Gahanna
DEPARTMENT OF PLANNING

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

VARIANCE APPLICATION

PROPERTY INFORMATION		
Project/Property Address: 2023 Crescent Blvd		Project Name/Business Name: Orthopedic One
Parcel #: 025-014172	Zoning: *(see Map)* SCPD	Acreage: 9.132

VARIANCE SPECIFICATIONS
Description of Variance Request: Variance to Ch 1165.08(a) to exceed maximum area of all signs by 49.56 sqft over allowable 150 sqft (total of 197.56 sqft). Variance to Ch 1165.08(b)(1) to exceed the maximum area of all wall signs by 147.56 sqft over the allowable 50 sqft
STAFF USE ONLY: *(Code Section):* 1165.08(a) 1165.08(b)(1)

APPLICANT INFORMATION	
Applicant Name *(Primary Contact):* Kylie Cochran	Applicant Address: 527 W Rich St, Columbus, OH 43215
Applicant E-mail: Kylie@signcominc.com	Applicant Phone: 614-228-9999
Business Name *(if applicable)*: Signcom, Inc.	

ADDITIONAL CONTACTS *Please list all applicable contacts for correspondence*	
Name(s)	**Contact Information (phone/email)**
Bruce Sommerfelt, Signcom Stephanie Rauschenbach, Orthopedic One Tom White, Daimler Paul Ghidotti, Daimler Tucker Bohm, Daimler Craig Rutkowski, Moody Nolan	bruce@signcominc.com, 614-228-9999, C: 614-332-2570 srauschenbach@orthopedicone.com; 614-701-1714 tomw@daimlergroup.com; 614-554-9268 paulg@daimlergroup.com; 614-545-7402 tuckerb@daimlergroup.com CRutkowski@moodynolan.com; 614-461-4664
Property Owner Name: *(if different from Applicant)* Mark D'Aloisio, Orthopedic One	Property Owner Contact Information (phone no./email): mdaliosio@orthopedicone.com; 614-701-1714

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL USE

Zoning File No. V-0144-2024

RECEIVED: KAW
DATE: 04-26-2024

PAID: $500.00
DATE: 04-26-2024

Updated Apr 2022

Gahanna
DEPARTMENT OF PLANNING

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Review Gahanna Code Chapter 1131 *(visit www.municode.com)* *(Sign Variances, refer to Chapter 1165.12; Fence Variances, 1171.05; Flood Plain Variances, 1191.18)*
2. Survey of property certified by a registered surveyor *(11"x17" copy) if Applicable* - Site Plan, drawings, or survey that depicts where the Variance is requested.
3. Renderings, drawings, and/or pictures of the proposed project
4. A statement of the reason(s) for the variance request that address the following three conditions: *(not applicable for Sign, Fence, or Flood Plain Variances; see code referenced in #1 above for applicable criteria)* - Special circumstances or conditions - Necessary for preservation and enjoyment of property rights - Will not adversely affect the health or safety
5. List of contiguous property owners & their mailing address
6. One set of pre-printed mailing labels for all contiguous property owners
7. Application fee *(in accordance with the Building & Zoning Fee Schedule)*
8. Application & all supporting documents submitted in digital format
9. Application & all supporting documents submitted in hardcopy format
10. Authorization Consent Form Complete & Notarized *(see page 3)*

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: _____ Date: April 15, 2024

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

Gahanna
DEPARTMENT OF PLANNING

VARIANCE APPLICATION - SUBMISSION REQUIREMENTS

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Applicant Signature: Kylie Cochran, SIGNCOM Date: 04/16/2024

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Gahanna
DEPARTMENT OF PLANNING

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

_____
(property owner name printed)

_____ _____
(property owner signature) (date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice *(if applicable)* on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

MARK D'ALOISIO
(applicant/representative/property owner name printed)

_____ April 15, 2024
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 15th day of April, 2024.

State of Ohio County of Delaware

Notary Public Signature: _____

Kay Grimm
Notary Public, State of Ohio
My Commission Expires 01-29-2029

Updated
Apr 2022

Gahanna

DEPARTMENT OF PLANNING

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(property owner name printed)

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State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

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APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

KYLIE COCHRAN, SIGNCOM
(applicant/representative/property owner name printed)

Kylie Cochran 04/17/2024
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 17th day of April, 2024

State of Ohio County of Franklin

Notary Public Signature: Bret R Gilmore

NOTARY PUBLIC STATE OF OHIO

BRET R GILMORE
Notary Public
State of Ohio
My Comm. Expires
October 27, 2027

Seal

Updated
Jan 2022

orthopedic ONE

STATEMENT IN SUPPORT OF VARIANCE REQUEST

Gahanna City Planning and Development,

In response to the City's feedback regarding our recent sign submission, we are requesting a variance for the following reasons:

As a medical user, patient access and patient experience are both high priorities. Given that some patients present in our clinic with acute medical conditions, at times via medical transport, it is critical that they quickly identify our facility, and also easily navigate to it.

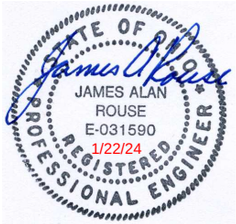
In addition, our practice sees tens of thousands of new patients each year – these are patients coming to our clinic for the very first time. We are also a regional destination for specialty orthopedic and musculoskeletal care, which means many of these patients are traveling from outside of the Gahanna community.

While our site offers wonderful visibility from I-270, it does present some hardships as patients attempt to navigate to the facility from Tech Center Drive. Once the Crescent Park area is fully developed it will further impede visibility of our practice from both Hamilton Road and Tech Center Drive, making visibility from both the West and South elevations even more critical.

Thank you for your consideration,

Stephanie Rauschenbach
Director, Market Development
Orthopedic ONE

orthopedic ONE



SIGN PACKAGE PREPARED BY

SIGNCOM

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6-1-23

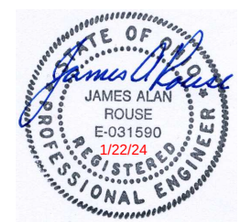
ORTHOPEDIC ONE

2023 CRESCENT BLVD

GAHANNA OHIO

NORTH ELEVATION SCALE: 1/32" = 1'-0"

WEST ELEVATION SCALE: 1/32" = 1'-0"



2017 OBC - ASCE 7-10
*** Wind Load - Risk Category II:**
Speed – V_{ult} = 115 mph
V_{asd} = 90 mph
Exposure B

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CLIENT APPROVAL DATE

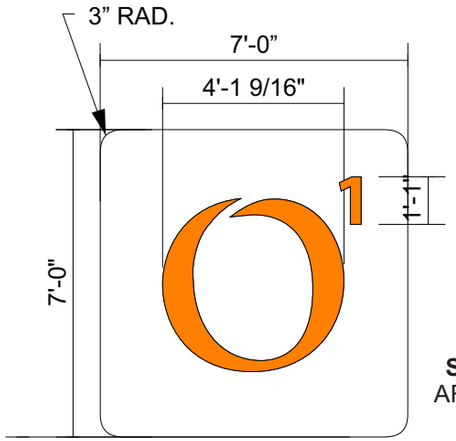
☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME *ORTHO ONE*
LOCATION *2023 CRESCENT BLVD*
CITY *GAHANNA* **STATE** *OH*

REVISION

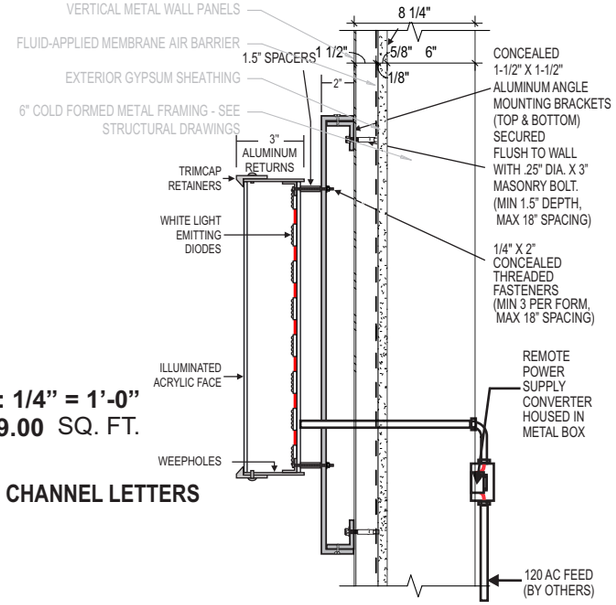
SALES *NB*
DESIGN GMB
SIZE 14

DATE *6-1-23*
SCALE Noted
PROJECT# 23384



SCALE: 1/4" = 1'-0"
AREA: **49.00** SQ. FT.

FLUSH MOUNT CABINET w/ FACE-LIT LOGO, FACE-LIT CHANNEL LETTERS
QTY: (1) ONE SET REQUIRED



FLUSH MOUNT CABINET w/ FACE-LIT LOGO, FACE-LIT CHANNEL LETTERS

ILLUMINATED LOGO CABINET/CHANNEL LOGO
CABINET: FABRICATED .080 ALUMINUM MOUNTED WITH 1.5" ANGLE SUPPORTS, WITH OPAQUE ALUMINUM FACE PAINTED MAP WHITE
BACKER RETURNS: 2" RETURNS (WHITE)
LOGOFORM: DUAL-LIT CHANNEL FORM WITH WHITE ACRYLIC FACE WITH 3M ORANGE TRANSLUCENT VINYL
BRIGHT ORANGE 3" RETURNS & ORANGE 1" TRIMCAP

MATERIALS - BACKER:
REAR: CLEAR POLYCARBONATE
FACES: .090 ALUMINUM, PAINTED WHITE
RETURNS: 2" DEEP .040 ALUMINUM, WHITE

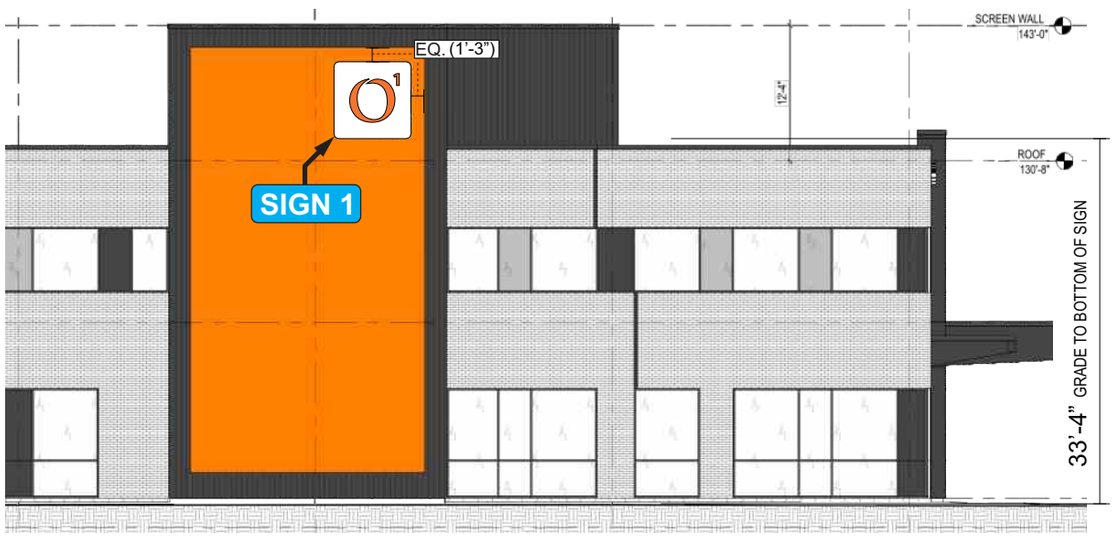
MATERIALS - LETTERFORM:
REAR: CLEAR POLYCARBONATE
FACES: WHITE ACRYLIC, WITH ORANGE TRANS VINYL
RETURNS: 3" DEEP .040 ALUMINUM, ORANGE
TRIMCAP: 1" ORANGE

ILLUMINATION: INTERNAL LED MODULE ILLUMINATION (WARM WHITE)

MOUNTING: FASTENED TO COMPOSITE WALL WITH CORROSION-RESISTANT NON-CORROSIVE.25" DIA. X 3" TOGGLE BOLTS (MIN 1.5" DEPTH) (MAX 24" DISTANCE BETWEEN LOAD BEARING BOLTS)

WALL CONSTRUCTION: COMPOSITE CAVITY WALL, METAL FRAMING
ARCH. NOTE: CM-1 COMPOSITE METAL PANEL COLOR 1 - ORANGE: NO INSULATION, NO GYPSUM BOARD, 7/8" METAL FURRING IN LIEU OF 6" CFMF. WALL THICKNESS = 4"

POWER: REMOTE TRANSFORMER TO PROVIDE LOW-VOLTAGE FEED, EACH LETTER FORM WILL REQUIRE AN EXTERIOR PENETRATION, SEALED WITH WEATHERPROOF SILICONE



NORTH ELEVATION **SCALE: 1/16" = 1'-0"**

2017 OBC - ASCE 7-10
*** Wind Load - Risk Category II:**
Speed – V_{ult} = 115 mph
V_{asd} = 90 mph
Exposure B

STATE OF OHIO
JAMES ALAN ROUSE
E-031590
1/22/24
REGISTERED PROFESSIONAL ENGINEER

COLORS

WHITE	PMS BRIGHT ORANGE R 242 G 104 B54 C0 M77 Y100 K0 3M #3630-44 ORANGE

VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

SIGN 1

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CLIENT APPROVAL DATE

☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME *ORTHO ONE*
LOCATION *2023 CRESCENT BLVD*
CITY *GAHANNA* **STATE** *OH*

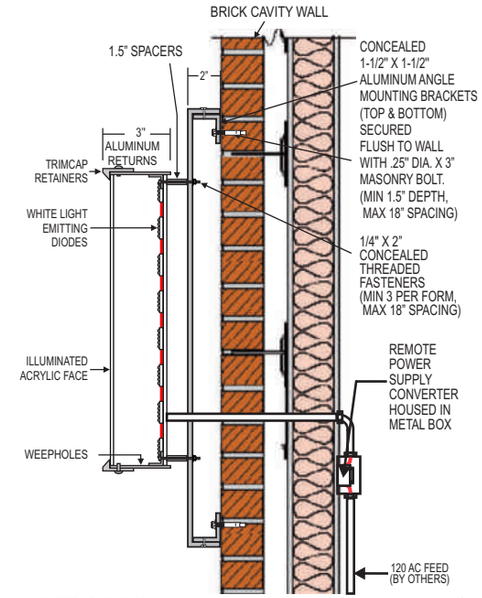
REVISION

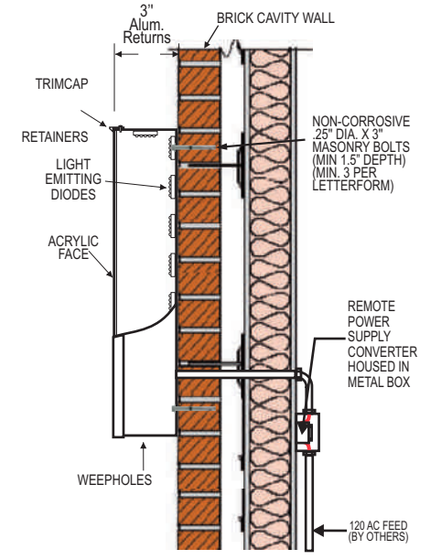
SALES *NB*
DESIGN GMB
SIZE 14

DATE *6-1-23*
SCALE Noted
PROJECT# 23384

FLUSH MOUNT CABINET w/ FACE-LIT LOGO, FACE-LIT CHANNEL LETTERS **SCALE: 1/4" = 1'-0"**

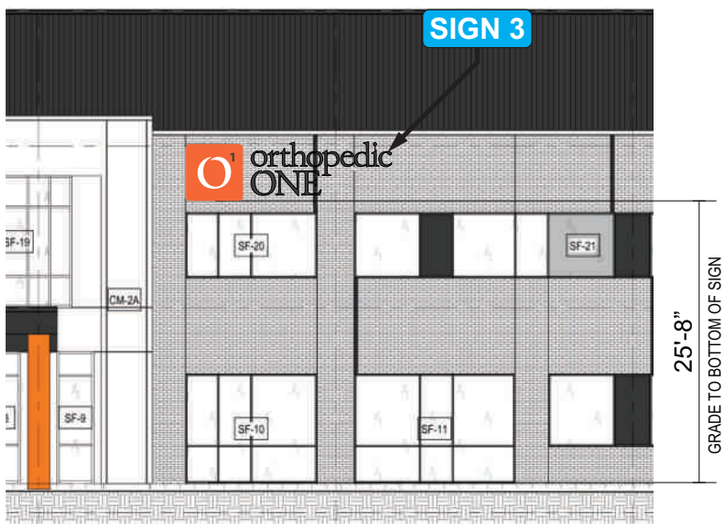
QTY: (1) ONE SET REQUIRED AREA: **99.56** SQ. FT.





STATE OF OHIO JAMES ALAN ROUSE E-031590 1/22/24 REGISTERED PROFESSIONAL ENGINEER

2017 OBC - ASCE 7-10
*** Wind Load - Risk Category II:**
Speed – V_{ult} = 115 mph
V_{asd} = 90 mph
Exposure B



WEST ELEVATION **SCALE: 1/16" = 1'-0"**

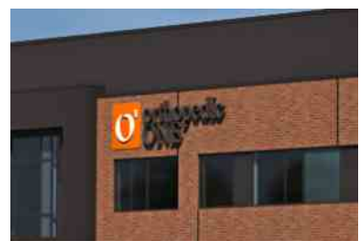
ILLUMINATED LOGO CABINET/CHANNEL LOGO

CABINET: FABRICATED .080 ALUMINUM MOUNTED WITH 1.5" ANGLE SUPPORTS, WITH OPAQUE ALUMINUM FACE PAINTED ORANGE

BACKER RETURNS: 2" RETURNS (ORANGE)

LOGOFORM: DUAL-LIT CHANNEL FORM WITH WHITE ACRYLIC FACE, WHITE DIFFUSER VINYL

BLACK 3" RETURNS & BLACK 1" TRIMCAP



COLORS

	PMS BRIGHT ORANGE R 242 G 104 B54 C0 M77 Y100 K0 3M #3630-44 ORANGE
	BLACK
	WHITE ACRYLIC DAY/NIGHT VINYL

CHANNEL LETTERS: FACE-LIT CHANNEL LETTERS WITH WHITE ACRYLIC FACE WITH DAY/NITE VINYL - TO APPEAR BLACK IN DAYLIGHT, WHITE AFTER DARK, BLACK 3" RETURNS, BLACK 1" TRIMCAP. FLUSH-MOUNTED TO WALL WITH 1/4" x 3" MASONRY BOLTS (MIN 3 PER LETTERFORM) ("i" TRANSIT FROM BODY OF LETTERFORM TO DOT VIA EXTERIOR CONDUIT FOR 12v CABLE PAINTED TO MATCH WALL)

ILLUMINATION: INTERNAL LED MODULE ILLUMINATION (WARM WHITE)

MOUNTING: FASTENED TO MASONRY WALL WITH CORROSION-RESISTANT NON-CORROSIVE.25" DIA. X 3"MASONRY BOLTS (MIN 1.5" DEPTH)(MIN. 3 PER LETTERFORM)

WALL CONSTRUCTION: BRICK CLAD CAVITY WALL
ARCH. NOTE:BK-1 BRICK COLOR 1 - RUNNING BOND

POWER: REMOTE TRANSFORMER TO PROVIDE LOW-VOLTAGE FEED, EACH LETTER FORM WILL REQUIRE AN EXTERIOR PENETRATION, SEALED WITH WEATHERPROOF SILICONE

SIGN 3

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CLIENT APPROVAL DATE

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Colors on Printed Documents May Vary

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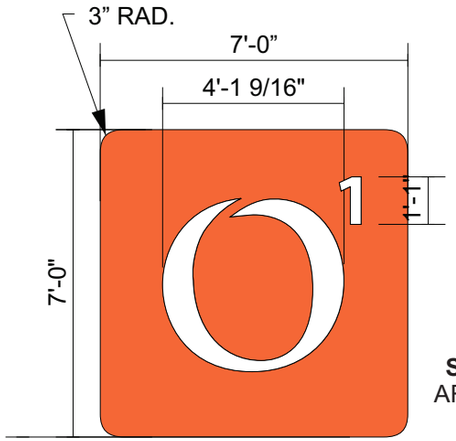
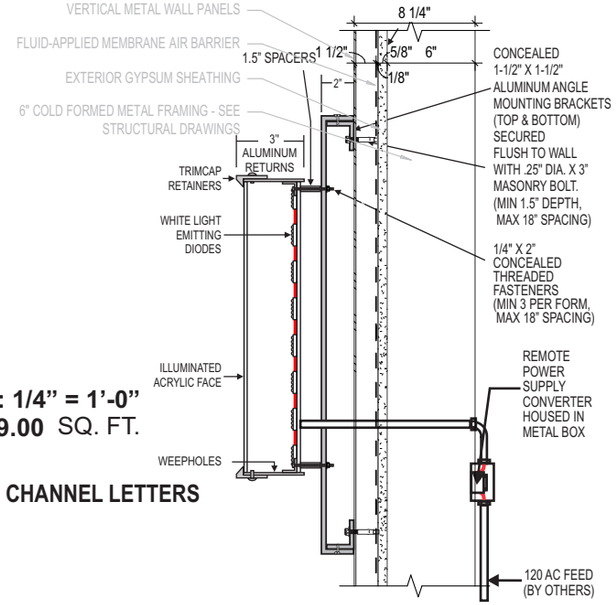
REVISION

SALES *NB*
DESIGN GMB
SIZE 14

DATE *6-1-23*
SCALE Noted
PROJECT# 23384



SCALE: 1/4" = 1'-0"
AREA: **49.00** SQ. FT.



FLUSH MOUNT CABINET w/ FACE-LIT LOGO, FACE-LIT CHANNEL LETTERS
QTY: (1) ONE SET REQUIRED

FLUSH MOUNT CABINET w/ FACE-LIT LOGO, FACE-LIT CHANNEL LETTERS

ILLUMINATED LOGO CABINET/CHANNEL LOGO
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BACKER RETURNS: 2" RETURNS (BRIGHT ORANGE.)
LOGOFORM: DUAL-LIT CHANNEL FORM WITH WHITE ACRYLIC FACE WITH VINYL DIFFUSER, WHITE 3" RETURNS & WHITE 1" TRIMCAP

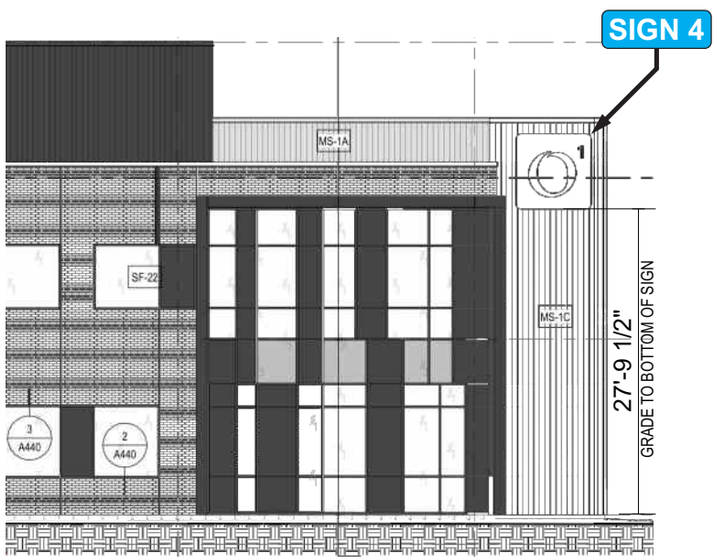
MATERIALS:
REAR: CLEAR POLYCARBONATE
FACES: .090 ALUMINUM, PAINTED BRIGHT ORANGE
RETURNS: 4" DEEP .040 ALUMINUM, BRIGHT ORANGE.

ILLUMINATION: INTERNAL LED MODULE ILLUMINATION (WARM WHITE)

MOUNTING: FASTENED TO COMPOSITE WALL WITH CORROSION-RESISTANT NON-CORROSIVE.25" DIA. X 3" TOGGLE BOLTS (MIN 1.5" DEPTH) (MAX 24" DISTANCE BETWEEN LOAD BEARING BOLTS)

WALL CONSTRUCTION: COMPOSITE CAVITY WALL, METAL FRAMING
ARCH. NOTE: MS-1 METAL SIDING COLOR 1 - LIGHT GRAY: B.O.D. = CENTRIA IW-40A

POWER: REMOTE TRANSFORMER TO PROVIDE LOW-VOLTAGE FEED, EACH LETTER FORM WILL REQUIRE AN EXTERIOR PENETRATION, SEALED WITH WEATHERPROOF SILICONE



WEST ELEVATION **SCALE: 1/16" = 1'-0"**

2017 OBC - ASCE 7-10
*** Wind Load - Risk Category II:**
Speed – V_{ult} = 115 mph
V_{asd} = 90 mph
Exposure B

STATE OF OHIO
JAMES ALAN ROUSE
E-031590
1/22/24
REGISTERED PROFESSIONAL ENGINEER

COLORS

WHITE	PMS BRIGHT ORANGE R 242 G 104 B54 C0 M77 Y100 K0

SIGN 4

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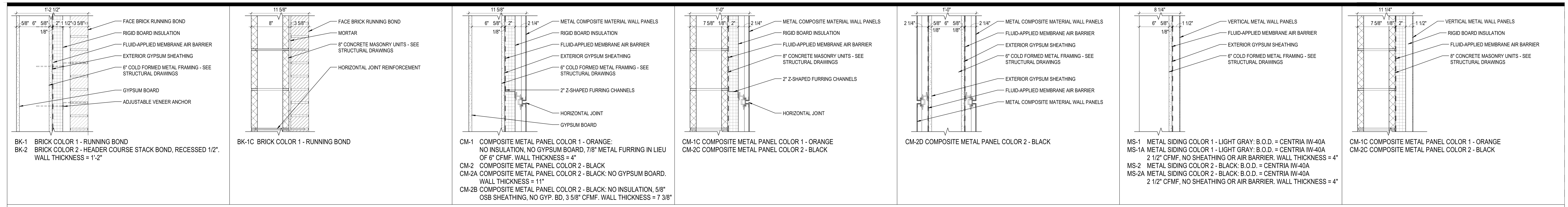
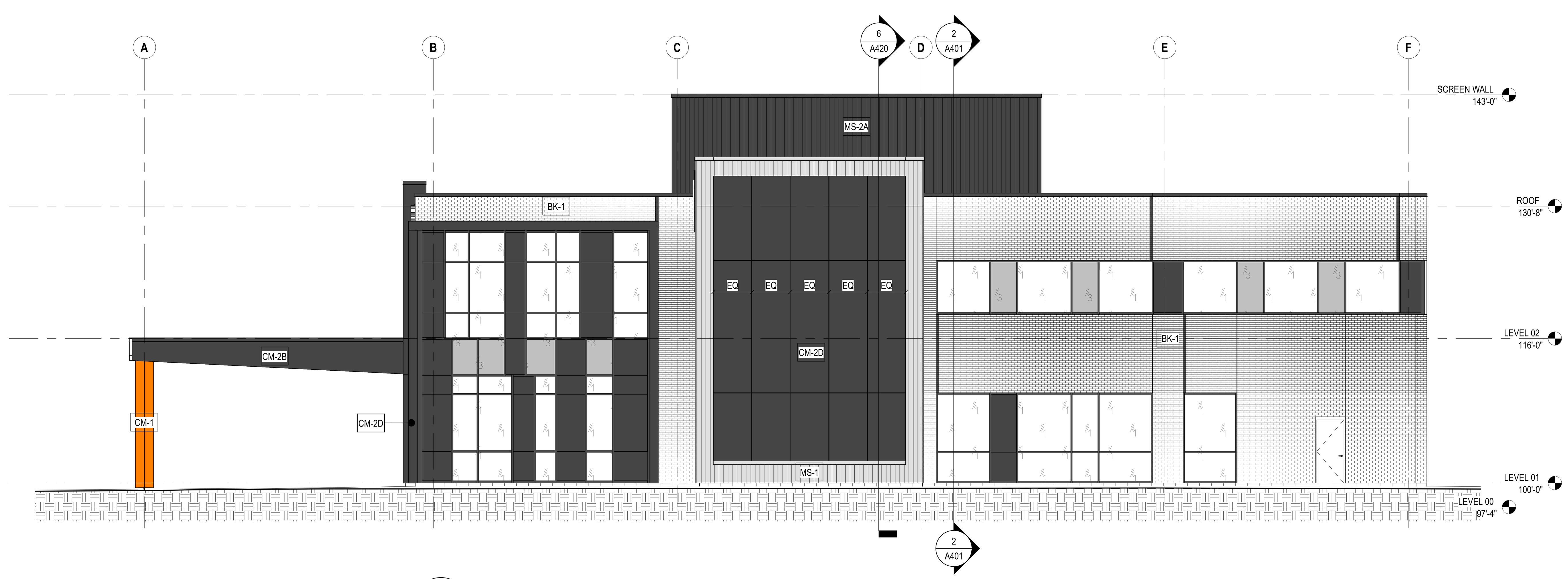


EXTERIOR WALL TYPE LEGEND

1 1/2" = 1'-0"

2 ELEVATION WEST

1/8" = 1'-0" REF: 1 / A101



1 ELEVATION SOUTH

1/8" = 1'-0" REF: 1 / A101

EXTERIOR MATERIALS

	BK-1	BRICK - COLOR 1
	BK-2	BRICK - COLOR 2 - BLACK
	CM-1	COMPOSITE PANEL - COLOR 1: ORANGE
	CM-2	COMPOSITE PANEL - COLOR 2: BLACK
	IG-1	EXTERIOR INSULATED GLAZING
	IG-2	EXTERIOR INSULATED GLAZING (TEMPERED)
	IG-3	EXTERIOR INSULATED GLAZING (SPANDREL - LIGHT GRAY)
	MS-1	METAL SIDING - COLOR 1: LIGHT GRAY
	MS-2	METAL SIDING - COLOR 2: BLACK

GENERAL NOTES - EXTERIOR ELEVATIONS

1. X

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
04 00 00.A1A	FACE BRICK RUNNING BOND
04 00 00.D4	8" CONCRETE MASONRY UNITS - SEE STRUCTURAL DRAWINGS
04 00 00.U1	MORTAR
04 00 00.W1	HORIZONTAL JOINT REINFORCEMENT
04 00 00.W3	ADJUSTABLE VENEER ANCHOR
05 40 00.A8	6" COLD FORMED METAL FRAMING - SEE STRUCTURAL DRAWINGS
07 21 00.A1	RIGID BOARD INSULATION
07 27 26.A1	FLUID-APPLIED MEMBRANE AIR BARRIER
07 42 13.23.A1	METAL COMPOSITE MATERIAL WALL PANELS
07 42 13.23.D2	HORIZONTAL JOINT
07 42 13.A1	VERTICAL METAL WALL PANELS
09 21 16.G5	2" Z-SHAPED FURRING CHANNELS
09 21 16.M1	GYPSUM BOARD
09 21 16.M5	EXTERIOR GYPSUM SHEATHING

#	DATE	CHANGE DESCRIPTION

ORTHOPEDIC ONE - GAHANNA
000 CRESCENT BOULEVARD
GAHANNA, OHIO 43230
FOR
ORTHOPEDIC ONE

MOODY•NOLAN
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881

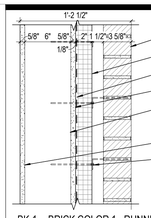
DRAWING TITLE:
EXTERIOR ELEVATIONS

PROGRESS DRAWING NOT FOR CONSTRUCTION

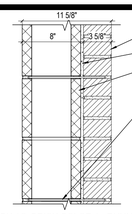
04/17/23
DRAWN BY: DCB CHECKED BY: RKL
23037
A301
SCHEMATIC DESIGN

REVIT VERSION: 2023
PRINT DATE: 4/17/2023 2:33:15 PM
FILE INFO: Autodesk Docs://23037 Ortho One Gahnna/23037_Ortho ONE Gahanna_ARCH_R23.rvt

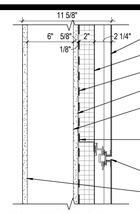
© 2023 MOODY•NOLAN INC.



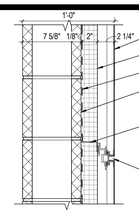
BK-1 BRICK COLOR 1 - RUNNING BOND
BK-2 BRICK COLOR 2 - HEADER COURSE STACK BOND, RECESSED 1/2". WALL THICKNESS = 1'-2"



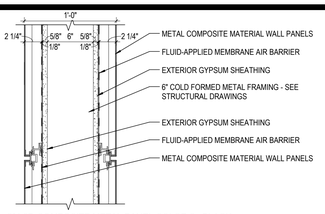
BK-1C BRICK COLOR 1 - RUNNING BOND



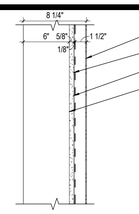
CM-1 COMPOSITE METAL PANEL COLOR 1 - ORANGE: NO INSULATION, NO GYPSUM BOARD, 7/8" METAL FURRING IN LIEU OF 6" CFMF. WALL THICKNESS = 4"
CM-2 COMPOSITE METAL PANEL COLOR 2 - BLACK
CM-2A COMPOSITE METAL PANEL COLOR 2 - BLACK: NO GYPSUM BOARD. WALL THICKNESS = 11"
CM-2B COMPOSITE METAL PANEL COLOR 2 - BLACK: NO INSULATION, 5/8" OSB SHEATHING, NO GYP. BD, 3 5/8" CFMF. WALL THICKNESS = 7 3/8"



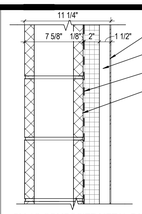
CM-1C COMPOSITE METAL PANEL COLOR 1 - ORANGE
CM-2C COMPOSITE METAL PANEL COLOR 2 - BLACK



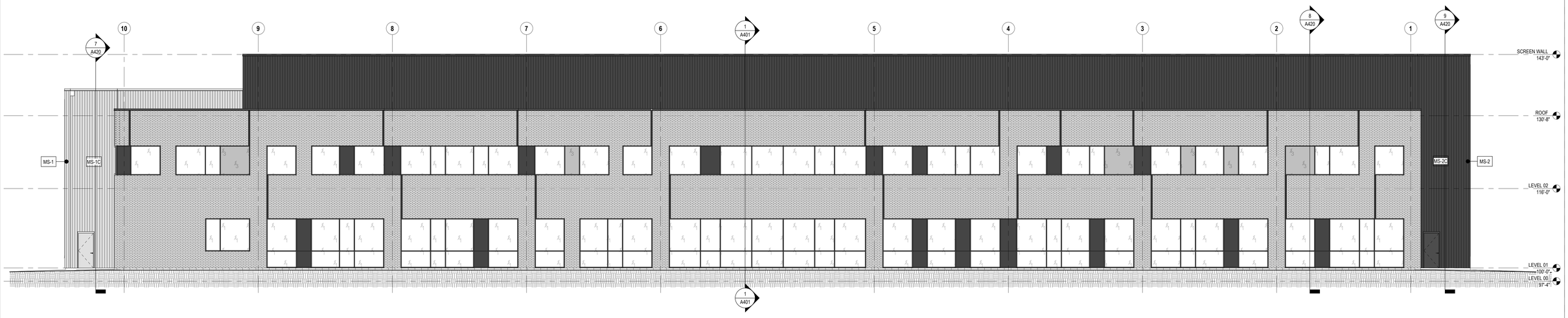
CM-2D COMPOSITE METAL PANEL COLOR 2 - BLACK



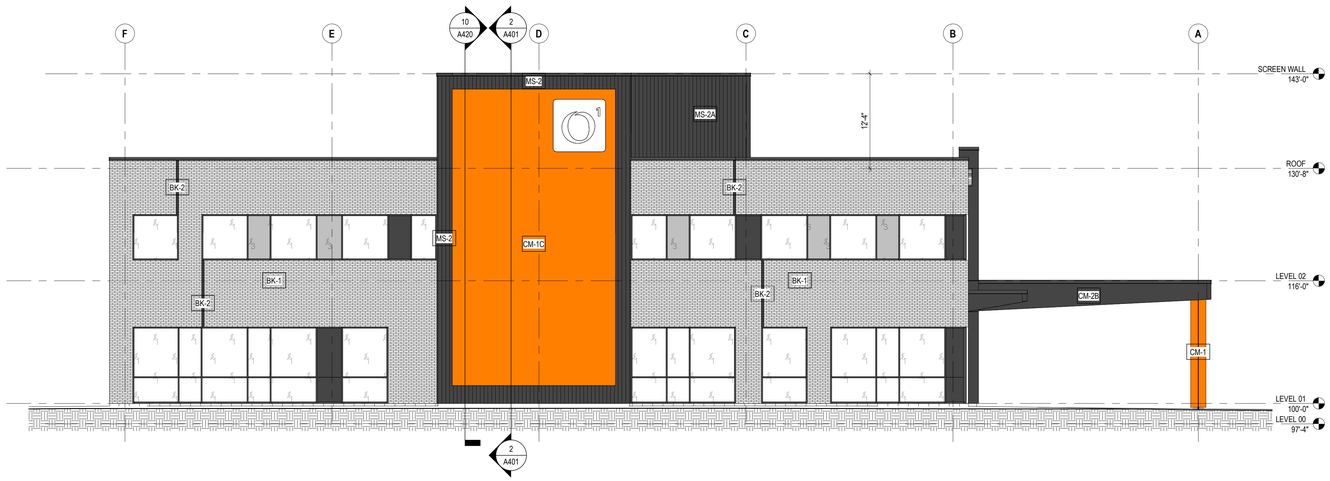
MS-1 METAL SIDING COLOR 1 - LIGHT GRAY: B.O.D. = CENTRIA IW-40A
MS-1A METAL SIDING COLOR 1 - LIGHT GRAY: B.O.D. = CENTRIA IW-40A 2 1/2" CFMF. NO SHEATHING OR AIR BARRIER. WALL THICKNESS = 4"
MS-2 METAL SIDING COLOR 2 - BLACK: B.O.D. = CENTRIA IW-40A
MS-2A METAL SIDING COLOR 2 - BLACK: B.O.D. = CENTRIA IW-40A 2 1/2" CFMF, NO SHEATHING OR AIR BARRIER. WALL THICKNESS = 4"



CM-1C COMPOSITE METAL PANEL COLOR 1 - ORANGE
CM-2C COMPOSITE METAL PANEL COLOR 2 - BLACK



2 ELEVATION EAST
1/8" = 1'-0" REF: 1 / A101



1 ELEVATION NORTH
1/8" = 1'-0" REF: 1 / A101

EXTERIOR MATERIALS

- **BK-1** BRICK - COLOR 1
- **BK-2** BRICK - COLOR 2 - BLACK
- **CM-1** COMPOSITE PANEL - COLOR 1: ORANGE
- **CM-2** COMPOSITE PANEL - COLOR 2: BLACK
- **IG-1** EXTERIOR INSULATED GLAZING
- **IG-2** EXTERIOR INSULATED GLAZING (TEMPERED)
- **IG-3** EXTERIOR INSULATED GLAZING (SPANDREL - LIGHT GRAY)
- **MS-1** METAL SIDING - COLOR 1: LIGHT GRAY
- **MS-2** METAL SIDING - COLOR 2: BLACK

KEYNOTE LEGEND

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GENERAL NOTES - EXTERIOR ELEVATIONS

1. X

#	DATE	CHANGE DESCRIPTION

orthopedic ONE

ORTHOPEDIC ONE - GAHANNA
000 CRESCENT BOULEVARD
GAHANNA, OHIO 43230
FOR
ORTHOPEDIC ONE

MOODY•NOLAN
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: (614) 461-4664
FAX: (614) 280-8881

DRAWING TITLE:
EXTERIOR ELEVATIONS

PROGRESS DRAWING NOT FOR CONSTRUCTION

04/17/23

DRAWN BY: XXX | CHECKED BY: XXX

23037

A302

SCHEMATIC DESIGN

REVIT VERSION: 2023
PRINT DATE: 4/17/2023 2:33:17 PM
FILE INFO: Autodesk Docs://2023/ Orthro One Gahanna/23037_Orthr One Gahanna_ARCH_R23.rvt

STANDARD DUTY PAVEMENT BUILD-UP:
1.25" ITEM 441 SURFACE COURSE
TACK COAT @ 0.08 GAL/SY – ITEM 407
1.75" ITEM 441 INTERMEDIATE COURSE
8" ITEM 304 AGGREGATE BASE COURSE
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

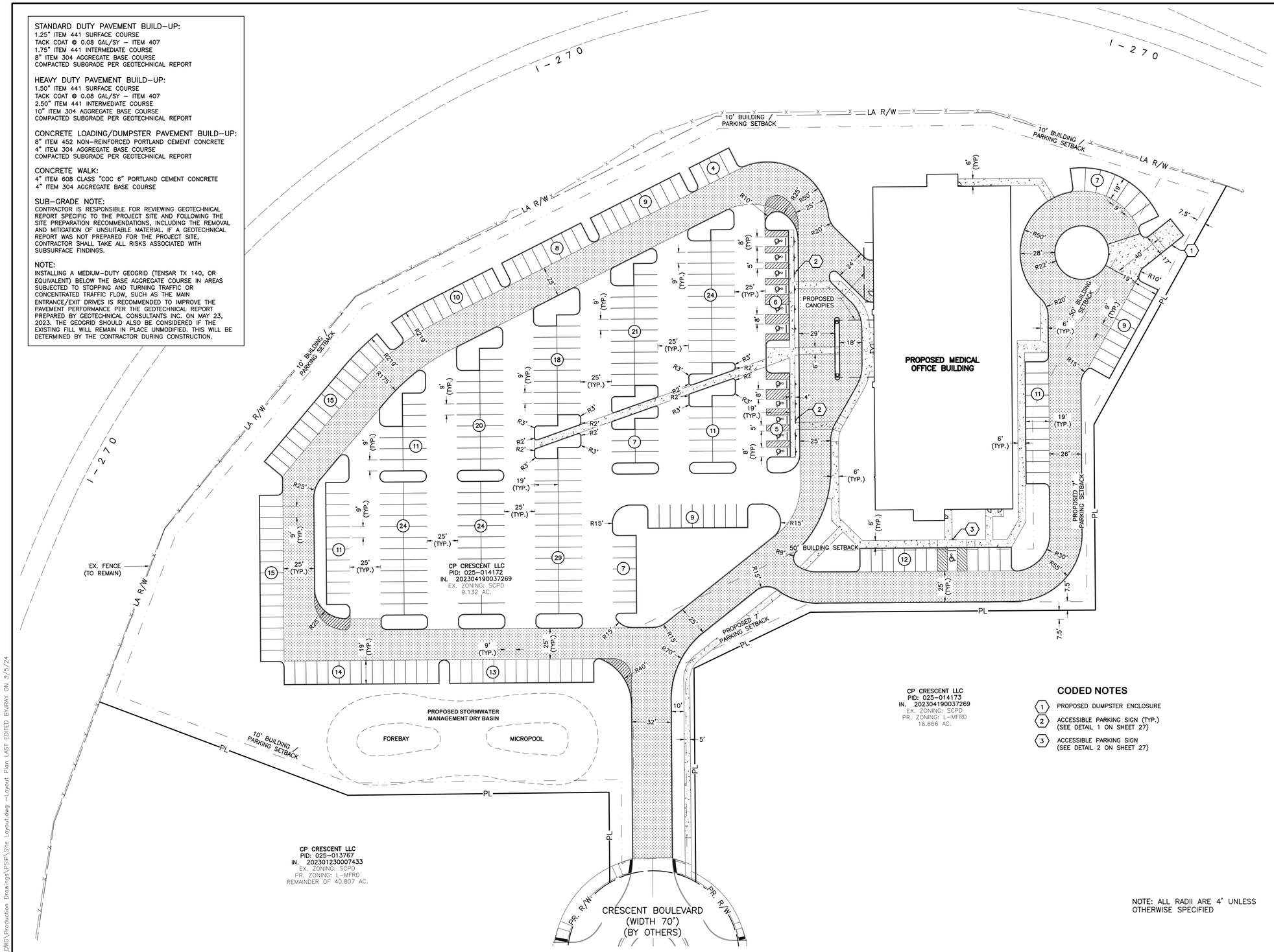
HEAVY DUTY PAVEMENT BUILD-UP:
1.50" ITEM 441 SURFACE COURSE
TACK COAT @ 0.08 GAL/SY – ITEM 407
2.50" ITEM 441 INTERMEDIATE COURSE
10" ITEM 304 AGGREGATE BASE COURSE
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

CONCRETE LOADING/DUMPSTER PAVEMENT BUILD-UP:
8" ITEM 452 NON-REINFORCED PORTLAND CEMENT CONCRETE
4" ITEM 304 AGGREGATE BASE COURSE
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

CONCRETE WALK:
4" ITEM 608 CLASS "COC 6" PORTLAND CEMENT CONCRETE
4" ITEM 304 AGGREGATE BASE COURSE

SUB-GRADE NOTE:
CONTRACTOR IS RESPONSIBLE FOR REVIEWING GEOTECHNICAL REPORT SPECIFIC TO THE PROJECT SITE AND FOLLOWING THE SITE PREPARATION RECOMMENDATIONS, INCLUDING THE REMOVAL AND MITIGATION OF UNSUITABLE MATERIAL. IF A GEOTECHNICAL REPORT WAS NOT PREPARED FOR THE PROJECT SITE, CONTRACTOR SHALL TAKE ALL RISKS ASSOCIATED WITH SUBSURFACE FINDINGS.

NOTE:
INSTALLING A MEDIUM-DUTY GEOGRID (TENSAR TX 140, OR EQUIVALENT) BELOW THE BASE AGGREGATE COURSE IN AREAS SUBJECTED TO STOPPING AND TURNING TRAFFIC OR CONCENTRATED TRAFFIC FLOW, SUCH AS THE MAIN ENTRANCE/EXIT DRIVES IS RECOMMENDED TO IMPROVE THE PAVEMENT PERFORMANCE PER THE GEOTECHNICAL REPORT PREPARED BY GEOTECHNICAL CONSULTANTS INC. ON MAY 23, 2023. THE GEOGRID SHOULD ALSO BE CONSIDERED IF THE EXISTING FILL WILL REMAIN IN PLACE UNMODIFIED. THIS WILL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION.



CODED NOTES

1. PROPOSED DUMPSTER ENCLOSURE
2. ACCESSIBLE PARKING SIGN (TYP.) (SEE DETAIL 1 ON SHEET 27)
3. ACCESSIBLE PARKING SIGN (SEE DETAIL 2 ON SHEET 27)

NOTE: ALL RADII ARE 4' UNLESS OTHERWISE SPECIFIED

LEGEND

PL	PROPERTY LINE
R/W	EX. RIGHT-OF-WAY
PR. R/W	PR. RIGHT-OF-WAY
LL	LOT LINE
	ROADWAY CENTERLINE
	EDGE OF PAVEMENT/BACK OF CURB
	EDGE OF DRIVEWAYS
	MISC. EASEMENTS
	EX. FIRE HYDRANT
	EX. WATER SERVICE VALVE
PB	EX. PULL BOX
CS	EX. COMBO SEWER MANHOLE
S	EX. SANITARY MANHOLE
	EX. CATCH BASIN
ST	EX. STORM MANHOLE
	EX. STORM CURB INLET
	EX. UTILITY POLE
	EX. LIGHT POLE
T	EX. UNDERGROUND TELEPHONE PEDESTAL
MB	EX. MAILBOX
	EX. SIGN
X	EX. FENCE
W	EX. WATER LINE
WS	EX. WATER SERVICE
WS (PLAN)	EX. WATER SERVICE (LOCATION PER RECORD PLAN)
UGT	EX. UNDERGROUND TELEPHONE
G	EX. GAS
ST	EX. STORM
SA	EX SANITARY
combo	EX COMBINED SEWER
UGE	EX. UNDERGROUND ELECTRIC
OHE	EX. OVERHEAD ELECTRIC
OHL	EX. OVERHEAD STREET LIGHTING
L	EX. UNDERGROUND STREET LIGHTING
FO	EX. FIBER OPTIC
T0100	EX. STRUCTURE NUMBER (PER ATLAS)
	PR. CATCH BASIN
ST	PR. STORM MANHOLE
	PR. STORM CURB INLET
	PR. SANITARY MANHOLE
ST	PR. STORM SEWER
DS	PR. DOWNSPOUT LINE
SA	PR. SANITARY
SS	PR. SANITARY SERVICE
W	PR. WATER
WS	PR. WATER SERVICE
FS	PR. FIRE SERVICE
G	PR. GAS LINE
C	PR. TELECOM
	PR. SITE LIGHT (SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR DETAILS)
	PR. WATER VALVE
	PR. CONCRETE WALK/DRIVE
	PR. STANDARD DUTY PAVEMENT
	PR. HEAVY DUTY PAVEMENT
CO_b	PR. CLEAN-OUT
TBR	TO BE REMOVED
TBA	TO BE ABANDONED
TBRL	TO BE RELOCATED
ATG	ADJUST TO GRADE

N

0 40 80
SCALE IN FEET

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF GAHANNA, OHIO
ORTHOPEDIC ONE
THE DAIMLER GROUP, INC.

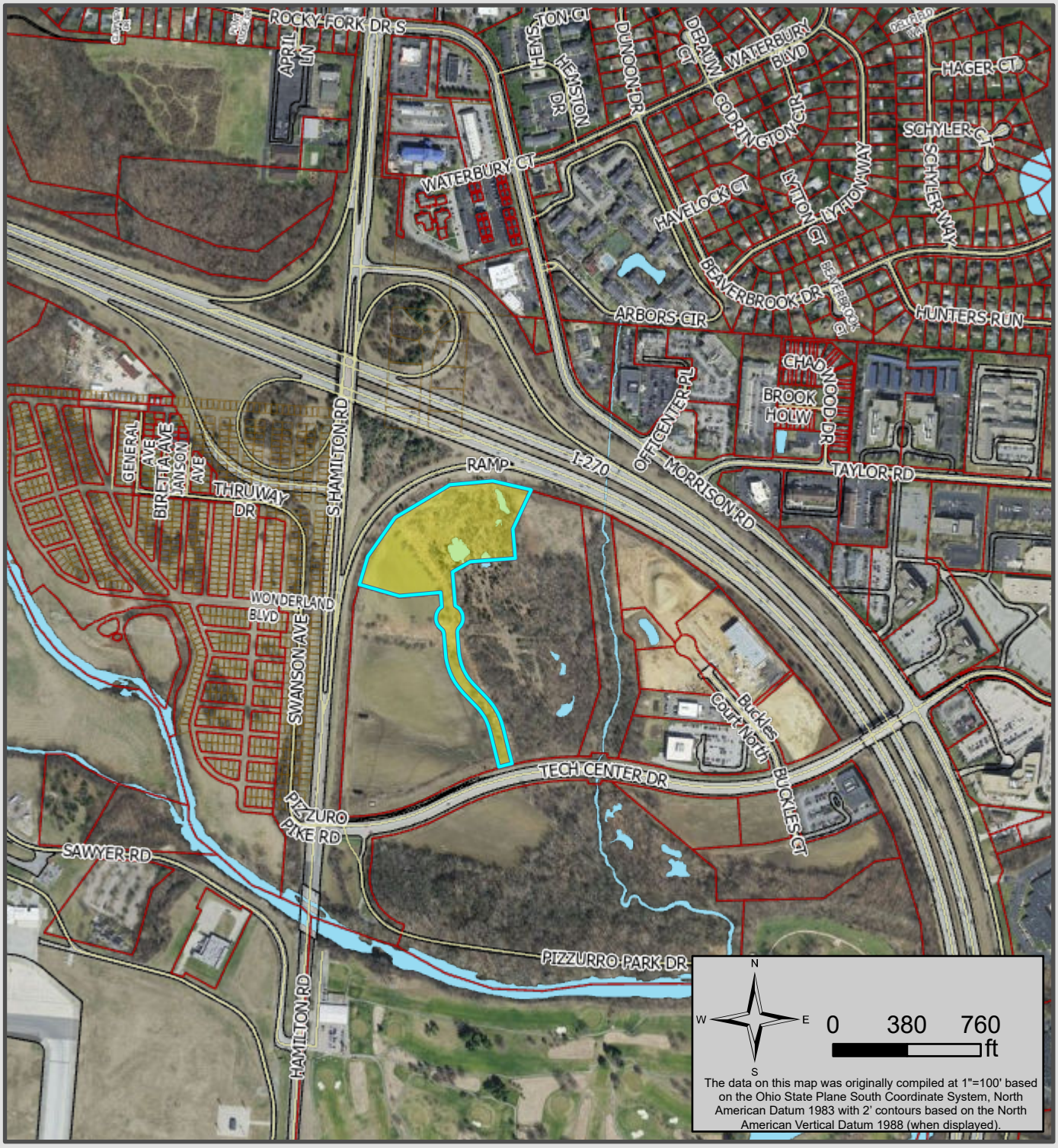
JOB NO.	1267.001
DESIGNED BY:	JAR
DRAWN BY:	JAR
CHECKED BY:	CLP
APPROVED BY:	CLP
DATE:	11/13/23

SITE LAYOUT PLAN

SCALE: 1" = 40'

SHEET NO. 18 OF 27

PV-465



Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced February 13, 2024

MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Appraisal Legend

Source: Franklin County Auditor & Engineer

- XXX-XXXXXX Parcel IDs
- 100 Parcel Dimensions
- 100 Lot Numbers
- 123 Main St Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Index Contour
- Intermediate Contour

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office.
Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

527 W. Rich St.
Columbus Oh 43215
Office: 614-228-9999
Info@signcominc.com
Fax: 614-228-4326

SIGNCOM INCORPORATED

14 May 2024

RE: Project Crescent Blvd Ortho One Sign Variance

To whom it may concern:

Thank you for your time and consideration of our proposed sign variance for Orthopedic One. The following contains responses to the comments received in the letter dated May 9, 2024.

Parks (614) 342-4261

1. No Comments per Julie
   - *No response required.*

Fire District (welshp@mifflin-oh.gov)

2. The fire division has no objection to the Ortho One – 2023 Crescent Boulevard - sign variance.
   - *No response required.*

Building (614) 342-4010

3. Plan approval will be required for compliance with the Ohio Building Code.
   - *No response required.*

Planning (614) 342-4025

4. Variances to signage requirements are subject to different criteria than standard variances, as referenced on the submission requirements page under #1. Please refer to Ch 1165.12 for these criteria and revise the variance statement accordingly.
   - *Below are the criteria from Ch 1165.12 & responses to each*
     A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
        - *Without the variance, the clinic's visibility will be significantly reduced, potentially affecting patient access and the facility's ability to serve new and emergency patients effectively. This may impact the clinic's operational success and its capacity to provide critical medical services, thereby affecting its reasonable return.*

     B. Whether the variance is substantial;
        - *The variance is substantial as it directly impacts the clinic's ability to be visible to patients, including those in emergency situations. Proper signage is critical for the identification and navigation to the facility. While substantial to wayfinding and identification, if approved the variance would not be a detriment to public interest and would not detract from adjoining properties or the spirit of the code within the area.*

     C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

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Columbus Oh 43215
Office: 614-228-9999
Info@signcominc.com
Fax: 614-228-4326

- *The variance would not substantially alter the neighborhood's character. Instead, it would enhance the area by ensuring the medical facility is easily identifiable and accessible, which is beneficial for the community.*

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse);
   - *The variance for a sign would not affect the delivery of governmental services, as it pertains solely to the visibility and identification of the medical facility. Conversely, the variance would assist with navigation to the facility, including additional services of waste types from medical facilities that require specific handling and disposal procedures such as biohazardous, pharmaceutical, chemical, etc.*

E. Whether the property owner purchased the property with the knowledge of the zoning restriction;
   - *The zoning guidelines were known upon purchasing the property. However, the surrounding areas are still in development and the building is on a parcel situated uniquely visible from the highway, while also needing to be visible from both Hamilton Road and Tech Center Drive. Patients, customers, governmental services, emergency services, etc. will need to easily identify the building from multiple points of entry.*

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
   - *Given the development in the surrounding area that impedes visibility, alternative methods (like smaller signs or directional signs) may not adequately address the visibility issue. Thus, a variance seems necessary.*

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
   - *Granting the variance aligns with the spirit and intent of zoning requirements by ensuring that critical services, such as medical care, are accessible and visible, thereby serving public health and safety.*

H. Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district; and
   - *The sign will be designed to be compatible with the architectural and design character of the neighborhood, ensuring it meets district standards while enhancing the clinic's visibility.*

I. Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.
   - *The sign will not be hazardous to passing traffic or detrimental to public safety. On the contrary, it will improve safety by making the clinic easily identifiable, especially for emergency vehicles and patients in urgent need of care.*

527 W. Rich St.
Columbus Oh 43215
Office: 614-228-9999
Info@signcominc.com
Fax: 614-228-4326

5. Address numbers are not considered signs and therefore do not count towards total sign area. Please remove all references to the address numbers.
    - *The drawings have been revised to omit "Sign 2" labels and the detailed drawing of the address numbers has been removed.*
6. Informational Comment: The rest of the application is complete, just the above comments need addressed.
    - *No response required.*

Engineering (614) 342-4025

7. No comments.
    - *No response required.*

Transportation & Mobility Engineer (614) 342-4050

8. No comments.
    - *No response required.*

Thank you for your attention to this matter. If you have any questions or require further information, please do not hesitate to call or email me. I appreciate your prompt consideration and look forward to your response.

Thank you,

Kylie Cochran

Kylie Cochran
E: Kylie@signcominc.com
P: 614-228-9999

Gahanna
DEPARTMENT OF PLANNING

PLANNING COMMISSION STAFF REPORT

Project Summary – Orthopedic One Signs

Meeting Date: June 12, 2024

Location: 2023 Crescent Boulevard

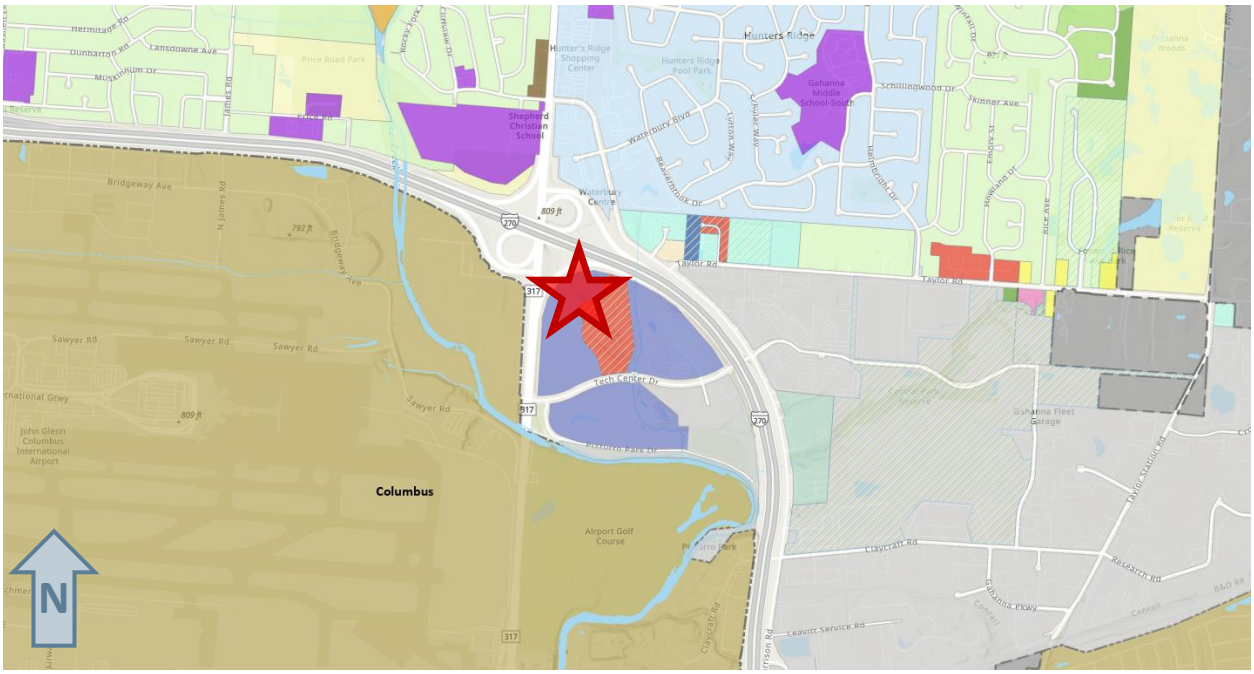
Zoning: Select Commercial Planned District (SCPD)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval as submitted.

Location Map:



Staff Review

History

In May 2023, Final Development Plan, Design Review, and Variance applications were approved for the construction of a new medical office building for Orthopedic One at this site. This project is part of the Crescent at Central Park development. The application materials included possible signage, but signage cannot be approved with these applications.

Overview

The applicant is requesting approval of two variances to permit three wall signs that exceed the maximum size requirements in the Zoning Code. This application was filed prior to adoption of the new Zoning Code, so the previous regulations apply.

The application includes three wall signs, two of which are 49 SF and one of which is 99.56 SF. While Code does not restrict the number of wall signs, only 50 SF of wall signage is permitted per site. Additionally, for commercial sites, only 150 SF of total signage is permitted. The requested signage exceeds both of these requirements; see the chart below.

Code Requirement	Proposed Size	Permitted Size
Wall sign #1	49 SF	50 SF (total)
Wall sign #2	99.56 SF	50 SF (total)
Wall sign #3	49 SF	50 SF (total)
All signage on site	197.56 SF	150 SF

The applicant states that since the site has frontage on I-270 and is set back greatly from Tech Center Drive, they need to install signage that is greater than what Code allows for visibility purposes. They also state that the signage is necessary to help patients navigate to the building efficiently.

Review Criteria

Variances (V)

The following variances have been requested:

1. Ch 1165.08(a) – Permanent Signs
    a. Code allows a maximum of 150 SF total for a site.
    b. The applicant proposes 197.56 SF total for the site.
2. Ch 1165.08(b)(1) – Permanent Signs
    a. Code allows a maximum of 50 SF total for all wall signage at a site.

b. The applicant proposes 197.56 SF total wall signage for the site.

Variance requests relating to signage are subject to Chapter 1165.12, which states that Planning Commission shall approve the Variance if the property owner has encountered practical difficulties. To determine this, the following factors shall be considered:

a) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the Variance;
b) Whether the Variance is substantial;
c) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the Variance;
d) Whether the Variance would adversely affect the delivery of government services (e.g. water, sewer, refuse);
e) Whether the property owner purchased the property with the knowledge of the zoning restriction;
f) Whether the property owner's predicament feasibly can be obviated through some method other than a Variance;
g) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the Variance;
h) Whether the sign is sufficiently compatible with the architectural and design character of the immediate neighborhood and all graphic design standards established for the district; and
i) Whether the sign will be hazardous to passing traffic or otherwise detrimental to the public safety and welfare.

Recommendation

Staff recommends approval of the variance application as submitted. The variance is justified due to the site having frontage on I-270. The site is located at the end of a cul-de-sac (Crescent Boulevard), and therefore does not have much visibility from Tech Center Drive or Hamilton Road. Staff believes granting this variance application will not have any detrimental effects.