



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

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

| | | | |
|--|---|---|---|
| Project/Property Address or Location: 870 Claycraft Rd. Gahanna, OH | | Project Name/Business Name Trevi Enterprises, LLC | |
| Parcel ID No.(s): 025-013638 + 025-013639 | | Zoning Designation: OCT | Total Acreage: 16.93 |
| Please check all that apply: | | | |
| SITE PLAN <input type="checkbox"/> | LANDSCAPING <input type="checkbox"/> | BUILDING DESIGN <input type="checkbox"/> | DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Old Gahanna</small> |
| OTHER <input checked="" type="checkbox"/> | | | |
| Project Description: Master sign plan approval for wall mounted tenant signage. | | | |
| APPLICANT Name -do not use a business name: Amy Biondi-Huffman | | Applicant Address: 8400 Industrial Pkwy, Plain City, OH 43064 | |
| Applicant E-mail: amyhuffman@rrohio.com | | Applicant Phone No.: 614-579-7767 | |
| BUSINESS Name (if applicable): Fed one Dublin, LLC | | | |
| ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts) | | | |
| Name(s): Trevi Enterprises, LLC | | Contact Information (phone no./email): Amy Biondi-Huffman 614-579-7767 amyhuffman@rrohio.com 614-883-1011 David Poe dpoe@valorecovery.com | |
| PROPERTY OWNER Name: (if different from Applicant) | | Property Owner Contact Information (phone no./email): | |

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

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/Primary Contact Signature: Amy Biondi-Huffman Date: 10/7/19

INTERNAL USE

Zoning File No. DR-03292018

RECEIVED: KAW
 DATE: 11-20-19

PAID: 100.00
 DATE: 11-20-19



DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:

| |
|--|
| 1. Review Gahanna Code Section 1197 (visit www.municode.com) |
| 2. Materials List (see page 3) – does not apply to demolition applicants |
| 3. Authorization Consent Form Complete & Notarized (see page 4) |
| 4. Application & all supporting documents submitted in digital format |
| 5. Application & all supporting documents submitted in hardcopy format |
| 6. Application fee paid (in accordance with the <u>Building & Zoning Fee Schedule</u>) |
| 7. Color rendering(s) of the project in plan/perspective/or elevation |
| 8. One copy 24"x36" or 11"x17" prints of the plans |
| Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping) |
| 1. SITE PLAN that includes the following: (include: scale, north arrow, & address) if applicable |
| - All property & street pavement lines |
| - Property size |
| - Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets |
| - Location of all existing and proposed buildings on the site |
| - Location of all existing & proposed exterior lighting standards |
| - Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163) |
| - Provide lot coverage breakdown of building & paved surface areas |
| 2. LANDSCAPE PLAN (including plant list) |
| - Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated |
| - Designation of required buffer screens (if any) |
| - Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163) |
| 3. ELEVATIONS from all sides |
| - Fenestration, doorways, & all other projecting & receding elements of the building exterior |
| 4. LIGHTING STANDARD DRAWING that includes the following: (exterior only) |
| - All sizing specifications |
| - Information on lighting intensity (no. of watts, iso foot candle diagram) |
| - Materials, colors, & manufacturer's cut sheet |
| 5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION: |
| - Scale model |
| - Section profiles |
| - Perspective drawing |
| Demolition or Removal of Existing Structures Requirements |
| 1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST: |
| - That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district |
| - That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights |
| - That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood |

MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

| Item | Manufacturer Name | Color Name | Color Number |
|------------------------|---|------------|--------------|
| Awnings | | | |
| Brick | | | |
| Gutters and Downspouts | | | |
| Lighting | | | |
| Roofing | | | |
| Siding | | | |
| Stucco | | | |
| Trim | | | |
| Windows | | | |
| Other (please specify) | signage will be made of aluminum, acrylic and vinyl materials | | |
| Other (please specify) | | | |

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.



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.

Bob Bianchi

(property owner name printed)

[Signature]

(property owner signature)

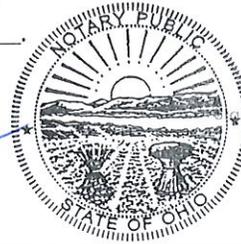
11/19/19

(date)

Subscribed and sworn to before me on this 19th day of November, 20 19.

State of Ohio County of Union

Notary Public Signature: [Signature]



MARGARET M. LONG
Notary Public, State of Ohio
My Comm. Expires Dec. 04, 2024

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.

David Poe

(applicant/representative/property owner name printed)

[Signature]

(applicant/representative/property owner signature)

11/19/19

(date)

Subscribed and sworn to before me on this 19th day of November, 20 19.

State of Ohio County of Union

Notary Public Signature: [Signature]



MARGARET M. LONG
Notary Public, State of Ohio
My Comm. Expires Dec. 04, 2024

**TREVI ENTERPRISES SIGN CRITERIA
FOR
870 CLAYCRAFT ROAD BUILDING
GAHANNA, OH 43230**

INTRODUCTION

The purpose of this sign criterion is to establish and enforce uniform specifications for all signs of the tenants at this multi-tenant industrial building. Signage will need to be high quality, uniform in appearance, attract the maximum amount of traffic and promote the greatest amount of sales and exposure for all tenants. All signage must compliment the overall building design and must confirm with all the building sign criteria. All signage must comply with the terms of the City of Gahanna.

IT IS THE RESPONSIBILITY OF THE TENANT TO HAVE THEIR BUSINESS SIGNAGE FABRICATED AND INSTALLED USING THE APPROVED AND PREFERRED SIGN VENDOR/DESIGNER/SUPPLIER:

FASTSIGNS – Westerville
John McGinley
654-A Brooksedge Blvd.
Westerville, OH 43081
(614) 890 – 3821

GENERAL CRITERIA

All sign designs must be APPROVED by landlord in writing prior to permit submittal and/or sign production.

All designs must be on vendor's letterhead or proof page header.

~~No limit to colors.~~ Individual signs are limited to a maximum of three colors. The colors will coordinate with other signs on the building and the building itself.

Fonts limited to 3 styles per individual sign.

Signs can be internally illuminated LED signs or non-illuminated signs.

All signs must be fastened and be installed directly to substrate of elevation of building.

All signs must be installed in allowable space designated by landlord per leased space.

No exposed conduit, tubing, raceways or exposed neon lighting will be permitted.

Maximum graphic height is 32" for 1 line of copy or 16" for 2 lines of copy.

Maximum sign size not to exceed 80 square feet per leased space.

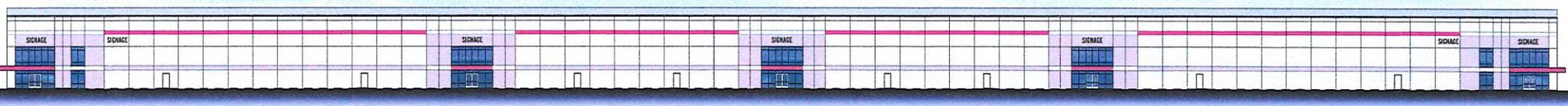
FABRICATION AND ILLUMINATION

No sign shall be deeper than 6".

All signs to be made of aluminum, acrylic and vinyl materials.

All illuminated signs to meet UL Standards and labeled as such.

****NOTE**** Any changes to the approved design criteria or standard contractual signage must be approved by the City of Gahanna Planning Commission.



SOUTH ELEVATION

- End Units have two sign location options
- All signs produced up to 80 sq. ft.

December 23, 2019

Applicant response to City comments

RE: Project 870 Claycraft Rd Master Sign Plan Comment Letter

7. There's a typo that needs corrected. Please revise "BISINESS" with "BUSINESS". The typo occurs under the introduction, sixth line.

We would request that the administrative assistant for staff mark through the typo and write correct spelling above typo.

8. Under general criteria, the limit to three font styles, does this apply to each individual sign or to the building as a whole? Please clarify.

The limit of three font styles are limited to each individual sign.

9. Staff has some concerns with the no limits to colors. First, this section should be clarified if it applies to an individual sign or the building as a whole. Secondly, the City's land use plan states that sign colors should coordinate with each other and the building. Staff suggests a maximum number of colors per sign (for example three) and/or a specific list of colors that are permitted. Please consider revising. Staff will object to the current language as proposed.

Applicant agrees to limit individual signs to a maximum of three colors. The colors will coordinate with each other and the building.



January 8, 2020

David Poe
919 Old Henderson Rd
Columbus, OH 43220

RE: Project 870 Claycraft Rd Master Sign Plan Comment Letter

Dear E Poe David:

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

Building

1. Building Division plan review and building permits will be required for the signs.

Engineering

2. No Comment

Parks

3. No Comment Per Julie Predieri

Fire District

4. The fire division has not comment on the following issues:

The sign plan DR19
The color accent for the exterior of the building DR19
On the Bike Path V19

since these are not referenced in the 2017 Ohio Fire Code.

Public Safety

5. No Comment Received.

Soil & Water Conservation District

6. No Comment Received.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

The zoning code requires a master sign plan (MSP) for multi-tenant buildings. A 262,000 square foot building was approved in January 2019. It is anticipated that there will be approximately five tenants of the building. The MSP can request specific colors, sizes, and style of signs.

Highlights of the MSP include the following:

- Individual signs limited to three colors
- Individual signs limited to three fonts
- No exposed raceways, tubing or conduit
- Maximum size not to exceed 80 square feet per leased space

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.

Land Use Plan

The Land Use Plan (Plan) contains various recommendations related to signage. Unlike the zoning code, the Plan recommends rather than requires. Additionally, most of the recommendations related to signage are for commercial or walkable areas rather than industrial areas. Relevant recommendations include the following:

- Scale of a sign should fit with scale of the building
- Colors should coordinate with each other and the building

Recommendation

It is staff's opinion that the request is consistent with the applicable regulations of the zoning code and land use plan.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
City Planner