



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, June 25, 2020 at 7:00 P.M.**

**This will be a virtual meeting that will be streamed on the internet:
worthington.org/live**

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the June 11, 2020 meeting

B. Architecture Review Board

1. Sign – **2285 W. Dublin-Granville Rd., Suite 117** (Atchley Graphics/Guru Wine & Carryout) **AR 36-2020**

C. Municipal Planning Commission – No Business

D. Other

E. Adjournment



MEMORANDUM

TO: Members of the Architectural Review Board
Members of the Municipal Planning Commission

FROM: Lynda Bitar, Planning Coordinator

DATE: June 19, 2020

SUBJECT: Staff Memo for the Meeting of June 25, 2020

B. Architecture Review Board

1. Sign – **2285 W. Dublin-Granville Rd., Suite 117** (Atchley Graphics/Guru Wine & Carryout)
AR 36-2020

Findings of Fact & Conclusions

Background & Request

In 2014 & 2015, the property owner of this land at the southwest corner of W. Dublin-Granville Rd. and Linworth Rd. annexed, rezoned, subdivided, created a Development Plan, and received Architectural Review Board approval to redevelop the property as a neighborhood commercial site. Final approval was given for Linworth Crossing in 2015, and Sign Criteria were developed and approved in 2016 (see Land Use Plans below). Inclusion of a logo as part of a tenant wall sign requires approval from the ARB.

Guru Wine & Carryout would like to install a sign with a color that does not match the sign criteria for the center and has a logo.

Project Details:

1. Maroon 11.48" high lettering spelling "GURU WINE" is proposed. Below would be an ampersand and text reading "CARRYOUT" in 7.16" and 6.54" characters, also in maroon.
2. The "I" in wine is proposed as a wine bottle and would be considered a logo.
3. Sign area would be 20 square feet.
4. The characters are proposed as 1 ½" thick and would be stud mounted to the sign band.

Land Use Plans:

Linworth Crossing Development Plan

Approved Sign Criteria per the Development Plan:

- This tenant space is permitted up to 28 square feet of sign area.

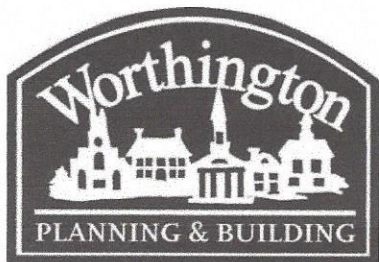
- Maximum character height is 24”.
- Black gooseneck LED lights are above all signs.
- All signs will consist of 1 ½” thick non-illuminated dimensional letters and logos, centered in the sign band area. The font style can vary.
- The proposed color palette for the signs is red (PMS #7621); blue (PMS #541); green (PMS #561); and PMS Black C.
- Proposed logos must be approved by the ARB.

Recommendation:

Due to the other colors previously allowed in the center, this color would not be out of character. The wine bottle would be an interesting addition.

Motion:

THAT THE REQUEST BY ATCHLEY GRAPHICS ON BEHALF OF GURU WINE & CARRYOUT FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WALL SIGN AT 2285 W. DUBLIN-GRANVILLE RD. , SUITE 117, AS PER CASE NO. AR 36-2020, DRAWINGS NO. AR 36-2020, DATED JUNE 4, 2020 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case # AR 36-2020
Date Received 6/04/2020
Fee \$3
Meeting Date _____
Filing Deadline _____
Receipt # _____


1. **Property Location** 2285, W Dublin Granville Rd. St. 117 Worthington, OH, 43085
2. **Present/Proposed Use** Wine retail store and carry out
3. **Zoning District** C2
4. **Applicant** Atchley Graphics - Derek Atchley
Address 1616 Transamerica Ct. Columbus, OH 43228
Phone Number(s) 614-421-7446
Email derek@atchleygraphics.com
5. **Property Owner** Muralidhar Rao
Address 2285, W Dublin Granville Rd. St. 117 Worthington, OH, 43085
Phone Number(s) 614-256-4261
Email guruwinesllc@gmail.com
6. **Project Description** Non-Illuminated, dimensional logo installed on building fascia
7. **Project Details:**
 - a) **Design** Eco-Friendly Dimensional plastic letters in pigmented color
 - b) **Color** Color is Gemini Maroon #2240 (Maroon color)
 - c) **Size** Overall size scaled to fit 120"x24" max (Per specs)
 - d) **Approximate Cost** Full Project: \$2400 **Expected Completion Date** TBD (As soon as allowed)

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.


Applicant (Signature)

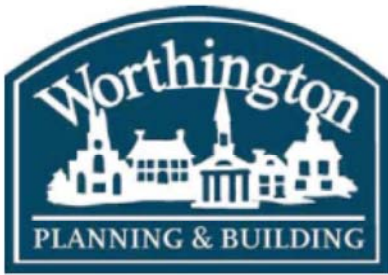
05-04-2020
Date


Property Owner (Signature)

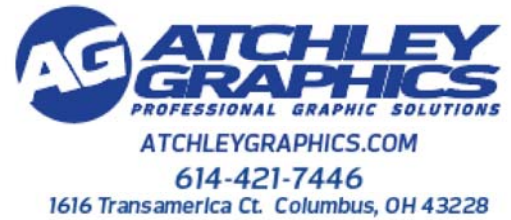
6-4-2020
Date

Abutting Property Owners
for
2285 W. Dublin-Granville Rd.

Richard Russell	595 Retreat Ln.	Powell, OH 43065
Strait Real Estate LLC	2573 Swisher Creek Dr.	Blacklick, OH 43004
MV2T Investments LLC	2290 W. Dublin-Granville Rd.	Columbus, OH 43085
DK Erwin Properties LLC	395 Country Cove	Cabot, AR 72023
Paul & Judith Doran	8378 Bevelhymer Rd.	Westerville, OH 43081
Linworth Duchess LLC	447 James Pkwy.	Newark, OH 43056
United Dairy Farmers Inc.	3955 Montgomery Rd.	Cincinnati, OH 45212
Strathaven of Worthington Condo Assoc.	5935 N. High St.	Worthington, OH 43085
Jim and Gail Caldwell	6476 Strathaven Ct. W.	Worthington, OH 43085



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness



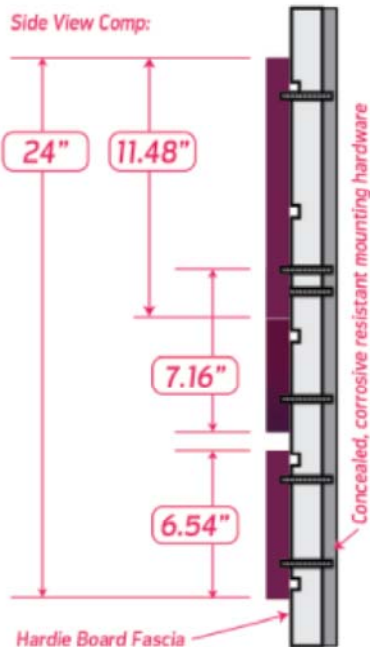
To the City of Worthington ARB, as pertaining to Guru Wines,

The proposed business identity signage as requested by our client, Guru Wines, meets the initial criteria set forth governing the Linworth Crossing Shopping Center.

The proposed signage meets the governing criteria on dimensions, material, installation method, non-lit, etc.

The primary concerns brought up for review were the color choice and wine bottle shape used for the letter "I" in wines. The purpose of the color and icon shape are designed to reinforce the concepts of the retailer's primary line of business and help to better convey this to the consumer, without adding distracting or garish elements. The use of these two concepts does not detract or clash with the current signage variants as seen in the shopping center to date. The color scheme chosen and overall logo lettering falls within visual cohesion with the existing signage.

Side View Comp:



CITY OF WORTHINGTON

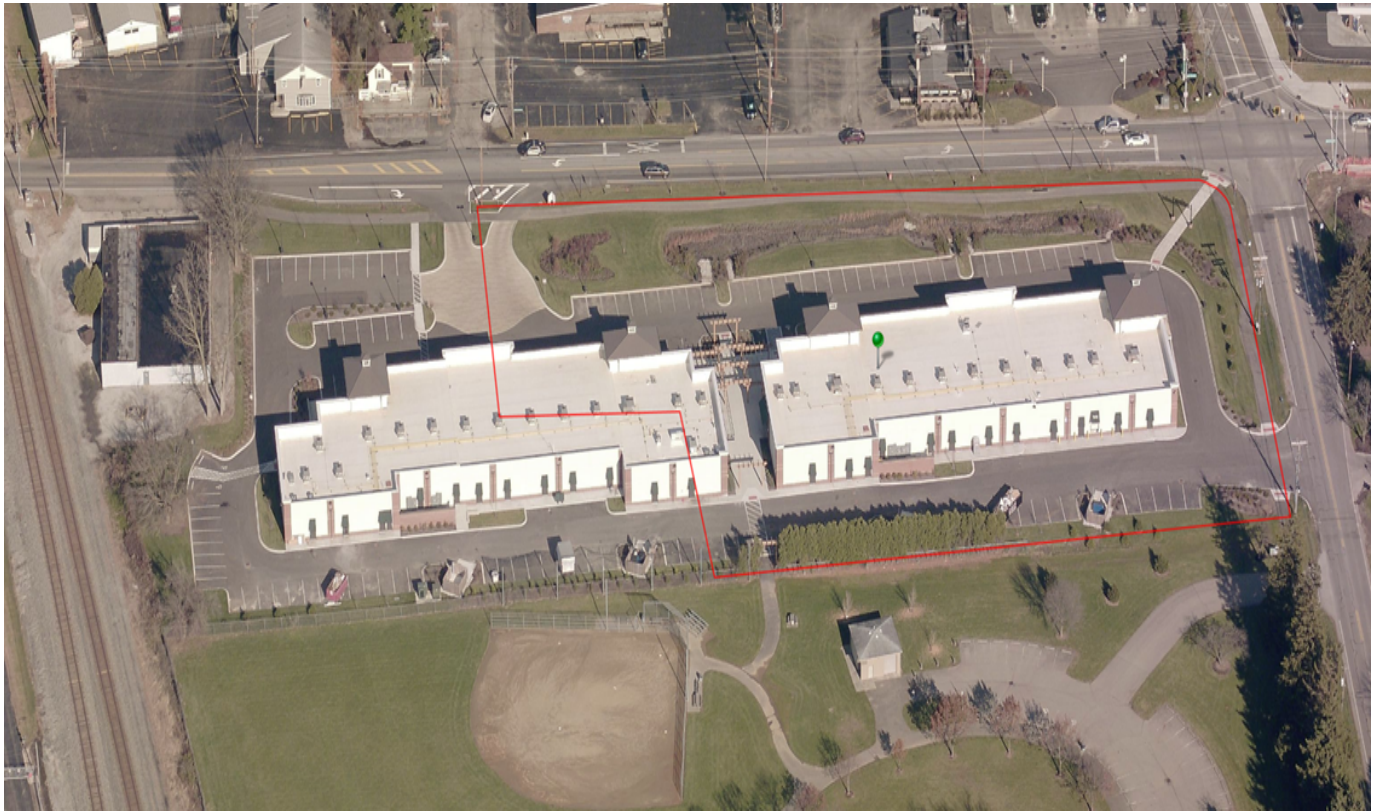
DRAWING NO. AR 36-2020

DATE 06-04-2020

MAROON-2240



2245 W. Dublin-Granville Rd.



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 70% 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.

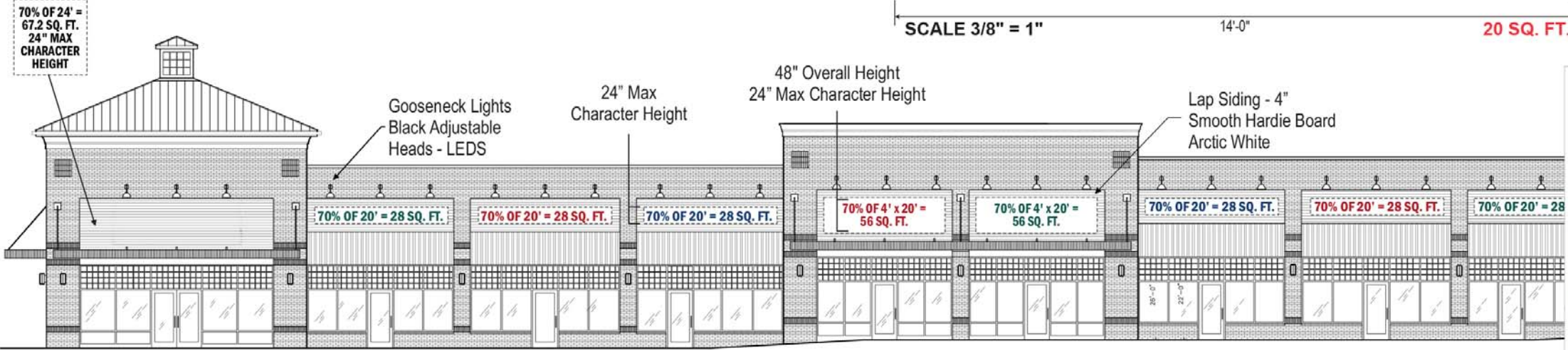
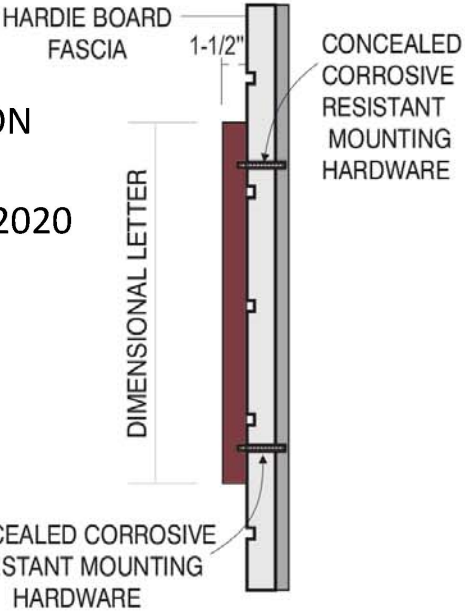
SIGN COLOR TO BE APPROVED BY LANDLORD.

COLORS LIMITED TO: Maroon (Gemini #2240)

CITY OF WORTHINGTON

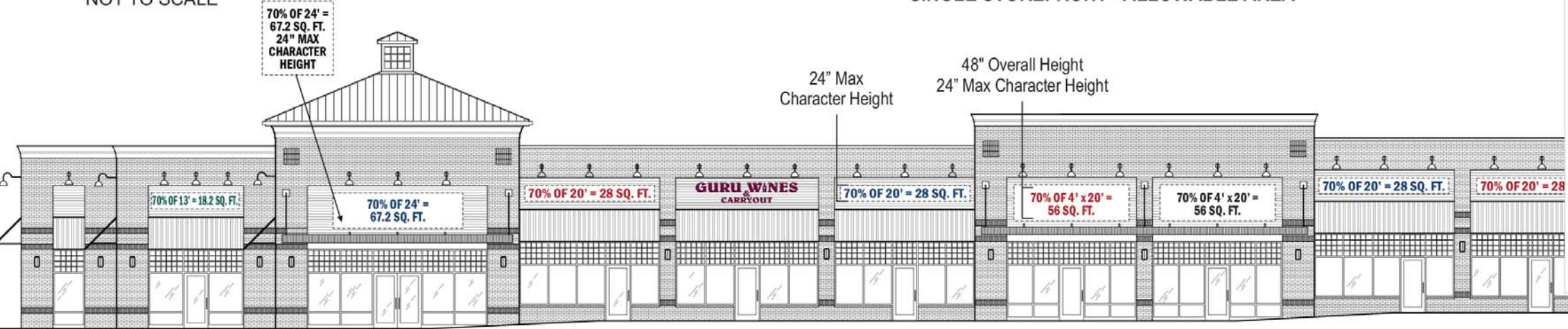
DRAWING NO. AR 36-2020

DATE 06-04-2020



NOT TO SCALE

SINGLE STOREFRONT - ALLOWABLE AREA



NOT TO SCALE

SINGLE STOREFRONT - ALLOWABLE AREA



Building B - North Elevation

PROJECT NAME LINWORTH CROSSING
LOCATION _____
CITY COLUMBUS STATE OHIO

Guru Wines llc
2285, W Dublin Granville Rd.
St. 117
Worthington, OH, 43085

Muralidhar Rao
guruwinesllc@gmail.com
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