



Request Summary

- **Master Sign Plan**
 - FDP/DR/V applications approved in 2022
 - Signage shown on plans but was not under purview of Planning Commission
 - Site contains 2-story multi-tenant medical office building with 5 tenants
 - MSP will allow for larger signage than standard Code requirements
 - Includes 9 wall signs and 1 ground sign
 - 4 wall signs are adjacent to I-270
 - 4 tenants have 2 wall signs each

Previously Approved Elevations



SOUTH WEST VIEW - BUCKLES COURT



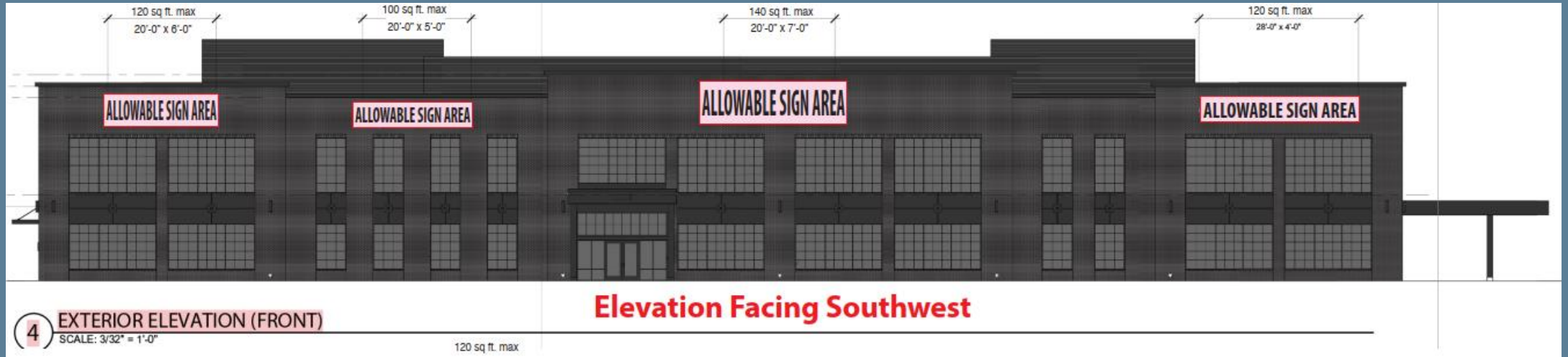
SOUTH EAST VIEW - INTERSTATE 270

Request Summary

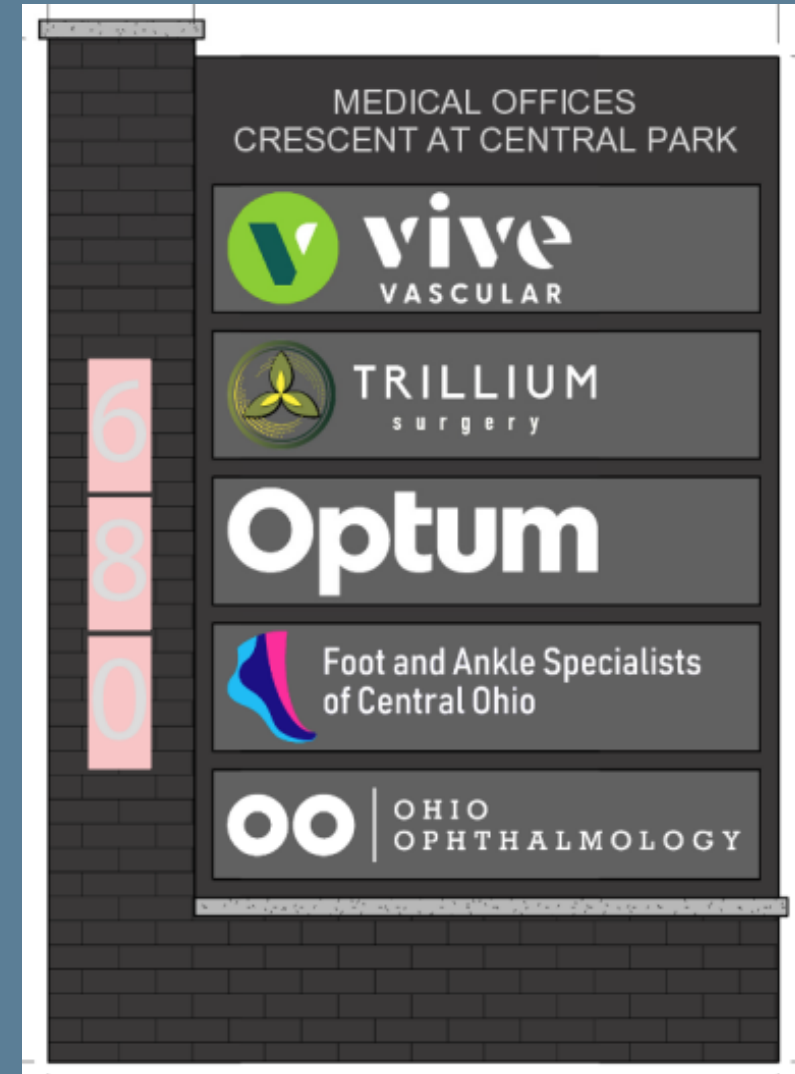
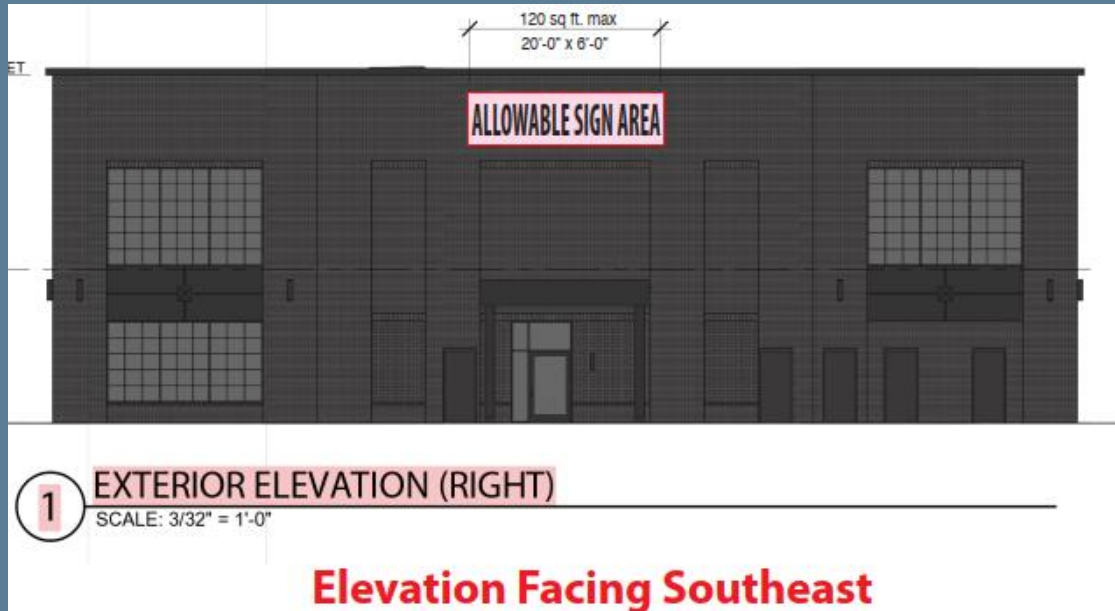
- **MSP Highlights**
 - Wall sign length 20 ft for 7 wall signs, 28 ft for 2
 - Wall sign height between 4 and 7 ft
 - Ground sign is 9 ft 4 in tall, including masonry foundation
 - Five available double-sided sign cabinets, one per tenant
 - Total sign area is 40.44 SF
 - Tenants not restricted in font, design, logos, or colors
 - Landlord approval required prior to applying for a sign permit
 - Prohibited sign types include boxed/cabinet signs, cloth, paper, cardboard, or vinyl signs, moving or rotating signs, signs painted directly on building surface, and window signage

Code Requirements		MSP Requirements
Wall Signage		
<i>Maximum length</i>	50% of storefront width	20-28 ft based on tenant space
<i>Maximum height</i>	30"	4-7 ft based on tenant space
<i>Note</i>	For more than one sign per tenant, total combined <u>length</u> and height not to exceed above	100-140 SF based on tenant space
Monument Signage		
<i>Maximum height</i>	8 ft	9 ft 4in
<i>Maximum area</i>	80 SF	40.44 SF
<i>Minimum setback</i>	15 ft from ROW	16 ft from ROW
<i>Note</i>		Five sign cabinets; one per tenant

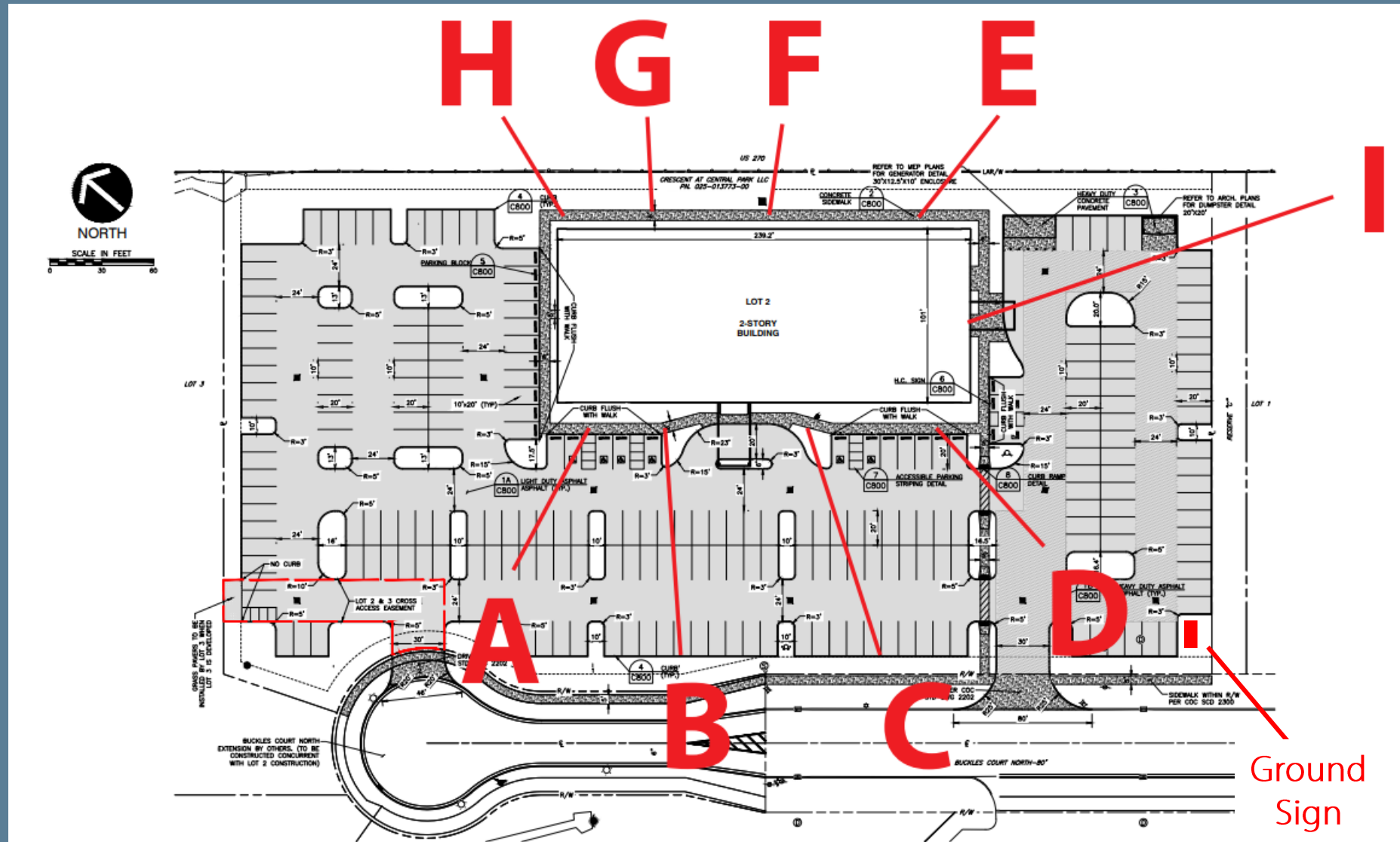
Proposed Elevations



Proposed Elevation and Ground Sign



Site Plan



Request Summary

- **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.

Request Summary

- Staff recommends approval of MSP
 - Meets all applicable Code requirements
 - Encourages consistent signage
 - Wall signage is in scale with the building size
 - Ground sign only exceeds maximum height by 16 inches and meets all other applicable requirements



Gahanna