


**MASTER SIGN PLAN APPLICATION**

PROPERTY INFORMATION		
Project/Property Address: <b>134-162 N. Hamilton Rd.</b>		Project Name/Business Name: <b>Rocky Fork Square</b>
Parcel #: <b>025-003901</b>	Zoning: (see <a href="#">Map</a> ) <b>PCC</b> 	Acreage: <b>5.209</b>


PLAN SPECIFICATIONS
Description of Sign Plan: <b>As described in attached "SIGN CRITERIA"</b>

APPLICANT INFORMATION	
Applicant Name <b>Kylie Cochran</b> (Primary Contact):	Applicant Address: <b>527 West Rich Street, Columbus, OH 43215</b>
Applicant E-mail: <b>kylie@signcominc.com</b>	Applicant Phone: <b>614-228-9999</b>
Business Name <b>Signcom, Incorporated</b> (if applicable):	

ADDITIONAL CONTACTS	
*Please list all applicable contacts for correspondence*	
Name(s)	Contact Information (phone/email)
<b>Bruce Sommerfelt (Signcom, Inc.) Dean Adamantidis (Owner)</b>	<b>614-332-2570; bruce@signcominc.com 614-469-0087; deanadamant@yahoo.com</b>
Property Owner Name: (if different from Applicant) <b>LDA Investments LLC</b>	Property Owner Contact Information (phone no./email): <b>614-469-0087; deanadamant@yahoo.com</b>

**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: **03/17/2023**

**ADDITIONAL INFORMATION ON NEXT PAGE....**

INTERNAL  
USE

Zoning File No. DR-0104-2023

RECEIVED: KAW  
DATE: 03-22-2023

PAID: 200.00  
DATE: 03-22-2023

Updated  
Apr 2022

## MASTER SIGN PLAN APPLICATION - SUBMISSION REQUIREMENTS

### TO BE COMPLETED/SUBMITTED BY THE APPLICANT:

1. Review Gahanna Code [Section 1165](#) (visit [www.municode.com](http://www.municode.com))
2. The Master Sign Plan design criteria shall include text and drawings, both to scale and dimension, as required at the very least:
  - a. Size range of signs permitted
  - b. Colors permitted
  - c. Materials permitted
  - d. Illumination type
  - e. Typefaces permitted
  - f. Type sizes permitted
  - g. Graphic emblem sizes and locations, if permitted
  - h. Miscellaneous graphic features unique to the application submitted. A copy of a standard contractual signage agreement to be used at the center, incorporating the comprehensive graphic design criteria regulations noted above, is to be made a part of all future relationships with tenants and other parties desiring signage at the subject center.
3. The Master Sign Plan shall comply with the following regulations:
  - a. The Master Sign Plan shall be designed so that it establishes a common theme or design, uses similar construction methods and compatible colors, scale and size, in accordance with [Section 1165.09](#) (Design, Construction and Maintenance).
  - b. The Master Sign Plan shall be approved by the Planning Commission prior to the issuance of a sign permit for any sign on the building or development. If a Master Sign Plan has been submitted and approved, verification of compliance with the Master Sign Plan shall be submitted with each individual sign permit application; however, no additional Certificate of Appropriateness shall be required. Out-lots at shopping centers or shopping malls must obtain individual approvals.
  - c. Any changes to an approved Master Sign Plan require submission to, and approval by the Planning Commission.
4. Application fee (in accordance with the [Building & Zoning Fee Schedule](#))
5. Application & all supporting documents submitted in digital format
6. Application & all supporting documents submitted in hardcopy format
7. Authorization Consent Form Complete & Notarized (see page 3)

### 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.

## 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**

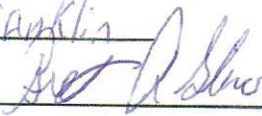
As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms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

Bruce Sommersaelt (authorized owner's rep)  
(property owner name printed)

 (For Owner) 3/20/23  
(property owner signature) (date)

Subscribed and sworn to before me on this 20<sup>th</sup> day of March, 2023.

State of Ohio County of Franklin

Notary Public Signature: 



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

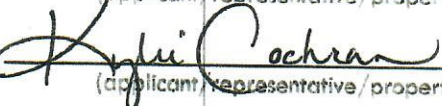
**Applicant/Property Owner/Representative**

**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.

KYLE COCHRAN, SIGNCOM, INC.  
(applicant/representative/property owner name printed)

 03/17/2023  
(applicant/representative/property owner signature) (date)

Subscribed and sworn to before me on this 17<sup>th</sup> day of March, 2023.

State of Ohio County of Franklin

Notary Public Signature: 



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

ROCKY FORK SQUARE  
134-162 NORTH HAMILTON ROAD  
GAHANNA, OHIO

SIGN CRITERIA

To provide a master sign plan to create an overall strong, functional graphic visual impression for tenant signage.

The current condition utilizes inline storefront tenant sign band graphic areas provided by the landlord. This scope and intent to follow through on the new master sign plan. In addition, the current condition allows for anchor tenants to utilize individual illuminated LED channel letters (face lit or halo lit), likewise, to follow through on the new plan.

INLINE TENANT SIGNAGE

1. Inline tenants to be allowed up to 80% lineal width of their storefront sign band area (in most cases this equates to 21'-6" of linear length. (This size allows for equal margins between storefronts)
2. Maximum letter (character height) not to exceed 30" tall in the 34" tall visual opening provided for in the landlord sign band area
3. Inline tenant sign material to be .090 thick aluminum with industry standard paint finish. Graphics to be routed thru aluminum panel and backed up with translucent acrylic lens, directly behind the graphic area
4. Tenants will not be restricted in font, design, logos, or color of graphic content, but landlords' approval required prior to permit submittal
5. The background color of the sign band aluminum face panel will be consistent throughout the center
6. The method of illumination will remain as existing conditions (fluorescent lamps, but upgrade to LED lighting is approvable under this plan)

ANCHOR TENANT SIGNAGE

1. Anchor tenants will be allowed to utilize individual LED illuminated channel letters, flush or raceway mounted to individual storefront landlord provided tenant areas
2. Illumination details can be facelit or reverse halo illuminated
3. Tenants will not be restricted in font, design, logos, or color of graphic content, but landlords' approval required prior to permit submittal
4. The landlord provided tenant area for anchor tenants provides a sign area that allows for 2 square feet of sign area for each lineal foot of leased tenant space

WINDOW GRAPHICS

1. Window graphics for tenant storefront will be allowed per code

## SUBMITTALS

1. Tenants required to complete fabrication drawings to landlord for approval prior to any fabrication and installation, to include:
  - a.  $\frac{1}{2}$ " = 1' (minimum) elevation
  - b. Color rendering of elevation
  - c. Drawings showing attachment to building
  - d. Sign permits must be in-hand prior to installation

## PROHIBITED SIGN TYPES

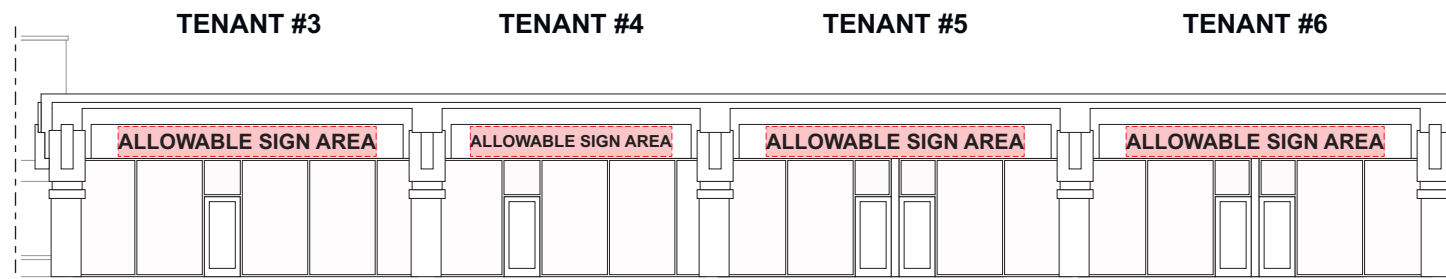
1. Boxed/cabinet signs (other than potential logo cabinets)
2. Cloth, paper, cardboard, or vinyl signs
3. Moving or rotation signs
4. Sign painted directly on the surface

## MAINTENANCE

1. Tenants shall be responsible to maintain, at tenant's expense, it's sign and lighting



SCALE: 1/16" = 1' - PARTIAL WEST ELEVATION



SCALE: 1/16" = 1' - PARTIAL WEST ELEVATION

**CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION**

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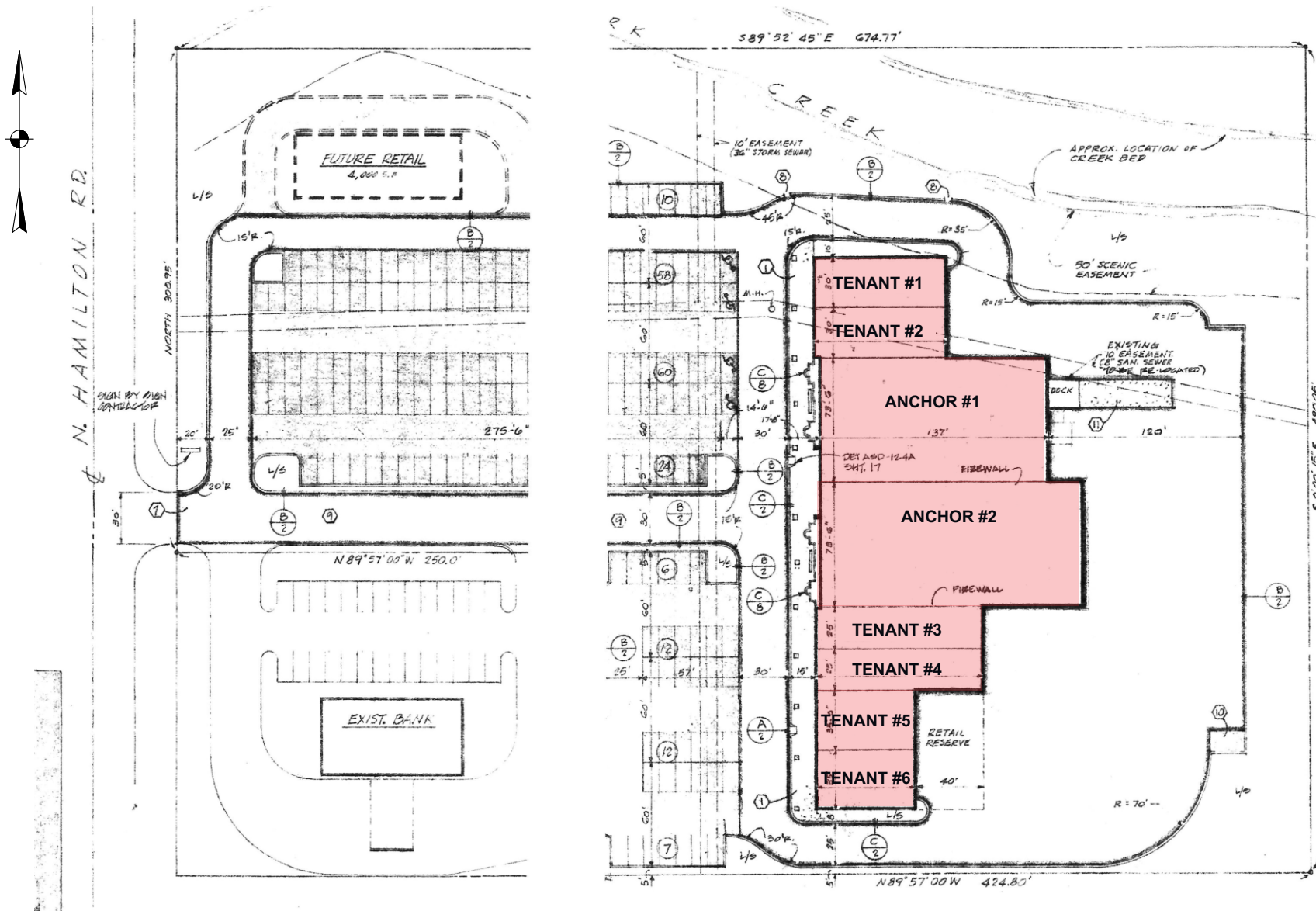
PRODUCTION ART REQUIRED  
Colors on Printed Documents May Vary

PROJECT NAME ROCKY FORK SQUARE  
 LOCATION 134 - 162 N HAMILTON RD  
 CITY GAHANNA STATE OHIO

REVISION 4-18-23  
 \_\_\_\_\_  
 \_\_\_\_\_

SALES BMS  
 DESIGN DAW  
 SIZE 14

DATE 3-9-23  
 SCALE Noted  
 PROJECT# 23222



NOT TO SCALE - SITE PLAN 134-162 HAMILTON RD

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LOCATION 134 - 162 N HAMILTON RD  
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REVISION 4-18-23

SALES BMS  
DESIGN DAW  
SIZE 14

DATE 3-9-23  
SCALE Noted  
PROJECT# 23222



SCALE: 1/4" = 1' - WEST ELEVATION TENANT #1

**ALLOWABLE SIGN AREA**

**MAXIMUM 80% LENGTH OF STOREFRONT = 21.6 FEET**

**MAXIMUM GRAPHIC HEIGHT = 30 INCHES**

**MAXIMUM SQUARE FOOTAGE = 53.75 SQUARE FEET**

**NO RESTRICTIONS IN FONT, DESIGN, LOGOS, OR COLOR OF GRAPHIC CONTENT**

**34" HEIGHT SIGN BAND - .090 ALUMINUM FACE WITH GRAPHICS ROUTED OUT OF FACE AND BACKED WITH TRANSLUCENT ACRYLIC - BACKGROUND COLOR CONSISTENT THROUGHOUT THE CENTER - METHOD OF ILLUMINATION AS PER EXISTING CONDITIONS (FLUORESCENT LAMPS) BUT UPGRADE TO LED IS APPROVABLE**

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Colors on Printed Documents May Vary

PROJECT NAME ROCKY FORK SQUARE  
LOCATION 134 - 162 N HAMILTON RD  
CITY GAHANNA STATE OHIO

REVISION 4-18-23

SALES BMS  
DESIGN DAW  
SIZE 14

DATE 3-9-23  
SCALE Noted  
PROJECT# 23222





SCALE: 1/4" = 1' - WEST ELEVATION TENANT #2

**ALLOWABLE SIGN AREA**

**MAXIMUM 80% LENGTH OF STOREFRONT = 21.6 FEET**

**MAXIMUM GRAPHIC HEIGHT = 30 INCHES**

**MAXIMUM SQUARE FOOTAGE = 53.75 SQUARE FEET**

**NO RESTRICTIONS IN FONT, DESIGN, LOGOS, OR COLOR OF GRAPHIC CONTENT**

**34" HEIGHT SIGN BAND - .090 ALUMINUM FACE WITH GRAPHICS ROUTED OUT OF FACE AND BACKED WITH TRANSLUCENT ACRYLIC - BACKGROUND COLOR CONSISTENT THROUGHOUT THE CENTER - METHOD OF ILLUMINATION AS PER EXISTING CONDITIONS (FLUORESCENT LAMPS) BUT UPGRADE TO LED IS APPROVABLE**

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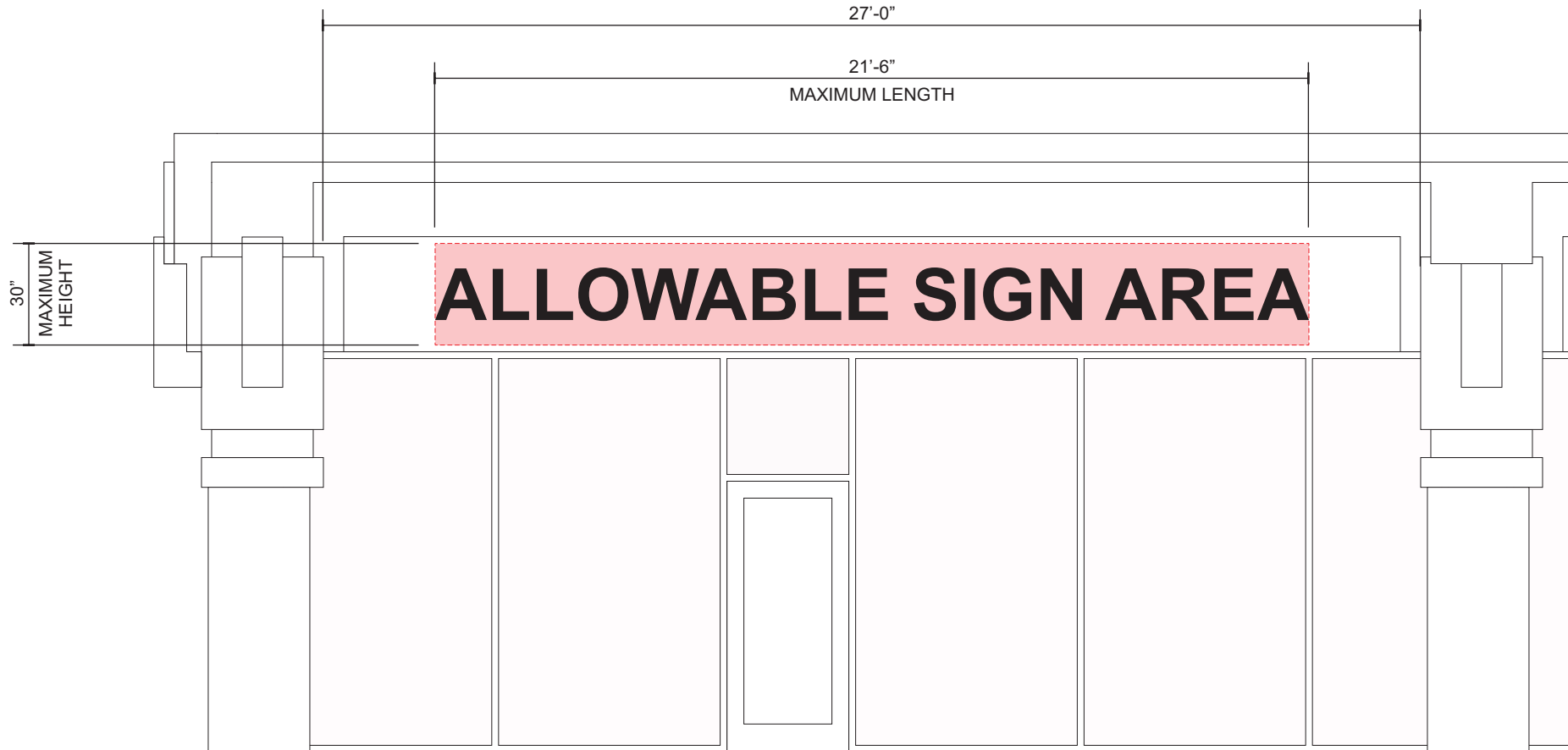
PRODUCTION ART REQUIRED  
Colors on Printed Documents May Vary

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CITY GAHANNA STATE OHIO

REVISION 4-18-23

SALES BMS  
DESIGN DAW  
SIZE 14

DATE 3-9-23  
SCALE Noted  
PROJECT# 23222



SCALE: 1/4" = 1' - WEST ELEVATION TENANT #3

**ALLOWABLE SIGN AREA**

**MAXIMUM 80% LENGTH OF STOREFRONT = 21.6 FEET**  
**MAXIMUM GRAPHIC HEIGHT = 30 INCHES**  
**MAXIMUM SQUARE FOOTAGE = 53.75 SQUARE FEET**

**NO RESTRICTIONS IN FONT, DESIGN, LOGOS, OR COLOR**  
**OF GRAPHIC CONTENT**

**34" HEIGHT SIGN BAND - .090 ALUMINUM FACE WITH GRAPHICS**  
**ROUTED OUT OF FACE AND BACKED WITH TRANSLUCENT**  
**ACRYLIC - BACKGROUND COLOR CONSISTENT THROUGHOUT THE**  
**CENTER - METHOD OF ILLUMINATION AS PER EXISTING CONDITIONS**  
**(FLUORESCENT LAMPS) BUT UPGRADE TO LED IS APPROVABLE**

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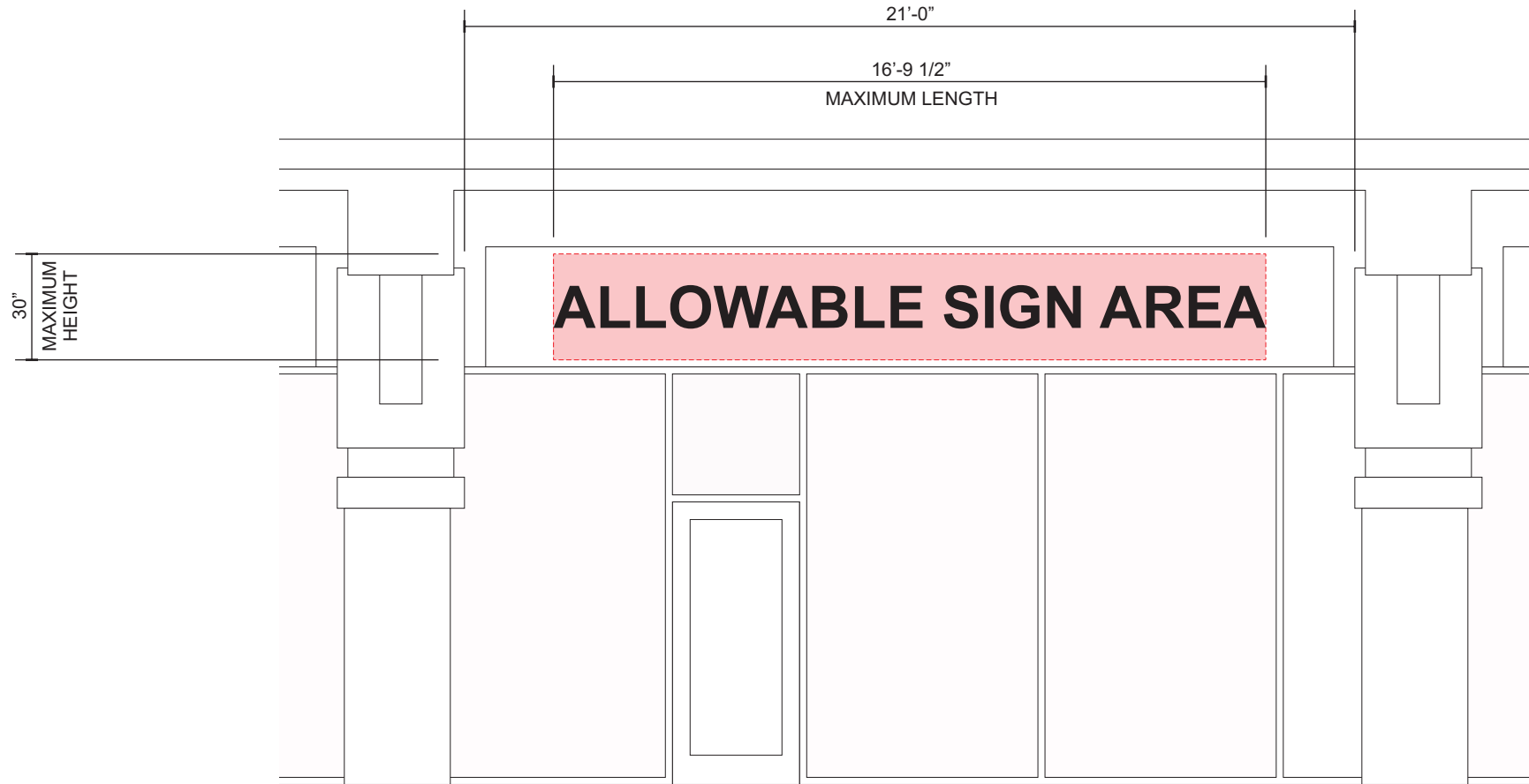
PRODUCTION ART REQUIRED  
Colors on Printed Documents May Vary

PROJECT NAME ROCKY FORK SQUARE  
 LOCATION 134 - 162 N HAMILTON RD  
 CITY GAHANNA STATE OHIO

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SALES BMS  
 DESIGN DAW  
 SIZE 14

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 SCALE Noted  
 PROJECT# 23222



SCALE: 1/4" = 1' - WEST ELEVATION TENANT #4

**ALLOWABLE SIGN AREA**

**MAXIMUM 80% LENGTH OF STOREFRONT = 16.8 FEET**  
**MAXIMUM GRAPHIC HEIGHT = 30 INCHES**  
**MAXIMUM SQUARE FOOTAGE = 42.00 SQUARE FEET**

**NO RESTRICTIONS IN FONT, DESIGN, LOGOS, OR COLOR**  
**OF GRAPHIC CONTENT**

**34" HEIGHT SIGN BAND - .090 ALUMINUM FACE WITH GRAPHICS**  
**ROUTED OUT OF FACE AND BACKED WITH TRANSLUCENT**  
**ACRYLIC - BACKGROUND COLOR CONSISTENT THROUGHOUT THE**  
**CENTER - METHOD OF ILLUMINATION AS PER EXISTING CONDITIONS**  
**(FLUORESCENT LAMPS) BUT UPGRADE TO LED IS APPROVABLE**

**CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION**

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Colors on Printed Documents May Vary

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 CITY GAHANNA STATE OHIO

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SALES BMS  
 DESIGN DAW  
 SIZE 14

DATE 3-9-23  
 SCALE Noted  
 PROJECT# 23222



SCALE: 1/4" = 1' - WEST ELEVATION TENANT #5

**ALLOWABLE SIGN AREA**

**MAXIMUM 80% LENGTH OF STOREFRONT = 21.6 FEET**  
**MAXIMUM GRAPHIC HEIGHT = 30 INCHES**  
**MAXIMUM SQUARE FOOTAGE = 53.75 SQUARE FEET**

**NO RESTRICTIONS IN FONT, DESIGN, LOGOS, OR COLOR**  
**OF GRAPHIC CONTENT**

**34" HEIGHT SIGN BAND - .090 ALUMINUM FACE WITH GRAPHICS**  
**ROUTED OUT OF FACE AND BACKED WITH TRANSLUCENT**  
**ACRYLIC - BACKGROUND COLOR CONSISTENT THROUGHOUT THE**  
**CENTER - METHOD OF ILLUMINATION AS PER EXISTING CONDITIONS**  
**(FLUORESCENT LAMPS) BUT UPGRADE TO LED IS APPROVABLE**

**CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION**

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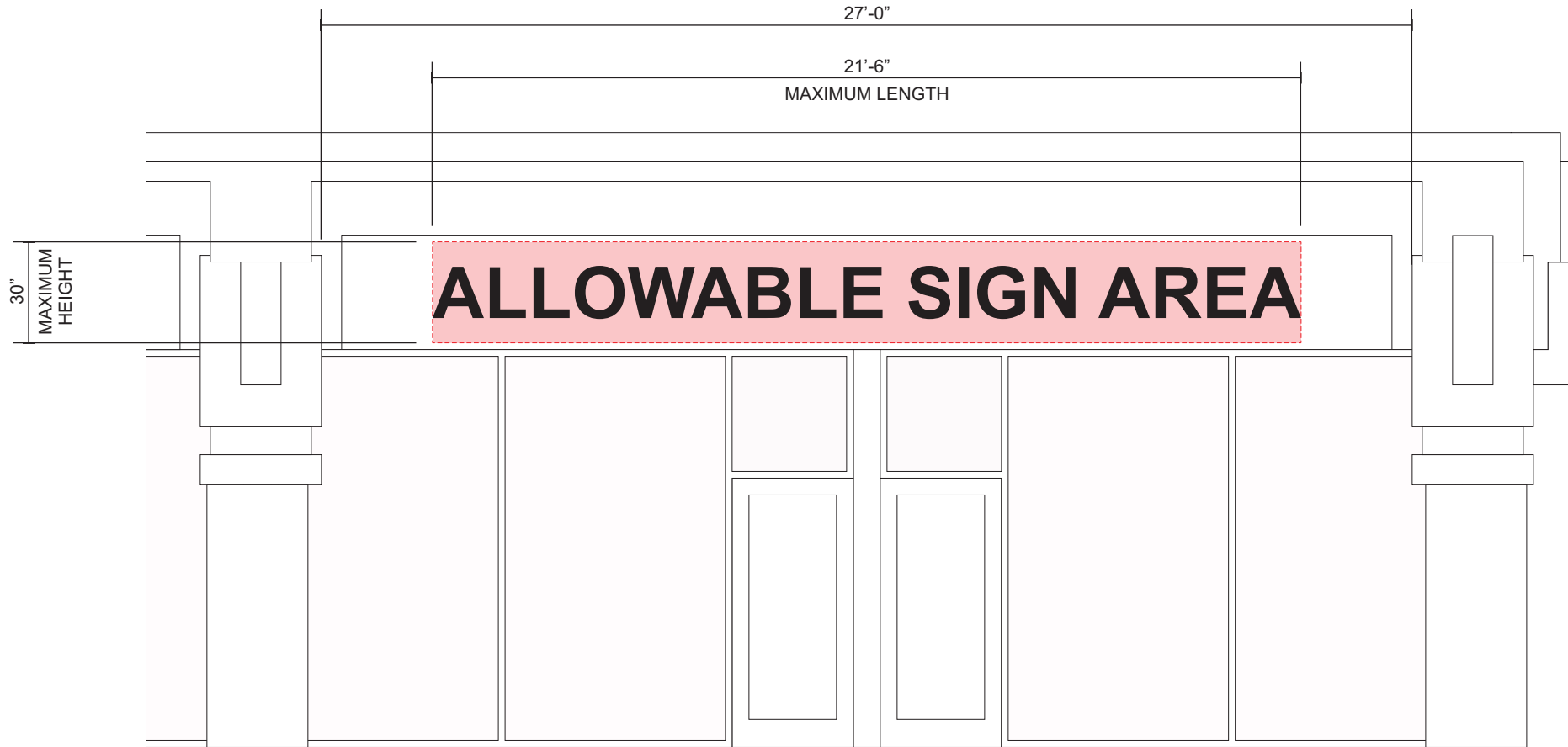
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Colors on Printed Documents May Vary

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 LOCATION 134 - 162 N HAMILTON RD  
 CITY GAHANNA STATE OHIO

REVISION 4-18-23  
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SALES BMS  
 DESIGN DAW  
 SIZE 14

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 SCALE Noted  
 PROJECT# 23222



SCALE: 1/4" = 1' - WEST ELEVATION TENANT #6

**ALLOWABLE SIGN AREA**

**MAXIMUM 80% LENGTH OF STOREFRONT = 21.6 FEET**  
**MAXIMUM GRAPHIC HEIGHT = 30 INCHES**  
**MAXIMUM SQUARE FOOTAGE = 53.75 SQUARE FEET**

**NO RESTRICTIONS IN FONT, DESIGN, LOGOS, OR COLOR**  
**OF GRAPHIC CONTENT**

**34" HEIGHT SIGN BAND - .090 ALUMINUM FACE WITH GRAPHICS**  
**ROUTED OUT OF FACE AND BACKED WITH TRANSLUCENT**  
**ACRYLIC - BACKGROUND COLOR CONSISTENT THROUGHOUT THE**  
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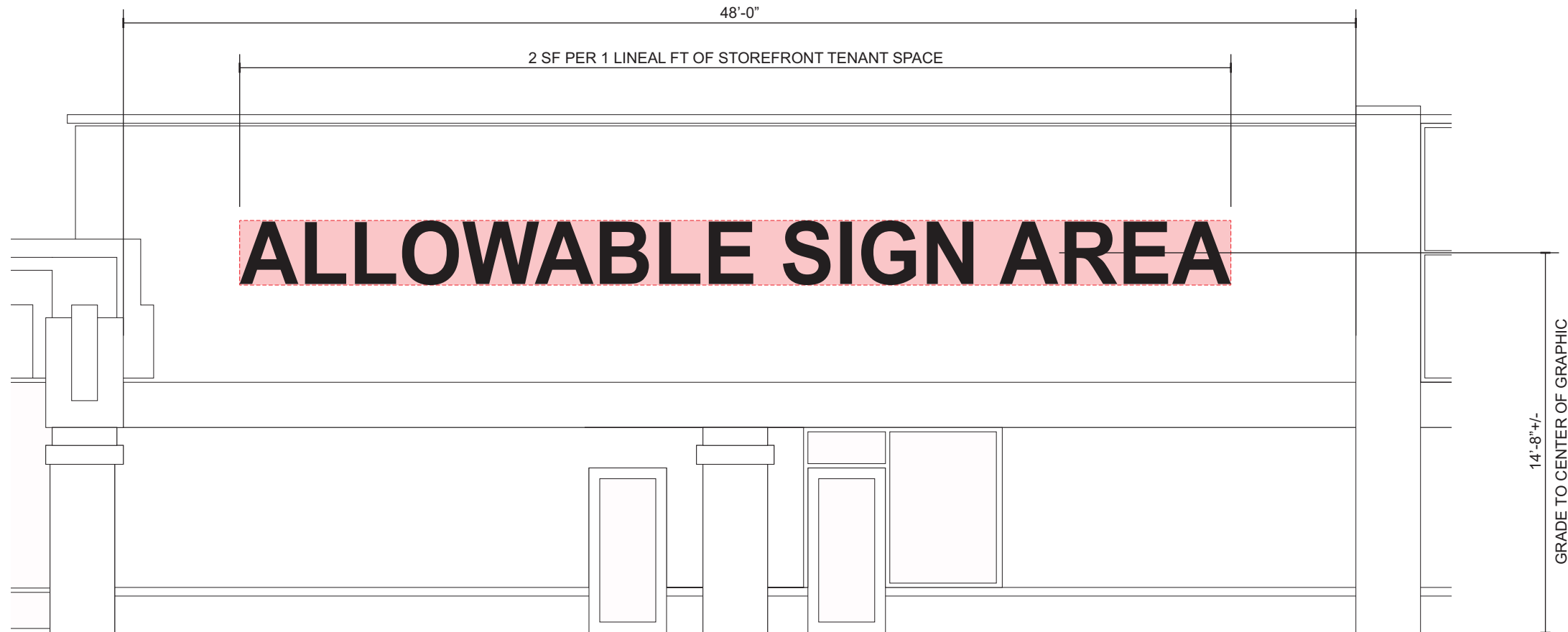
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SCALE: 3/16" = 1' - WEST ELEVATION ANCHOR #1

**ALLOWABLE SIGN AREA**

**MAXIMUM SQUARE FOOTAGE 2 SF PER EACH LINEAL FT OF STOREFRONT = 96 SQUARE FEET**

**NO RESTRICTIONS IN FONT, DESIGN, LOGOS, OR COLOR OF GRAPHIC CONTENT**

**INDIVIDUAL LED ILLUMINATED CHANNEL LETTERS  
ALUMINUM LETTERS - TRANSLUCENT ACRYLIC  
FACES WITH TRIMCAP RETAINERS  
FLUSH OR RACEWAY MOUNTED  
FACELIT OR REVERSE HALO ILLUMINATED**

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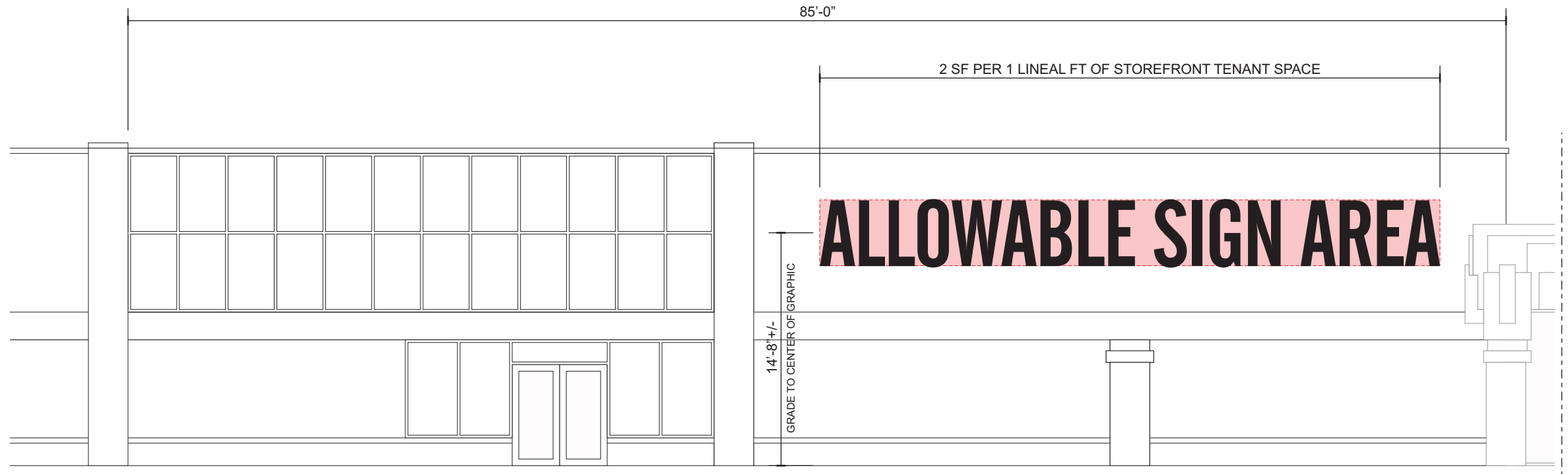
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SCALE: 1/8" = 1' - WEST ELEVATION ANCHOR #2

**ALLOWABLE SIGN AREA**

**MAXIMUM SQUARE FOOTAGE 2 SF PER EACH LINEAL FT OF STOREFRONT = 170 SQUARE FEET**

**NO RESTRICTIONS IN FONT, DESIGN, LOGOS, OR COLOR OF GRAPHIC CONTENT**

**INDIVIDUAL LED ILLUMINATED CHANNEL LETTERS  
ALUMINUM LETTERS - TRANSLUCENT ACRYLIC  
FACES WITH TRIMCAP RETAINERS  
FLUSH OR RACEWAY MOUNTED  
FACELIT OR REVERSE HALO ILLUMINATED**

**CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION**

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Colors on Printed Documents May Vary

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 CITY GAHANNA STATE OHIO

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SCALE: 1/8" = 1' - EXAMPLE OF TENANT SIGN BAND GRAPHIC



SCALE: 1/8" = 1' - EXAMPLE OF ANCHOR CHANNEL LETTERS

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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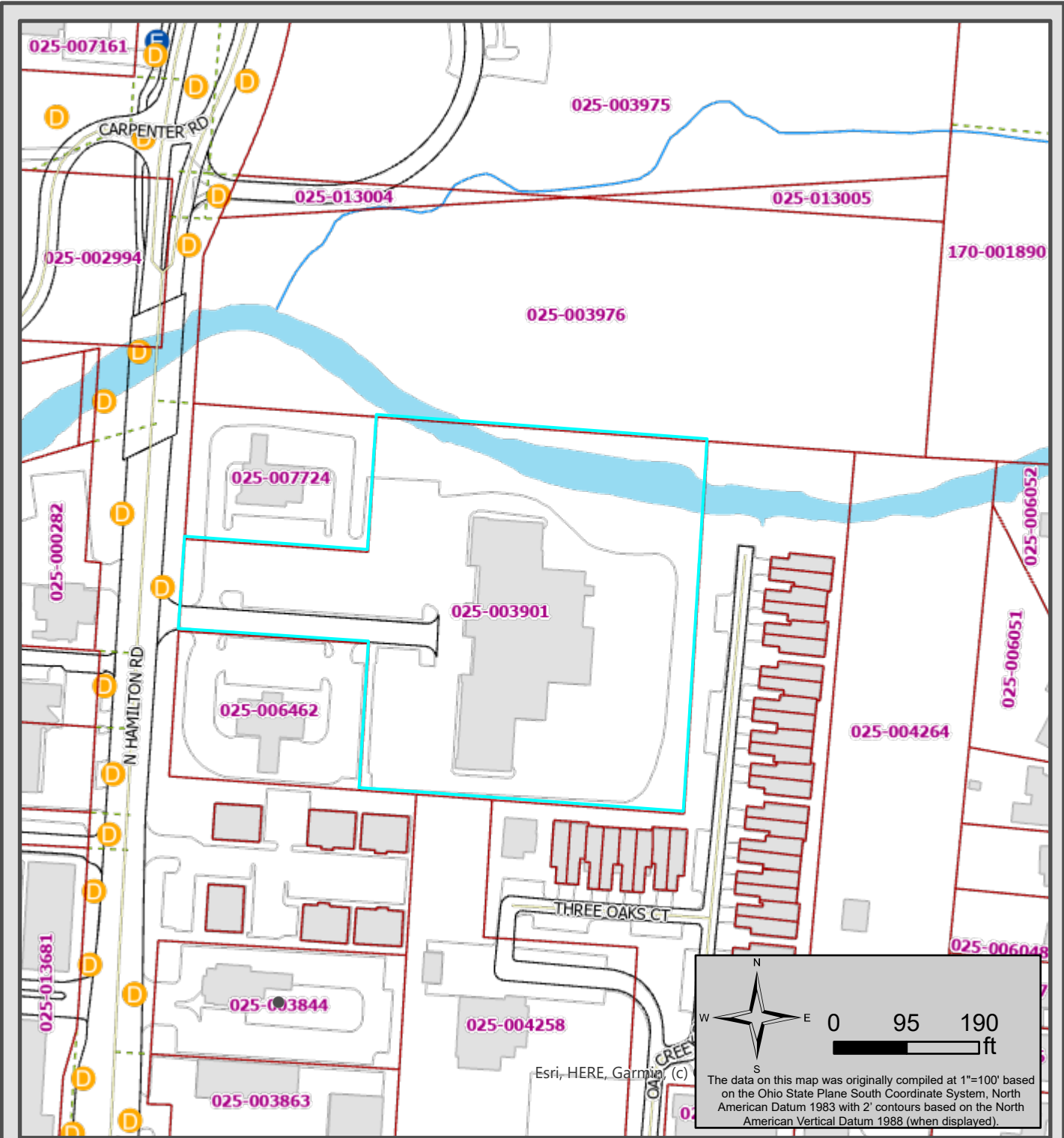
EXAMPLE OF INLINE TENANT SIGNAGE



EXAMPLE OF ANCHOR TENANT SIGNAGE



PANORAMIC VIEW OF ROCKY FORK SQUARE SHOPPING CENTER



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

**Franklin County Auditor's Office Auditor**

**Michael Stinziano**

Map Produced March 17, 2023



**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

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

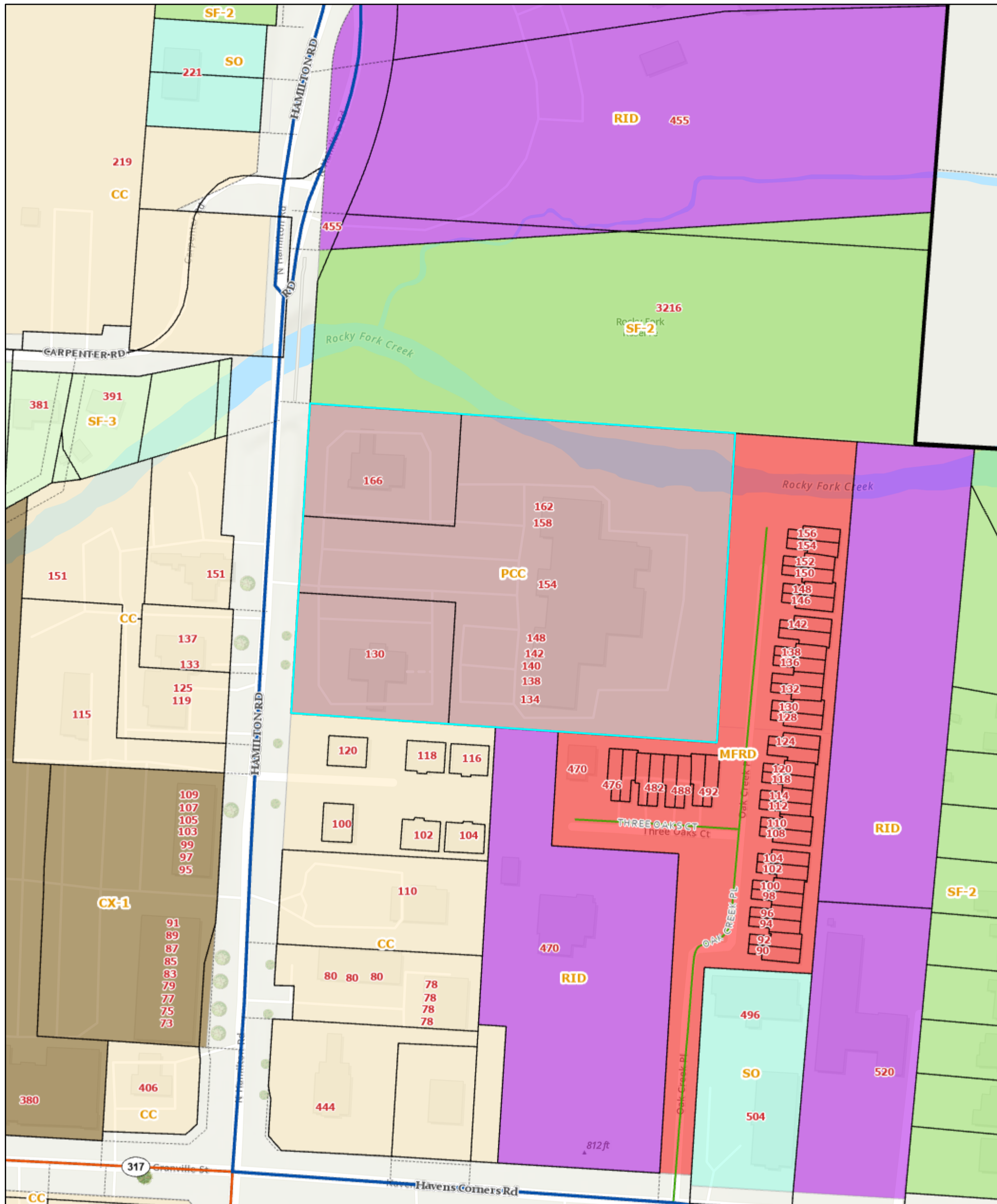
**Topographic Legend**  
Source: OSIP - 2019 LIDAR Collection

- Index Contour
- Intermediate Contour

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

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.

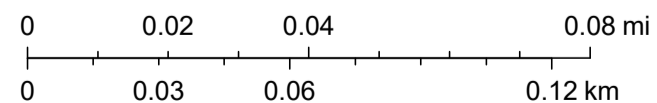
# City of Gahanna



3/17/2023, 2:04:20 PM

- |                |                     |                              |
|----------------|---------------------|------------------------------|
| Gahanna Zoning | SF-2                | Private Street               |
| CC             | SF-3                | State Route                  |
| CX-1           | SO                  | Parcels                      |
| MFRD           | Gahanna Centerlines | Gahanna Corporation Boundary |
| PCC            | County Road         | Original_Lot_Lines_Gahanna   |
| RID            | Municipal Road      | Address Labels               |

1:2,257



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Gahanna, Franklin County Auditor, West Virginia GIS, © OpenStreetMap, Microsoft, Esri,

Planning and Zoning

ROCKY FORK SQUARE  
MASTER SIGN PLAN  
"RESPONSE TO COMMENTS"

Planning

1. On page one, labeled "sign criteria", the word "mater" is in the second paragraph when it should be "master". Please revise.  
**1A. THIS HAS BEEN CORRECTED**
2. Is window signage to be allowed? If so, please add to the MSP and define regulations.  
**2A WINDOW SIGNAGE WILL BE ALLOWED PER CODE**
3. Please explicitly state that the MSP addresses and permits "wall signs/signage" for clarity.  
**3A. THIS CLARIFICATION HAS BEEN ADDED TO THE STATEMENT**
4. For anchor signage, the MSP permits 2 SF of sign area per lineal foot of tenant space. However, the "allowable sign area" shown on the anchor tenant elevations does not seem to match this requirement. Please revise.  
**4A. THE EXHIBITS HAVE BEEN REVISED TO REFLECT THIS DETAIL IN SCALE, EVEN THOUGH THE TERMINOLOGY WAS ALSO ON EACH ANCHOR TENANT SHEET.**
5. Regulations for the existing ground sign may be added to the MSP if desire  
**5A. THERE WILL BE NO REGULATIONS ADDED FOR THE EXISTING GROUND SIGN**



May 2, 2023

Signcom, Inc.  
527 W Rich St  
Columbus, OH 43215

RE: Project 134-162 N Hamilton Rd Design Review/C of A

Dear Signcom, Inc.:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

**Engineering Project Administrator (614) 342-4056**

1. No comments.

**Transportation & Mobility Engineer (614) 342-4050**

2. No comments.

If you have general comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker  
Planning and Zoning Coordinator



## STAFF REPORT

### Request Summary

The applicant is requesting approval of a Master Sign Plan for the Rocky Fork multi-tenant development. The site contains the addresses 134-162 N Hamilton Road and is zoned PCC – Planned Commercial Center.

There is currently no Master Sign Plan for this site, making it challenging to review signs from its tenants. The purpose of an MSP is to ensure that signage at a site is all compatible while creating transparency for tenants. The site contains 8 total tenant spaces, two of which are larger anchor tenant spaces.

The proposed MSP regulates primarily wall signage and does not include the ground sign located to the front of the primary structure along Hamilton Road. Thus, this existing sign is subject to the standard regulations in Chapter 1165 of Code.

Here are some highlights from the proposed MSP:

- Signage for inline tenants is allowed to be up to 80% lineal width
- Signage for anchor tenants allowed to be up to 2 SF per lineal foot of leased tenant space
- Maximum character/letter height is 30 inches tall
- Tenants not restricted in font, design, logos, or colors
- Landlord approval required prior to applying for a sign permit
- Window signage permitted per Code requirements
- Prohibited sign types include boxed/cabinet signs, cloth, paper, cardboard, or vinyl signs, moving or rotating signs, and signs painted directly on building surface

### Evaluation Criteria

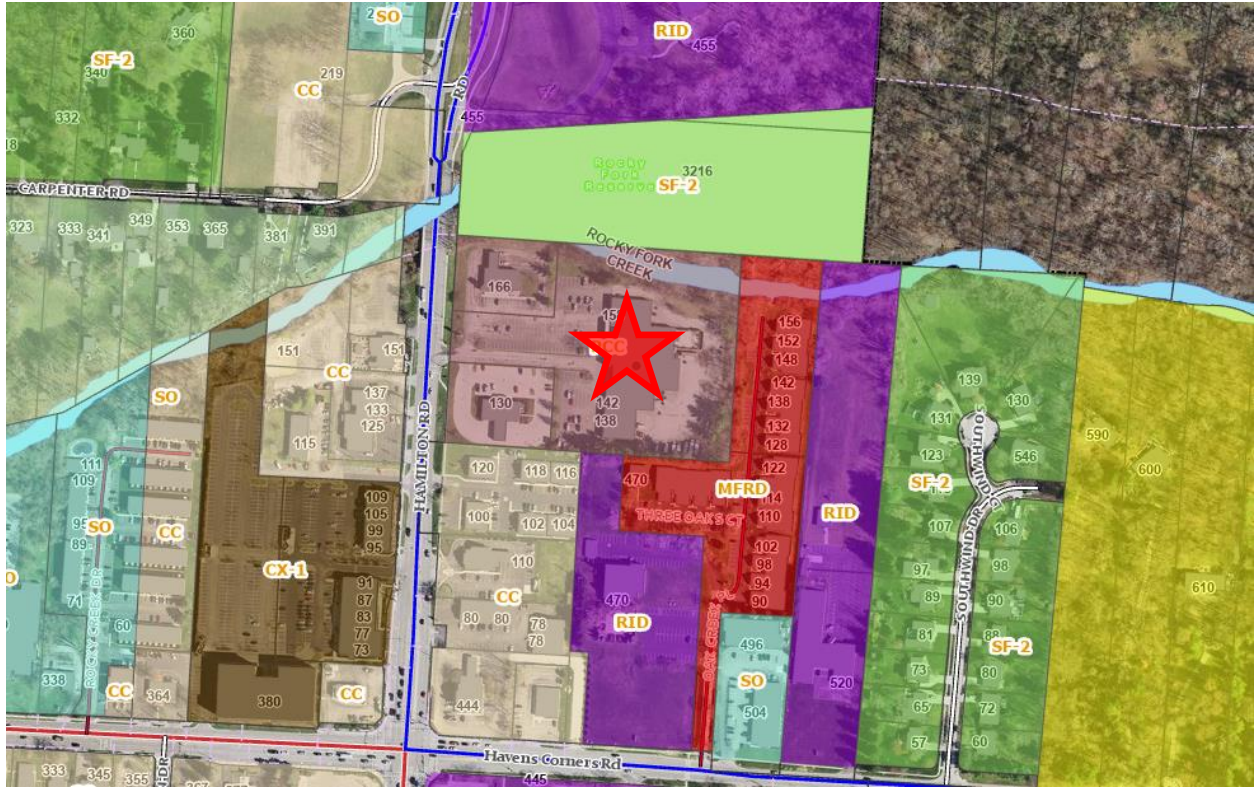
- The MSP shall be designed so that it establishes a common theme or design, uses similar construction methods and compatible colors, scale, and size.
- The MSP shall be approved by Planning Commission prior to the issuance of a sign permit.
- Any changes to an approved MSP shall require submission and approval by Planning Commission.

### Staff Comments

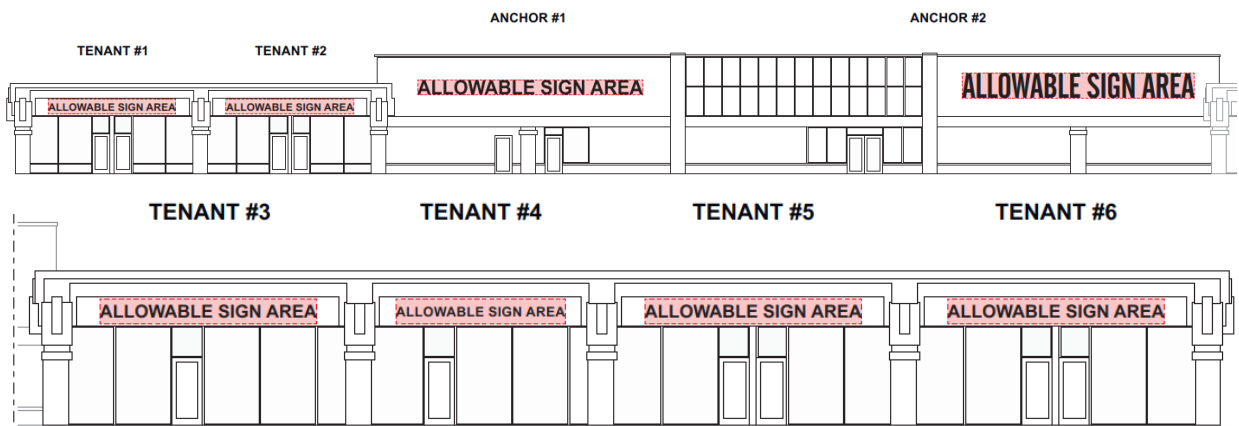
Staff recommends approval of the Master Sign Plan as submitted. It is Staff's opinion that the MSP meets all applicable requirements as outlined in the Zoning Code. The MSP will encourage consistent signage and create an ease of permitting for Staff and tenants. The proposed wall sign size requirements are consistent with previously approved MSPs.



Location/Zoning Map



Submitted Elevations



Respectfully Submitted By:  
 Maddie Capka  
 Planner