RESOLUTION NO. 09-2016

Authorizing an Amendment to the Final Development Plan for 2245 and 2285 West Dublin-Granville Road and Authorizing Variances (Dan Cline/Linworth Plaza, LLC).

WHEREAS, Dan Cline/Linworth Plaza, LLC has submitted a request for an amendment to the Final Development Plan for 2245 and 2285 West Dublin-Granville Road; and,

WHEREAS, Sections 1175.01 (f) and 1107.01 of the Codified Ordinances of the City of Worthington provide that when an applicant wishes to change, adjust or rearrange buildings, parking areas, entrances, heights or yards, following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council; and,

WHEREAS, the proposal has received a complete and thorough review by the Municipal Planning Commission on January 28, 2016 and approval has been recommended by the Commission.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That the amendment to the approved Final Development Plan to renovate the site at 2245 and 2285 West Dublin-Granville Road as per Case No. ADP 01-16, Drawings No. ADP 01-16 dated December 23, 2015 attached hereto as Exhibit “A” be approved.

SECTION 2. That there be and hereby is granted variances from Code Section 1170.05(a), Section 1170.05(b) and Section 1170.07(b) to allow for two wall-mounted signs that will exceed the total allowable 100 square feet total sign area per business and to permit more than one construction sign on a site.

SECTION 3. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted February 16, 2016

/s/ Bonnie D. Michael
President of Council

Attest:

/s/ D. Kay Thress
Clerk of Council
**EXHIBIT "A"**

**Sign Criteria at Linworth Crossing**

ALL TENANT COPY, SIZE, COLOR AND FORMAT SHALL REQUIRE PRIOR WRITTEN APPROVAL BY LANDLORD AND SHALL COMPLY WITH THE REQUIREMENTS SET FORTH.

TENANT'S GRAPHIC AREA SHALL BE LIMITED TO THE HORIZONTAL WIDTH OF EACH TENANT'S GRAPHIC NO GREATER THAN A MAXIMUM OF 75% OF THE WIDTH OF SUCH TENANT'S STOREFRONT WIDTH.

SMALLER SIGNAGE LIMITS SHALL BE 24" IN HEIGHT x 70% OF WIDTH OF FACADE, INCLUDING UPPER AND LOWER CASE LETTER LIMITS, WITH A MAX CHARACTER HEIGHT OF 24". ALL INCREASES IN SIGNAGE AREA ARE SUBJECT TO LANDLORD'S PRIOR WRITTEN APPROVAL.

LARGER SIGNAGE LIMITS SHALL BE 48" IN HEIGHT x 70% OF WIDTH OF FACADE, INCLUDING UPPER AND LOWER CASE LETTER LIMITS, WITH A MAX CHARACTER HEIGHT OF 24". ALL INCREASES IN SIGNAGE AREA ARE SUBJECT TO LANDLORD'S PRIOR WRITTEN APPROVAL.

LOGOS ARE PERMITTED, BUT MUST RECEIVE WRITTEN APPROVAL FROM LANDLORD.

MAXIMUM LETTER HEIGHT OF 24" AS NOTED, AN ALLOWANCE OF OVERALL SIGN HEIGHT FOR ASCENDERS AND DESCENDERS, UPON LANDLORD APPROVAL.

ALL SIGNS SHALL CONSIST OF INDIVIDUAL, 1-1/2" THICK NON-ILLUMINATED DIMENSIONAL CHARACTERS AND LOGOS, STUD MOUNTED FLUSH TO STOREFRONT FASCIA.

CENTER OF SIGNAGE TO BE CENTERED IN SIGN AREA OR ARCHITECTURAL FEATURE.

SIGN COLOR TO BE APPROVED BY LANDLORD.

COLORS LIMITED TO:
- RED, PMS 041
- GREEN, PMS 561
- BLUE, PMS 541
- BLACK, PMS 168

**Building A - North Elevation**

**Building B - North Elevation**
EXHIBIT "A"

Signage Criteria at Linworth Crossing - Building A

ALL TENANT COPY, SIZE, COLOR AND FORMAT SHALL REQUIRE PRIOR WRITTEN APPROVAL BY LANDLORD AND SHALL COMPLY WITH THE REQUIREMENTS SET FORTH HEREIN.

SIGNAGE LIMITS SHALL BE 48" IN OVERALL HEIGHT. MAXIMUM LETTER HEIGHT OF 24" AS NOTED, AN ALLOWANCE OF OVERALL SIGN HEIGHT FOR ASCENDERS AND DESIGNERS, UPON LANDLORD APPROVAL.

LOGOS ARE PERMITTED, BUT MUST RECEIVE WRITTEN APPROVAL FROM LANDLORD.

CENTER OF SIGNAGE TO BE CENTERED IN SIGN AREA OR ARCHITECTURAL FEATURE.

Building A - North Elevation

70% OF 24" = 67.2 SQ. FT.
24" MAX CHARACTER HEIGHT

Building A - East Elevation

70% OF 24" = 67.2 SQ. FT.
24" MAX CHARACTER HEIGHT

CANCELED AS OF 1-22-15

SCALE 3/32" = 1'