



MASTER SIGN PLAN APPLICATION SUMMARY



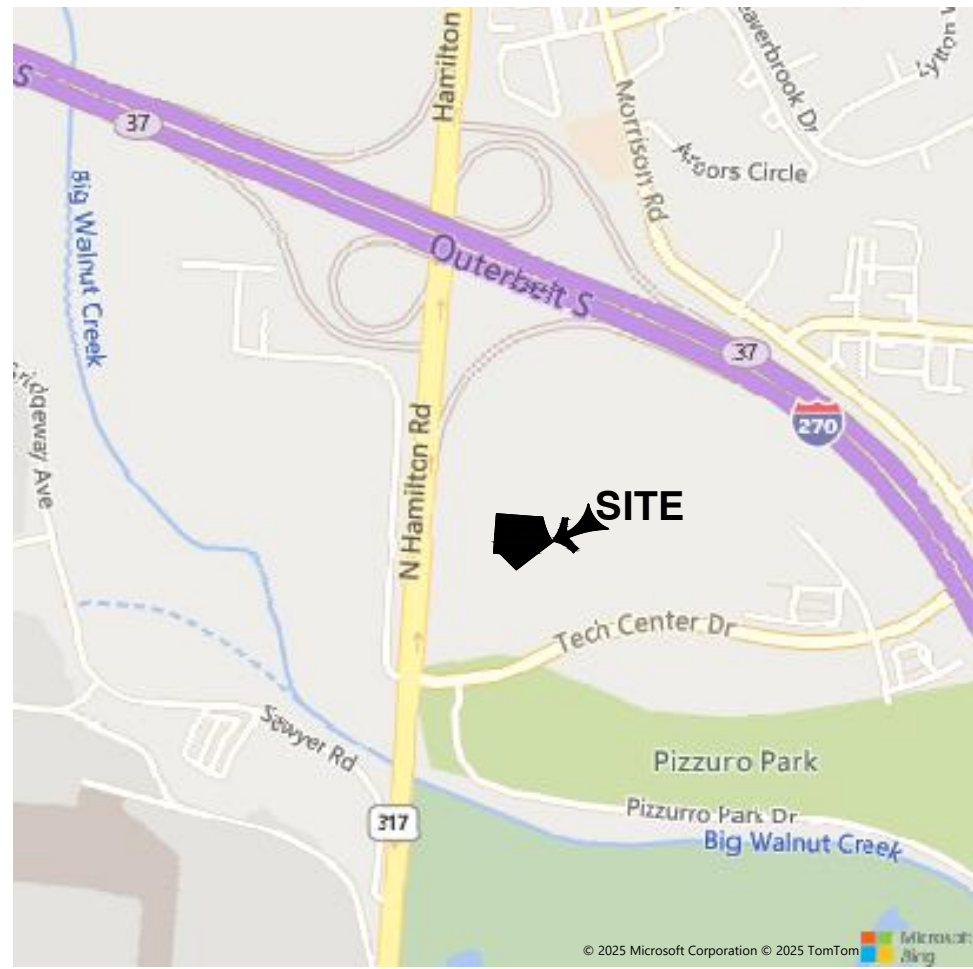
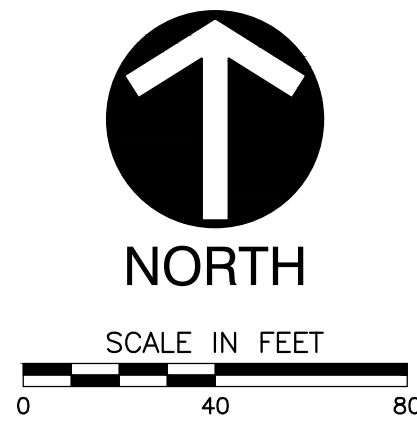
File Number	MSP-25-2
Property Address	0000 Tech Center/Hamilton Gahanna, ohio 43230
Parcel ID	025-014183-00
Zoning District	GC - General Commercial
Project/Business Name	Crescent MOB
Applicant	Larry Canini larry@caniniassocltd.com
Description of the Request	Master sign submittal for a 11,906 sqft medical office building

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FINAL DEVELOPMENT PLAN

CRESCENT MOB

TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3;
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
2025



VICINITY MAP
1" = 1,000'

LEGEND

	SAN	PROPOSED SANITARY SEWER
	W	PROPOSED WATER
	ST	PROPOSED STORM SEWER
	SAN	EXISTING SANITARY SEWER
	W	EXISTING WATER
	ST	EXISTING STORM SEWER
	E	EXISTING ELECTRIC
	FO	EXISTING FIBER OPTIC

ENGINEER/SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 540-6633
CONTACT: BRIAN BURKHART, PE
EMAIL: BBURKHART@CECINC.COM

DEVELOPER

WALNUT CREEK MOB III
PO BOX 887
NEW ALBANY, OH
PHONE: (614) 855-4545
CONTACT: LARRY CANINI
EMAIL: larry@caniniassocltd.com

OWNER

CP CRESCENT LLC
250 CIVIC CENTER DRIVE SUITE #500
COLUMBUS, OH 43215

CP CRESCENT LLC
PN. 025-014183-00

CRESCENT WOODS LLC
PN. 025-014176-00

CP CRESCENT LLC
PN. 025-014182-00



SITE PLAN
SCALE: 1"=40'

SITE STATISTICS

TOTAL ACREAGE	±1.41 AC
ZONING	GENERAL COMMERCIAL (GC)
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	150 FT
BUILDING SETBACKS	
FRONT SETBACK	20 FT
SIDE SETBACK	10 FT
REAR SETBACK	20 FT
PARKING SETBACKS	
ADJACENT TO NON-RESIDENTIAL	10 FT
ADJACENT TO RESIDENTIAL	25 FT
MAX BUILDING HEIGHT	50 FT

PARKING DATA

NUMBER OF SPACES REQUIRED	35 (1 SPACE PER 350 SF.)
NUMBER OF SPACES PROVIDED	49 (2 HANDICAP)

BICYCLE DATA

NUMBER OF SPACES REQUIRED	3 (1 SPACE PER 5,000 SF.)
NUMBER OF SPACES PROVIDED	3

LANDSCAPE REQUIREMENTS

SQUARE FOOTAGE OF SITE	61,414 FT²
IMPERVIOUS AREA	
BUILDING	38,468 FT²
PARKING	11,906 FT²
SIDEWALK	20,916 FT²
DUMPSTER	4,479 FT²
	1,167 FT²
PERVIOUS AREA	22,946 FT²

PER 1163.08

REQUIRED INTERIOR LANDSCAPE AREA:	1,196 FT²
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PROVIDED:

REQUIRED ONE TREE PER 100 FT² OF REQUIRED LANDSCAPE AREA	12 TREES (MIN. 3 CALIPER INCHES)
PROVIDED:	12 TREES (MIN. 3 CALIPER INCHES)

PER 914.05

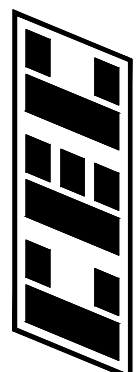
SHADE TREE CALIPER INCH REQUIRED:	46 CALIPER INCHES (46,518 FT²/1,000 FT² PER CALIPER INCH)
PROVIDED:	46 CALIPER INCHES

ALL PARKING AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW BY USE OF AN EVERGREEN HEDGE, MASONRY WALL (BRICK OR STONE), MOUND OR COMBINATION THEREOF TO A HEIGHT OF THREE FEET

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

250 W. Old Wilson Bridge Road
Suite 250
Worthington, OH 43085
Ph: 614.540.6633
www.cecinc.com



Civil & Environmental
Consultants, Inc.

WALNUT CREEK MOB III
CRESCENT MOB
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

DRAWING NO.:

C200

SHEET 1 OF 1

The Crescent Medical Office Building #1

MASTER SIGN PLAN

March 31, 2025

The following criteria have been generated to govern as a Master Sign Plan (MSP) for The Crescent Medical office building development in Gahanna, Ohio. These guidelines will allow the aggregate sign area to exceed the limits of Section 1111.05 of the City of Gahanna Zoning Ordinance, while also providing limitations resulting in a consistent and tasteful overall presentation.

For clarity, the entirety of Section 1111.05 of the City of Gahanna Zoning Ordinance has been included herein. *Those areas shown to be italicized are consistent with said Ordinance. Those areas shown in bold have been modified specific to this Master Sign Plan text, as related to The Crescent Medical Office Building #1.*

1111.05 GENERAL SIGN STANDARDS

(a) Signs that are Exempt from Regulations

- (1) *These sign regulations shall not regulate: the copy and message of signs; official traffic signs, or signs mounted in the public right-of-way; a public art mural designated by the City; flags; scoreboards on athletic fields; gravestones; the display of street numbers; or any display or construction not defined herein as a sign.*
- (2) *A menu board sign at a drive-thru establishment shall not be considered a sign, provided that it meets the requirements of Section 1109.01(n).*
- (3) *A sign that is not clearly visible from outside of the property and is used to communicate information of any kind to a person only within the boundaries of the lot shall not be considered a sign for the purposes of this Chapter and shall be exempt from these sign regulations.*

(b) Determining Sign Area. *The maximum permitted sign area shall apply to the entire area enclosing the extreme limits of writing, representation, emblem or figure. Sign area shall consider the entire face of a sign including the advertising surface and any framing, trim or molding, but not including the supporting structure.*

- (1) *Any frame, material, or color forming an integral part of the display or used to differentiate a sign from the background against which it is placed shall count toward the maximum permitted sign area. For example, if a wall sign is painted with background colors and/or graphics integral to the overall graphic scheme of a sign, the entire wall shall be considered a sign and its measurement computed as such. If a sign is painted on a wall, and the sign can be logically separated and measured separately from the background graphics, the background graphic scheme shall not be computed in the sign area.*
- (2) *Necessary supports or uprights on which a sign is placed are excluded from the computation of sign area.*
- (3) *The permitted actual size of a sign shall apply to each facing of a sign structure; however, where signs are double-faced, placed back-to-back, or in a "V-type" construction when the "V" is at a 45-*

degree angle or less, only one (1) side of the sign shall be counted. Back-to-back signs must be enclosed within the same cabinet or affixed to the same pole and not separated by more than 18 inches to qualify under this section.

- (4) *The overall height of a freestanding sign shall be computed as the distance from the base of the sign at average grade to the top of the highest attached component of the sign. Average grade shall be construed to be the lower of:*

A. Existing grade prior to construction; or,

B. The newly established grade after construction, exclusive of any filing, berming, mounding, or excavating solely for the purpose of increasing the height of the sign.

(c) Aggregate Sign Area. The maximum aggregate sign area, the combined total area of all permitted signs for this development shall be determined by the following.

- (1)** Interior tenant spaces, regardless of lease area, shall be allowed one (1) building-mounted wall sign measuring 4'-0" tall X 8'-0" long (32 s.f.) each. End tenant spaces with two entries, shall be allowed two (2) building mounted wall signs measuring 4'-0" tall x 8'-0" long (32 s.f.) each. One sign shall be located at each entry feature. Therefore, the total aggregate area of building-mounted signage for the end units shall be 64 s.f. each.
- (2)** A tenant may not combine building-mounted sign areas and redistribute their allowable aggregate area in an attempt to increase any one sign.
- (3)** If a tenant occupies multiple lease areas, their allowable signage shall be at each entry feature.
- (4)** Directional signs, freestanding signs and window signs shall be permitted in addition to the area limitations for building-mounted signs described above, as follows:

(d) Awning or Canopy Sign

- (1)** Awning and canopy signs shall be prohibited at this development.

(e) Directional Sign

- (1)** Directional signs shall be located, as necessary, to promote clear and safe vehicular circulation into, through and out of site.
- (2)** Directional signs shall not be located in a manner that will obscure the visibility of oncoming traffic or pedestrians.
- (3)** Directional signs shall not exceed 48" in height.

(f) Wall Sign

(1) All tenants shall utilize the same development-standard sign panel / cabinet design.

A. Sign panel thickness shall be 2-1/2". Sign panel to be fabricated in prefinished metal with 2" border and square edge. Panel shall be utilized as a wireway for additionally applied letters and graphics.

B. All sign panels shall be prefinished to match Sherwin Williams SW7019 'Gauntlet Gray'.

(2) Primary messaging in the form of letters, logos and graphics shall be individually-cut channels with 1" standoffs applied to the development standard cabinet. Furthermore, all messaging must be held away from the edge of the cabinet by 4".

(3) Primary messaging shall be internally and/or halo-illuminated.

(4) Secondary messaging, such as tag lines, may be in the form of routed 1/2" thick metal or PVC.

(5) The City may designate a wall sign as a public art mural, which is exempt from these sign regulations. A public art mural is any mosaic, painting, or graphic art, or combination thereof, which is professionally applied to a building generally for the purposes of decoration or artistic expression and which does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business, or any logo, trademark, trade name, or other commercial message.

(g) Window Sign

(1) The area of a window shall include the area of all contiguous transparent panes or panels, including those separated by mullions, grilles, seams and other non-structural elements, and bound by the window casing or other non-transparent elements on the building's façade.

(h) Electronic Message Center

(1) An electronic message center shall be prohibited at this development.

(i) Prohibited Signs. In addition to those listed above, the following signs are prohibited in this development.

(1) Abandoned signs;

(2) Bench signs;

(3) Flashing signs;

(4) Hazardous signs;

(5) Inflatable, lighter-than-air, or kite-type materials containing commercial messages;

- (6) Merchandise, equipment, products, trailers, or other items not themselves for sale and placed for advertising purposes; this prohibition is not intended to prohibit any form of vehicular signage used in the normal day-to-day operations of a business, such as a sign attached to a bus or lettered on a motor vehicle, unless the primary purpose of such vehicle is for advertising;*
- (7) Portable signs;*
- (8) Roof signs;*
- (9) Street banners;*
- (10) Pole signs;*
- (11) Signs constructed of non-weatherproof materials such as cardboard, posterboard, or other similar material as determined by the City's Designee;*
- (12) Signs within the sight triangle of an intersection;*
- (13) Signs within the public right-of-way located on utility or street light poles, utility boxes, or street signs, unless granted permission by the right-of-way authority;*
- (14) Signs resembling traffic signs or traffic control devices on a public street or road;*
- (15) Signs which obstruct ingress or egress of a property; and,*
- (16) Signs with reflective materials, except for those required by the Ohio Department of Transportation (ODOT).*

General Landlord Notes:

1. The cost of fabrication, permitting and installation of any sign shall be borne by the Tenant.
2. 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 having jurisdiction over the sign design and installation.
3. 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.
4. Any variation from approved standards must be submitted to Landlord and City for approval.
5. Tenant will not be permitted to indicate specific merchandise; specific services rendered or indicate any advertising slogans, unless specifically approved in writing by the Landlord.
6. Signs shall be fabricated and installed by a licensed sign contractor, according to the requirements of local, state and national codes.

7. Signs are to be continuously illuminated during opening hours, or as otherwise defined by the City, Landlord and as required by the Lease.
8. All attachment devices, 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.
9. If any sign standards described herein are found invalid under local sign and/or zoning ordinances, regulations, or laws, the Landlord reserves the right to modify these standards to comply with such local ordinances, regulations, laws or restrictions of record with reasonable approval. In no event shall the invalidity of any (1) sign standard be deemed to invalidate all sign standards described herein.
10. The Landlord is responsible for providing address signage on each storefront to identify the spaces. The following criteria will be met:
 - a. Each Tenant address signage shall be similar to one another.
 - b. Address signage is required to be installed near or on the Tenant's front and rear doors. Only one door on each building face is required to display the tenant's address.
 - c. The font style is to be **ARIAL BOLD**. Numbers are to be 6" tall.
 - d. Numbers are to be white in color.
11. Any sign applications, permits, fees and work related thereto shall be the responsibility of, and at the expense of Tenant and/or Tenant's signage contractor. All fabrication costs associated with Tenant signage are the sole responsibility of the Tenant.
12. Sign manufacturer's shop drawings showing sign construction and installation, including mounting devices, shall be submitted to the Landlord for approval by both the Landlord prior to sign fabrication. Drawings must also include the name of the center and the address of the space.
 - a. All signage design must be submitted to and approved by the Landlord prior to submission to The City of Gahanna for permits.
 - b. 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:
 - i. $\frac{1}{2}" = 1'$ (min) elevation
 - ii. $\frac{1}{4}" = 1'$ (min) storefront elevation with signage, identifying colors of each sign element
 - iii. $1" = 1'$ (min) sections showing installation, power and transformer location

- iv. 1" = 1' (min) section through sign letters
 - v. Color rendering or elevation
 - vi. Photos of similar signage
 - vii. Drawings showing attachment to building shall be signed and sealed by State of Ohio licensed structural engineer *if the Authority Having Jurisdiction requires as part of the sign permit application process.*
- c. The attachment of all projecting signs shall be analyzed and or designed by a State of Ohio licensed Structural Engineer. Attachment details for such signs must be signed & sealed by engineer for submission to Landlord, regardless of local jurisdictional requirements.
 - d. Any resubmission of signage shall be completed to include all original submission. Partial revised submissions will not be accepted.
13. Tenant's signage, whether installed by Landlord, Tenant or Tenant's sign contractor, must be paid for by Tenant before the Tenant may open for business in its Premises.
14. All signs must be attached using non-corrosive hardware.
15. All penetrations, whether structural or electrical, must be sufficiently sealed to prevent the infiltration of water. If the Property is damaged as a result of insufficient sealing, all repair and restoration costs shall be paid by Tenant and/or their Vendor.
16. If a sign is removed for any reason, it shall be the Tenant's responsibility to repair / restore the building façade to its pre-sign-installation condition.
17. Tenant shall be responsible for maintenance of sign and lighting, in a first class and safe manor, at Tenant's expense.
18. These sign standards are subject to change without prior notification by Landlord, to Tenant. Any modifications to these standards which require approval by the City of Gahanna shall be formally sought by Landlord.

PLANNING COMMISSION STAFF REPORT

Project Summary – Crescent Medical Office Building Master Sign Plan

Meeting Date: June 11, 2025

Location: Northeast corner of Tech Center Drive and Hamilton Road

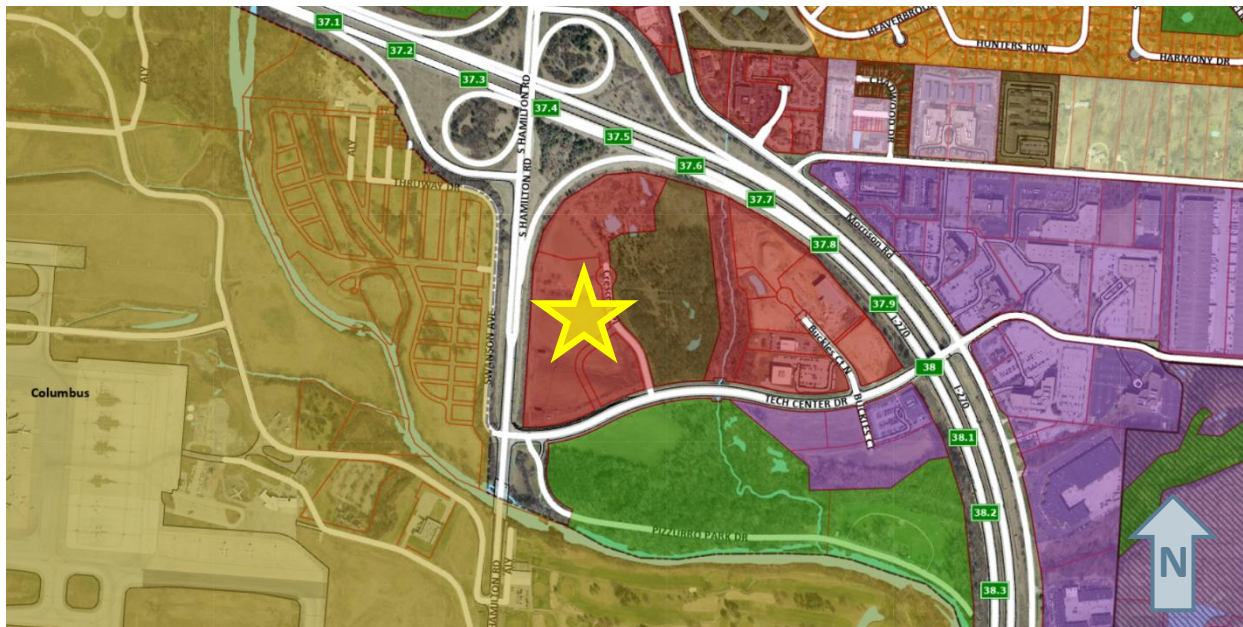
Zoning: General Commercial (GC)

Application Type(s): Master Sign Plan (MSP)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the application.

Location Map:



Staff Review

Overview

The applicant is requesting approval of a Master Sign Plan (MSP) for the proposed Crescent Medical Office building project, located north of Tech Center Drive, east of Hamilton Road, and west of Crescent Place.

The proposed project includes Development Plan and Variance applications for one multi-tenant medical office building with six entry points. The two tenant spaces located on the east and south ends of the building have two entrances each.

The proposed MSP will allow for greater signage size than what is permitted in the Zoning Code for wall signage. The MSP allows for six total wall signs, two on the south facing elevations and four on the east facing elevations. The north and west elevations are considered the rear of the building, so no signage is permitted there. There is one wall sign permitted per tenant, except for the two tenants with two entrances, who are permitted two wall signs each.

There is not a monument sign included with the MSP. This means that any monument sign on the site in the future will be subject to the standard requirements in Chapter 1111 of the zoning code.

All signage for the site must receive landlord approval prior to applying for a Permanent Sign Permit, where the signs will then be reviewed by City Staff.

In the zoning code, multi-tenant buildings without an approved MSP are subject to separate requirements than single-tenant buildings. The chart below outlines the differences between the zoning code requirements for multi-tenant wall signage and the requirements proposed with this MSP application.

Code Requirements		MSP Requirements
<i>Length</i>	50% of storefront width	8 ft
<i>Height</i>	30 in	4 ft (48 in)
<i>Single Wall Sign Area</i>	Must meet requirements above	32 SF
<i>Total Wall Sign Area</i>	Depends on number of tenants/building size, total for <u>all</u> signage is 307 SF for this site (based on lot size)	192 SF
<i>Number of Wall Signs</i>	Depends on number of tenants	6
<i>Note</i>	More than one wall sign permitted per tenant as long as the total size of all signs meets the requirements above	One sign permitted per tenant, except for end tenants who are permitted two signs

Here are some highlights from the proposed MSP:

- Awning/canopy signs are prohibited
- Electronic signs are prohibited
- All tenants must utilize the same sign panel/cabinet design
 - All will match the Sherwin Williams color “Gauntlet Gray”
- All signs will be internally and/or halo-illuminated

Review Criteria

Master Sign Plan (MSP)

Planning Commission shall approve an application for a Master Sign Plan if the following four conditions are met:

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

Recommendation

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 on the site and create an ease of permitting for Staff and tenants. The proposed wall sign size requirements are in scale with the building size.