

Request Summary

- **Master Sign Plan**
 - Associated with Crescent retail DP/V applications
 - Site contains 2 multi-tenant retail/restaurant buildings with 8 tenants
 - MSP will allow for larger signage than standard Code requirements
 - Includes 18 wall signs and 2 monument signs
 - 2-3 wall signs per tenant due to frontage on Crescent Cir and Hamilton Rd
 - Visibility for tenants on both frontages
 - 1 monument sign on Hamilton Rd and 1 on Crescent Cir
 - Both on 2 ft tall masonry base to match building materials



View from Crescent Cir (East)



View from Hamilton Rd (West)

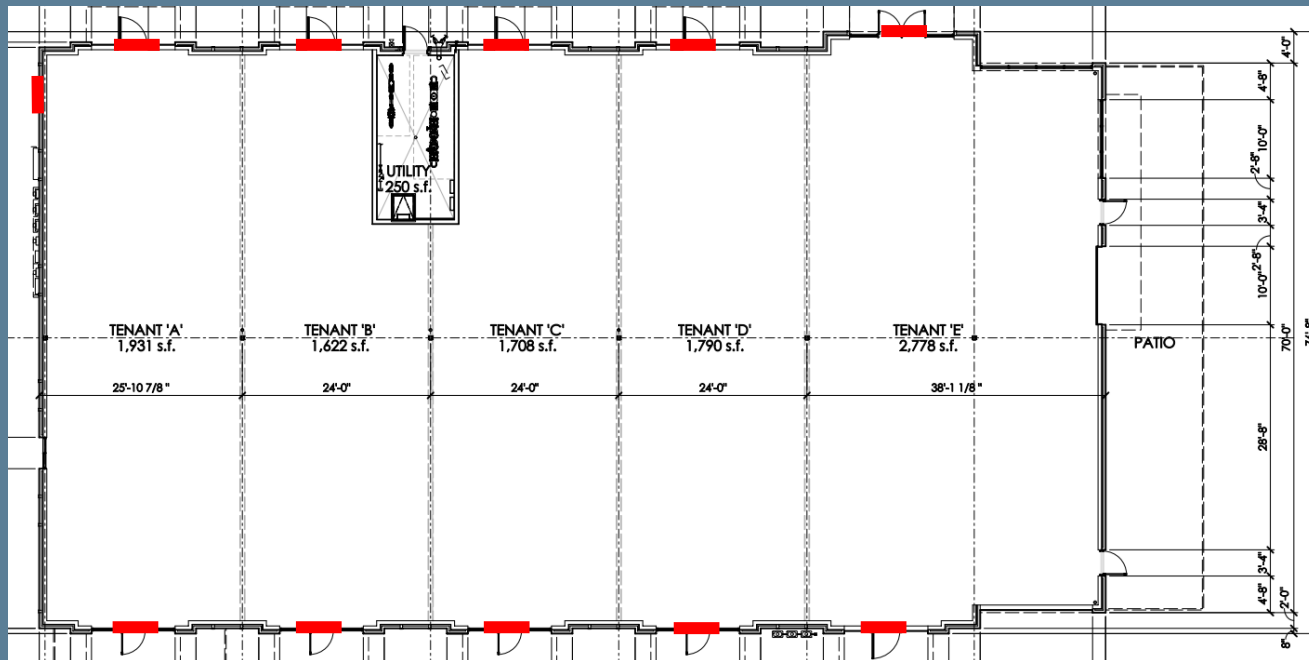
Request Summary

- **MSP Highlights**
 - If a tenant occupies multiple spaces, they can only have the amount of signage allowed for one tenant space
 - Awning/canopy and electronic signs are prohibited
 - All tenants must utilize the same sign panel/cabinet design
 - All will match Sherwin Williams “Gauntlet Grey”
 - Same as the Crescent MOB development
 - All wall signs will be internally- and/or halo-illuminated
 - Tenants have the option to install projecting signs in lieu of a wall sign

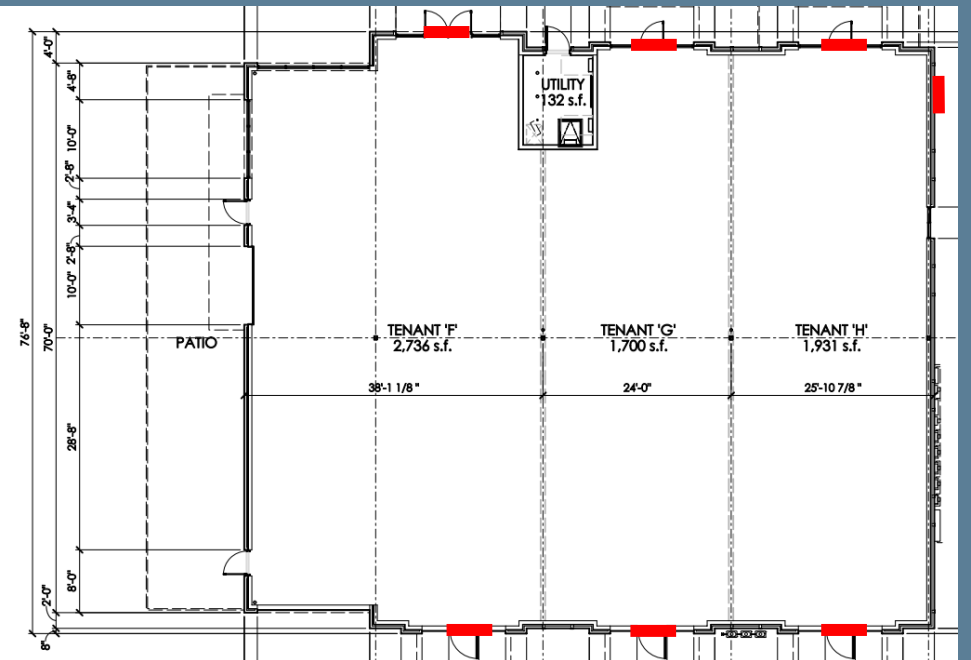
Code Requirements		MSP Requirements
Wall Signs		
<i>Length</i>	50% of storefront width	11 ft – 13 ft 4 in (West-facing signs for E and F are 13 ft 4 in long)
<i>Height</i>	30 in	3 ft 8 in (44 in)
<i>Single Wall Sign Area</i>	Must meet requirements above	41 SF (West-facing signs for E and F are 49 SF)
<i>Total Wall Sign Area</i>	Depends on number of tenants/building size, total for <u>all</u> signage is 400 SF for this site (based on lot size)	754 SF
<i>Number of Wall Signs</i>	Depends on number of tenants	18
<i>Note</i>	More than one wall sign permitted per tenant <u>as long as</u> the total size of all signs meets the requirements above	Two signs permitted per tenant (Three signs permitted for A and H)

Code Requirements		MSP Requirements
Monument Signs		
<i>Length</i>	N/A	8 ft
<i>Height</i>	8 ft from grade	8 ft from grade
<i>Area</i>	80 SF	50 SF
<i>Number of Monument Signs</i>	1 per street frontage, 2 total for this site	2

Building A



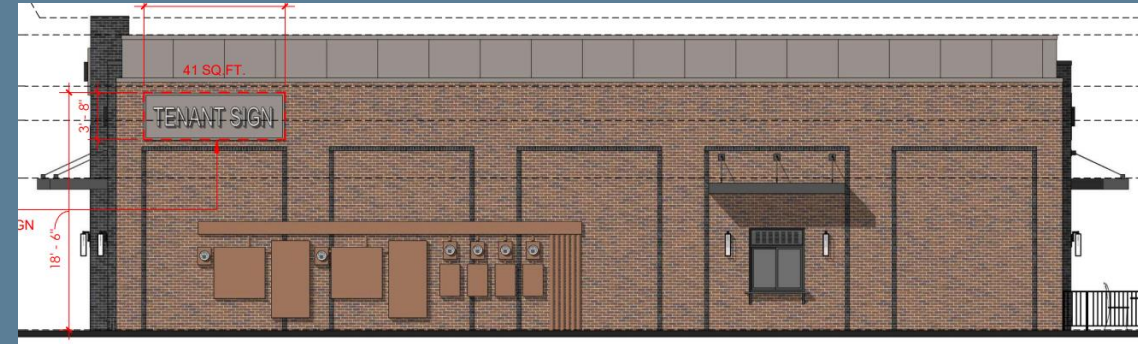
Building B



Building A Elevations



East elevation



South elevation

West elevation



Building B Elevations



East elevation



North elevation



West elevation

Request Summary

- **Master Sign Plan Criteria**

- The proposed signs meet the applicable development standards of this Zoning Ordinance, unless variances are being requested;
- The proposed signs are sited and scaled appropriately to create a cohesive character for the multi-tenant building or multi-building development;
- The proposed signs are not in conflict with public streets, open spaces, public or private utilities, or rights-of-way; and
- The proposed signs would not have undesirable effects on the surrounding area.

Request Summary

- Staff recommends approval of MSP
 - Meets all applicable Code requirements
 - Encourages consistent signage between this site and the adjacent sites
 - Wall signage is in scale with the building size
 - Allows for creativity with projecting signs
 - Maximum monument sign area is less than standard code requirements



Gahanna