

# Graphics Commission Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: GC15-017 Date Received: May 11, 2015  
Application Accepted by: Jamie Freise, Case Planner Fee: \$1,900.00  
Commission/Civic: Far North Area Community Coalition  
Existing Zoning: Z91-018C, Commercial, LC4  
Comments: 7/21/15

**TYPE(S) OF ACTION REQUESTED** (Check all that apply):

Variance  Graphics Plan  Special Permit  Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

To permit wall signage for Dick's Sporting Goods & Field & Stream on the west (rear) building elevation not facing a street or having a public entrance that exceeds the limit of 10 square feet. CC:3377.24(C).  
To permit wall signage for Dick's Sporting Goods on the south mall entrance that exceeds CC:3377.24(B).

**LOCATION**

Certified Address: 1510 Polaris Parkway City: Columbus Zip: 43240

Parcel Number (only one required): 318-431-01-015-000

**APPLICANT**

Applicant Name: Stanley W. Young, III, Trinity Sign Group Phone Number: (614) 564-9432 Ext.: n/a

Address: 2379 Hardesty Drive N. City/State: Columbus, Ohio Zip: 43204

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

**PROPERTY OWNER(S)**  Check here if listing additional property owners on a separate page

Name: PFP Columbus II, LLC Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: 1510 Polaris Parkway City/State: Columbus, Ohio Zip: 43240

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**ATTORNEY / AGENT** (Check one):  Attorney  Agent

Name: Stanley W. Young, III, Trinity Sign Group Phone Number: (614) 564-9432 Ext.: n/a

Address: 2379 Hardesty Drive N City/State: Columbus, Ohio Zip: 43204

Email Address: trinitysigngroup@gmail.com Fax Number: n/a

**SIGNATURES** (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Stanley W. Young, III, Trinity Sign Group

PROPERTY OWNER SIGNATURE Stanley W. Young, III (Agent for Owner)

ATTORNEY / AGENT SIGNATURE Stanley W. Young, III, Trinity Sign Group

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

# Graphics Commission Application

DEPARTMENT OF BUILDING  
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**GC15-017**  
**1510 Polaris Pkwy.**

**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young, III., Trinity Sign Group  
of (1) MAILING ADDRESS 2379 Hardesty Drive., N. Columbus, Ohio 43204-5810

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 1510 Polaris Parkway, Columbus, Ohio 43240

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) May 11, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS (4) PFP Columbus II, LLC  
1510 Polaris Parkway  
Columbus, Ohio 43240

APPLICANT'S NAME AND PHONE # (same as listed on front application) Stanley W. Young, III., (614) 564-9432

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) Far North Columbus Communities Coalition FNCCC  
C/O Mr. Jim Palmisano, P.O. Box 66, Lewis Center, Oh 43035  
jpalmisano@buckeyepower.com

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS (Please see attached List)	(6b) PROPERTY OWNER MAILING ADDRESS

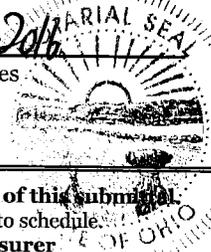
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT Stanley W. Young, III.

Sworn to before me and signed in my presence this 11th day of May, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires Sept 27, 2016



Notary Seal Here  
**K. WESTWOOD**  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
September 27, 2016  
Recorded in  
Franklin County

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer

**Easy Peel® Labels**  
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▲  
Feed Paper

Bend along line to  
expose Pop-Up Edge™

 **AVERY® 8160®**

PFP Columbus II, LLC  
1500 Polaris Pkwy  
Columbus, OH 43240

Stanley W. Young, III  
Trinity Sign Group  
2379 Hardesty Dr, N  
Columbus, OH 43204-5810

Stanley W. Young, III  
Trinity Sign Group  
2379 Hardesty Dr N  
Columbus, OH 43204-5810

PFP Columbus II, LLC  
1500 Polaris Pkwy  
Columbus, OH 43240

JC Penney Properties Inc  
P O Box 10001  
Dallas, TX 75301

J C Penney Properties Inc  
P O Box 10001  
Dallas, TX 75301

Gemini Retail Center Outlet III, LLC  
1502 Gemini Pl  
Columbus, OH 43240

Gemini Retail Center Outlet III, LLC  
1502 Gemini Pl  
Columbus, OH 43240

Gemini Place Towne Center LLC  
8800 Lyra Dr  
Columbus, OH 43240

Gemini Place Towne Center LLC  
8800 Lyra Dr  
Columbus, OH 43240

NP Limited Partnership  
8800 Lyra Dr  
Columbus, OH 43240

NP Limited Partnership  
8800 Lyra Dr  
Columbus, OH 43240

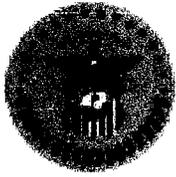
**GC15-017**  
**1510 Polaris Pkwy.**

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Utilisez le gabarit AVERY® 5160®

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Repliez à la hachure afin de  
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# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

**GC15-017**  
1510 Polaris Pkwy.

## One Stop Shop Zoning Report Date: Tue Apr 14 2015

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 1510 POLARIS PKWY COLUMBUS, OH

**Mailing Address:** 180 E BROAD ST

COLUMBUS, OH 43215

**Owner:** PFP COLUMBUS II LLC

**Parcel Number:** 31843101015000

### ZONING INFORMATION

**Zoning:** Z91-018C, Commercial, LC4  
effective 7/30/2001, Height District H-110

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**Planning Overlay:** N/A

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

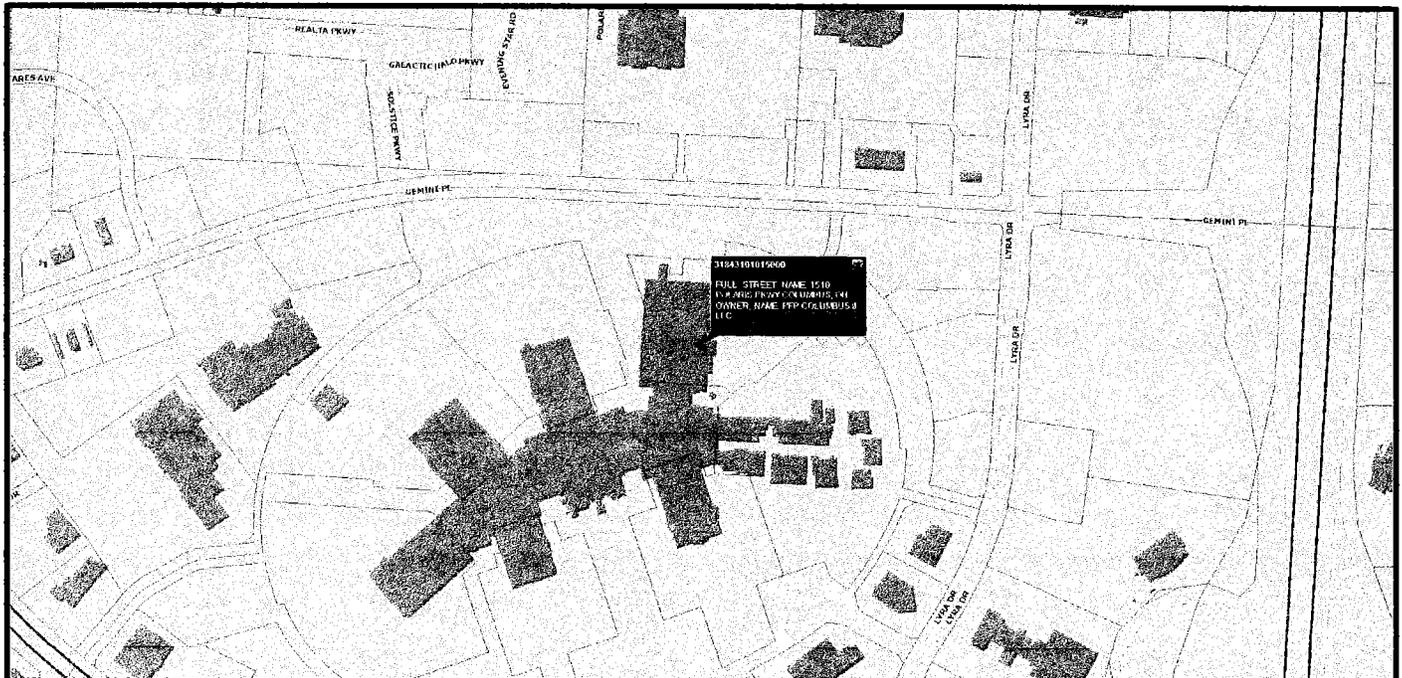
### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A



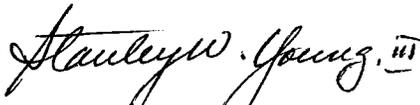
## *Hardship Statements*

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*I have read Section 3382.05, Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:*

- 1). Due to the unique shape of this property, and the way the building is oriented only the east and north building elevations face dedicated streets and Right-of Ways. The need for viewership on the west building (rear ) is critical to business success, as it faces a parking lot.*
- 2). This building is oriented in a unique way to the subject parcel of property. The need for signage on the rear or west building elevation is important and needed. Without the signage you would be looking at a vast area of building with no way to identify what is located inside.*
- 3). For these (2) two business to be successful and see a reasonable return on investment proper signage is needed.*
- 4). The granting of this variance would not be injurious to neighboring properties and will not be contrary to public interest or to the spirit or intent of the graphics code. By granting this variance it would not cause any additional safety issues regarding the public. It will not increase any public or private services to the property. We therefore seek your professional review and consideration in our request.*

*Respectfully Submitted,*

  
*Stanley W. Young, III*

*May 10, 2015*

**GC15-017**  
**1510 Polaris Pkwy.**

## Graphic Summary

*This subject site known as 1510 Polaris Parkway PID#318-431-01-015-000 is located in the State of Ohio, Delaware County, City of Columbus, Olentangy LSD. It is a 9.503 acre site with a large retail building that is being divided up into (2) two retail stores. Dick's Sporting Goods and Field & Stream. The building was built in 2001 and is zoned Commercial, LC4. The graphics proposal is to place internally illuminated wall signage on the east building elevation ( the main entrances), facing Lyra Drive, the north building elevation facing Gemini Place, the south elevation (mall entrance), facing a parking lot, and the rear or west building elevation also facing a parking lot, not having a public entrance. The east building elevation are the both main store fronts with public entrances facing Lyra Drive for both Dick's Sporting Goods and Field & Stream. There are wall graphics above each entrance. The north building elevation facing Gemini Place has Field & Stream letters only. The south building elevation or mall entrance has both Dick's Sporting Goods and Field & Stream graphics. The east and north building elevations meet all the City of Columbus Graphic standards in terms of zoning and table of elements regarding square feet of sign area. The south elevation (mall entrance) exceeds the allowable sign area of 102.35 by 243.23 square feet, for a total proposed graphic area of 345.58. It includes both Dick's Sporting Goods graphics and Field & Stream logo's on each side of the entry. As per CC: 3377.24(B), it is permitted a mass factor of just 1, due to the set-back from the adjoining parcel, and due to the fact that it does not face a dedicated right-of-way. It is a variance request that we seek relief from this code section to permit sign area in excess of the allowable . The west or rear building elevation also has graphics for both stores in excess of the allowable 10 square feet permitted per code section CC:3377.24(C). The Dick's Sporting Goods sign is 200 square feet in size or 190 square feet over the permitted. The Field & Stream Sign is 458 square feet or 448 square feet over the permitted. Both of these proposed signs face a very large parking lot and due to the unusual shape of this parcel only the east and north building elevations face dedicated streets. We also believe that due to the large scale and size of this building the proposed graphics on the rear (west) building elevation, balance in scope and size, and offer an opportunity for viewership and identification. We therefore seek your professional review and consideration in our request.*

*Respectfully Submitted,*

*Stanley W. Young, III*

Stanley W. Young, III

May 10, 2015

**GC15-017**  
**1510 Polaris Pkwy.**



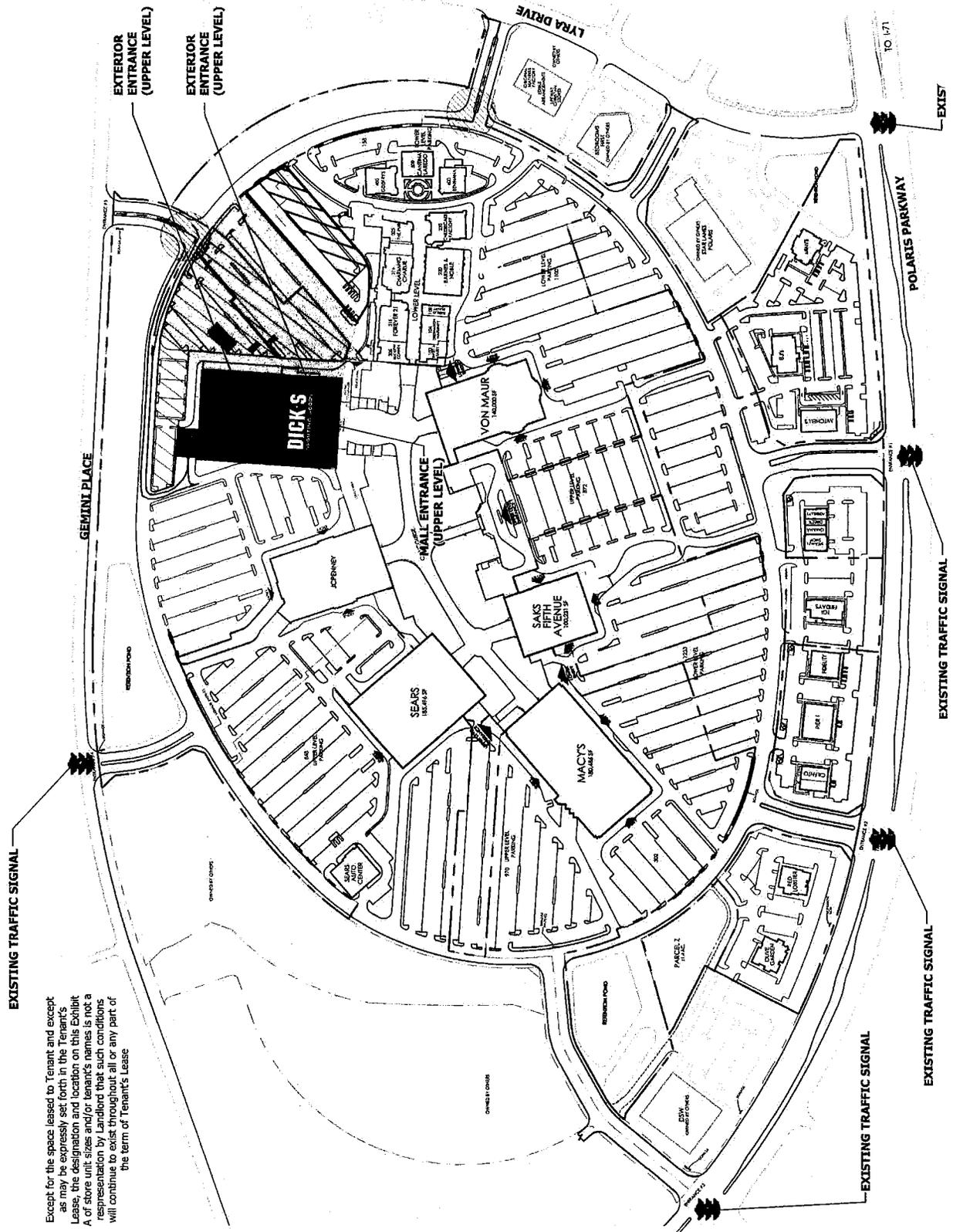
**FIELD & STREAM.**  
1871  
**POLARIS FASHION CENTER**  
**COLUMBUS (POLARIS), OH**  
**EXHIBIT A**  
**(SHEET 1 OF 3)**  
**STORE #4600**



LEGEND

- SHOPPING CENTER BOUNDARY
- DSG PREMISES 72,509 SF (241'-2" x 291'-2")
- F&S PREMISES 55,064 SF (210'-3" x 291'-2")
- TENANT'S PREFERRED AREA
- NO BUILD AREA
- TENANT'S SERVICE AREA AND SERVICE DRIVE
- CRITICAL ACCESS WAYS
- DSG PROTECTED PARKING / PROTECTED PARKING AREA 3,257,1,000 SF
- F&S PROTECTED PARKING / PROTECTED PARKING AREA 5,417,1,000 SF
- EXPECTANT MOTHER PARKING SPACES
- PERMISSIBLE BUILDING AREA
- ZONE OF PERMISSIBLE HOTEL LOCATION

REV 1 2/22/05  
REV 2  
REV 3  
P.L.C. 44800001 DATE



EXISTING TRAFFIC SIGNAL

Except for the space leased to Tenant and except as may be expressly set forth in the Tenant's Lease, the designation and location on this Exhibit A of store unit sizes and/or tenant's names is not a representation by Landlord that such conditions will continue to exist throughout all or any part of the term of Tenant's Lease

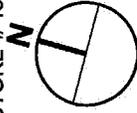
**GC15-017**  
**1510 Polaris Pkwy.**



**FIELD & STREAM.**  
1871

**POLARIS FASHION CENTER  
COLUMBUS (POLARIS), OH**

**EXHIBIT A  
(SHEET 3 OF 3)  
UPPER LEVEL  
STORE #4600**



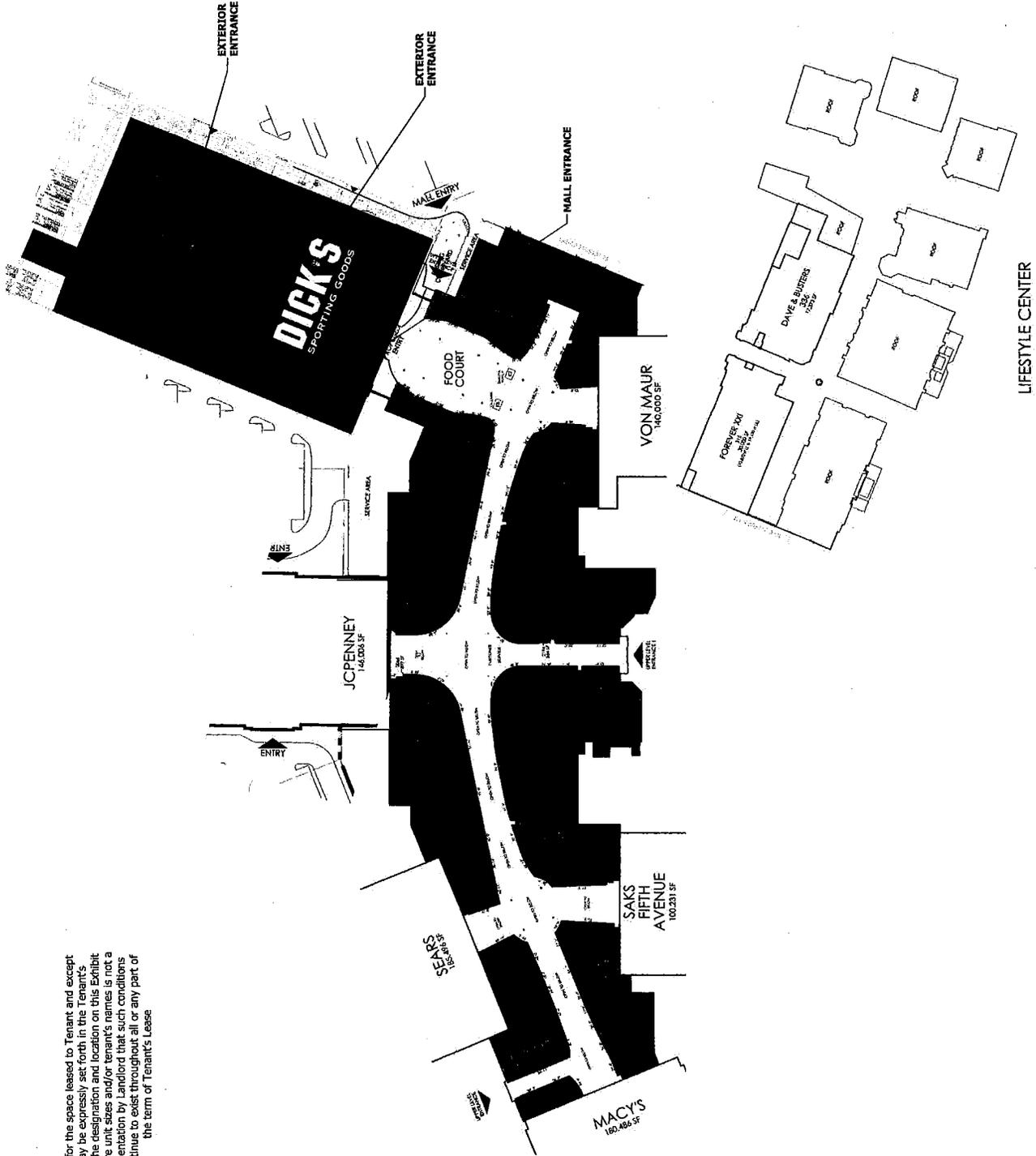
**LEGEND**

- DSG PREMISES
- F&S PREMISES
- TENANT'S PERIMETER AREA (UPPER LEVEL)
- TENANT'S ADDITIONAL PERIMETER AREA (UPPER LEVEL)
- FOOD COURT

REV 1 2.27.2015  
REV 2  
REV 3  
REV 4  
REV 5

DSG APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
LL APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

**GC15-017**  
**1510 Polaris Pkwy.**



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**GC15-017**  
**1510 Polaris Pkwy.**

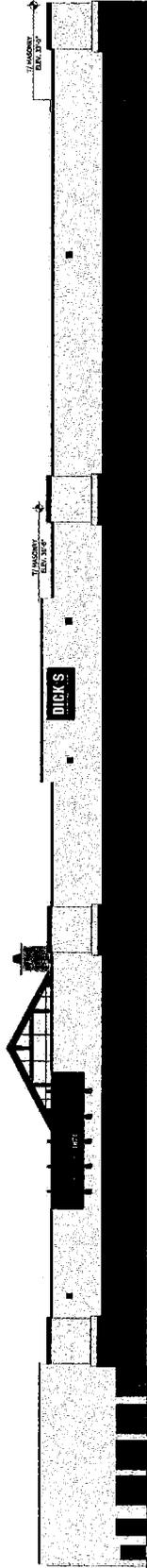


**FIELD & STREAM**  
 1871

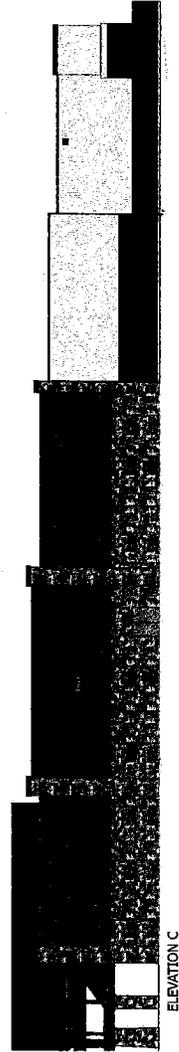
**POLARIS FASHION CENTER  
 COLUMBUS (POLARIS), OH  
 EXHIBIT K  
 (SHEET 1 OF 3)  
 STORE #4600**



ELEVATION A



ELEVATION B



ELEVATION C



NET PLAN

REV 1	2.12.2015
REV 2	
REV 3	
REV 4	
REV 5	
DGS APPROVAL	DATE
DGS APPROVAL	DATE
LI APPROVAL	DATE

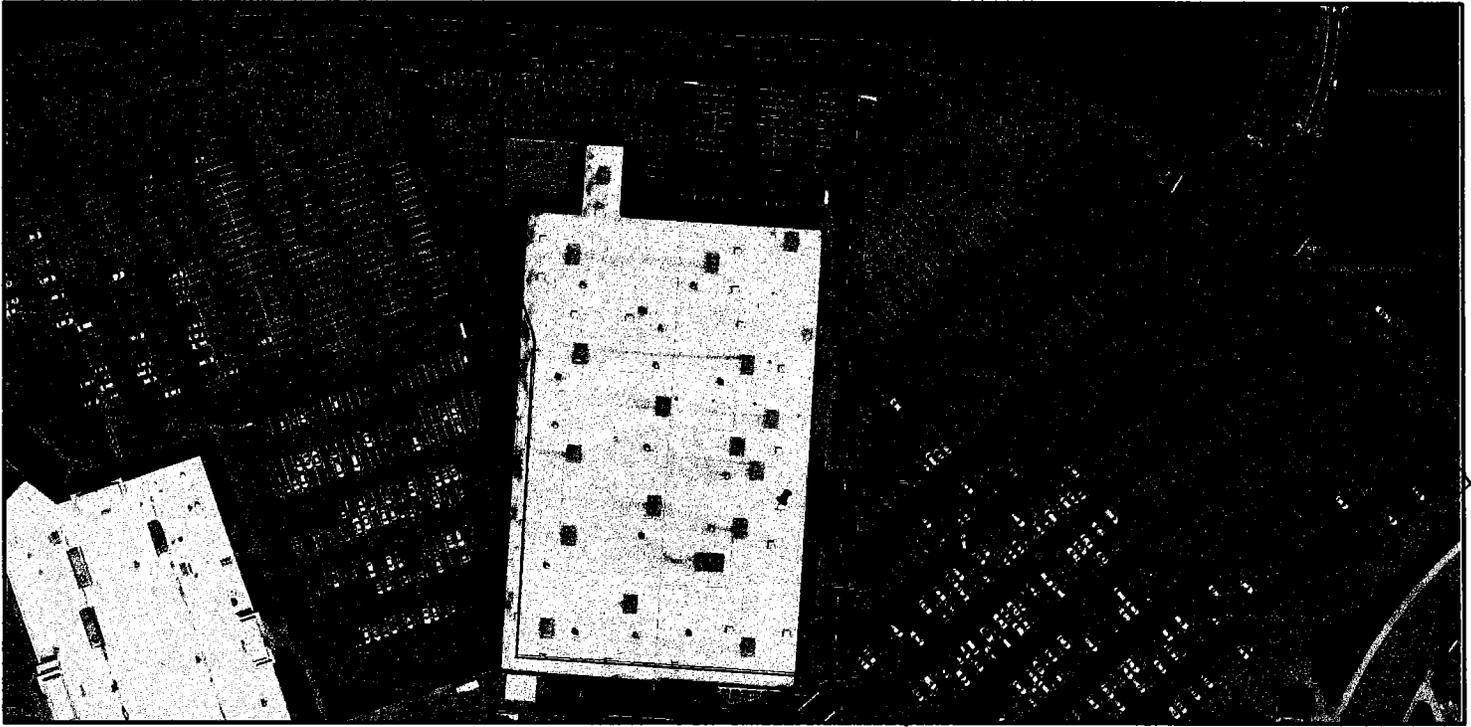
All information contained on this exhibit is representative of the architectural materials and heights proposed to be used. This exhibit is NOT intended to be a Construction Document. All final adjustments will be incorporated into the Construction Documents and will be mutually agreed upon by the Landlord and Dick's Sporting Goods.





N4

Zoning Map  
City of Columbus, Ohio



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**GC15-017**  
**1510 Polaris Pkwy.**



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 31843101015000

Zoning Number: 1510

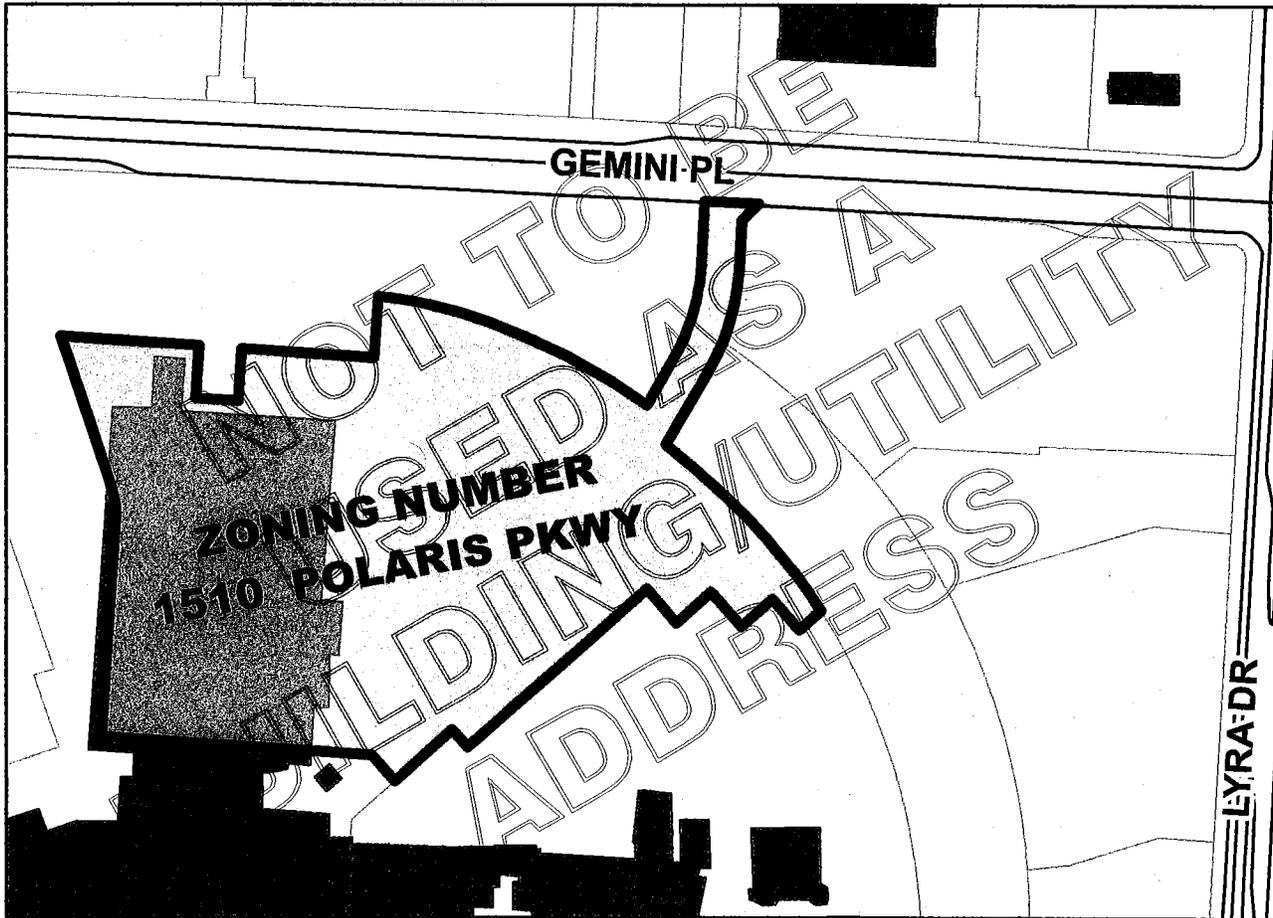
Street Name: POLARIS PKWY

Lot Number: N/A

Subdivision: N/A

Requested By: TRINITY SIGN GROUP (STAN YOUNG)

Issued By: Alfred Carmona Date: 5/6/2015



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 250 feet

GIS FILE NUMBER: 33731

# Graphics Commission Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • 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 #

**GC15-017**  
**1510 Polaris Pkwy.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stanley W. Young, III., Trinity Sign Group  
of (COMPLETE ADDRESS) 2379 Hardesty Drive, N, Columbus, Ohio 43204-5810

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:

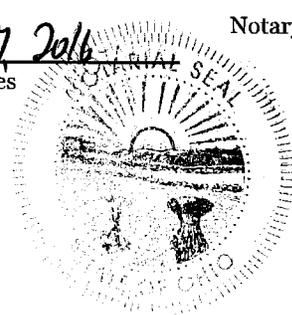
NAME	COMPLETE MAILING ADDRESS
<u>PFP Columbus II, LLC.</u>	<u>1510 Polaris Parkway, Columbus, Ohio 43240</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SIGNATURE OF AFFILIANT *Stanley W. Young, III*

Sworn to before me and signed in my presence this 10th day of May, in the year 2015

*[Signature]*  
SIGNATURE OF NOTARY PUBLIC

My Commission Expires Sept 27, 2016  
Notary Seal Here



**KWESI GATEWOOD**  
**NOTARY PUBLIC**  
**STATE OF OHIO**  
Comm. Expires  
September 27, 2016  
Recorded in  
Franklin County

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