



OFFICE USE ONLY

Comments: _____ Application Number: #10320-00252 Commission/Group: _____
 Date Received: 6 July 2010 Planning Area: _____
 Date of Hearing: SEP. 2010 Acreage: _____
 Fee: \$1900 Existing Zoning: _____
 Accepted by: JF 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: Adopt a comprehensive graphics plan for a new retail strip center

LOCATION

1. Certified Address Number and Street Name 1661 Hilliard-Rome Road
 City Hilliard State Ohio Zip 43026
 Parcel Number (only one required.) 5 6 0 - 2 1 7 2 0 3

APPLICANT

2. Name Northstar Realty LLC
 3. Address 150 E. Broad Street City Columbus Zip 43215
 4. Phone# 454-5000 Fax # 454-5001
 5. Email Address _____

PROPERTY OWNER(S)

6. Name Meijer Stores LP
 7. Address 2929 Walker Ave. NW City Grand Rapids MI Zip 49544
 8. Phone# _____ Fax # _____
 9. Email Address _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name Jackson B. Reynolds III c/o Smith & Hale LLC
 11. Address 37 W. Broad St., Ste. 725 City Columbus Zip Ohio
 12. Phone# 221-4255 Fax # 221-4409
 13. Email Address jreynolds@smithandhale.com

SIGNATURES

14. Applicant Signature By: Northstar Realty LLC
Jackson B. Reynolds III
 15. Property Owner Signature By: Meijer Stores LP
Jackson B. Reynolds III
 16. Attorney/Agent Signature By: Jackson B. Reynolds III

One Stop Shop Zoning Report

Building Services Division
Department of Development
 Report date: 7/21/2010 9:53:21 AM

Parcel Report

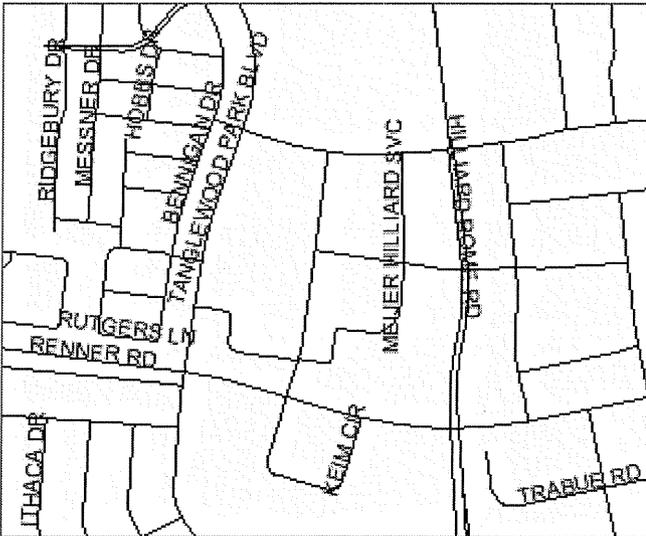
Parcel ID	Owner	Address
560217203	MEIJER STORES L P	1675 HILLIARD-ROME RD COLUMBUS OH 43026
560217203	MEIJER STORES L P	1661 HILLIARD-ROME RD COLUMBUS OH 43026
560217203	MEIJER STORES L P	1531 HILLIARD-ROME RD COLUMBUS OH 43026
560217203	MEIJER STORES L P	1539 HILLIARD-ROME RD COLUMBUS OH 43026
560217203	MEIJER STORES L P	1545 HILLIARD-ROME RD COLUMBUS OH 43026
560217203	MEIJER STORES L P	1547 HILLIARD-ROME RD COLUMBUS OH 43026
560217203	MEIJER STORES L P	1527 HILLIARD-ROME RD COLUMBUS OH 43026

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z89-160A	CPD	H-35	26	Commercial	(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.



AFFIDAVIT

(See next page for instructions)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 W. Broad St., Ste 725, Columbus, OH 43215
deposed 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 1661 Hilliard Rome Road
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of
Development, Building Services Division on (3) July 6, 2010

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS (4) Meijer Stores LP
2929 Walker Ave.
Grand Rapids, MI 49544

APPLICANT'S NAME AND PHONE # (same as listed on front of application) Northstar Realty LLC
545-5000

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Far West Columbus Coalition
c/o Mary Sheskey
1732 Rosemont Ave.
Columbus, OH 43223

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
see attached sheet

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

SIGNATURE OF AFFIANT (8) Jackson B Reynolds III
Subscribed to me in my presence and before me this 15 day of July, in the year 2010
SIGNATURE OF NOTARY PUBLIC (8) Natalie C. Timmons
My Commission Expires: 7/4/2010





STATEMENT OF HARDSHIP

APPLICATION # _____

3382.05 Variance.

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

- 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 or 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 this 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 the 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 zoning district.

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:

See attached Graphics Plan Criteria

Signature of Applicant _____ Date _____

July 2, 2010, 2010 (revised)

GEORGE'S CORNER SHOPPING CENTER SIGN CRITERIA

BUILDING SIGN GUIDELINES

All building signs shall be in accordance with the Graphics Code of the City of Columbus, Ohio. (Title 33, Chapter 3375)

For the purpose of analysis under the Columbus Graphic Code (Title 33, Chapter 3375), Hilliard Rome Road shall serve as the Primary Road (Multi-lane, 35 mph or less).

Signs, Logo's, and Corporate Symbols shall be allowed on the front, sides and rear elevations of the building, on the individual Tenant area that has been designated by the Landlord on the Graphic Elevations provided.

FRONT ELEVATION

Each Tenant shall be allowed (1) one sign to be placed on the front elevation (East Elevation) of the building facing Hilliard Rome Road. All signs on this elevation only shall be allowed a maximum height of 4'-0" and 5'-0" on the end caps of the building elevation. The signs must fit proportionally within the individual store's sign band or façade elements provided by the Landlord. In no case shall the signage exceed 80 sq.ft. in total area. In no case shall the width of the total signage exceed 80% of the lineal frontage of the leased premises. In no case shall the width of the total signage span above the building storefront piers or pilasters. Type of signage should be individual internally illuminated letters and shall follow the Landlord's Signage criterion.

REAR ELEVATION

Each Tenant shall be allowed (1) one sign to be placed on the rear elevation (West Elevation) of the building facing the Meijer parking lot. All signs on this elevation shall be allowed a maximum height of 4'-0" and must fit proportionally within the sign band provided by the Landlord. In no case shall the signage exceed 42 sq.ft. in total area. Type of signage should be individual internally illuminated letters and shall follow the Landlord's Signage criterion.

SIDE ELEVATIONS

Each Tenant located at each of the end-caps shall be allowed (1) one sign to be placed on the side elevation of their respective sides (North or South Elevation) of the building. All signs on these elevations only shall be allowed a maximum height of 4'-0". The Tenant on the North elevation shall be allowed 5'-0" on the end cap of the building elevation. The Tenant on the South elevation shall be allowed 5'-0" on the face of the building elevation that is equipped with

the drive-thru window. The signs must fit proportionally within the sign band provided by the Landlord. In no event shall the square footage of the side elevation signs exceed 72.50 sq.ft. Type of signage should be individual internally illuminated letters and shall follow the Landlord's Signage criterion.

GENERAL

- Tenant signs shall be defined as any message that can be read from the exterior of the store.
- Tenant shall not erect or install any signs, advertising media or make changes to the Premises which can be seen from the outside of the Premises without Landlord's prior written consent. Tenant must obtain permits and pay fees to the Governmental Agencies (City of Columbus, Ohio) having jurisdiction over the sign design and installation.
- The location, character, design, color, layout, of the Tenant Sign shall be subject to the approval of the Landlord. Proper consideration will be given to logo or trademark signs used by occupants who have similar operations elsewhere.
- Tenant will not be permitted to indicate specific merchandise; specific services rendered or indicate any advertising slogans, unless specifically approved in writing by Landlord.
- Sign shall be fabricated and installed by a licensed sign contractor, approved by the Landlord, according to the requirements of local, state and national codes.
- Sign manufacturers' shop drawings showing construction and installation (including mounting devices) shall be submitted to the Landlord for approval prior to sign installation.
- Signs are to be continuously illuminated during opening hours, or as otherwise defined by the Landlord and as required by the Lease.
- All attachment devices, raceways, wiring, clips, transformers, lamps, tubes, bulbs, lighting sources, manufacturer's labels or plates, and other mechanisms required for signage shall be concealed from public view.
- If any or all the sign standards described herein are found invalid under local sign and/or zoning ordinances, regulations, or laws, to the extent that such then the Landlord may modify this sign standard to comply with such local ordinances, regulations, or laws. In no event shall the invalidity of any one (1) sign standard be deemed to invalidate all of the sign standards described herein.

The tenant is responsible for providing address signage on their storefront to identify their space. The following are requirements that must be met per the City of Columbus Fire Department.

1. Address signage is required to be installed near or on the tenant's entrance doors.
2. The font style is to be **ARIAL BOLD**. Numbers are to be 4" tall where frontage is on a street with a speed limit of 35 miles per hour or less, 6" tall where frontage is on a street with a speed limit over 35 miles per hour.
3. Numbers / Letters are to be black in color.
4. Tenants at corner locations are required to provide both the address number and street name on the storefront facing each street, regardless of the location of their entry doors.

Tenants are required to provide identification on the rear service doors per the following criteria.

1. Provide tenant name, located 5'-6" a.f.f. to the centerline of 2" tall letters. Font is to be **ARIAL BOLD**, color is to be black. Tenant name is to be centered within the

door.

2. Immediately below the tenant name is to be the address number using 3" tall letters. Font is to be **ARIAL BOLD**, color is to be black. Address number is to be centered within the door.

Hours of operation are to be located adjacent to the tenant's glass entry doors. The maximum letter height is to be 1 ½" tall. Font is to be **ARIAL BOLD**, color to be white.

LANDLORD MINIMUM SUBMISSION REQUIREMENTS

1. All signage design must be submitted to and approved by the Landlord prior to submission to the City of Columbus for permits.
2. Tenants are required to submit complete fabrication drawings to Landlord, in electronic .pdf format, for approval prior to fabrication and installation. Complete submittals shall include the following:
 - a. ½" = 1' elevation
 - b. ¼" = 1' storefront elevation with signage, identifying colors of each sign element.
 - c. 1" = 1' sections showing installation, power & transformer location.
 - d. 1" = 1' section thru sign letters.
 - e. Color rendering or elevation.
 - f. Photos of similar signage.
3. Any resubmission of signage shall be complete to include all original submission. Partial revised submissions will not be accepted.

SPECIFICS TYPES OF SIGNS PROHIBITED

The following types of signs and sign components and devices shall NOT be permitted:

- a. Boxed or cabinet type, except where totally recessed.
- b. Cloth, paper, cardboard, vinyl and similar stickers or decals around or on the surfaces of the storefront (including interior and exterior surfaces or doors and/or windows) except for hours of operation signage described herein.
- c. Moving or rotating signs.
- d. Noisemaking signs.
- e. Signs employing luminous, vacuum-formed type, plastic letters.
- f. Signs painted directly on the storefront sign band.
- g. Signs employing unedged or uncapped plastic letters or letters with no returns and/or exposed fastenings.
- h. Signs employing flashing, flickering, changing or moving lights of any kind.
- i. No roof-mounted signs are permitted.
- j. Sidewalk signs.
- k. Signage projecting above sign band or parapet of the building.
- l. Non-illuminated signage.
- m. Raceway or wireway mounted signage.
- n. Wireways shall be permitted as long as it is an integral part of the signage design - all signs of this nature shall be subject to Landlord approval.

No sign, advertisement, notice, decal or other lettering shall be exhibited, inscribed, painted or affixed on any storefront, unless specifically approved by Landlord: one (1) sign with Tenant's logo and hours of operation may be placed adjacent to entrance doors.

STOREFRONT AWNINGS

Tenants are permitted to provide fabric awnings at elevations designated on the Landlord drawings. Awnings are required to be full length of storefront, and are not permitted to be retractable or supported from the sidewalk. The tenant is responsible for the design and structural stability of the awnings, with approval by the Landlord. Generally, color and pattern of the awnings is at the discretion of the Tenant, but are subject to Landlord approval. Landlord will specify structural attachments points per the Landlord's drawings. Tenants shall provide standard awning detail to landlord for approval before installation.

DRIVE THRU MENU BOARD

Drive thru menu board shall be permitted at any location along the drive thru lane as indicate on the Site Graphics plan. The location and design are subject to Landlord approval. Tenants shall provide standard awning detail to the landlord for approval before installation.

DRIVE THRU WAYFINDING SIGNAGE

Wayfinding signage shall be permitted at the locations shown on the Site Graphics Plan. Wayfinding signage shall be illuminated or non-illuminate and shall not exceed 10 square feet on both sides. Maximum height of signs shall not exceed 40" in height. The location and design are subject to Landlord approval. Tenants shall provide standard signage details to the landlord for approval before installation.

HEIGHT CLEARANCE BAR

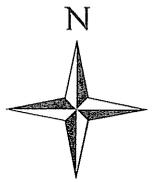
Tenants with a drive thru shall be permitted one drive thru clearance bar at any location along the drive thru lane as indicate on the Site Graphics plan The location and design are subject to Landlord approval. Tenants shall provide standard clearance bar details to the landlord for approval before installation.

DRIVE THRU PREVIEW BOARD

Tenants with a drive thru shall be permitted one drive thru preview board at any location along the drive thru lane as indicate on the Site Graphics plan. A canopy shall be permitted to be incorporated with the drive thru preview board. The location and design are subject to Landlord approval. Tenants shall provide preview board and canopy details to the landlord for approval before installation.



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: 560217203

Zoning Number: 1661

Street Name: HILLIARD-ROME RD

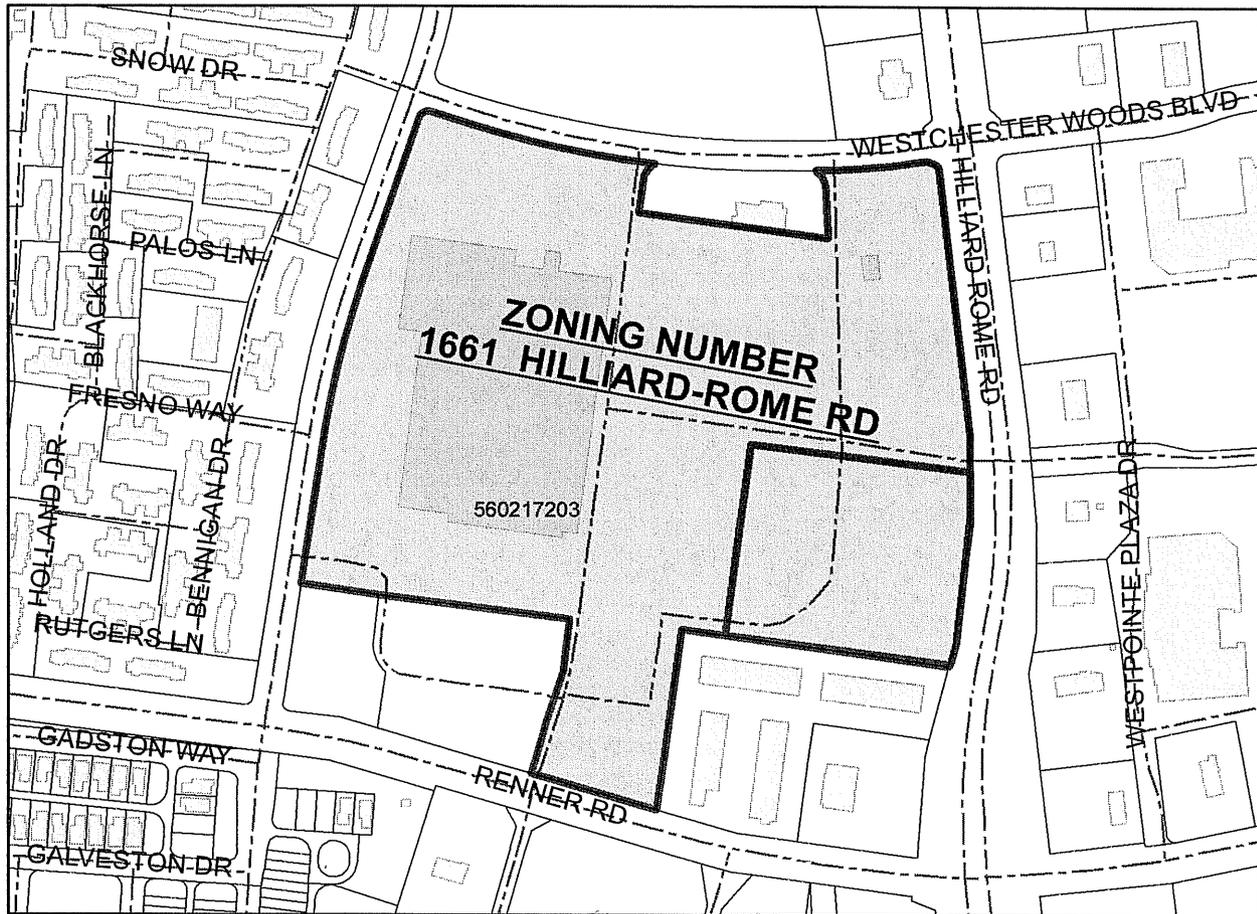
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Patricia A. Austin*

Date: 6/29/2010



SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 5783



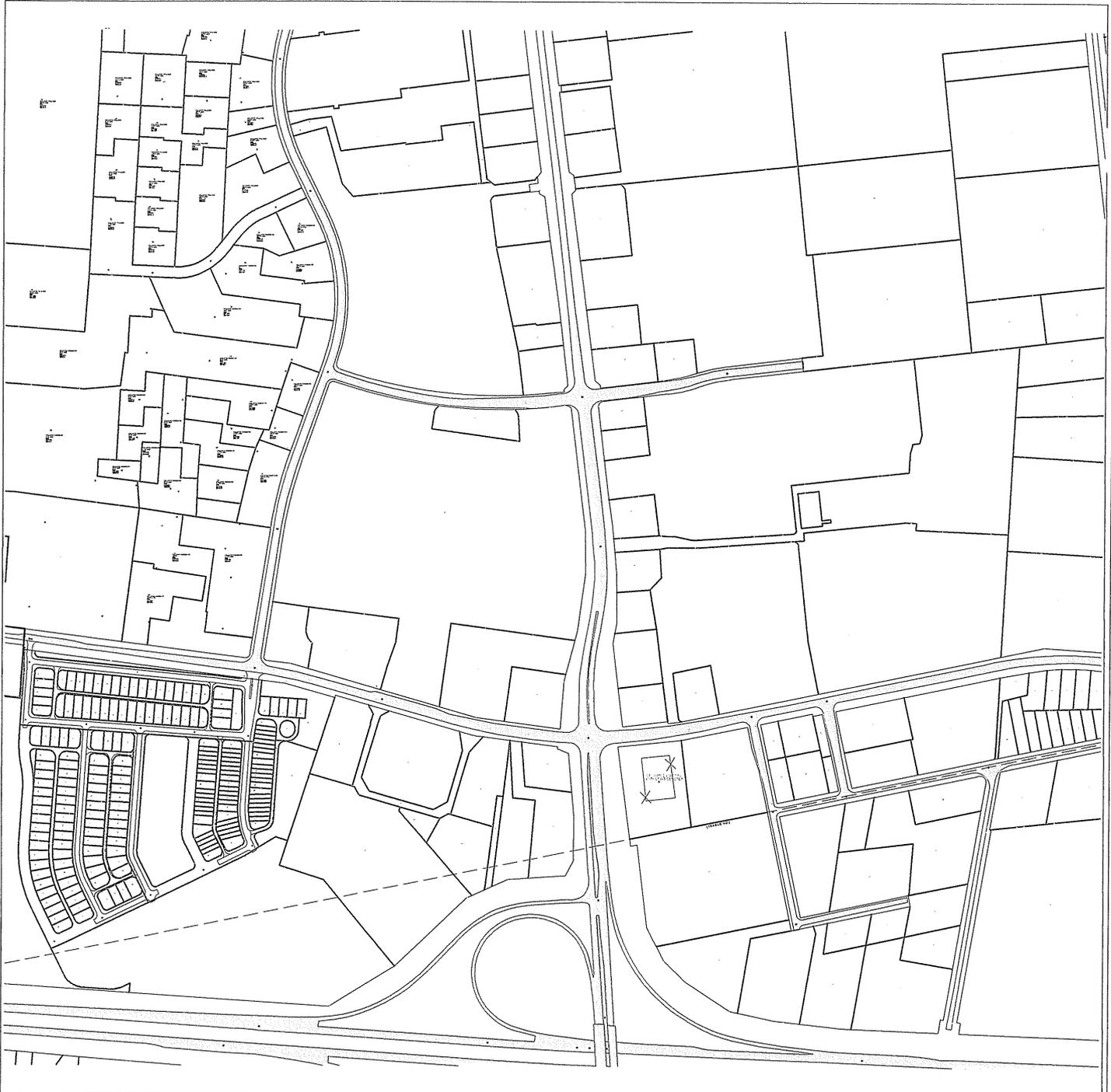
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 6/29/10



Disclaimer

Scale = 666



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

