

COPLEY TOWNSHIP
ARCHITECTURAL REVIEW
BOARD
STAFF REPORT

December 3, 2018



APPLICANT SUMMARY

PROJECT: Chipotle Mexican Grill 3890 Medina Rd. Suite A	APPLICATION TYPE: Sign Package
APPLICANT/LANDOWNER	APPLICANT: Anchor Signs LANDOWNER: Montrose Center II LTD.
COMPANY PERFORMING WORK REQUESTED	Anchor Signs
INVESTMENT	\$7000
APPLICATION SUMMARY	Applicant, Anchor Signs, on behalf of Chipotle Mexican Grill is requesting to remove an existing metal canopy, place new building signs on the building fronts facing Medina Road (declared front yard) and Cleveland-Massillon Road (secondary front yard) and replace the existing panel in the pylon sign.
INITIATED BY	Applicant
DECISION TYPE	<input type="checkbox"/> Informational <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action
CODE REFERENCES	8.07 SIGNS IN COMMERCIAL and INDUSTRIAL DISTRICTS B. Building Signs: Table 1 Permanent Signs Attached to Buildings B. Building Signs: 3. Corner Lots and Public Entrances Not Fronting a Street.
GENERAL LOCATION	Chipotle Mexican Grill is located on the corner of SR 18 (Medina Road) and Cleveland-Massillon Road.
ZONING	Commercial-General Retail (C-GR)
STAFF RECOMMENDATION	Approval

PROPERTY LOCATION

SITE	ZONING	LAND USE
North	Bath Township	Commercial
South	C-GR	Commercial
East	City of Fairlawn	Commercial
West	C-GR	Commercial



1. Project Background and Description

Applicant, Anchor Signs, on behalf of Chipotle Mexican Grill is requesting to remove an existing metal canopy, place new building signs on the building fronts facing Medina Road (declared front yard) and Cleveland-Massillon Road (secondary front yard) and replace the existing panel in the pylon sign.

SIGN A-Building Sign 1-Cleveland-Massillon Rd.: Based on 80' of linear building frontage, the applicant is permitted a total of 120 sf for Building Sign 1. The applicant is proposing 35.27 sf. The sign will be comprised of internally illuminated LED channel letters on a halo backer with frame. There will also be five 10" x 3" wall mounted up/down PAR 20 aluminum powder-coated light fixtures above the doors and windows. The lights will produce 34 lumens per foot.

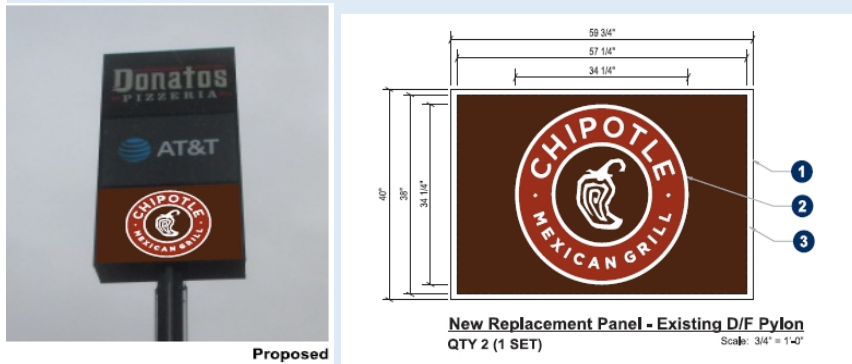


SIGN B-Building Sign 2-Medina Road: Building Sign 2 (Corner Lot): Based on 60% of 120 sf, the applicant is permitted a total of 70 sf for building sign 2. The applicant is proposing 35.27 sf. There will also be four 10" x 3" wall mounted up/down PAR 20 aluminum powder-coated light fixtures above the door and windows. The lights will produce 34 lumens per foot.



SIGN C: Pylon Sign: The pylon sign is 25' in height and 60.50' panel width. The existing previously approved panel box is 40" x 59 3/4", The cabinet panel is 16.60 sf per side, double-sided, in overall area and comprised of lexan with applied vinyl.

PLEASE NOTE THAT THIS IS A LEGAL NON-CONFORMING SIGN AND MUST COME INTO COMPLIANCE BY THE YEAR 2022 PER SECTION 8.11 REGULATIONS FOR NON-CONFORMING SIGNS.



Review Criteria

a) Are the proposed materials and finishes used to construct the sign sufficiently durable to ensure minimum maintenance requirements for a reasonable period of time?

- Yes

b) When a combination of signs is proposed, whether signs in addition to the primary sign are being used to identify entryways into the building and/or additional services or products available in the building, as, for example, signs identifying a bank or pharmacy in a building which is primarily operated as a supermarket.

- *Not applicable*

c) Is the proposed sign, or combination of signs, appropriately proportioned to the size, shape and height of the façade on which it will be displayed.

- *Yes*

d) Is the proposed sign or combination of signs, compatible with and complements the design of the building it identifies in terms of materials, colors and design.

- *Yes*

e) Does the proposed sign or combination of signs, use high-quality materials and workmanship, and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive visual contribution to the community.

- *Yes*

SUGGESTED MOTIONS AND AUTHORITY TO PROCEED

The Copley Township Architectural Review Board moves to approve the following sign requests for the Chipotle Mexican Grill located at 3890 Medina Road Suite A:

Building Sign 1 at 35.27 square feet

Building Sign 2 at 35.27 square feet

Pylon Sign Cabinet Reface at 16.60 square feet with the condition that this sign must come into compliance with the current code by 2022

The external wall mounted lights must be emitting light of constant intensity, and shall not flash, be intermittent, rotate, or move.