



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(March 29, 2016 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/DS-16-03 (Kroger Gas Station Price Signs) &
C/DS-16-04 (Jackson County Bank Signs)

Staff: Melissa Begley

Applicant: Kroger & Jackson County Bank

Property Size: 11.5 Acres

Current Zoning: CR (Commercial: Regional)

Location: 3060 National Road, in the City of Columbus

Background Summary:

The applicants have indicated that the proposed variances from Zoning Ordinance Section 10(D)(7) are for the purpose of allowing Kroger to have their gas station price signs and Jackson County Bank to have signs on the two proposed freestanding signs that will be located on the new Kroger grocery store property. The Kroger gas station is currently located on Central Avenue, opposite the new Kroger site. It will remain at that location. Jackson County Bank will be located directly adjacent to the new Kroger site.

Preliminary Staff Recommendation:

Variance #1 (Jackson County Bank – Central Avenue Sign) – Approval, all criteria have been met.
Variance #2 (Jackson County Bank – National Road Sign) – Approval, all criteria have been met, including the commitment that Jackson County Bank will not have a freestanding sign on its property.

Variance #3 (Kroger Gas Station – Central Avenue Sign) - Denial, criteria #1, #2 and #3 has not been met.
Variance #4 (Kroger Gas Station – National Road Sign) – Denial, criteria #1, #2 and #3 has not been met. If approved, the existing freestanding sign on Kroger Gas Station property will be removed.

Zoning Ordinance Considerations:

District Intent: The intent of the CR (Commercial: Regional) zoning district is as follows: to establish appropriate locations for a variety of businesses that either (1) serve a regional market or (2) require convenient access to high volume transportation routes. This district should be limited to locations with access and infrastructure which is compatible with the needs of regional-serving businesses and facilities. This district should be focused at key intersections, rather than extended along corridors.

Development Standards: Section 10(D)(7) Off-premise Signs and Billboards: Signs that relate to or and advertise an establishment, product, merchandise, service or entertainment which is not located, offered, produced, manufactured or furnished at the property on which the sign is located, with the exception of multi-lot freestanding signs permitted by Section 10(H)(3)(c) are prohibited.

Current Property Information:	
Land Use:	Kroger Marketplace Grocery Store (under construction)
Site Features:	Commercial building, parking lot
Flood Hazards:	No flood hazards exist on this property.
Vehicle Access:	National Road (Principle Arterial, Commercial, Suburban) Central Avenue (Principle Arterial, Commercial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CR (Commercial: Regional)	Renner Honda, Nichols Auto Repair, Silgas
South:	CR (Commercial: Regional)	Duke Energy
East:	CR (Commercial: Regional)	Bob Poynter, Hyundai
West:	CR (Commercial: Regional)	Existing Kroger, Proposed Jackson County Bank parcel

Interdepartmental Review:	
City Engineering:	No comments.
City Utilities:	No comments.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. With the construction of the new Kroger Marketplace Grocery store, Kroger is proposing to install two freestanding signs on the site. The first sign is proposed to be located on National Road at the driveway entrance and the second sign is proposed to be located on Central Avenue at the driveway entrance.
2. The Zoning Ordinance allows for "Multiple Use Lot Signs", which allows multiple uses on a single lot to share a single sign. For example a strip center with multiple tenants could utilize this option. The Zoning Ordinance limits signage to 1 primary element (sign) and 3 secondary elements (tenant panel signs). The primary element is typically the primary user of the facility or the name of the facility, such as Clover Center or Holiday Shopping Center. The secondary elements are typically specific businesses within the facility.
3. The Zoning Ordinance also allows for "Multiple Lot Signs" which additionally allows for uses on individual lots within the same approved development (preliminary plat) to make use of a single common freestanding sign. Any business in the development that makes use of the common freestanding sign shall not be permitted any other freestanding signs, on the lot on which it is located.

The intent of this provision was to allow for coordinated signage and avoid the proliferation of freestanding signs.

4. Because the Kroger gas station and the Jackson County Bank are not located on the same property as the Kroger Marketplace, they are not eligible for the "Multiple Use Lot" common signage. Because they are not technically in the same development with the Kroger Marketplace they are not eligible for the "Multiple Lot" common signage.
5. Both of the proposed Kroger Marketplace signs for this property will be 25 feet in height. The primary element is 68 square feet in size – a maximum of 150 square feet is permitted. Two secondary elements are also proposed, with the first (gas prices) being 25 square feet in size and the second (Johnson County Bank) being 20 square feet in size. Secondary signs are permitted to be a maximum of 25 square feet in size.
6. The Jackson County Bank property is located directly adjacent to the Kroger Marketplace property and will have an entrance located off of Central Avenue. It will also be connected internally with the Kroger property. Both the Kroger property and Jackson County Bank are parcels that are being redeveloped. However, these properties are not technically part of the same development (as defined by the Zoning Ordinance). If the tenant panel signs are permitted on the Kroger Marketplace signs, Jackson County Bank has indicated that they are willing to forgo a freestanding sign on their property.
7. Under the current Zoning Ordinance standards, Jackson County Bank is permitted 3 wall signs that are either a total of 15% of the front walls or a maximum of 350 total square feet. They are also permitted one freestanding sign on their property that can be a maximum of 25 feet in height and a sign area of 150 square feet.
8. The Kroger Gas station is not located directly adjacent to the Kroger Marketplace property. It is located across Central Avenue to the west of the subject property. The Kroger Gas station currently has a freestanding sign that is 20 feet in height with a sign area of 70 square feet. They also have 3 wall signs totaling 65 square feet. Kroger also has the option to advertise the gas prices inside the new Kroger Marketplace building, which is not regulated by the Zoning Ordinance.
9. The Zoning Ordinance prohibits off-premise signs because it creates a disadvantage to other businesses. For example, if one business is allowed to have an off-premise sign, in addition to the signs they are already permitted, they are gaining brand visibility at a location that they would not otherwise have. Additionally, if all businesses are permitted off premise signs, it would significantly add to visual clutter along our streets and could cause confusion about the actual locations of the businesses.
10. As a point of clarification, the 2 above proposals are for off-premise signs. The "subject property" to which the criteria apply are the sign locations on the Kroger Marketplace property and not the Jackson County Bank or the Kroger Gas Station properties.

Provisional Findings of Fact/Decision Criteria (Variance #1 – Jackson County Bank - Central Avenue Sign):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The installation of the sign will not be injurious to the public health or safety. The freestanding sign, including the Jackson County Bank tenant panel will not block vehicular movement or visibility as it will be located outside of the public right-of-way and is out of any sight visibility triangles located on the subject property. Also, at this entrance, the tenant panel sign is associated with a business that has a direct connection to the Kroger Marketplace. *This criterion has been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The proposed signs meet the size requirements of the zoning ordinance for multiple lot signs. The adjacent properties will not be affected in a substantially adverse manner due to the flexibility of sign options that are available for surrounding businesses. Adjacent properties can utilize wall signage and also have the option to utilize freestanding signs. In this application, Jackson County bank will forgo a larger freestanding sign on their property in order to place signage on the freestanding sign for the Kroger property on Central Avenue. *This criterion has been met.*

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: The Kroger Marketplace site is an existing parcel (formerly the Dolly Madison factory) that is being redeveloped. The subject property and the adjoining parcels were never subdivided with a preliminary plat and therefore are not considered by the Zoning Ordinance to be a single development that is eligible for a common shared sign. These lots however function like a single development with one larger lot with an anchor tenant surrounded by smaller outlots. The Zoning Ordinance specifically allows lots in a development to be included on a single common freestanding sign. However, because of this technicality, that is in this case not permitted, which creates the practical difficulty. *This criterion has been met.*

Provisional Findings of Fact/Decision Criteria (Variance #2 – Jackson County Bank - National Road Sign):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The installation of the sign will not be injurious to the public health or safety. The freestanding sign, including the Jackson County Bank tenant panel will not block vehicular movement or visibility as it will be located outside of the public right-of-way and is out of any sight visibility triangles located on the subject property. Also, at this entrance, the tenant panel sign is associated with a business that has a direct connection to the Kroger Marketplace. *This criterion has been met.*

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The proposed signs meet the size requirements of the zoning ordinance for multiple lot signs. The adjacent properties will not be affected in a substantially adverse manner due to the flexibility of sign options that are available for surrounding businesses. Adjacent properties can utilize wall signage and also have the option to utilize freestanding signs. In this application, Jackson County bank will forgo a larger freestanding sign on their property in order to place signage on the freestanding sign for the Kroger property on National Road. *This criterion has been met.*

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: The Kroger Marketplace site is an existing parcel (formerly the Dolly Madison factory) that is being redeveloped. The subject property and the adjoining parcels were never subdivided with a preliminary plat and therefore are not considered by the Zoning Ordinance to be a single development that is eligible for a common shared sign. These lots however function like a single development with one larger lot with an anchor tenant surrounded by smaller outlots. The Zoning Ordinance specifically allows lots in a development to be included on a single common freestanding sign. However, because of this technicality, that is in this case not permitted, which creates the practical difficulty. *This criterion has been met.*

Provisional Findings of Fact/Decision Criteria (Variance #3 – Kroger Gas Station - Central Avenue Sign):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The installation of the sign will not be injurious to the public health or safety. The freestanding sign will not block vehicular movement or visibility as it will be located outside of the public right-of-way and is out of any sight visibility triangles located on the subject property. However it will provide mis-information by directing drivers to a gas station location from which they cannot directly reach. *This criterion **has not** been met.*

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: With the exceptions described above, off-premise signs are prohibited by the Zoning Ordinance. Additionally, in the case of those exceptions, businesses that make use of a common freestanding sign waive the right to install any freestanding signs on the property on which it is located. The Kroger Gas Station is not an adjoining lot to the Kroger Marketplace and is on another property on the west side of Central Avenue and is currently maximizing its sign options with 3 wall signs and 1 freestanding sign. This would negatively affect the use and value of adjacent properties by creating an unfair advantage by allowing additional signage on an off-site property when neighboring businesses and properties install signs meeting the standards of the Zoning Ordinance. *This criterion **has not** been met.*

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: There is nothing peculiar about the subject property (Kroger Marketplace) that would necessitate Kroger Gas Station price signs to be placed on the freestanding sign. *This criterion **has not** been met.*

Provisional Findings of Fact/Decision Criteria (Variance #4 – Kroger Gas Station - National Road Signs):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The installation of the sign will not be injurious to the public health or safety. The freestanding sign will not block vehicular movement or visibility as it will be located outside of the public right-of-way and is out of any sight visibility triangles located on the subject property. However it will provide mis-information by directing drivers to a gas station location from which they cannot directly reach. *This criterion **has not** been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: With the exceptions described above, off-premise signs are prohibited by the Zoning Ordinance. Additionally, in the case of those exceptions, businesses that make use of a common freestanding sign waive the right to install any freestanding signs on the property on which it is located. The Kroger Gas Station is not an adjoining lot to the Kroger Marketplace and is on another property on the west side of Central Avenue and is currently maximizing its sign options with 3 wall signs and 1 freestanding sign. This would negatively affect the use and value of adjacent properties by creating an unfair advantage by allowing additional signage on an off-site property when neighboring businesses and properties install signs meeting the standards of the Zoning Ordinance. *This criterion **has not** been met.*

3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: There is nothing peculiar about the subject property (Kroger Marketplace) that would necessitate Kroger Gas Station price signs to be placed on the freestanding sign. *This criterion **has not** been met.*

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

**Columbus – Bartholomew County Planning Department
Development Standards Variance Application**

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Zoning: CR
Docket No.: C/DS-16-03

Hearing Procedure: Hearing Officer Board of Zoning Appeals



Development Standards Variance Application:

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: Kroger Limited Partnership
Address: 5960 Castleway West Drive Indianapolis IN 46250
(number) (street) (city) (state) (zip)
Phone No.: 317-579-8463 Fax No.: _____ E-mail Address: matt.bala@kroger.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: Kroger Limited Partnership
Address: 4111 Executive Parkway Westerville, OH 43081
(number) (street) (city) (state) (zip)
Phone No.: 614-898-3200 Fax No.: _____ E-mail Address: jordin.horan@kroger.com
~~matt.bala@kroger.com~~

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: EMH&T
Address: 7400 N. Shadeland Ave, Suite 150 Indianapolis IN 46250
(number) (street) (city) (state) (zip)
Phone No.: 317-806-6551 Fax No.: _____ E-mail Address: rreynolds@emht.com

How would you prefer to receive information (please check one): E-mail Phone Fax Mail

Rick Reynolds

Property Information:

Address: 3060 N. National Road Columbus IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Sign 2

Variance Requested:

I am requesting a variance from Section 10 (D) (7) of the Zoning Ordinance to allow the following:

Fuel Variance - Off premise sign for Kroger Fuel Pricing on Kroger Pylon signs #1 & #2

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Adding the Fuel pricing signage will consolidate the signs in the proposed locations, reducing the number of individual signs, improve visibility of offered services in the development for travelers on Central Avenue and National Road and benefits the services and users by using internal site circulation.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

By consolidating the signs the visual clutter of multiple pylon signs will be reduced thereby improving visibility to adjacent properties and two of the city's major traffic corridors.

The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.

The major owner of the redevelopment area (Kroger) is attempting to consolidate the uses and services provided within the area. The strict application of the ordinance would increase the number of individual signs, increasing clutter and reducing visibility. The practical difficulty lies in the individual services being lost in the clutter and not being identified as part of the redevelopment.

Application Fee Refund Information:

The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name: EMH&T

Address: 7400 N. Shadeland Ave, Suite 150 Indianapolis IN 46250
(number) (street) (city) (state) (zip)

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

[Signature] Assistant Real Estate Manager
(Applicant's Signature) The Kroger Co
January 19, 2016
(Date)

Property Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

[Signature] Assistant Real Estate Manager
(Owner's Signature) The Kroger Co
1/19/16
(Date)

(Owner's Signature) (Date)



Sign #1

Kroger Variance #1

NATIONAL ROAD (PRINCIPLE ARTERIAL COMMERCIAL SUBURBAN)



123K MARKETPLACE
119,556 S.F. FOOTPRINT

Kroger Variance #2

Sign #2

PAL AVENUE (PRINCIPLE ARTERIAL COMMERCIAL SUBURBAN)

1.1.3 Site Planning - Lot, Street, Rc - Revise - 9/17/2019 12:43 PM - Lot, Street, Rc - Revise - 9/17/2019

GENERAL SITE NOTES

- The CONTRACTOR shall ensure that all necessary permits and approvals have been obtained from agencies having jurisdiction over the work prior to commencing construction activities. The CONTRACTOR shall obtain and pay the cost of all permits that have not been secured by the owner.
- The CONTRACTOR shall comply with the construction safety standards as issued by the U.S. Department of Labor Occupational Health and Safety Administration as set forth in Final Rule 29, Part 1926, where such regulations apply to the work.
- All elevations shown within these plans are based upon U.S.G.S. datum.
- Locations of utilities shown within these plans are based upon information obtained from utility companies or their representatives and field evidence of improvements visible on the ground surface. Exact locations of underground utilities have not been verified. The CONTRACTOR shall notify utility companies and request field locations of such within the work area prior to commencing excavation activities. The CONTRACTOR shall report any variations from the locations shown that may present a conflict with execution of the work to the ENGINEER in advance of construction.
- The CONTRACTOR shall coordinate with the respective utility companies and shall pay the cost of protection, relocation, removal, connection, and/or reconnection of utilities as necessary for execution of the work.
- Materials and workmanship shall comply with all applicable codes, specifications, local ordinances, industry standards and utility company regulations.
- Traffic control devices shall be furnished, erected, maintained and removed by the CONTRACTOR in accordance with the Manual of Uniform Traffic Control Devices. Type "C" lights shall be required on all barricades, drums and similar devices in use at night.
- The CONTRACTOR shall construct a suitable drive aisle that is a minimum width of 24' feet around the entire proposed Kroger building with connectivity on north and south end before vertical wall construction can begin. This drive aisle must be constructed per detail PA-1, sheet C5.1, up to and including binder course.

SITE DEVELOPMENT PLAN NOTES

- All dimensions shown are measured to the back of curb, unless otherwise shown.
- All radii shall be 5 feet unless otherwise shown.
- Dimensions to the building are measured to the exterior of the foundation wall unless otherwise shown.
- Bearings, dimensions and easements are shown for reference. refer to recorded plats and surveys for additional property information.
- Refer to architectural plans for building dimensions and details.
- Parking space stripes shall be 4 inches wide, yellow or white stripes shall be provided at owner's preference unless otherwise shown.
- See sheets C5.1.1-C5.1.4 for details referenced on detailed site plan sheets.
- Transverse expansion joints are to be provided in concrete sidewalks and combined walks/curbs where shown and at intervals not to exceed 12 x the width of the walk.
- Expansion joints shall be installed in concrete pavements and walks at all locations where pavements and walks abut a vertical surface such as a curb, wall, column, etc.
- Contraction joints shall be provided at equal intervals between expansion joints in concrete walks. Install contraction joints as shown but in no case at intervals greater than 1.5 x the width of the walk.
- Unless otherwise shown, permanent signs shall be mounted on a single u-channel drive post driven 42 inches below grade. The bottom edge of the sign shall be 6 feet above the nearest pavement edge elevation.

SITE DATA	
PROPOSED PROPERTY AREA	11.26 AC.
KROGER BUILDING AREA	119,566 S.F.
PARKING SPACES	549
PARKING RATIO	4.89 PER 1000 S.F.

BENCHMARK DATA

PROJECT BENCHMARK:
 BM 900 - A BRONZE TABLET SET IN THE NW WINGWALL OF COUNTY BRIDGE #319 OVER HAW CREEK ON 25TH ST., 500' WEST OF US 31.
 B.M. Elevation = 639.749 (NAVD 1988)

BM 901 - A BRONZE TABLET SET IN THE SW WINGWALL OF STATE OF INDIANA BRIDGE OVER HAW CREEK ON US 31, 150' NORTH OF 25TH ST.
 B.M. Elevation = 640.900 (NAVD 1988)

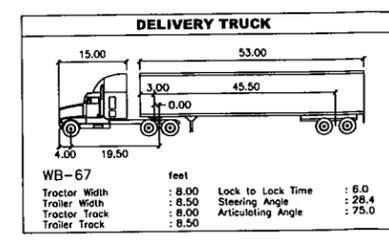
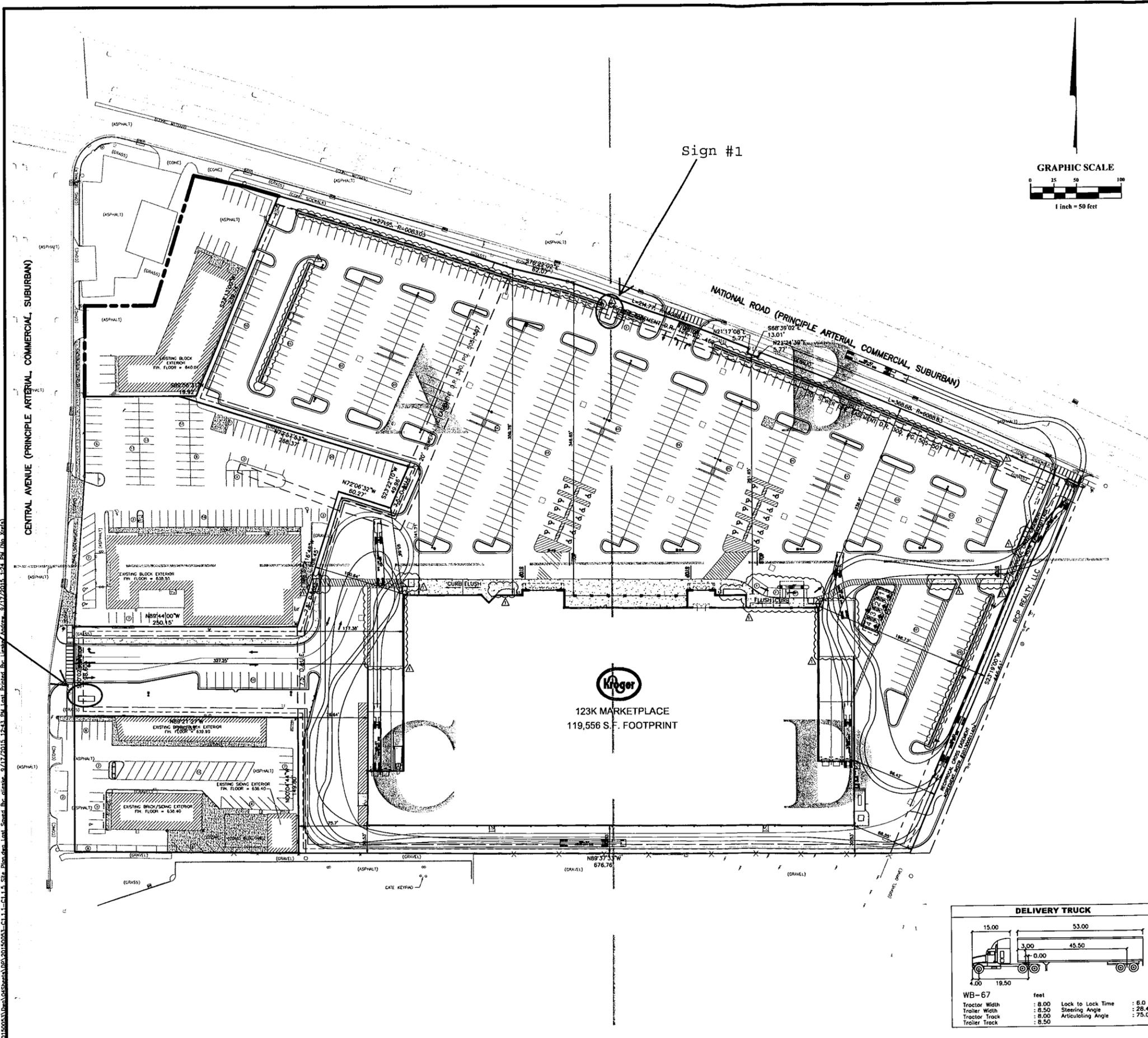
SITE BENCHMARK:
 TBM 401 - A RAILROAD SPIKE ON THE WEST SIDE OF A POWER POLE, FIRST POWER POLE EAST OF EAST PROPERTY LINE.
 B.M. Elevation = 639.09

TBM 402 - A RAILROAD SPIKE ON THE NORTH SIDE OF A POWER POLE, POWER POLE IS SOUTH OF THE INTERSECTION.
 B.M. Elevation = 636.62



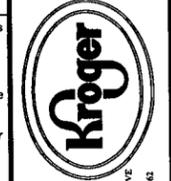
Sign #1

Sign #2



MARK	DATE	DESCRIPTION	REVISIONS

811
 Know what's below.
 Call before you dig.



PREPARED FOR:
 596 CASTLEWAY WEST DRIVE
 INDIANAPOLIS, IN 46208
 PH: 317/2767466 FX: 317/2767464

CONSTRUCTION PLANS FOR
KROGER J710
NEW STORE
 3066 NATIONAL ROAD
 COLUMBUS, INDIANA 47201

PREPARED BY:
EMHT
 10000 North Meridian Street, Suite 100
 Indianapolis, Indiana 46228
 Phone: 317.833.8888 Fax: 317.833.8889
 emht.com

JOB NO. 2015-0053



DATE: August 18, 2015
 SCALE: As Noted
 1" = 50'

TITLE:
OVERALL SITE PLAN

SHEET
C1.1.1

I:\20150053\Drawings\04SitePlan\04C1.1.1.dwg, 9/17/2015, 12:43 PM, Lint, Printed By: Lint, Plot Date: 9/17/2015, 1:24 PM, No. 2024

GENERAL SITE NOTES

- The CONTRACTOR shall ensure that all necessary permits and approvals have been obtained from agencies having jurisdiction over the work prior to commencing construction activities. The CONTRACTOR shall obtain and pay the cost of all permits that have not been secured by the owner.
- The CONTRACTOR shall comply with the construction safety standards as issued by the U.S. Department of Labor Occupational Health and Safety Administration as set forth in Final Rule 29, Part 1926, where such regulations apply to the work.
- All elevations shown within these plans are based upon U.S.G.S. datum.
- Locations of utilities shown within these plans are based upon information obtained from utility companies or their representatives and field evidence of improvements visible on the ground surface. Exact locations of underground utilities have not been verified. The CONTRACTOR shall notify utility companies and request field locations of such within the work area prior to commencing excavation activities. The CONTRACTOR shall report any variations from the locations shown that may present a conflict with execution of the work to the ENGINEER in advance of construction.
- The CONTRACTOR shall coordinate with the respective utility companies and shall pay the cost of protection, relocation, removal, connection, and/or reconnection of utilities as necessary for execution of the work.
- Materials and workmanship shall comply with all applicable codes, specifications, local ordinances, industry standards and utility company regulations.
- Traffic control devices shall be furnished, erected, maintained and removed by the CONTRACTOR in accordance with the Manual of Uniform Traffic Control Devices. Type "C" lights shall be required on all barricades, drums and similar devices in use at night.
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- Refer to architectural plans for building dimensions and details.
- Parking space stripes shall be 4 inches wide, yellow or white stripes shall be provided at owner's preference unless otherwise shown.
- See sheets C5.1.1-C5.1.4 for details referenced on detailed site plan sheets.
- Transverse expansion joints are to be provided in concrete sidewalks and combined walks/curbs where shown and at intervals not to exceed 12 x the width of the walk.
- Expansion joints shall be installed in concrete pavements and walks at all locations where pavements and walks abut a vertical surface such as a curb, wall, column, etc.
- Contraction joints shall be provided at equal intervals between expansion joints in concrete walks. Install contraction joints as shown but in no case at intervals greater than 1.5 x the width of the walk.
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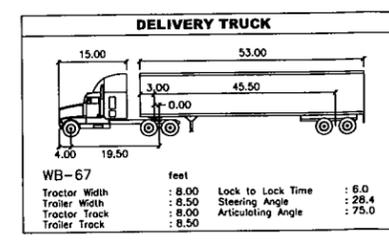
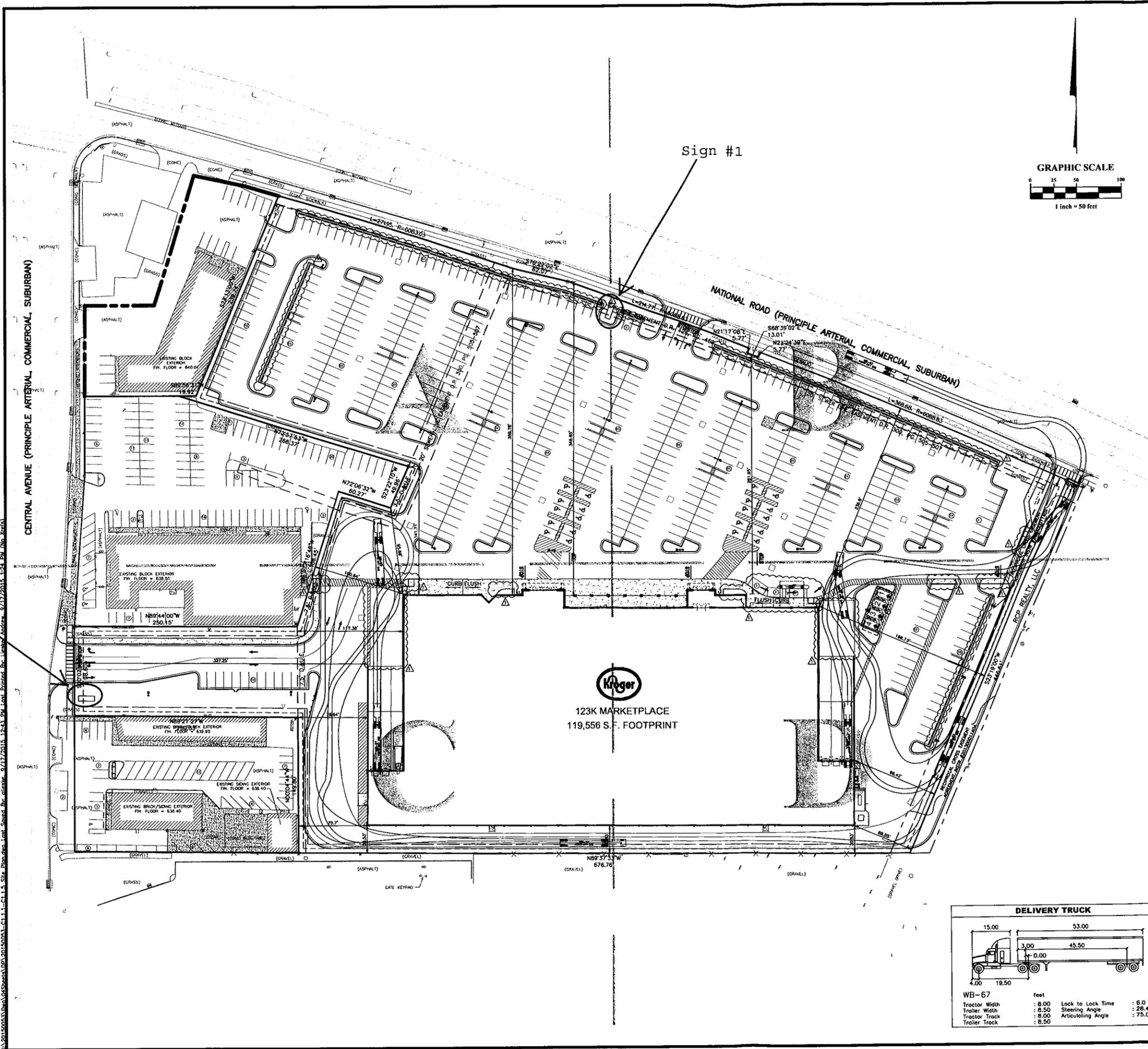
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TBM 402 - A RAILROAD SPIKE ON THE NORTH SIDE OF A POWER POLE, POWER POLE IS SOUTH OF THE INTERSECTION.
 B.M. Elevation = 636.62



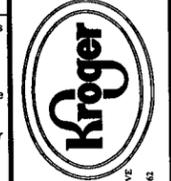
Sign #1

Sign #2



MARK	DATE	DESCRIPTION	REVISIONS

811
 Know what's below.
 Call before you dig.



PREPARED FOR:
 596 CASTLEWAY WEST DRIVE
 INDIANAPOLIS, IN 46208
 PH: 317/2767466 FX: 317/2767464

CONSTRUCTION PLANS FOR
KROGER J710
NEW STORE
 3066 NATIONAL ROAD
 COLUMBUS, INDIANA 47201

PREPARED BY:
EMHT
 1000 West 10th Street, Suite 100
 Columbus, Indiana 47201
 Phone: 317.373.4300 Fax: 317.373.4305
 emht.com

JOB NO. 2015-0053



DATE: August 18, 2015
 SCALE: As Noted
 1" = 50'

TITLE:
OVERALL SITE PLAN

SHEET
C1.1.1

I:\20150053\Drawings\04SitePlan\01-1.1-C1.1.1_Site_Plan.dwg, Last Saved: 9/17/2015 12:43 PM, Printed: 9/17/2015 1:24 PM, No. 2024

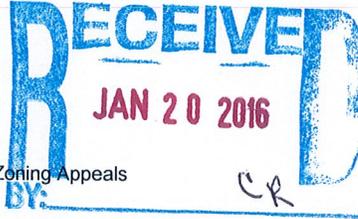
**Columbus – Bartholomew County Planning Department
Development Standards Variance Application**

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County

Zoning: CR
Docket No.: 405-16-04

Hearing Procedure: Hearing Officer Board of Zoning Appeals



Development Standards Variance Application:

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: Jackson County Bank
Address: 125 S. Chestnut Street Seymour IN 47274
(number) (street) (city) (state) (zip)
Phone No.: 812-524-4415 Fax No.: 812-524-4458 E-mail Address: shaskett@jcbank.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: Kroger Limited Partnership
Address: 4111 Executive Parkway Westerville, OH 43081
(number) (street) (city) (state) (zip)
E-mail Address: jordin.horan@kroger.com
Phone No.: 614-898-3200 Fax No.: _____ E-mail Address: ~~matt.balack@kroger.com~~

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: EMH&T
Address: 7400 N. Shadeland Ave, Suite 150 Indianapolis IN 46250
(number) (street) (city) (state) (zip)
Phone No.: 317-806-6556 Fax No.: _____ E-mail Address: rreynolds@emht.com

How would you prefer to receive information (please check one): E-mail Phone Fax Mail

Rick Reynolds

Property Information:

Address: 3060 N. National Road Columbus IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Sign 1

Variance Requested:

I am requesting a variance from Section 10 (D) (7) of the Zoning Ordinance to allow the following:

Bank Variance - Off premise sign for Jackson County Bank (JCB) on Kroger Pylon signs #1 & #2

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Adding the JCB signage will consolidate the signs in the proposed locations, reducing the number of individual signs, improve visibility of offered services in the development for travelers on Central Avenue and National Road and benefits the services and users by using internal site circulation.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

By consolidating the signs the visual clutter of multiple pylon signs will be reduced thereby improving visibility to adjacent properties and two of the city's major traffic corridors.

The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.

The major owner of the redevelopment area (Kroger) is attempting to consolidate the uses and services provided within the area. The strict application of the ordinance would increase the number of individual signs, increasing clutter and reducing visibility. The practical difficulty lies in the individual services being lost in the clutter and not being identified as part of the redevelopment.

Application Fee Refund Information:

The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name: EMH&T

Address: 7400 N. Shadeland Ave., Suite 150 Indianapolis IN 46250
(number) (street) (city) (state) (zip)

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Jackson County Bank
Ann B. Harshett SVP, Chief Administrative Officer January 19, 2016
(Applicant's Signature) (Date)

Property Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

J. Allen Assistant Real Estate Manager 1/19/2016
(Owner's Signature) The Kroger Co. (Date)

(Owner's Signature) (Date)

