



OFFICE USE ONLY

Comments: _____ Application Number: 11320-00203 Commission/Group: None
 Date Received: 4/11/11 Planning Area: _____
 Date of Hearing: 6/21/11 Acreage: _____
 Fee: \$ 1,900.00 Existing Zoning: CPD
 Accepted by: D. Reiss Zoning Map #: _____

GRAPHICS COMMISSION APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- Variance Graphics Plan Appeal Special Permit Miscellaneous Graphic

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

Describe: Graphics Variance to erect a ground sign along Tuttle Crossing Blvd. for a proposed restaurant

Code Section: 3377.10

LOCATION

1. Certified Address Number and Street Name 5141 Tuttle Crossing Blvd.
 City Columbus State Ohio Zip 43016
 Parcel Number (only one required.)

0	1	0	-	2	3	3	2	2	7
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APPLICANT

2. Name BJ's Restaurants, Inc. c/o Golden Property Development LLC AND WD PARTNERS, BRIAN LORENZ
 3. Address 1025 Folsom Ranch Drive #202 City Folsom, CA Zip 95630
 4. Phone# 614.634.7128 Fax # 614.634.7777
 5. Email Address brian.lorenz@wdpartners.com

PROPERTY OWNER(S)

6. Name Simon Property Group
 7. Address 225 W. Washington Street 8th Floor City Indianapolis, IN Zip 46204
 8. Phone# 317 263 2475 Fax # 916 496 9769
 9. Email Address KKorthuis@Simon.com

Check here if listing additional property owners on a separate page

ATTORNEY / (AGENT) (CIRCLE ONE)

10. Name BJ's Restaurants, Inc. c/o Golden Property Development LLC, AND WD PARTNERS - BRIAN LORENZ
 11. Address 1025 Folsom Ranch Drive #202 City Folsom, CA Zip 95630
 12. Phone# 614.634.7128 Fax # 614.634.7777
 13. Email Address brian.lorenz@wdpartners.com

SIGNATURES

14. Applicant Signature _____
 15. Property Owner Signature _____
 16. Attorney/Agent Signature _____

- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 124 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 122 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 194 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 237 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 264 COLUMBUS OH 43016
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- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 266 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 189 COLUMBUS OH 43016
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- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 217 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 205 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 119 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 117 COLUMBUS OH 43016
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- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 115 COLUMBUS OH 43016
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- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 101 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 102 COLUMBUS OH 43016
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- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 104 COLUMBUS OH 43016
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- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 112 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 111 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 108 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD K102 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD K103 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD K101 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD K104 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD K112 COLUMBUS OH 43016
- 010233227 TUTTLE CROSSING ASSOCIATES II LLC 5043 TUTTLE CROSSING BLVD 256B COLUMBUS OH 43016

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z92-026	CPD	H-35	10	Commercial	(View Document)
Z89-137	CPD	H-35	10	Commercial	(View Document)
Z92-026	LR	H-35	10	Residential	(View Document)

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

11320-00203
5141 Tuttle Crossing Blvd.

April 7, 2011

City of Columbus
757 Carolyn Ave.
Columbus, OH 43224
Attention: Graphics Commission

11320-00203
5141 Tuttle Crossing Blvd.

Re: Statement of Hardship
BJ's Restaurant
5141 Tuttle Crossing Blvd.
Columbus, OH 43016

To Whom It May Concern,

BJ's Restaurant proposed at 5141 Tuttle Crossing Blvd. requests a graphics variance from section 3377.10 of the City of Columbus Zoning code to permit a six foot tall freestanding sign at the subject location. The site is also governed by CPD text Z92-026. Hardship exists at the subject location, based upon conditions as described below:

1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself.

Based on the current and proposed field conditions, the view of the site from the adjacent roadways is obscured. There is a significant drop off along the western and northern property line. The height of the buffer is approximately 15' to the proposed finished floor elevation. Motorists along Northbound and Southbound Interstate 270 as well as Eastbound Tuttle Crossing Blvd will not be able to see into the site to visually locate the restaurant, putting BJ's at a significant disadvantage with the other restaurant users along Tuttle Crossing Blvd. More importantly, the lack of a monument sign for location purposes creates the potential for safety issues in and around the parking lot as well as in the public way. Those searching for the restaurant location may create the potential for accidents by not concentrating on driving, creating a safety and welfare issue.

2. Differentiate the premises from other premises in the same zoning district and the general vicinity.

There are several outparcels along the right of way of Tuttle Crossing Blvd. that have a standalone monument signs: BP and Wendy's to name a few. While these may be separate zoning lots, not allowing BJ's to install a monument sign will render it inconsistent with the remainder of the Tuttle Crossing Mall Development. As these lots are all governed by the same development text, zoning code, and zoning classification, the spirit of the governing documents should allow for a specific monument sign near the BJ's pad. If at some time in the future the pad area is subdivided, a monument sign would be permitted without the need for a variance.

3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district.

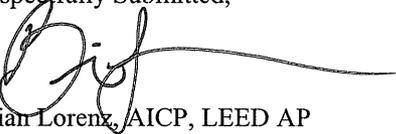
By not granting a variance, BJ's is placed at a significant economic disadvantage from the other restaurant users along Tuttle Crossing Boulevard. As mentioned above, the site topography already creates a disadvantage from the standpoint of direct visibility. The exclusion of a monument sign will profoundly affect BJ's ability to compete against other restaurants in the corridor. The lack of clear identification will cause users to bypass the site with greater frequency. While 3377.10 allows one monument sign per zoning lot, there are examples, specific to this corridor, where variations from the underlying code have been made. A clear example is on the north side of Tuttle Crossing Blvd., where the Macaroni Grill and PF

Chang's are located. While each restaurant is located on a separate lot, there is a shared monument sign on the Macaroni Grill property. Another example is a shared monument sign for the PNC Bank/Jared. The only difference here is these two users are on one zoning lot.

4. 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 this Graphics Code.

The granting of this variance will not cause injury to the neighboring properties or be contrary to the public interest as all surrounding out parcels have a monument sign presently. Again, while this project involves a non-subdivided lot, granting the variance to allow a monument sign will allow for consistency with the general plan. This is consistent with both properties in the City of Columbus as well as the City of Dublin. The nature of the real estate transaction should not preclude the applicant from obtaining signage that is enjoyed by other property owners in the neighborhood. BJ's request is for the minimum allowable monument signage allowed by code.

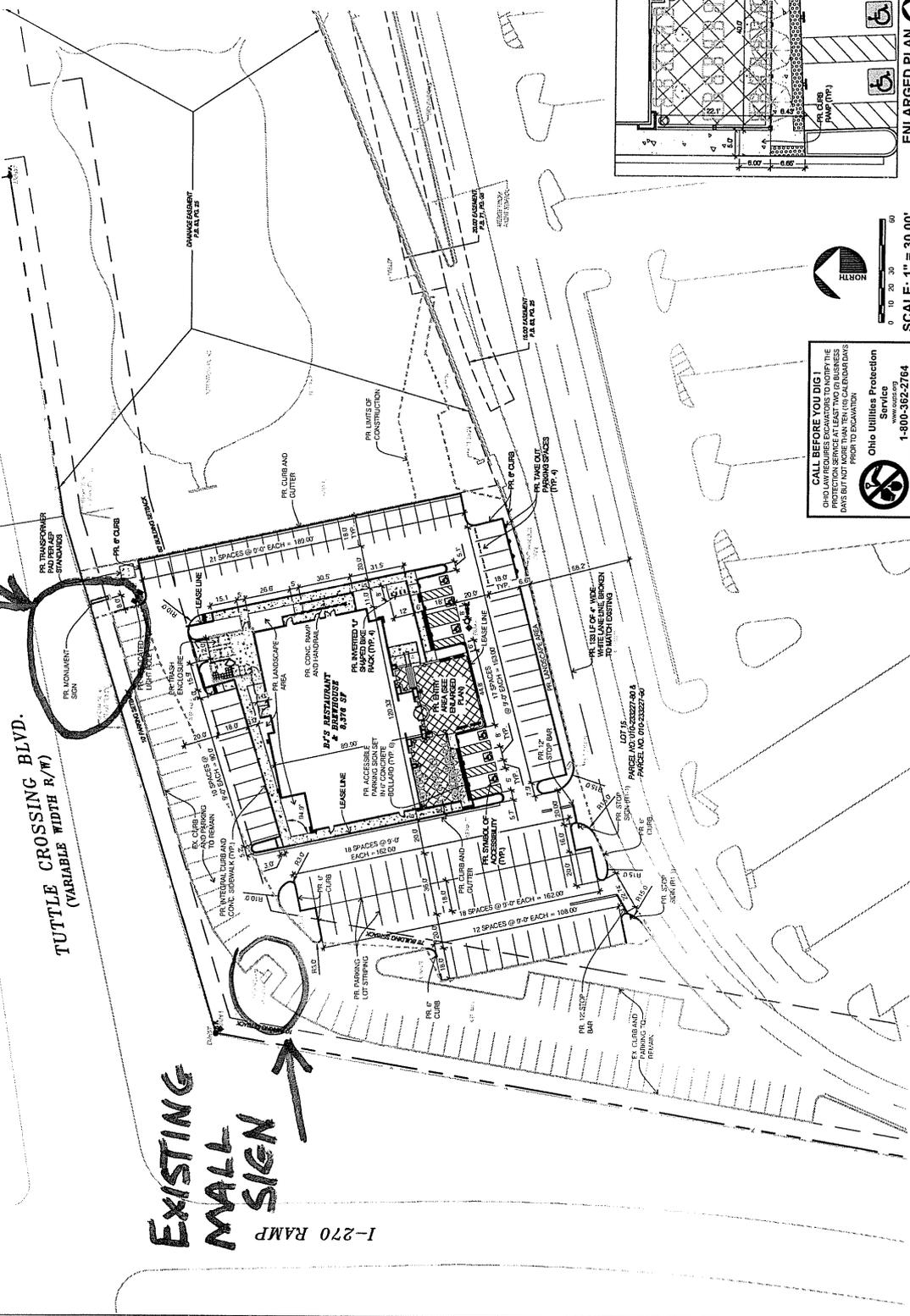
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Brian Lorenz", with a long horizontal flourish extending to the right.

Brian Lorenz, AICP, LEED AP

11320-00203
5141 Tuttle Crossing Blvd.

2ND SIGN

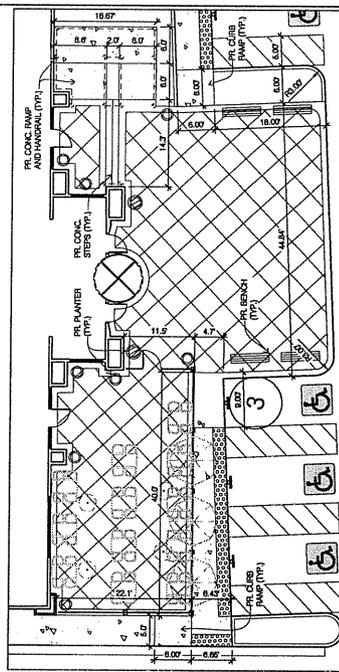


PLAN NOTES

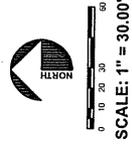
1. PROPOSED UTILITY TRENCHES SHALL BE CONSTRUCTED PER THE NOTES AND SPECIFICATIONS OF THE CITY OF COLUMBUS TRANSPORTATION DEPARTMENT. ALL PAVEMENT MARKINGS AND SIGNS MUST MEET CITY OF COLUMBUS TRANSPORTATION DEPARTMENT STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. CONTRACTOR SHALL RELIEVE ALL PAVEMENT STRIPING AND DEVELOPMENT SIGNAGE THAT IS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING CONDITIONS. ALL ON-SITE DIRECTIONAL SIGNAGE SHALL BE CONSTRUCTED PER THE CITY OF COLUMBUS SPECIFICATIONS.
3. ACCESSIBLE PARKING SPACES AND PARKING SIGNAGE OF ACCESSIBILITY SHALL BE CONSTRUCTED PER THE CITY OF COLUMBUS SPECIFICATIONS.
4. PROPOSED CONCRETE CURB SHALL BE CONSTRUCTED PER THE CITY OF COLUMBUS SPECIFICATIONS.
5. PROPOSED CONCRETE SIDEWALK, CONCRETE PATHS, ACCESSIBLE RAMP AND HANDRAILS SHALL BE CONSTRUCTED PER THE CITY OF COLUMBUS SPECIFICATIONS.
6. PROPOSED ASPHALT AND CONCRETE PAVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF COLUMBUS SPECIFICATIONS.
7. PROPOSED SIGNAGE SHALL BE CONSTRUCTED PER THE CITY OF COLUMBUS SPECIFICATIONS.
8. PROPOSED SIGNAGE SHALL BE CONSTRUCTED PER THE CITY OF COLUMBUS SPECIFICATIONS.
9. PROPOSED SIGNAGE SHALL BE CONSTRUCTED PER THE CITY OF COLUMBUS SPECIFICATIONS.
10. PROPOSED SIGNAGE SHALL BE CONSTRUCTED PER THE CITY OF COLUMBUS SPECIFICATIONS.
11. CONTRACTOR SHALL REFER TO SIGNAGE DRAWINGS FOR DETAILS ON PROPOSED SIGNAGE.

LEGEND

- PAPER DROPTOP (BY OWNER)
- ASPHALT & TRASH COVER (BY OWNER)
- PLASTER (BY OWNER)
- PAINTER (BY OWNER)
- BRUSH BY REC. CC TO INSTALL
- TRANSOM CONCRETE TO MAKE 4" HIGH CUTS
- DIAGONAL CUTS TO BE ALIGNED WITH 4" CORNERS OF THE ENTRY TOWER WITH A STONE TEXTURE BY USE OF EMERALD SKIN ON A 1/2" INTERIOR COLORED CONCRETE TO BE DARK COLOR, CHARLETON LIQUID STILES PER BAG OF CHESTNUT 2 BAND BRUSHED DIAGONAL CUTS TO BE COLORED NATURAL GREY CONCRETE
- TRANSOM CONCRETE PER DETAIL ON SHEET
- COLOR TO BE BLACK



ENLARGED PLAN
SCALE: 1" = 10'-0"



CALL BEFORE YOU DIG!
OHIO LAW REQUIRES EXCAVATORS TO NOTIFY THE PROTECTION SERVICE AT LEAST TWO (2) BUSINESS DAYS BEFORE ANY EXCAVATION WORK BEGINS. CALL BEFORE YOU DIG AT 1-800-362-2764



OBJECT TITLE:
1. TUTTLE CROSSING BLVD.
THE MALL AT TUTTLE CROSSING
COLUMBUS, OHIO

11320-00203
5141 Tuttle Crossing Blvd.

OWNER:
CONTRACTOR:
INSPECTOR:
AGREEMENT COMPLETED:
RFD: [] CDD: [] CDH: []
INDEX: [] RECORD: []
DETAIL: [] FILE: []

NO.	REVISIONS	APPROVAL DATE

WDPARTNERS
1500 BUCKINGHAM BLVD
DUBLIN, OH 43017
WWW.WDPARTNERS.COM

Registered Engineer No. 65021
Date

NO.	DESCRIPTION	APPROVAL DATE

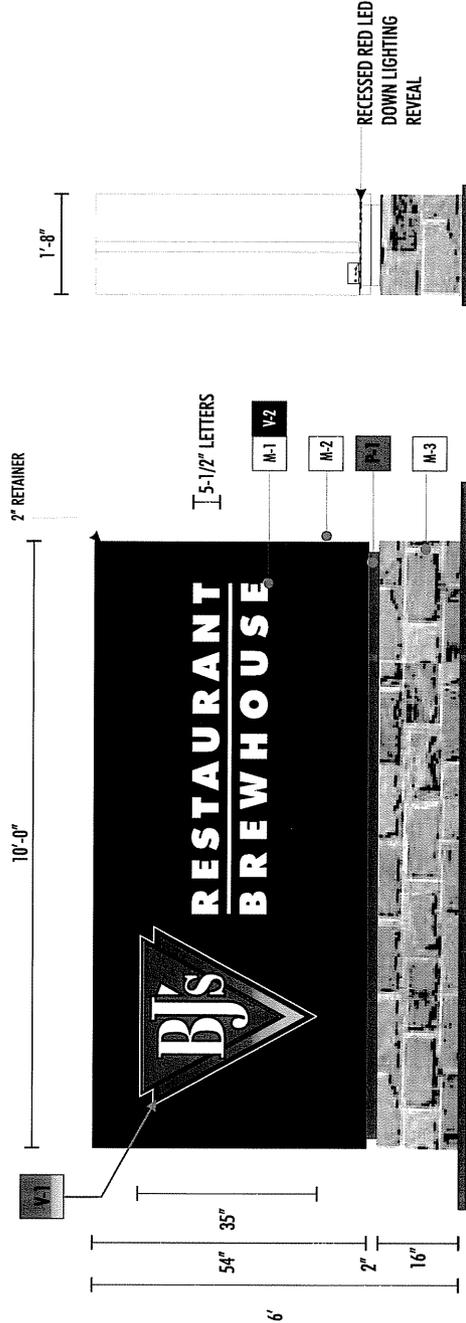
WDPARTNERS
1500 BUCKINGHAM BLVD
DUBLIN, OH 43017
WWW.WDPARTNERS.COM

SITE IMPROVEMENT PLAN
C1

SCALE: PER PLAN
CONTRACT DRAWING NO. []
RECORD PLAN NO. []

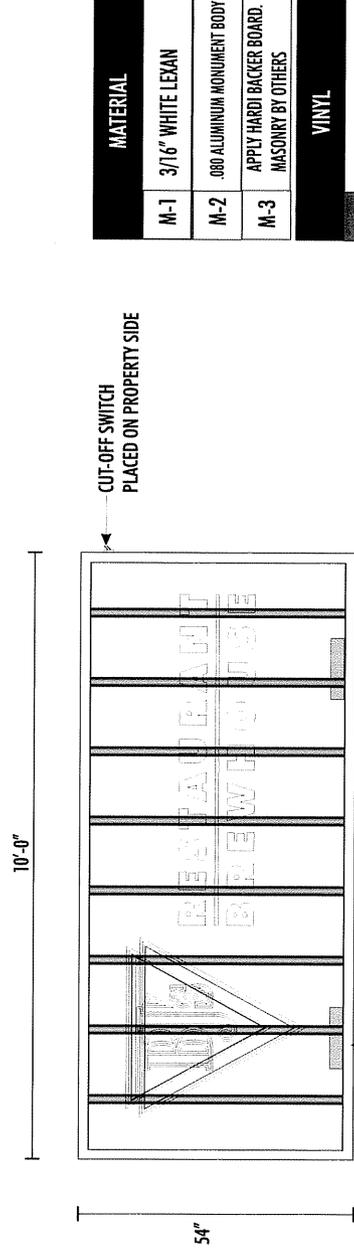
ITEM **BJ-M**
 SIGN TYPE **BJ'S MONUMENT SIGNS**
 QUANTITY (1) D.E. 1/2" = 1'-0"
 SCALE
 PAGE DESCRIPTION
 DETAILS
 STATUS
 CONCEPT DRAWINGS
 REV.

BJ-M MONUMENT



FACE VIEW
 50. SQ. FT.

SIDE VIEW



PLACEMENT FOR (8)
 COOL WHITE H. O. FLORESCENT LAMPS

MONUMENT SIGN

ELECTRICAL REQUIREMENTS

Approx. 6.4 A load (Lamps)
 (1) 120V 20A circuit req'd
 UL labels required away from public view.

IMPORTANT NOTE

UL 2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER.
 GO TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.
 FINAL ELECTRICAL HOOK UP BY OTHERS.
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2005 ART. 600.6 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

MATERIAL	
M-1	3/16" WHITE LEXAN
M-2	.080 ALUMINUM MONUMENT BODY
M-3	APPLY HARDI BACKER BOARD. MASONRY BY OTHERS
V-1	VINYL
V-2	FULL COLOR DIGITAL PRINT
	3M (BLACK)
P-1	PAINT
	PMS 200 RED



5141 TUTTLE CROSSING
 COLUMBUS, OH 43016

DESIGNER **GG** SALES **CD**
 JOB NO. **11-7612** DATE **2-7-11**
 PROJECT

APPROVALS
 CLIENT _____ DATE _____

LANDLORD _____ DATE _____



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 3/2/11



Disclaimer

Scale = 400



This map is prepared for the real property inventory within this county. If survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the informatio county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

11320-00203
5141 Tuttle Crossing Blvd.

