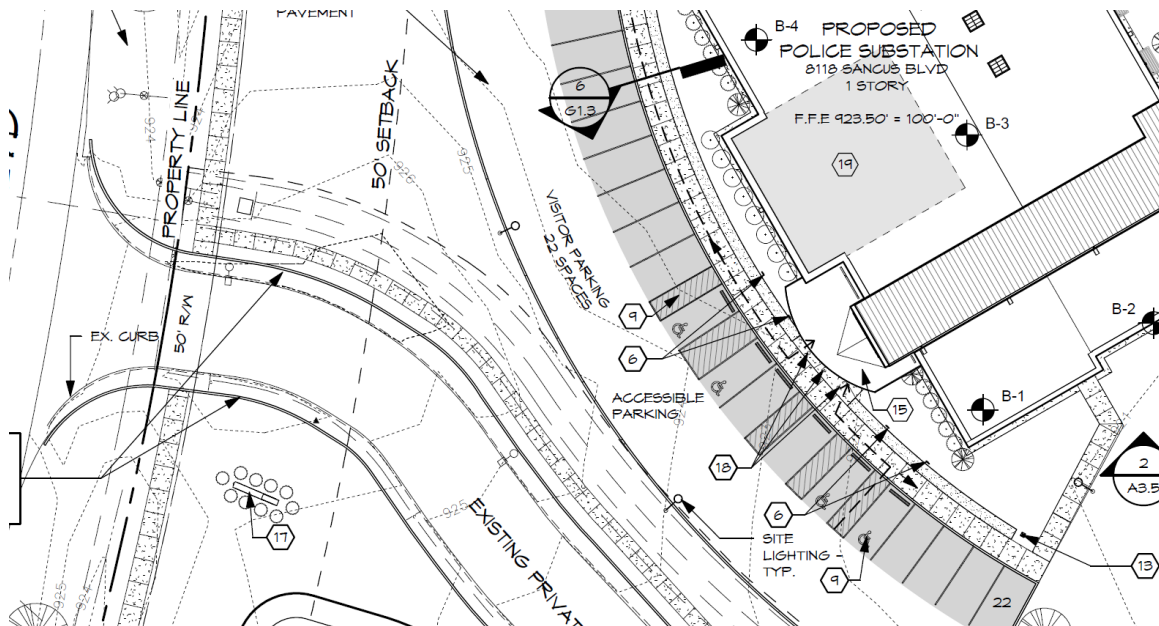
RE: GRAPHICS PLAN

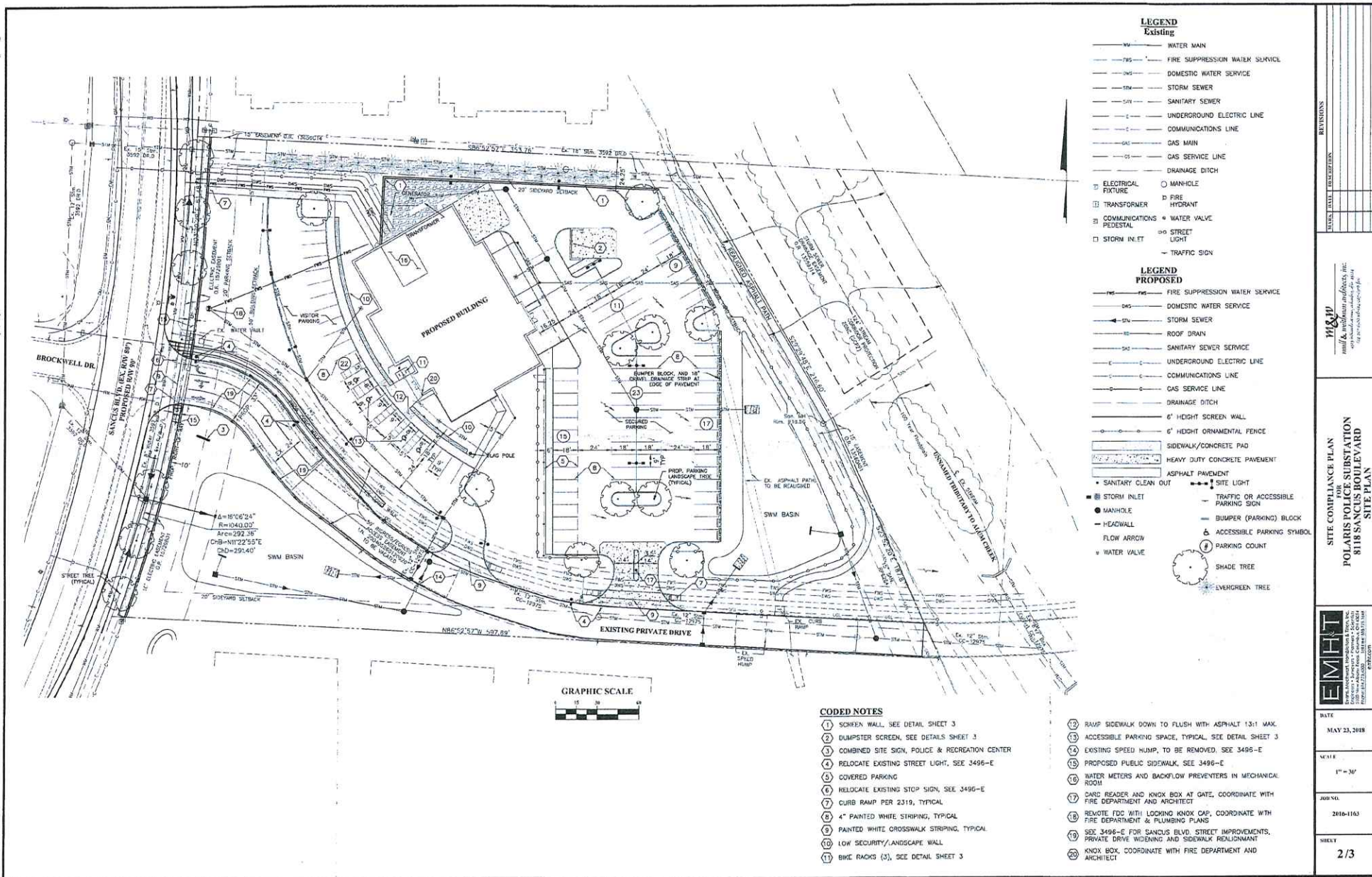


The use of the City of Columbus logo on the ground sign is in keeping with the overall branding of the City. Per the City Branding Guidelines,

With proper and prominent use, The City of Columbus logo can achieve a strength and permanence that will serve our city well into the future. The logo helps build awareness and recognition.

As the focus of the ground sign the prominent use of the City logo within the illuminated box signs clearly announces this site is a City of Columbus facility with the individual facilities identification taking a secondary role. The sign unites both departments under the single brand of Columbus and reduces the potential clutter of multiple ground signs for each facility. The simple aluminum letters mimic the branding found on other City properties.





LEGEND
Existing

- WATER MAIN
- FIRE SUPPRESSION WATER SERVICE
- DOMESTIC WATER SERVICE
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND ELECTRIC LINE
- COMMUNICATIONS LINE
- GAS MAIN
- GAS SERVICE LINE
- DRAINAGE DITCH
- ELECTRICAL FIXTURE
- MAN-HOLE
- TRANSFORMER
- FIRE HYDRANT
- COMMUNICATIONS PEDESTAL
- WATER VALVE
- STREET LIGHT
- STORM INLET
- TRAFFIC SIGN

LEGEND
PROPOSED

- FIRE SUPPRESSION WATER SERVICE
- DOMESTIC WATER SERVICE
- STORM SEWER
- ROOF DRAIN
- SANITARY SEWER SERVICE
- UNDERGROUND ELECTRIC LINE
- COMMUNICATIONS LINE
- GAS SERVICE LINE
- DRAINAGE DITCH
- 6" HEIGHT SCREEN WALL
- 6" HEIGHT ORNAMENTAL FENCE
- SIDEWALK/CONCRETE PAD
- HEAVY DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- SANITARY CLEAN OUT
- STORM INLET
- TRAFFIC OR ACCESSIBLE PARKING SIGN
- MAN-HOLE
- HEADWALL
- FLOW ARROW
- WATER VALVE
- SITE LIGHT
- BUMPER (PARKING) BLOCK
- ACCESSIBLE PARKING SYMBOL
- PARKING COUNT
- SHADE TREE
- EVERGREEN TREE

GRAPHIC SCALE

CODED NOTES

- (1) SCREEN WALL, SEE DETAIL SHEET 3
- (2) DUMPSTER SCREEN, SEE DETAILS SHEET 3
- (3) COMBINED SITE SIGN, POLICE & RECREATION CENTER
- (4) RELOCATE EXISTING STREET LIGHT, SEE 3496-E
- (5) COVERED PARKING
- (6) RELOCATE EXISTING STOP SIGN, SEE 3496-E
- (7) CURB RAMP PER 2319, TYPICAL
- (8) 4" PAINTED WHITE STRIPING, TYPICAL
- (9) PAINTED WHITE CROSSWALK STRIPING, TYPICAL
- (10) LOW SECURITY/LANDSCAPE WALL
- (11) BIKE RACKS (3), SEE DETAIL SHEET 3

- (12) RAMP SIDEWALK DOWN TO FLUSH WITH ASPHALT 13:1 MAX.
- (13) ACCESSIBLE PARKING SPACE, TYPICAL, SEE DETAIL SHEET 3
- (14) EXISTING SPEED HUMP, TO BE REMOVED, SEE 3496-E
- (15) PROPOSED PUELIC SIDEWALK, SEE 3496-E
- (16) WATER METERS AND BACKFLOW PREVENTERS IN MECHANICAL ROOM
- (17) CARD READER AND KNOX BOX AT GATE, COORDINATE WITH FIRE DEPARTMENT AND ARCHITECT
- (18) REMOTE FDC WITH LOOKING KNOX CAP, COORDINATE WITH FIRE DEPARTMENT & PLUMBING PLANS
- (19) SEE 3496-E FOR SANCUS BLVD. STREET IMPROVEMENTS, PRIVATE DRIVE WIDENING AND SIDEWALK REALIGNMENT
- (20) KNOX BOX, COORDINATE WITH FIRE DEPARTMENT AND ARCHITECT

REVISIONS

NO.	DATE	DESCRIPTION

W&B

W&B Engineering, Inc.
Civil & Mechanical Engineers, Inc.
1000 West 10th Street, Suite 100
Bismarck, ND 58102
(701) 781-1111
www.wandb.com

SITE COMPLIANCE PLAN FOR
POLARIS POLICE SUBSTATION
8118 SANCUS BOULEVARD
SITE PLAN

EMH

Engineering & Mechanical, Inc.
1000 West 10th Street, Suite 100
Bismarck, ND 58102
(701) 781-1111
www.emh.com

DATE

MAY 23, 2018

SCALE

1" = 30'

JOB NO.

2018-1163

SHEET

2/3

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) City of Columbus
of (COMPLETE ADDRESS) 90 West Broad Street, Columbus, Ohio 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>City of Columbus</u>	<u>90 West Broad Street, Columbus, Ohio 43215</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 5th day of February, in the year 2020

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires 3/1/23

Notary Seal Here

Christopher S. Long
Notary Public, State of Ohio
My Commission Expires
3/1/23

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

Board of Zoning Adjustment Application

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

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

Case Number

GC 20-006

Address

8118 Sarcus Blvd. (Police Station)

Group Name

Far North Columbus Communities Coalition

Meeting Date

March 3, 2020

Specify Case Type

- ☐ BZA Variance / Special Permit
☐ Council Variance
☐ Rezoning
☒ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

No issues

Vote

10-0

Signature of Authorized Representative

James Palmisano

Recommending Group Title

FNCCC President

Daytime Phone Number

614 / 832-9083

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.