



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

Planning Commission Staff Report  
Council Chambers  
October 2, 2018 1:30pm

### 3. APPLICATION: **Broadway Station Apartments | Certificate of Appropriateness – HPA Sign Appeal**

Project Number: 201808270037

Location: 3469-3473 Park Street (040-000102)

Zoning: PUD-R (Planned Unit Development – Residential)

GroveCity2050 Future  
Land Use Designation: Town Center Core

Proposal: To appeal a denied Certificate of Appropriateness for a projecting sign that exceeds the four square foot maximum size

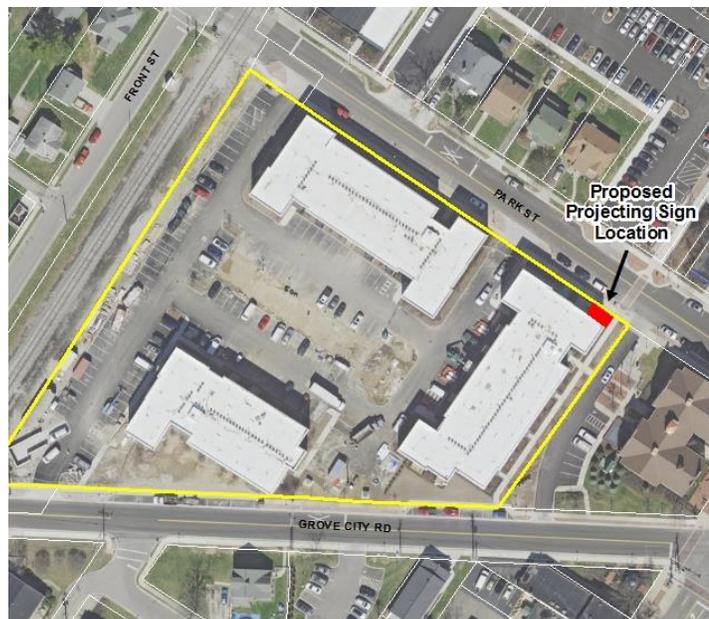
Applicant: Bruce Sommerfelt, Signcom Inc, 527 West Rich Street, Columbus, Ohio 43215

#### Relevant Code Section(s):

- 1138.23 HPA Sign Code – Approval Procedure

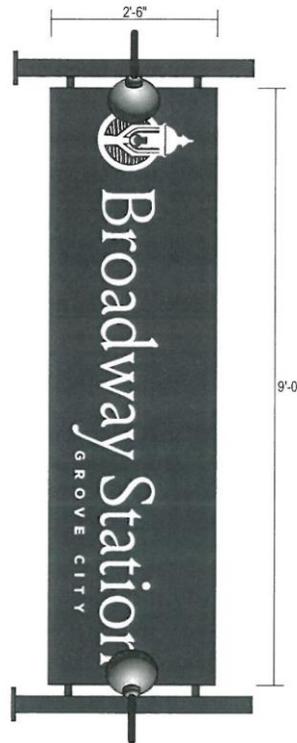
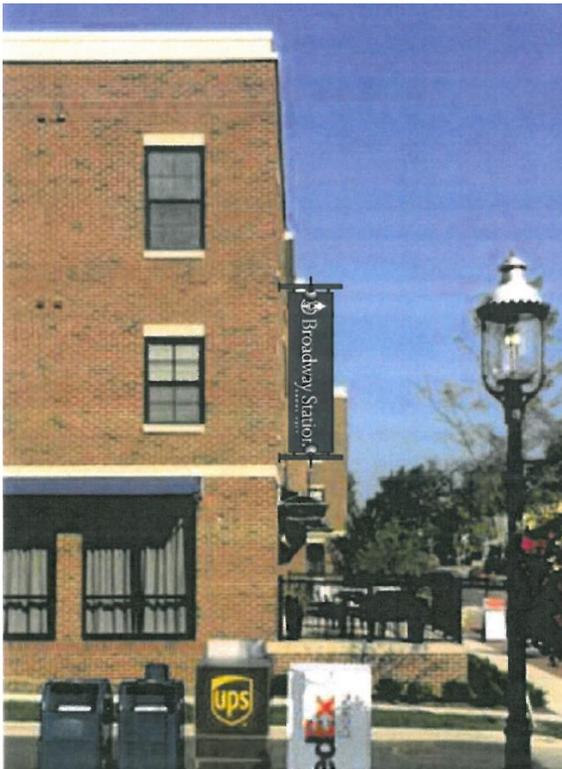
#### Project Summary

The applicant is seeking an appeal to a denied administrative Certificate of Appropriateness for a projecting sign for the Broadway Station Apartments that exceeds the permitted four (4) square feet for projecting signs in the Historical Preservation Area (HPA). The proposed sign will be 22.5 square feet in size and will be located on the corner of the easternmost apartment building, where the leasing office is located. The development currently features a wall sign along Park Street, but the applicant has indicated that this sign is often obscured by parked vehicles and that visitors are having a difficult time locating the complex's main entrance and leasing office.



According to the site's approved zoning text (C-29-15), all signage on the site is required to meet city code, which limits the size of projecting signs in the HPA to four (4) square feet. Staff believes that the 22.5 square foot projecting sign is in scale with the building and the overall scale of the development and is supportive of the proposed projecting sign; however, staff would not be supportive of any further signage on the site in relation to the residential use.

The proposed sign face will be 2.5 feet by nine (9) feet in size, with the mounting tubes projecting a total of 3.5 feet from the building. The sign will feature a dark blue background and white lettering displaying the complex's name and gas lamp logo. The sign is proposed to be externally lit with gooseneck lighting fixtures affixed to the top and bottom of the sign. While the submitted materials show an externally illuminated sign, the applicant has indicated that they are requesting the sign be internally illuminated. Staff is not supportive of internal illumination for the site, as external lighting is more in character with other developments in the Town Center and the approved zoning text for the site states that lighting sources for signs shall be external with gooseneck lighting fixtures.



**Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness – HPA Sign Appeal with the following stipulation:

1. No additional signage shall be approved within the development for the residential use.