

# Graphics Commission Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: GC23-005 Date Received: 2/15/23  
Assigned Planner: DANE KIRK Fee: \$1,500  
Contact Information: DEKirk@columbus.gov 614-645-7973  
Existing Zoning: [REDACTED] Commission/Civic: [REDACTED]  
Comments: MARCH 2, 2023 STAFF REVIEW

**TYPE(S) OF ACTION REQUESTED** (Check all that apply):  
 Variance  Graphics Plan  Special Permit  Miscellaneous Graphic



**Project Description:**  
Propose a Graphics Plan for a Logistics Park with 6 buildings to allow more monument signs and wall signs, and larger directional signs than would normally be allowed by code.

**LOCATION**  
Certified Address: 1465 & 1595 London Groveport Road (& various) City: Columbus, OH Zip: 43207  
VARIOUS = 6730 Prushing Farms Rd, 6735 & 6780 Schieser Farms Rd W, and 6920 Schieser Farms Rd E  
Parcel Number (only one required): 495302542 (1595), 495232641 (1465), 495263119 (various - see attached)

**APPLICANT** (If different from Owner):  
Applicant Name: Jennifer Bender / DaNite Sign Company Phone Number: 614-572-6532 Ext.: \_\_\_\_\_  
Address: 1640 Harmon Ave City/State: Columbus, OH Zip: 43223  
Email Address: jbender@danitesign.com Fax Number: \_\_\_\_\_

**PROPERTY OWNER(S)**  Check here if listing additional property owners on a separate page  
Name: Pinchal & Company LLC (Brian McMackin) Phone Number: 713-961-4488 Ext.: \_\_\_\_\_  
Address: 4400 Post Oak Parkway, Suite 2350 City/State: Houston, TX Zip: 77027  
Email Address: brian@pinchal-co.com Fax Number: \_\_\_\_\_

**ATTORNEY / AGENT** (Check one if applicable):  Attorney  Agent  
Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**SIGNATURES** (All signatures)  
APPLICANT SIGNATURE   
PROPERTY OWNER SIGNATURE X   
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

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## STATEMENT OF HARDSHIP

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

### **3382.05 Variance.**

- A.** The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
  2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
  3. Prevent a reasonable return in service, use of income compared to other conforming premises in the same district; and
  4. Where the result of granting the Variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B.** In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard public safety and welfare.
- C.** Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any district.

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

We believe the character of a comprehensive Logistics Park is well represented here, and that no surrounding properties would be negatively affected. There are (11) total ground signs, (10) of which would not be allowed by regular code (see 3377.15) within the interior of the park along private streets. Type B multi-tenant ground signs request the development name be only 1/4 of the graphic area instead of 1/2 (see 3377.11). Type C directional & ID signs may show the development name at the top for continuity, the tenant name, and be 12.67 sq ft at 52.5" tall, rather than the allowable 6 sq ft @ 30" OAH (3377.14). Set the max size of all wall signs at 4' tall and 100 sq ft graphic area, located at each tenant's entrance, and allow one up to 100 sq ft max wall sign above the window set on the N/front elevation of the East Bldg. That particular elevation does not have a public entrance, and many of the wall in this development signs face private streets within the development (3377.24).

Signature of Applicant  Date 1/9/2023

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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Pinchall & Company LLC  
of (1) MAILING ADDRESS 4400 Post Oak Parkway, Suite 2350 Houston, TX 77027

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS 1465 & 1595 London Groveport Rd, 6275 & 6280 Scheister Farms Rd W,  
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS

(4) Pinchal & Company LLC  
4400 Post Oak Parkway, Suite 2350  
Houston, TX 77027

APPLICANT'S NAME AND PHONE #  
(same as listed on front application)

Jennifer Bender  
614-572-6532

AREA COMMISSION OR CIVIC GROUP  
ZONING CHAIR OR CONTACT PERSON  
AND EMAIL ADDRESS

(5) South Columbus Area Commission  
50 W Gay St  
Columbus, OH 43215

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property

SIGNATURE OF AFFIANT *Jennifer Bender*

Sworn to before me and signed in my presence this 8 day of Feb, in the year 2023

*Bruce G. Tokar, Sr.*  
(7) SIGNATURE OF NOTARY PUBLIC

12/15/2023  
My Commission Expires

Notary Seal Here



**BRUCE G. TOKAR, SR**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 12/15/2025

January 9, 2023

Regarding the Property at:

Logistics Park  
1465 & 1595 London Groveport Rd  
Columbus, OH 43207

This letter will serve to confirm that Pinchal & Company, as owner or owner's agent for the property at the above location, with a mailing address of 1465 & 1595 London Groveport Rd., Columbus Ohio 43207; 6730 Prushing Farms Rd., Columbus Ohio 43207; 6735 & 6780 Schieser Farms Rd. W, Columbus, Ohio 43207; & 69220 Schieser Farms Rd. E, Columbus, Ohio 43207 I/we hereby grant permission and authorization to DaNite Sign Company, 1640 Harmon Ave, Columbus, OH 43223 to act as agents on behalf of this company in all aspects of obtaining approvals and permits for the installation and erection of the signage at said referenced location.

Thank you for your time and attention to this matter and we appreciate the consideration you have shown in requesting our approval. Please let us know if we can be of further assistance.

Owner email / phone#: brian@pinchal-co.com

Sincerely,



Signature

1/9/23

Date

**NOTARY SEAL:**

State of: ~~Ohio~~ Texas

County of: ~~Franklin~~ Harris

The foregoing instrument was acknowledged before

# DaNite Sign Co.

1640 Harmon Avenue, Columbus, Ohio 43223-3300 Ph: (614) 444-3333 / Fax: (614) 444-3026

me this 9<sup>th</sup> day of January, 2023.  
My Commission Expires: 4-28-2026



*Ruth Hicks*



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## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Pinchall & Company LLC (Brian McMackin)  
of (COMPLETE ADDRESS) 4400 Post Oak Parkway, Suite 2350, Houston, TX 77027  
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is  
a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this  
application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>London Groveport STS, LLC</u>	<u>4400 Post Oak Parkway Houston, TX 77027</u>
<u>Prushing Farms Partners</u>	<u>4400 Post Oak Parkway Houston, TX 77027</u>
<u>LGW STS, LLC</u>	<u>4400 Post Oak Parkway Houston, TX 77027</u>

SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 8 day of FEB, in the year 2023

*[Signature]*  
SIGNATURE OF NOTARY PUBLIC

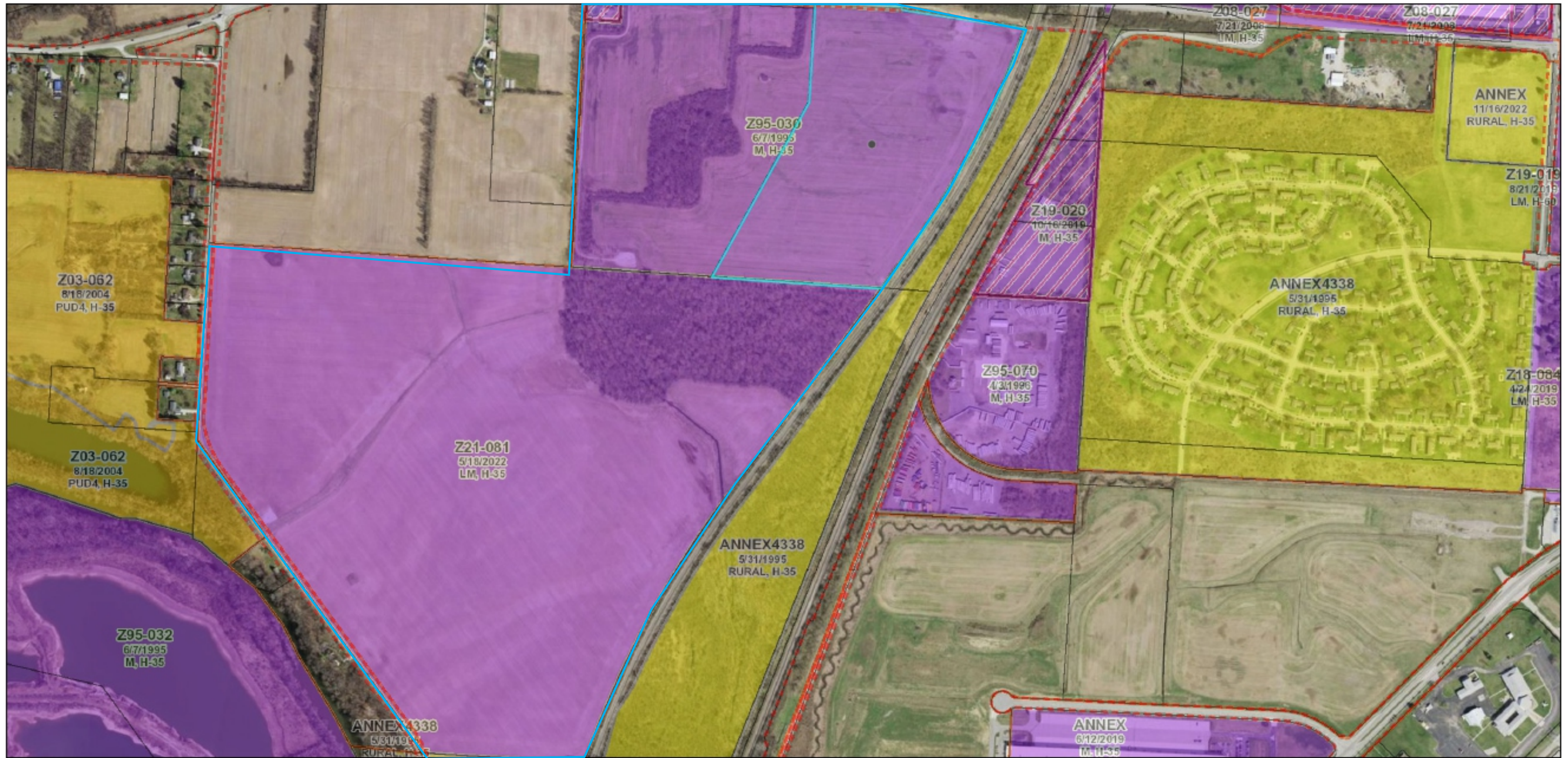
12/15/2025  
My Commission Expires

Notary Seal Here



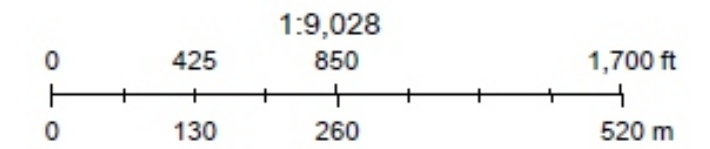
BRUCE G. TOKAR, SR  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 12/15/2025





1/9/2023, 2:01:01 PM

- |                     |                           |                     |                      |                       |
|---------------------|---------------------------|---------------------|----------------------|-----------------------|
| --- Right of Way    | <b>Base Zoning</b>        | Institutional       | Neighborhood Edge    | Town Center           |
| Historic Properties | Commercial                | Manufactured Home   | Neighborhood General | Special Parking Areas |
| Corporate Boundary  | Downtown District         | Manufacturing       | Parking              | Council Variance      |
| Parcels             | East Franklinton District | Multi-family        | Research Park        |                       |
|                     | Excavation/Quarrying      | Neighborhood Center | Residential          |                       |



City of Columbus GIS



COMMITTEE

COLUMBUS CITY COUNCIL

Comply Compliance With Title 38

ZONING  
INTRODUCED BY

MICHAEL COLEMAN

DATE OF FIRST HEARING

5-1-95

**ORIGINAL**

Ordinance No. 918-95

Resolution No. \_\_\_\_\_

30 Day \_\_\_\_\_ Emergency \_\_\_\_\_

As Of (Date) \_\_\_\_\_

Authorized Signature \_\_\_\_\_

CITY ATTORNEY: This ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

By \_\_\_\_\_ Date: \_\_\_\_\_

FLOOR ACTION  
(Clerks Office Only)

MAY 08 1995

P 6-0

Griffin absent

AUDITOR'S CERTIFICATE

I hereby certify that there is in the treasury, or anticipated to come into the treasury and not appropriated for any other purpose, the amount of money specified hereon, to pay the within ordinance.

Date: \_\_\_\_\_ No. \_\_\_\_\_

Fd No. \_\_\_\_\_ Div No. \_\_\_\_\_ Ct. \_\_\_\_\_

By \_\_\_\_\_ Amt. \_\_\_\_\_

City Auditor or Deputy Auditor

EXPLANATION OF LEGISLATION:

CITY COUNCIL  
CITY HALL  
COLUMBUS, OHIO

Re zoning Application 295-030

HONORABLE MEMBERS OF COUNCIL:

The attached legislation is submitted for Council action

APPLICANT: Franklin Community Improvement Corp ; c/o Donald T. Plank, Atty., 326 South High Street, Suite 500, Columbus, Ohio 43215.

PROPOSED USE: Manufacturing, warehousing and distribution development

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) April 13, 1995

CITY DEPARTMENTS' RECOMMENDATION: Approval. Since the Rickenbacker area has been declared a foreign trade zone and nearby development includes warehouse distribution facilities, this site can provide an area for those primary and support facilities development which create employment opportunities for the south side community. Establishment of such facilities would thus be consistent and appropriate with the goals and objectives expressed in the Comprehensive Plan for this particular portion of the Expansion District.

Denise Powers, 645-4522  
Development Regulation

Contact For Questions Phone  
on the Legislation

Approved (Division Head)

Approved (Department Head)

TITLE (BRIEF DESCRIPTION)

To rezone 1518 LONDON GROVEPORT ROAD (43207), being 326 82 ± acres located on the north and south sides of London Groveport Road, 850 ± feet east of Lockbourne Road, From: R, Rural District Districts To: M, Manufacturing District, as recommended by the Development Commission.

MAYOR'S ACTION

MAY 09 1995

COUNCIL ACTION

MAY 08 1995

SIGNED

DATE

DATE PASSED/ADOPTED

PRESIDENT OF COUNCIL

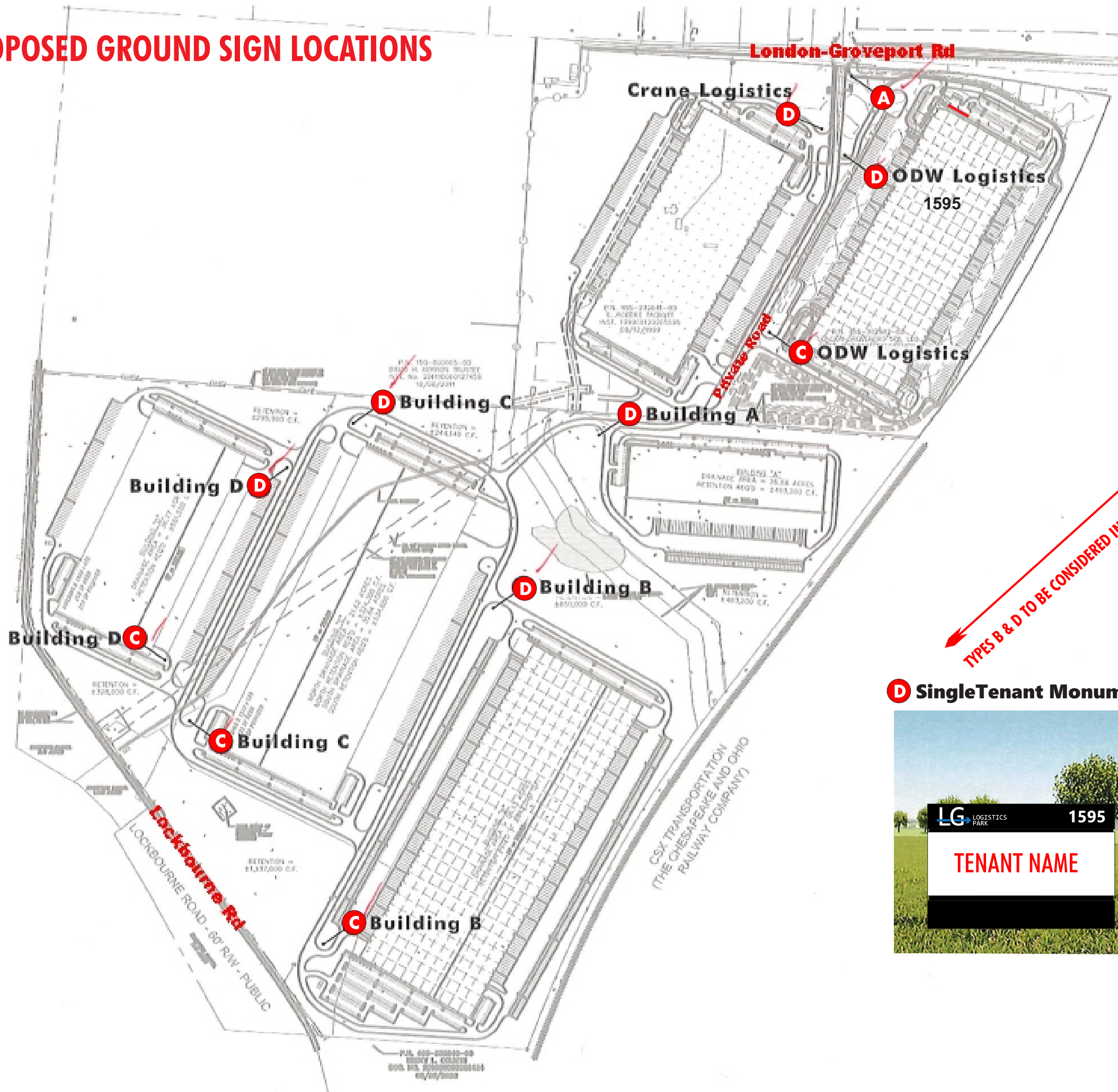
VERD.

DATE

Acting CITY CLERK



# PROPOSED GROUND SIGN LOCATIONS



**A Project Identification Monument Sign**



**B Multi Tenant Monument Sign**



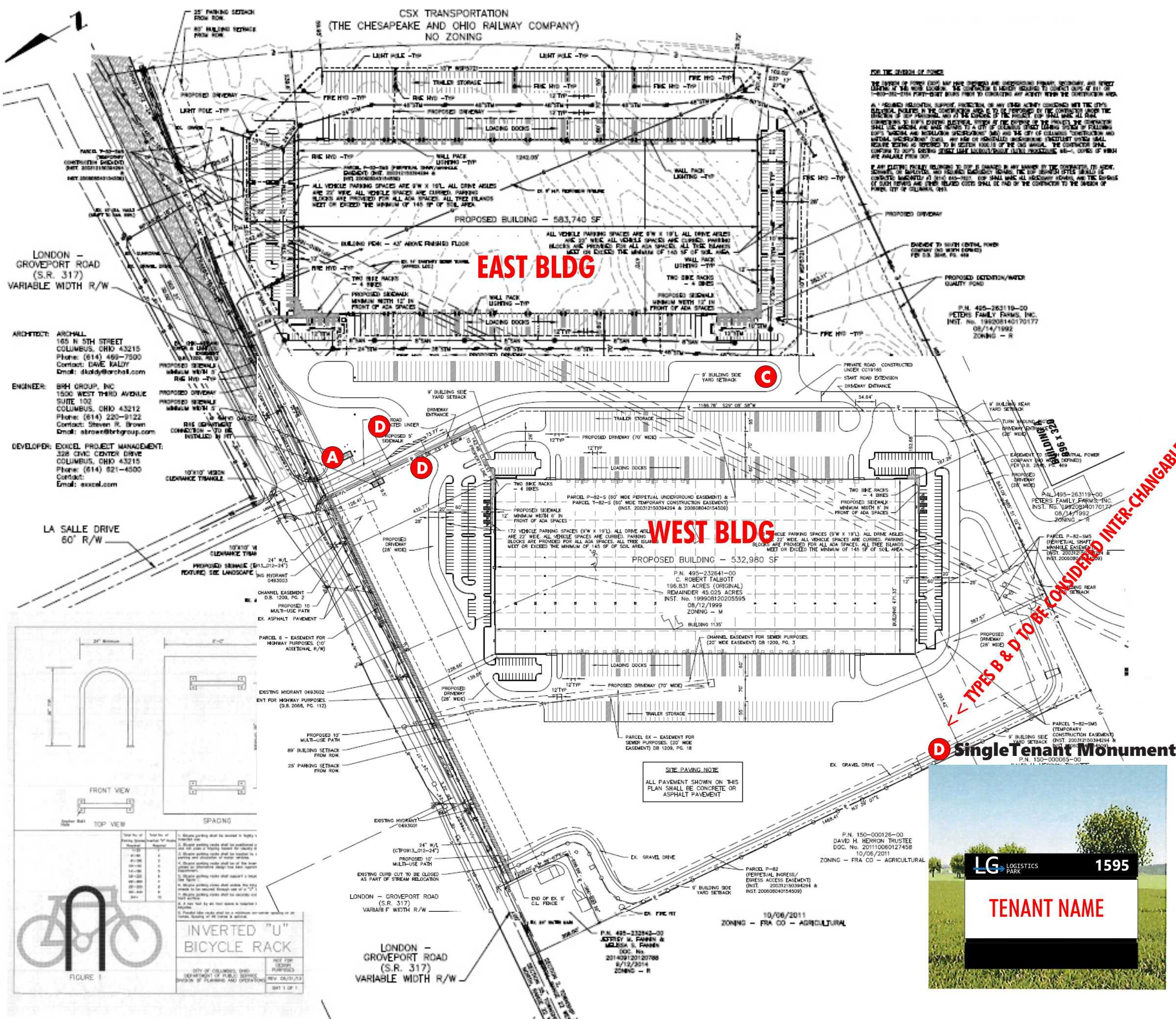
**D Single Tenant Monument Sign**



**C Small Monument Sign**







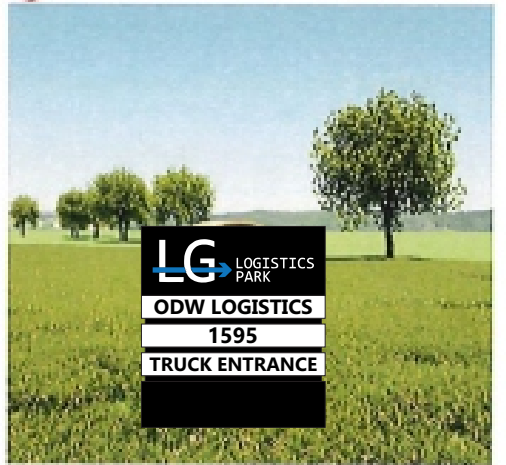
**A Project Identification Monument Sign**



**B Multi Tenant Monument Sign**



**C Small Monument Sign**



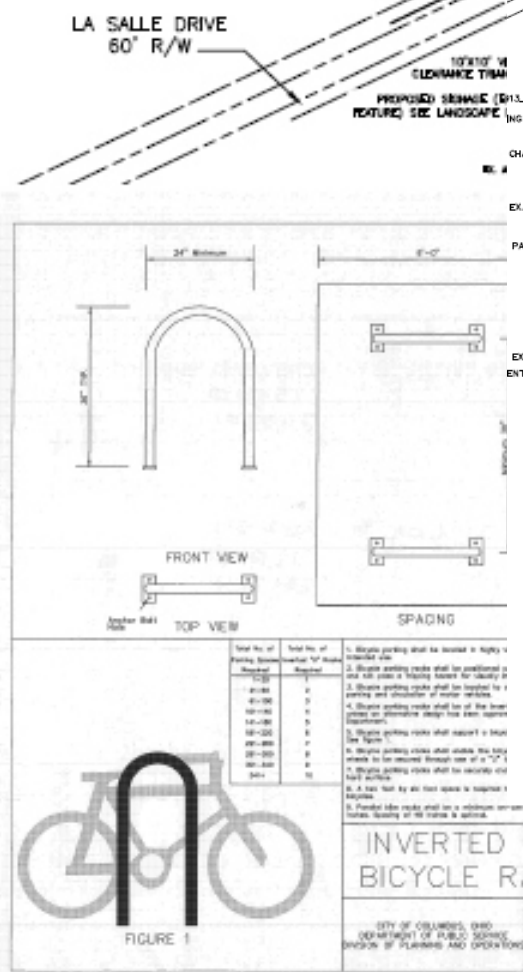
**D Single Tenant Monument**



**ARCHITECT:** ARCHALL  
165 N 5TH STREET  
COLUMBUS, OHIO 43215  
Phone: (614) 469-7500  
Contact: DAVE RALDY  
Email: draldy@archall.com

**ENGINEER:** BSH GROUP, INC  
1506 WEST THIRD AVENUE  
SUITE 102  
COLUMBUS, OHIO 43212  
Phone: (614) 220-9122  
Contact: Steven R. Brown  
Email: sbrown@brhgroup.com

**DEVELOPER:** EXCEL PROJECT MANAGEMENT  
328 CIVIC CENTER DRIVE  
COLUMBUS, OHIO 43215  
Phone: (614) 821-4500  
Contact:  
Email: excel.com



CSX TRANSPORTATION  
(THE CHESAPEAKE AND OHIO RAILWAY COMPANY)  
NO ZONING

**EAST BLDG**

**WEST BLDG**

**D** TYPES B & D TO BE CONSIDERED INTER-CHANGABLE OPTIONS

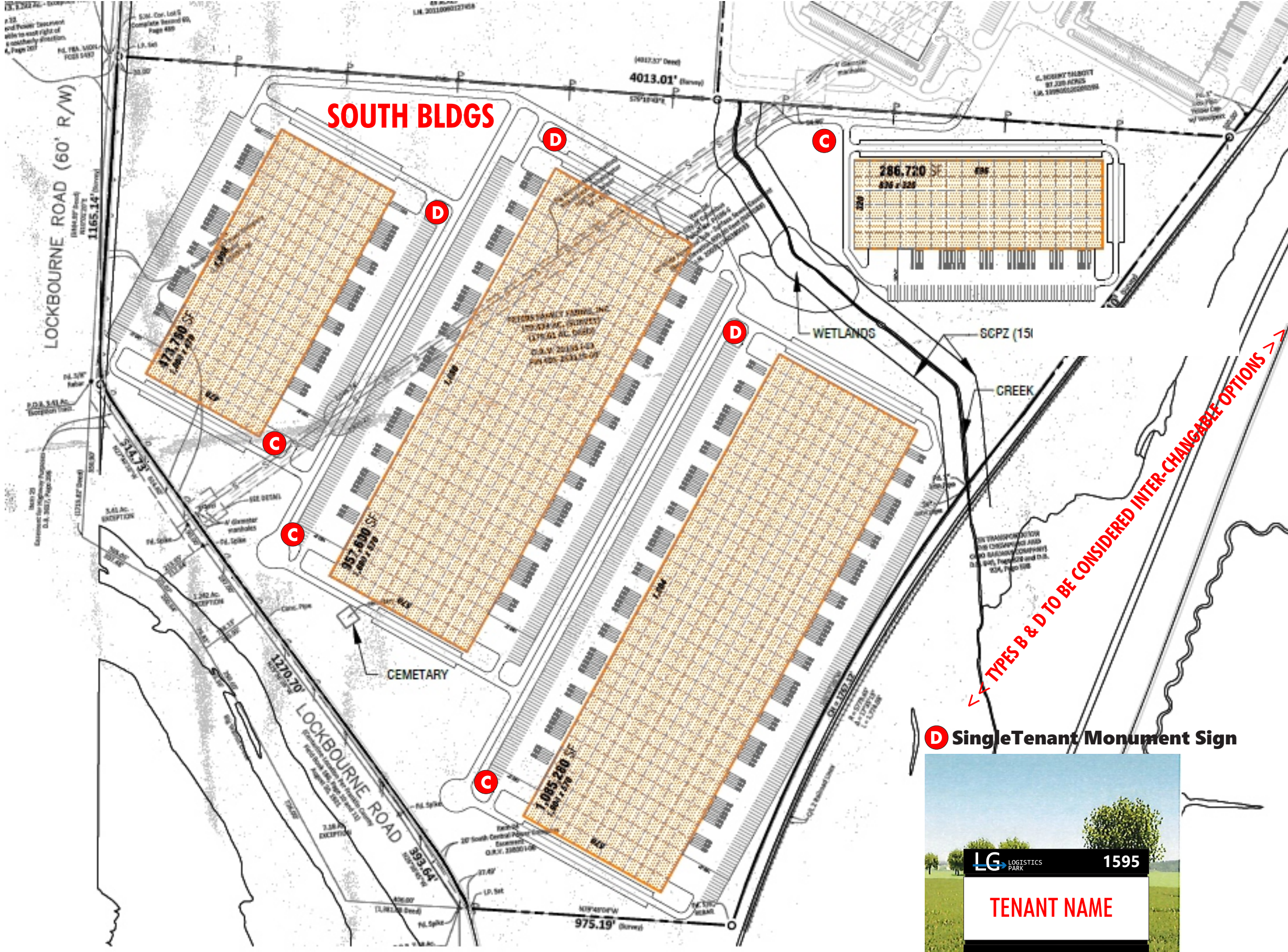
**SITE PAVING NOTE**  
ALL PAVEMENT SHOWN ON THIS PLAN SHALL BE CONCRETE OR ASPHALT PAVEMENT

**INVERTED "U" BICYCLE RACK**

CITY OF COLUMBUS, OHIO  
DEPARTMENT OF PUBLIC SERVICE  
DIVISION OF PLANNING AND OPERATIONS  
REV. 02/01/12  
SHEET 1 OF 1



# PROPOSED GROUND SIGN LOCATIONS



**A Project ID Monument**



**B Multi Tenant Monument Sign**



**C Small Monument Sign**



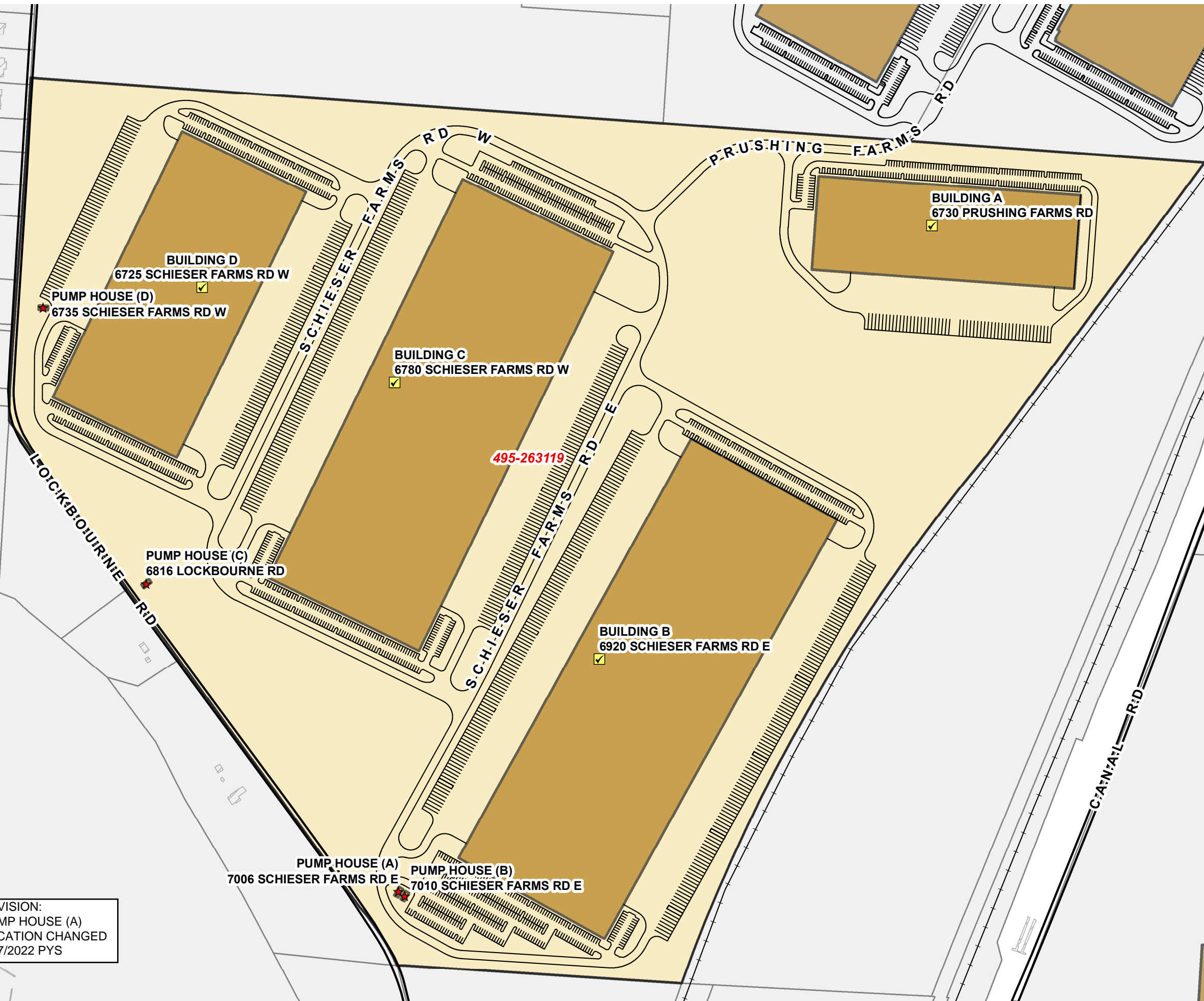
**D Single Tenant Monument Sign**



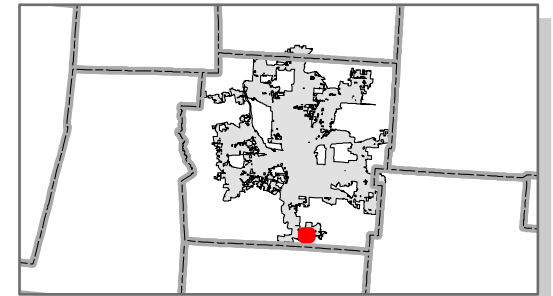




NOT TO SCALE



REVISION:  
 PUMP HOUSE (A)  
 LOCATION CHANGED  
 8/17/2022 PYS



City of Columbus  
 Franklin Co. Ohio



Reference Map

**CERTIFIED ADDRESS**

The address numbers contained on this form  
 are herein certified for the securing of  
 building & utility permits

GIS File Number: 1691311

Date: 8/17/2022

Issued By: *Phil Messer*



SCOTT MESSER, DIRECTOR  
 111 NORTH FRONT STREET  
 COLUMBUS OH 43215  
 BZS-GIS@COLUMBUS.GOV

Developed By: PETER FAMILY FARMS INC  
 Applicant: BRH GROUP INC

**LG LOGISTICS PARK**

Law Insider defines a **Logistics Park** as a property which is developed in a minimum area of ten acres for establishment of a minimum of five enterprises engaged in logistic services like cargo aggregation/segregation, distribution, open storage, closed storage, ambient condition storage for transit, container freight stations, and material handling equipment, and have infrastructure like internal roads, power lines, water distribution, sewage and drainage lines. LG Logistic's Park, being within 2.5 miles of Rickenbacker Airport, is well placed to serve such a need.

There are 6 buildings planned for development. Two are currently under construction as part of Phase 1, LG East and LG West, and the four buildings referred to as LG South will begin construction next year during Phase 2. We have included both phases in this proposed Graphic's Plan, though only Phase 1 has an immediate need for signage. The Phase 2 East & West building will house one company each, but the buildings in Phase 2 may house more than one tenant each. A private road will bisect the East and West buildings and completely surround all six buildings. It will be important for truck drivers to identify the separate businesses the wall signs (the largest building having a footprint of 1,085,280 sq ft, and the smallest building having a footprint of 286,720 sq ft). The average building size will have a footprint of roughly 600,000 sq ft and be 45' tall. There will be separate truck entrances leading to loading docks, and car entrances leading to office spaces, which will require directional signs to delineate the two for each of the buildings. We propose each building have their own freestanding monument sign, and some businesses in LG South will have two to three tenants per building. Currently, LG Logistics Park is broken in to 3 parcels.

3377.15 - Ground signs requiring graphics plan approval.

The following types of ground signs may be approved by the graphics commission as part of a graphics plan:

- A. Whereas property with more than 600 continuous lineal feet of frontage along an arterial street is being developed with an institutional, commercial or manufacturing use, the graphics commission may approve a graphics plan to allow the installation of three or more ground signs adjacent to and directed to said

arterial street. Each such sign shall otherwise comply with C.C. 3377.10 to C.C. 3377.12, inclusive. **LG LOGISTICS HAS OVER 2400' OF LINEAR FRONTAGE**

- B. Where a property is being developed with one or more free-standing uses adjacent to a fronting arterial street, typical of but not limited to outparcel development, along with a larger institutional, commercial or manufacturing use, the graphics commission may approve a maximum of one additional monument-type ground sign to identify each free-standing use, subject to the following limitations: 1. Where such ground sign is to be utilized, said free-standing use shall not display or be served by any other ground sign, projecting sign or side wall sign directed to the same street. 2. Graphic area, height, setback and other applicable development standards shall be determined by the graphics commission for each such sign.
- C. One or more on-premises ground signs, including directory signs, may be utilized to identify or provide direction to functions or destinations within an institutional, commercial or manufacturing use, including, but not limited to, parking facilities, service facilities or emergency facilities. Size, height, setback and other standards shall be determined by the graphics commission.