



VARIANCE APPLICATION SUMMARY



File Number	V-26-2
Property Address	1365 STONERIDGE DR GAHANNA, OH 43230
Parcel ID	025-004272
Zoning District	GC - General Commercial
Project/Business Name	KROGER #871
Applicant	Rebecca Green
Description of Variance Request	The applicant is requesting a variance to allow the proposed signage to exceed the permitted sign area as required by code. The updated signs are part of Kroger #871's rebranding effort and are designed to improve visibility and consistency with current company standards. The variance is being requested to accommodate the size and placement necessary for effective identification of the business while remaining compatible with the surrounding commercial corridor. Proposed 290.5sf, allowed 72sf (per staff comments), for a variance of 218.5sf.

Requested Variances

Code Section	Code Title
Stoneridge Plaza MSP Phase II	Anchor Tenant Signage



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

<u><i>Grant Woods</i></u> owners representative (property owner/acting agent signature)	<u>Grant Woods</u> (printed name)	<u>1/22/26</u> (date)
<u><i>Ashley Lindeman</i></u> (applicant signature)	<u>Ashley Lindeman</u> (printed name)	<u>01/21/26</u> (date)

<u>Owner Name</u>	<u>Owner Address (Street Number/Name)</u>	<u>Owner Address (City/State/Zip)</u>
STONERIDGE PLAZA SHOPS LLC	250 S Civic Center Dr #500	Columbus, OH 43215
STONERIDGE PLAZA SHOPS LLC	250 S Civic Center Dr #500	Columbus, OH 43215
STONERIDGE PLAZA SHOPS LLC	250 S Civic Center Dr #500	Columbus, OH 43215
STONERIDGE PLAZA SHOPS LLC	250 S Civic Center Dr #500	Columbus, OH 43215
COLUMBUS ACADEMY FEE	4376 Cherry Bottom Rd	Columbus OH 43230

Kroger
Zone: Community commercial modified
Address: 1363 Stoneridge

Statement in Support

To: Allow a wall sign being **290.5** sf, where a 72sf wall sign per the Master Sign Plan is allowed, for a variance of **218.5 SF**.

(3) Before granting a dimensional variance, the Planning Commission shall find that:

A The variance is not likely to result in substantial change to the essential character of the neighborhood;

The proposed wall sign will not substantially change the character of the shopping center. The property is located within a large commercial plaza, and the sign is consistent with the scale of an anchor grocery tenant.

Since the 1960s, Kroger's identification signs have existed within an oval shaped sign. Even after the oval sign was discarded, the word Kroger continued in an oval shape. Most of the area of the sign, as measured by the box method, is open space – not filled by a sign element. So although the sign appears to be large when measured by the box method, it is much smaller since its elements only fill a small percentage of the box space.

B The variance is not likely to result in damage to adjoining properties.

The sign will not cause damage to adjoining properties. It will be mounted to the existing façade and does not extend beyond the building.

C The variance is not likely to adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

The request will not impact the delivery of governmental services, as it involves replacement wall signage only.

D The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood.

The signage will not create environmental impacts beyond what is typical for commercial properties in the plaza.

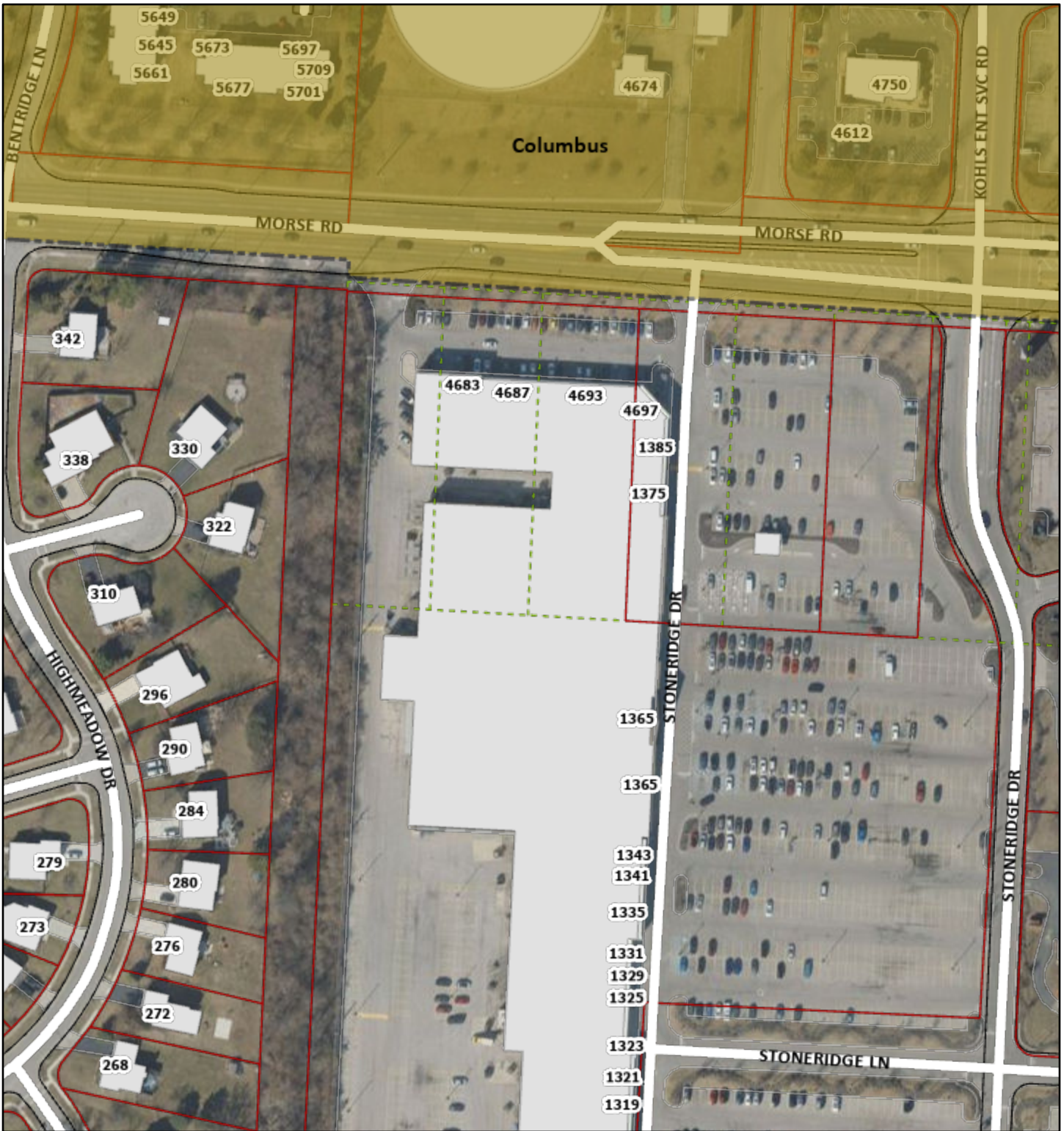
E The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,

The variance is necessary to provide adequate identification for a large-format grocery store within a multi-tenant shopping center. A 72 SF sign would significantly reduce visibility and legibility.

F The variance is not likely to undermine the objectives of the land use plan.

The request does not undermine the objectives of the land use plan, as the property is designated for commercial use and large-scale retail identification is appropriate.

City of Gahanna



2/20/2026, 10:37:25 AM

1:2,257

Municipal Boundary

City

Streets

LBRS Site Addresses

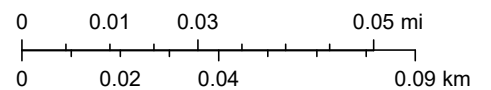
Original Lot Lines

Tax Parcel

Secondary Transportation

Pavement

Building Footprints



FRESH FOR EVERYONE™
Kroger®



KROGER #871
1365 STONERIDGE DRIVE
Gahannas OH

1794167107.01 01.08.2026



QTY.	DESCRIPTION	SQ. FT.
A	1 KROGER LETTERS W/ CART	290.5
B	1 PHARMACY REPLACEMENT PANEL	
C	1 PDT REPLACEMENT PANEL	
D	1 VINYL GRAPHICS	
E	1 PDT LETTERS	20.4
F	1 EXIT LETTERS	2.75



KROGER #871
1365 STONERIDGE DRIVE
Gahanna OH



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Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1794167107.01

DATE: 01.08.2026
 J. Allington



EXISTING



PROPOSED **A**

KROGER #871
1365 STONERIDGE DRIVE
Gahannas OH



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Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____

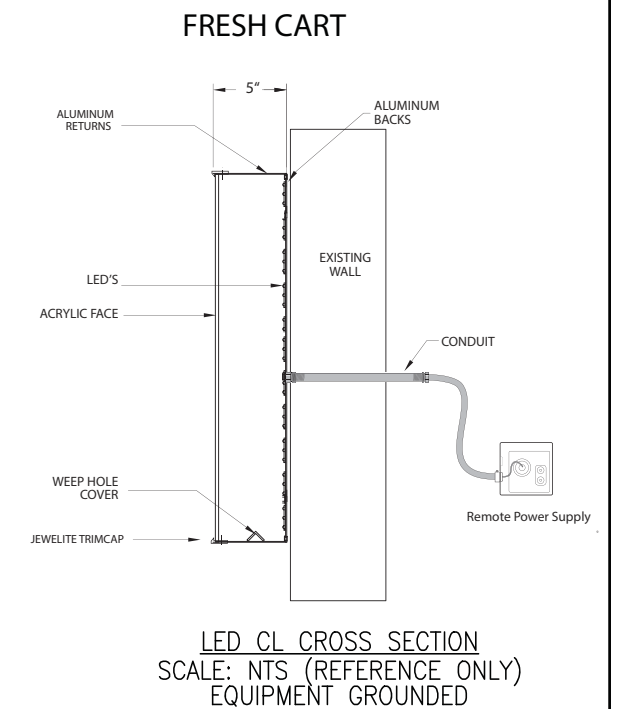
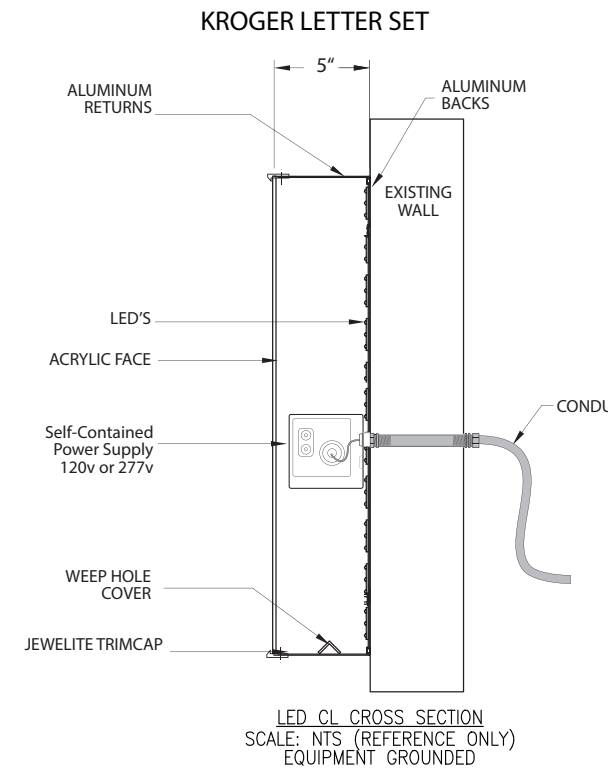
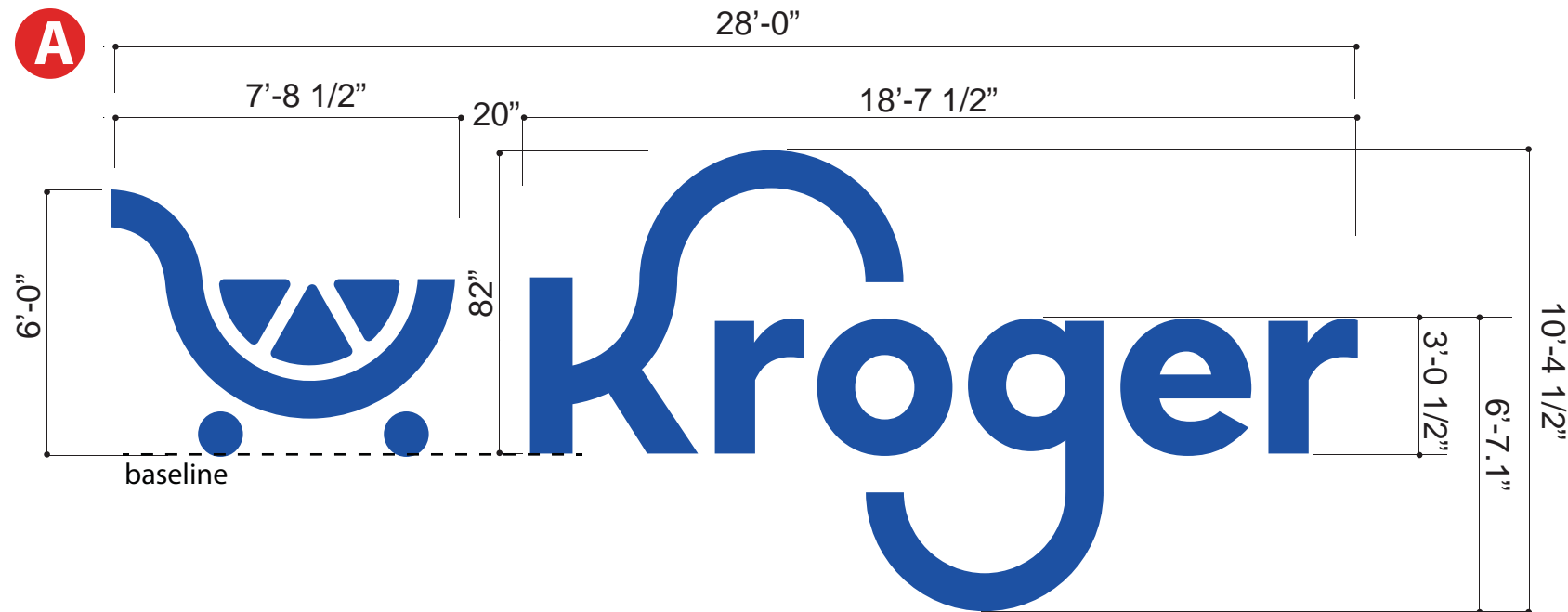


DRAWING NO:
1794167107.01

DATE: 01.08.2026
 J. Allington

NOTE: NON-CORROSIVE SPACERS REQUIRED WHEN MOUNTING.

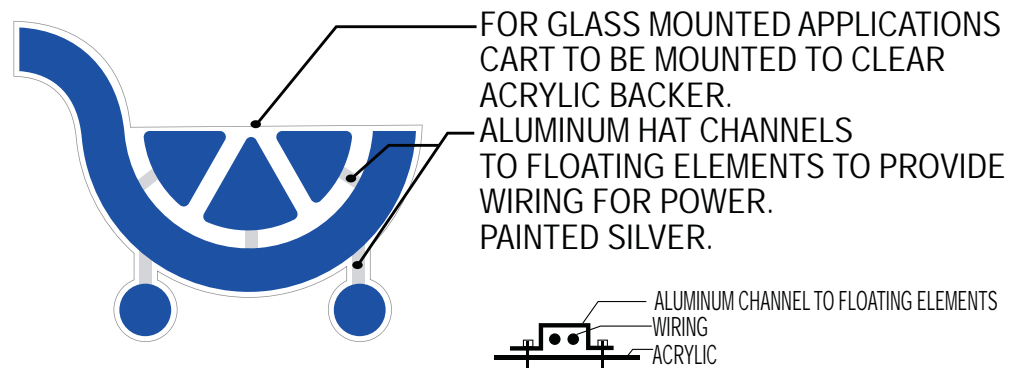
- 3730-8537 KROGER BLUE
- RETAINER: KROGER BLUE PMS 2728C
- FILLER: KROGER BLUE PMS 2728C



***MOUNTING CLIPS AS NEEDED
BY SEPARATE ORDER
BASED ON SURVEY OR
BUILDING SPECS**

****INSTALLER PROVIDES HARDWARE -
ALL THREADED RODS,
LAG BOTS, THRU BOLTS ETC.
AS REQUIRED BY WALL CONDITIONS**

FOR GLASS MOUNTED APPLICATIONS



290.5 SQ. FT.

scale: 1/4" = 1'-0"

**PART # 403-23-CL82-KRGL-FL
PART # 403-23-CL72-R-2728B**

**PART # 403-23-CL72BCKR
PART # 403-20-CL82KRG-CLIPS
PART # 403-20-CL72-CLIPS**



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CUSTOMER APPROVAL:

DATE: _____

	DATE	BY	DATE	BY
Rev. #1	3.31.2022	S.H.	Rev. #4	_____
Rev. #2	6.26.2023	S.H.	Rev. #5	_____
Rev. #3	7.6.2023	S.H.	Rev. #6	_____

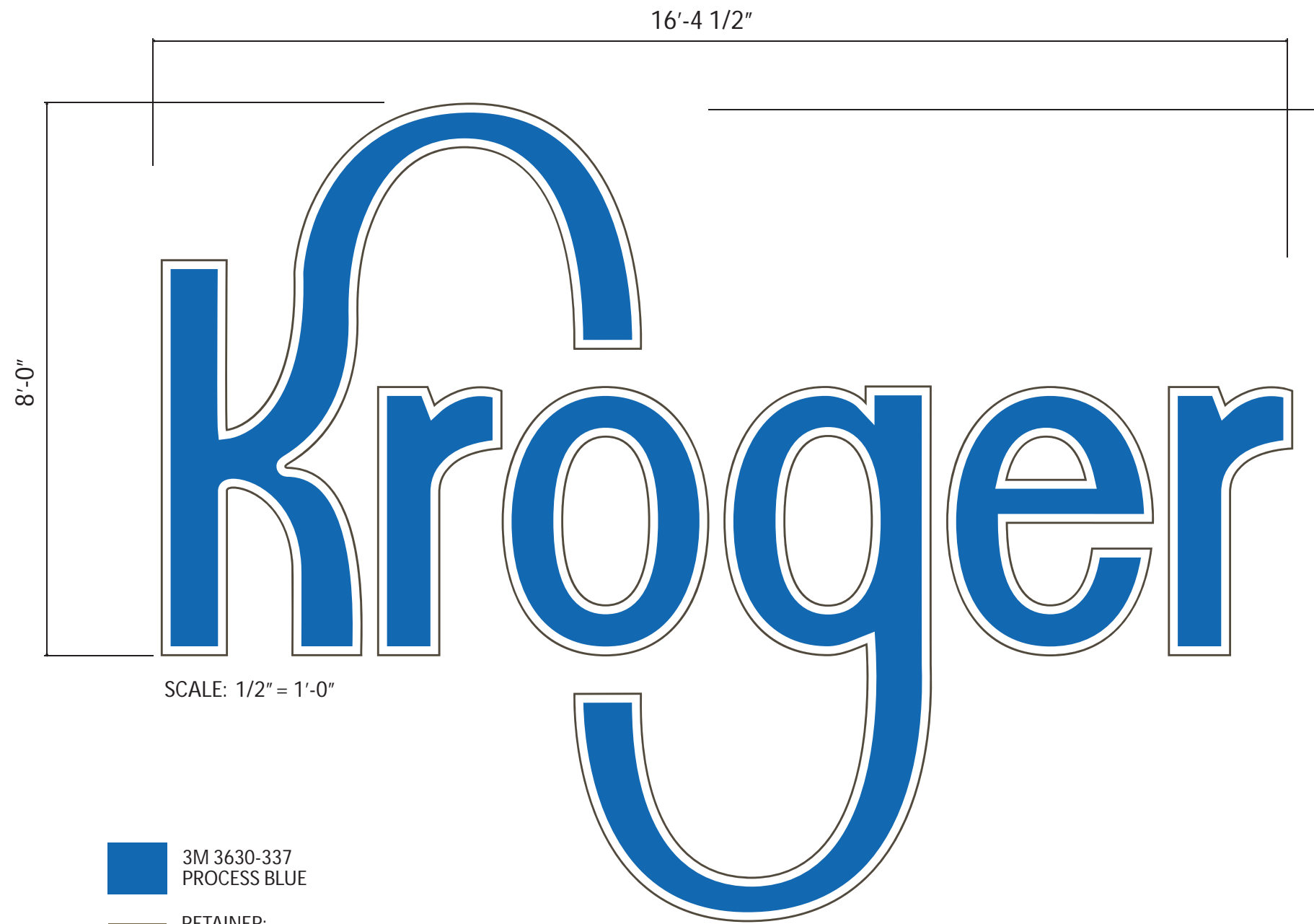


DRAWING NO:
811072090.01A2

DATE: 2.22.2022
S. Hawke

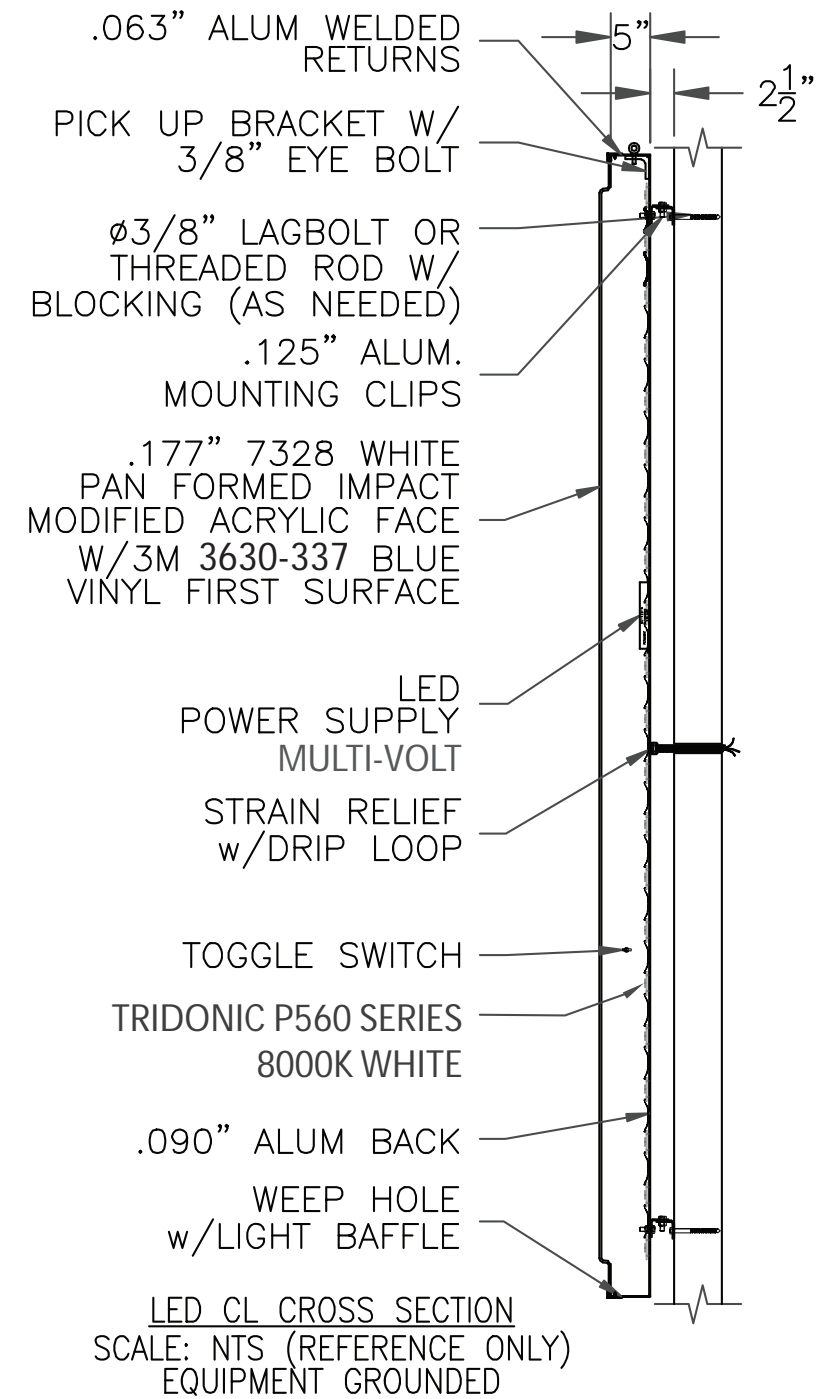
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KROGER CHANNEL LETTER SET - PANNED - SELF-CONTAINED TRANSFORMER



SCALE: 1/2" = 1'-0"

- 3M 3630-337
PROCESS BLUE
- RETAINER:
AKZO TO MATCH
MATTHEWS 313
DARK BRONZE
(Gloss Level T.B.D.)
- FILLER:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



56.9 ACTUAL SQ. FT.



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CUSTOMER APPROVAL:

DATE: _____

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Rev. #2	_____	_____	Rev. #5	_____
Rev. #3	_____	_____	Rev. #6	_____



DRAWING NO:
96852.01A
DATE: 3-11-2019
S. Hawke

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PLANNING COMMISSION STAFF REPORT

Project Summary – Kroger Wall Sign

Meeting Date: April 8, 2026

Location: 1365 Stoneridge Drive

Zoning: General Commercial (GC)

Application Type(s): Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff has no objection to the application.

Location Map:



Staff Review

History

Phase one of the Stoneridge Plaza Master Sign Plan (MSP) was approved in 1995, and phase two was approved shortly after in 1996. These MSPs contained specific sign standards for the shopping center and regulated size, illumination, placement, and other aspects of tenant signage. Phase two outlines very specific requirements for anchor tenant signage, which includes Kroger. These requirements included multiple smaller wall signs (like one reading “Pharmacy”) and the main “Kroger” wall sign.

In 2012, a sign permit was approved for the current Kroger wall sign. This sign exceeds the maximum 72 SF permitted in the MSP, so the sign was likely permitted incorrectly by staff at that time.

In 2018, an updated MSP for the shopping center was approved by Planning Commission. This new document superseded all previous regulations in the two older MSPs, except for the signs that weren’t included in the 2018 version. For those signs, the older regulations in the 1995 and 1996 versions still apply. This includes the Kroger signage.

In May 2024, Planning Commission denied a Variance application for larger wall signage for Cinemark, which is also located in Stoneridge Plaza and subject to the requirements in the 1995 MSP. The Commission cited concerns on the sign design not fitting the scale and design of the architectural features on the front of the tenant space. Staff had no objection to this Variance request.

In February 2025, Planning Commission approved a Variance application for a Kroger wall sign at 300 S Hamilton Rd that exceeded the size requirement in the Hunter’s Ridge Mall/Kroger MSP. In this case, the MSP limited signs to 72 in tall or less, and the proposed sign was 121.67 in tall. The total sign area was ~235 SF. The sign design is almost the same as the one proposed with this application. Staff recommended disapproval of this Variance request.

Overview

The applicant is requesting approval of a variance to allow for a larger Kroger building sign than the MSP allows. The MSP states that the main Kroger sign is limited to 72 SF and the letter height shall be 8 ft tall (not including descenders and ascenders) and 9 ft wide. As mentioned, the existing sign already does not meet these requirements since it is 181.5 SF.

The proposed sign is 290.5 SF, which is 218.5 SF larger than permitted and 109 SF larger than the existing sign. They are replacing the sign to match the company’s current branding. Wall sign area is measured using the box method, so a large portion of the 290.5 SF is blank space due to the ascending and descending letters. The applicant states that a 72 SF sign would not be in scale with the building.

The zoning code’s only size requirement for wall signs is that they must be 50 SF or less and there can only be one per street frontage, so the MSP requirements exceed the zoning code’s allowance. MSP requirements supersede code requirements.

Review Criteria

Variances (V)

The following variances have been requested:

1. Stoneridge Shopping Center MSP – Phase II
 - a. The maximum sign area for the main Kroger wall sign is 72 SF.
 - b. The new proposed sign is 290.5 SF.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance;
- f) The variance is not likely to undermine the objectives of the land use plan;
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures; and,
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

Recommendation

Staff has no objection to this variance request. The existing sign already exceeds the MSP requirements, although the proposed sign is 109 SF larger. The proposed sign area is so large due to the ascending and descending letters (“K” and “g”) and the sign matches Kroger’s new standard branding. Based on the submitted renderings, the sign size is in scale with the building. Additionally, Planning Commission approved the last Variance request for a Kroger wall sign related to an older MSP.