



The City of Grove City, Ohio

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

Planning Commission Staff Report
Council Chambers
January 8, 2019 1:30pm

1. APPLICATION: Broadway Station Apartments | Certificate of Appropriateness – HPA Sign Appeal

Project Number: 201811150052

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

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

GroveCity2050 Future
Land Use Designation: Town Center Core

Proposal: To request an internally illuminated projecting sign in place of the externally illuminated projecting sign approved by City Council in 2018.

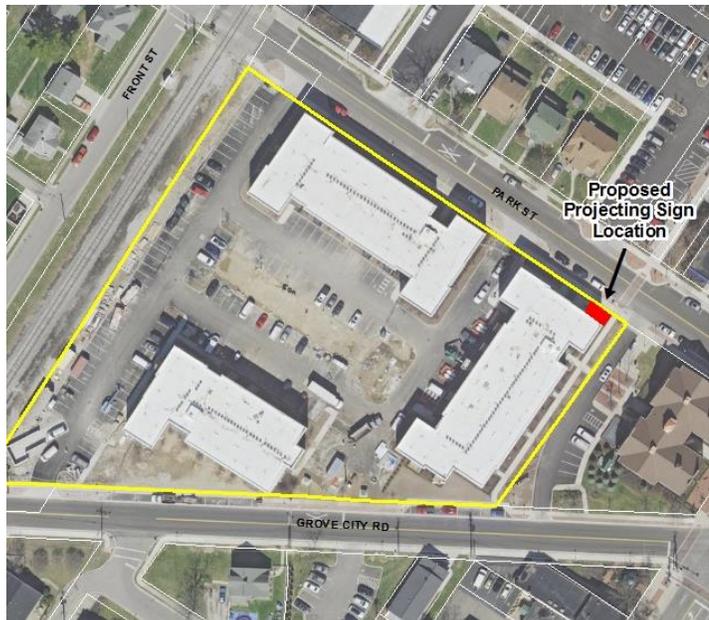
Applicant: Bruce Sommerfelt, Signcom Inc, 527 West Rich Street, Columbus, Ohio 43215

Relevant Plans, Policies and Code Section(s):

- 1138.04(e) HPA Design Requirements, Signs
- 1138.23 HPA Sign Code – Approval Procedure
- C-29-15 Broadway Station Apartments Zoning Text
- CR-55-18 Certificate of Appropriateness for a Projecting Sign at 3433 Park Street

Project Summary

The applicant has submitted a Certificate of Appropriateness (COA) for an internally illuminated projection sign for the Broadway Station Apartments located behind City Hall in the Historical Preservation Area (HPA). Last October, City Council approved a COA for a similar request for permanent wall signage (CR-55-10) for this complex. This application mirrors that of their 2018 request with the exception to the sign’s illumination. The current request is for a new Certificate of Appropriateness to allow the sign to be internally illuminated instead. All other aspects of the sign including its location, design and size are

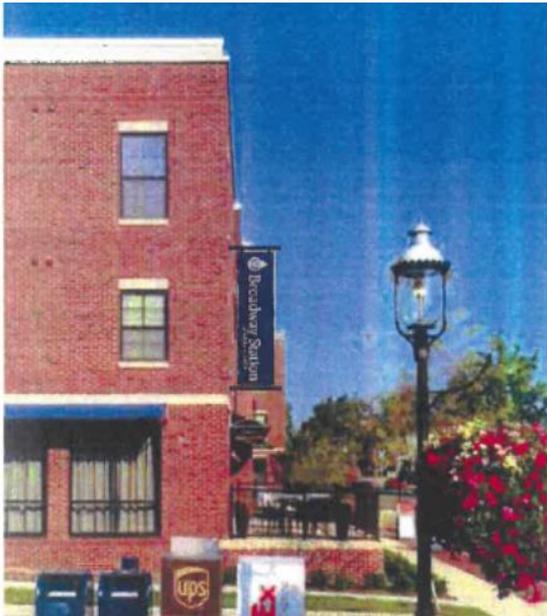


proposed to remain the same.

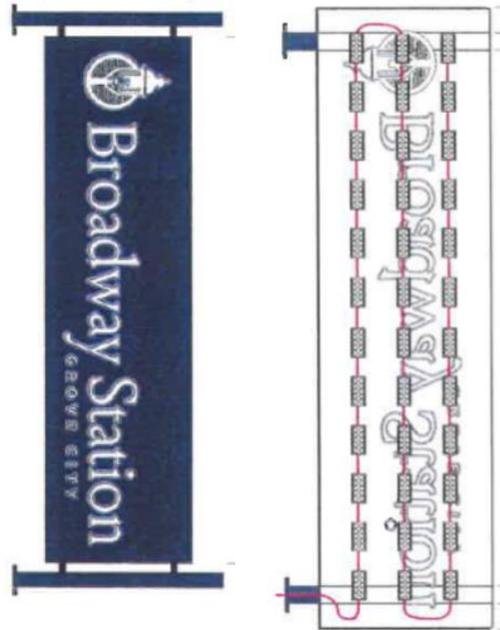
The proposed sign face will be 2.5 feet by nine (9) feet in size, with the mounting tubes projecting a total of 3.5 feet from the building. The sign will feature a dark blue background and white lettering displaying the complex's name and gas lamp logo.

It is staff's understanding that following Council's initial COA approval (CR-55-10) the applicant wished to have an internally lit sign be considered and in working with the City Administration believed it should be handled through a new application.

The sign is proposed to be internally lit, which staff had previously not supported, as the approved zoning text for the site (C-29-15) requires that signage be externally lit with gooseneck lighting fixtures. However, Code Section 1138.04(e) states, "all signs within the historical area shall...be of such style or design that reflects the era during which the structure was built..." Therefore, in reconsidering the applicant's request, because the proposed sign will be placed on a more modern and recently constructed building, staff believes it would be acceptable for the sign to utilize a more modern lighting style. Additionally, other internally illuminated signs are utilized in the Historical Preservation Area including Local Cantina, the Welcome Center and Museum sign at 3378 Park Street and the Schoedinger Norris Funeral sign at 3920 Broadway.



Proposed Sign



Proposed Lighting

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 as submitted.