

16319 Kettle River Blvd.  
Columbus, MN 55025  
Phone: (651) 464-3120 Ext.1008  
Website: [www.ColumbusMN.us](http://www.ColumbusMN.us)

**APPLICATION FOR CONSIDERATION OF: CONDITIONAL USE PERMIT**

**Application Information Form**

APPLICANT:

Name: **Bare Home** Phone: **9524843362** (Alt.): \_\_\_\_\_  
Address: **14744 Hornsby St NE** Email: **hello@barehome.com**  
City: **Columbus** State: **MN** Zip: **55025**

OWNER: (If other than applicant)

Name: \_\_\_\_\_ Phone (work) \_\_\_\_\_ (Alt.) \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Legal description of property: **LOT 1 BLOCK 1 JP ECOMMERCE**

Lot(s) **1** Block(s) **1** Additions(s) **na**

Existing use of property: **Distribution** Present zoning: \_\_\_\_\_

Action Requested: Please check (√):

Conditional Use Permit , Conditional Use Permit Amendment

Brief description of the Conditional Use (this does not serve as the narrative submittal requirement)

We would like to update our exterior paint design.



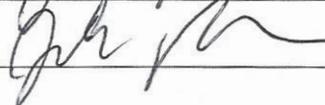
16319 Kettle River Blvd.  
 Columbus, MN 55025  
 Phone: (651) 464-3120 Ext.1008  
 Website: [www.ColumbusMN.us](http://www.ColumbusMN.us)

**Submittals Check List:**

<b>Application Information Sheet (Permit)</b>	<input type="checkbox"/>	<b>Information Recommended by Zoning Administrator:</b>
<b>Scaled Site Plan</b> (Showing all current <i>and</i> proposed site conditions such as buildings, traffic circulation, signs, landscaping, etc.)	<input type="checkbox"/>	
<b>Civil Plans</b> (including utility, lighting, etc.)	<input type="checkbox"/>	
<b>Building Elevations</b>	<input checked="" type="checkbox"/>	
<b>Certified Survey</b>	<input type="checkbox"/>	
<b>Narrative Statement</b> (What is the use you're applying for, what activities will be included in such use, how will it affect the community, how will it affect the direct neighborhood, (addressing noise, light glare, odors, fumes, etc))	<input checked="" type="checkbox"/>	
<b>Watershed Approval/Permit</b> (if applicable)	<input type="checkbox"/>	
<b>Required Fees Paid</b>	<input checked="" type="checkbox"/>	
<b>Additional Information</b> (further information that you believe is relevant and helps explain the Conditional Use)	<input checked="" type="checkbox"/>	
<p><i>Note: this checklist is an outline intended to provide a general statement of the required submittals for a Conditional Use Permit. For exact requirements you should refer to the Columbus City Ordinance (Section 7A-540 through 7A-549) found in the Zoning Code available on the City website <a href="http://www.ColumbusMN.us">www.ColumbusMN.us</a></i></p>		

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

SIGNATURE OF APPLICANT:  DATE: 5/5/20

SIGNATURE OF OWNER:  DATE: 5/5/20

<b>For Office Use Only</b>		
Date Application Received _____	PC # _____	60-Day Deadline _____
Permit Fee _____	Escrow Amount _____	<b>Total Amount Paid</b> _____
Date Paid _____	Check # _____	Receipt # _____



## **Proposed CUP Amendment**

5/11/2020

The proposed amended design for the exterior of Bare Home Headquarters was initiated to align with the feedback from the city to soften the brightness of the existing structure so that it feels more a part of the surrounding environment, while maintaining the Bare Home™ brand and architectural integrity of the building design.

The previous design submitted on 11.19.2019 and approved by the City Council on 11.25.19 was created prior to having staff with significant design/build/architecture and brand experience. Upon review through this new lens, the paint design with horizontal and vertical striping that was approved created numerous visual interruptions in the architecture that were not considered when the building was designed, and therefore did not look intentional, but rather extraneous in their placement. In addition, the four different colors on the facade, including the blue for the brand architectural feature, created visual noise to what was designed to be a simple and clean structure.

This new revised paint design covers over  $\frac{2}{3}$  of the structure with a single gray band, from the ground up to the baseline of our logo, which tones down the off-white of the building significantly without introducing new design elements that are not unified with the building design. The off-white will only be on the upper third of the structure. The paint colors themselves remain the same but the proportions flip completely. (See proposal for paint swatches)

In addition to the painting and part of our ongoing sustainability initiative, we plan to add more landscaping along the entire West side of the building including mature native trees (see landscape plan addendum) which will be appropriately staked for stability, and the slope will be covered in meadow grasses and wildflowers. This will dramatically soften the bottom  $\frac{1}{3}$  of the structure and help to blend the building even more with the surrounding environment. Even in the Winter, the trees will create a visual screen to strike a more harmonious balance with the surrounding landscape.

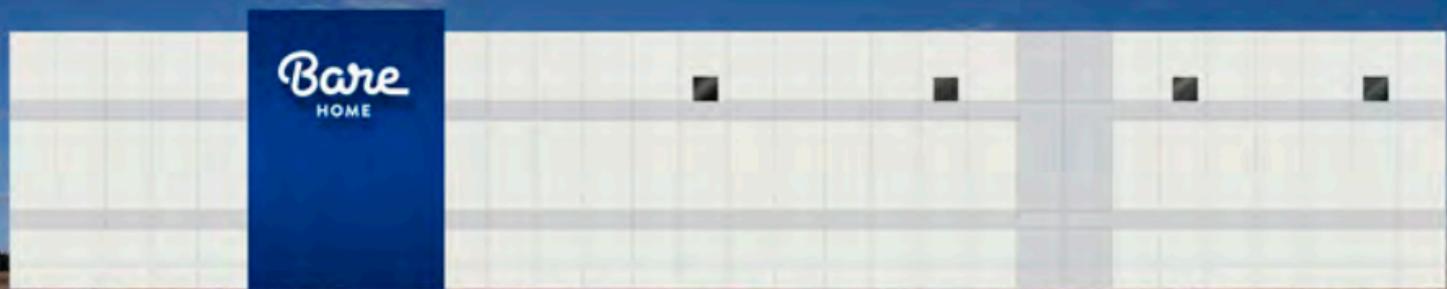
As seen in the amended landscape plan, the grounds on the North and West sides will all be surrounded in this natural meadow attracting pollinators, which means less irrigation and no mowing. The concern was raised about maintaining a lighter color building without discoloration

from irrigation,etc., and the low-maintenance meadow will help reduce this issue. We will also be maintaining the exterior regularly to prevent any discoloration.

As we develop our brand, the aesthetic leans contemporary and minimal, which needs to be conveyed visually through our Headquarters as well. We recognize that is not the aesthetic represented on the corridor currently, however, we do hope our presence is a positive one for the City of Columbus bringing more jobs through our consistent growth and helping to bring Columbus more visibility, contributing to future development opportunities for Columbus. Our hope is to be able to grow into our next phase in this community as we look at expansion needs happening as early as 2021-2022, since we are outgrowing the current facility quickly. Your partnership is very important to us and we look forward to being even more active participants in our community.

We appreciate the opportunity to revisit this and welcome any additional questions that may arise through this process.

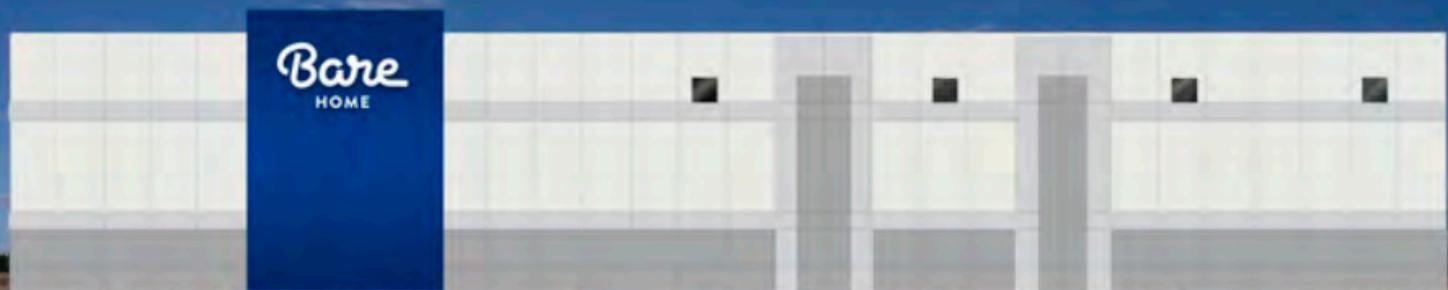
# Current Design

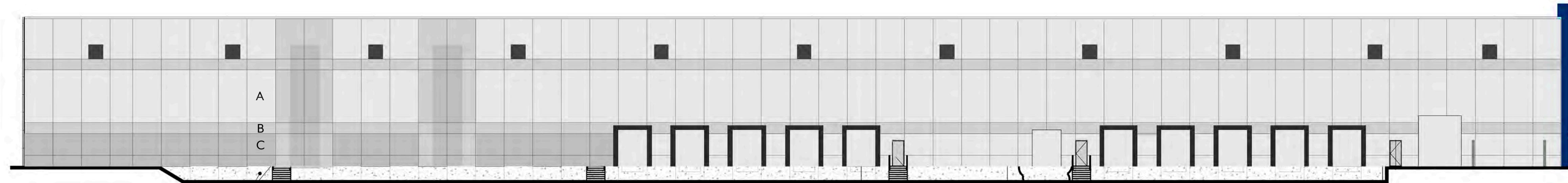


# Approved Alteration Design

Headquarters Exterior Design Proposal







A

B

C

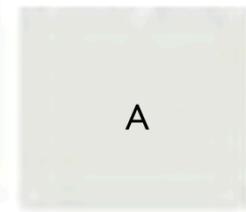
4  
A300

**SOUTH EXTERIOR ELEVATION**

1/16" = 1'-0"

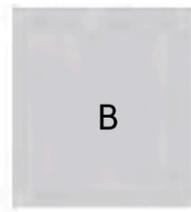
Revision 11.25.2019

One Coat White  
MEN7400-1



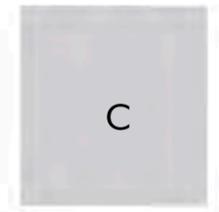
A

Elemental  
MEN7060-2

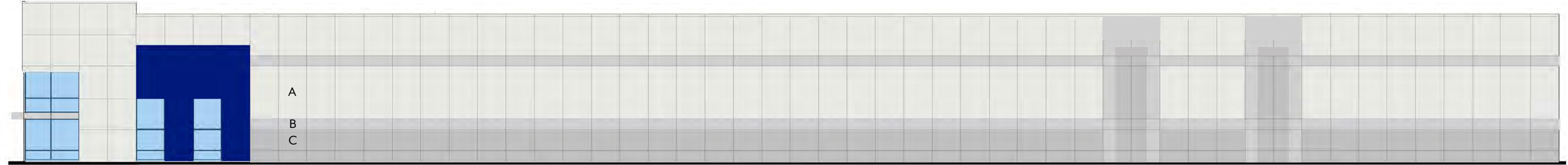


B

UFO  
MEN7060-3



C

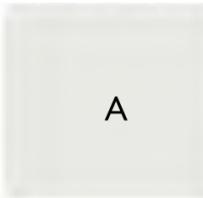


**NORTH EXTERIOR ELEVATION**

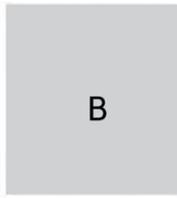
1/16" = 1'-0"

Revision 11.25.2019

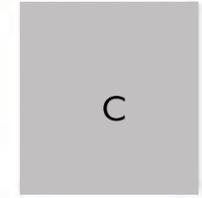
One Coat White  
MEN7400-1



Elemental  
MEN7060-2



UFO  
MEN7060-3



TC36



One Coat White  
MEN7400-1

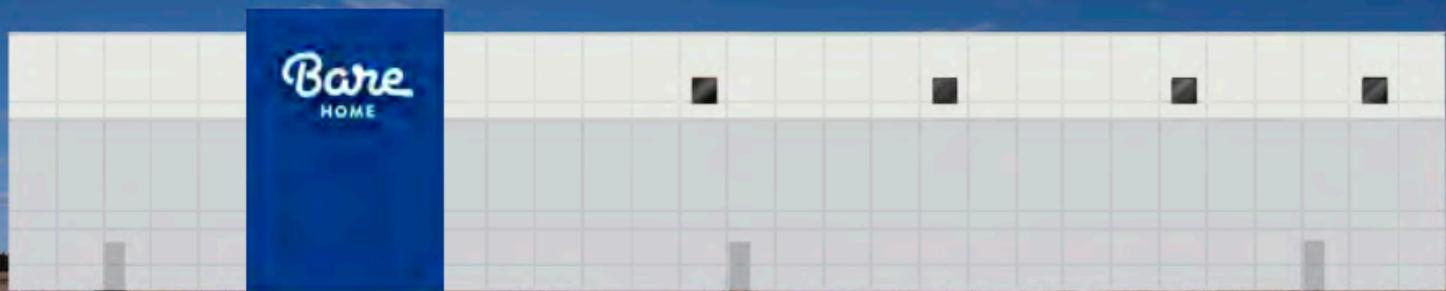
Elemental  
MEN7060-2

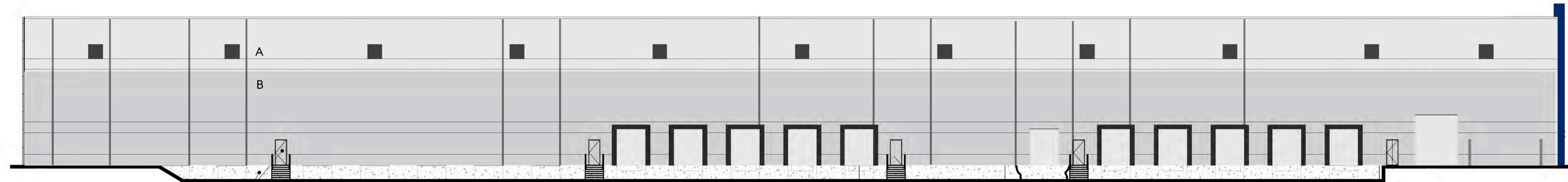
UFO  
MEN7060-3

# Proposed Design 6/17/2020

Headquarters Exterior Design Proposal







4  
A300

**SOUTH EXTERIOR ELEVATION**

1/16" = 1'-0"

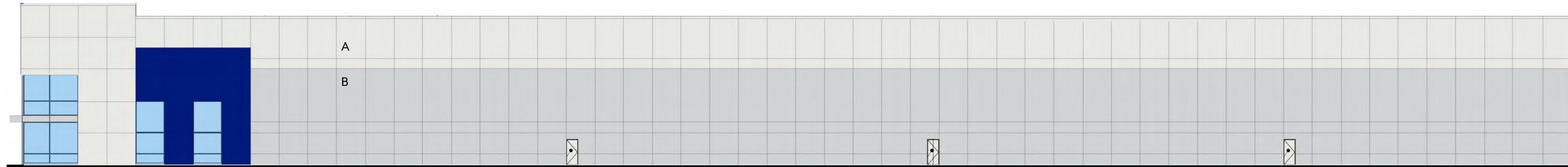
Proposed 5.14.2020

One Coat White  
MEN7400-1

Elemental  
MEN7060-2

A

B



**NORTH EXTERIOR ELEVATION**

1/16" = 1'-0"

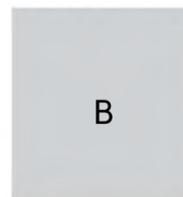
Proposed 5.14.2020

One Coat White  
MEN7400-1



A

Elemental  
MEN7060-2



B

TC36



One Coat White  
MEN7400-1

Elemental  
MEN7060-2

# Proposed Design A 7/15/2020

Headquarters Exterior Design Proposal





Bare  
HOME



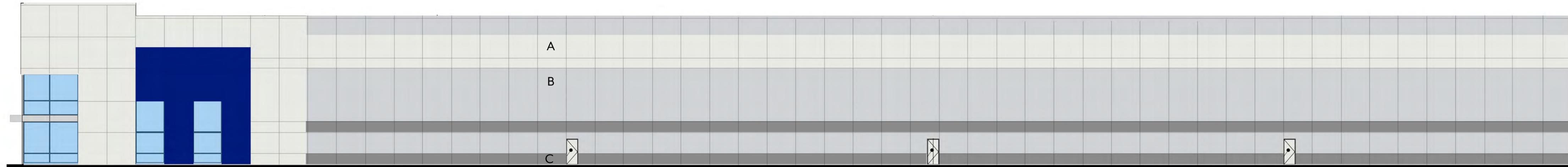
4  
A300

**SOUTH EXTERIOR ELEVATION**

1/16" = 1'-0"

Proposed 7.15.2020

One Coat White MEN7400-1	Elemental MEN7060-2	UFO MEN7060-3
A	B	C



**NORTH EXTERIOR ELEVATION**

1/16" = 1'-0"

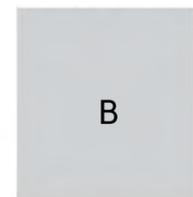
Proposed 7.15.2020

One Coat White  
MEN7400-1



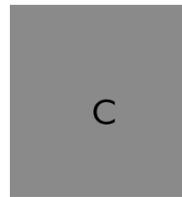
A

Elemental  
MEN7060-2



B

UFO  
MEN7060-3



C

TC36



One Coat White  
MEN7400-1

Elemental  
MEN7060-2

UFO  
MEN7060-3

# Proposed Design B 7/15/2020

Headquarters Exterior Design Proposal



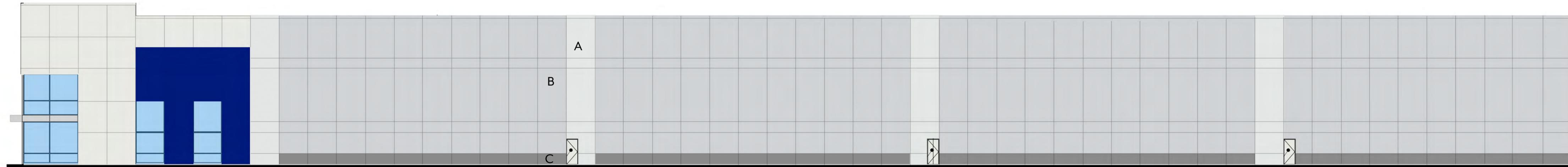


Bare  
HOME



4 SOUTH EXTERIOR ELEVATION  
 A300 1/16" = 1'-0"  
 Proposed 7.15.2020

One Coat White MEN7400-1	Elemental MEN7060-2	UFO MEN7060-3
A	B	C



**NORTH EXTERIOR ELEVATION**

1/16" = 1'-0"

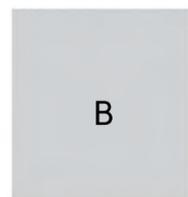
Proposed 7.15.2020

One Coat White  
MEN7400-1



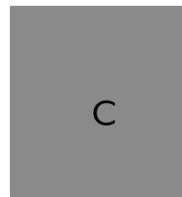
A

Elemental  
MEN7060-2



B

UFO  
MEN7060-3



C

TC36



One Coat White  
MEN7400-1

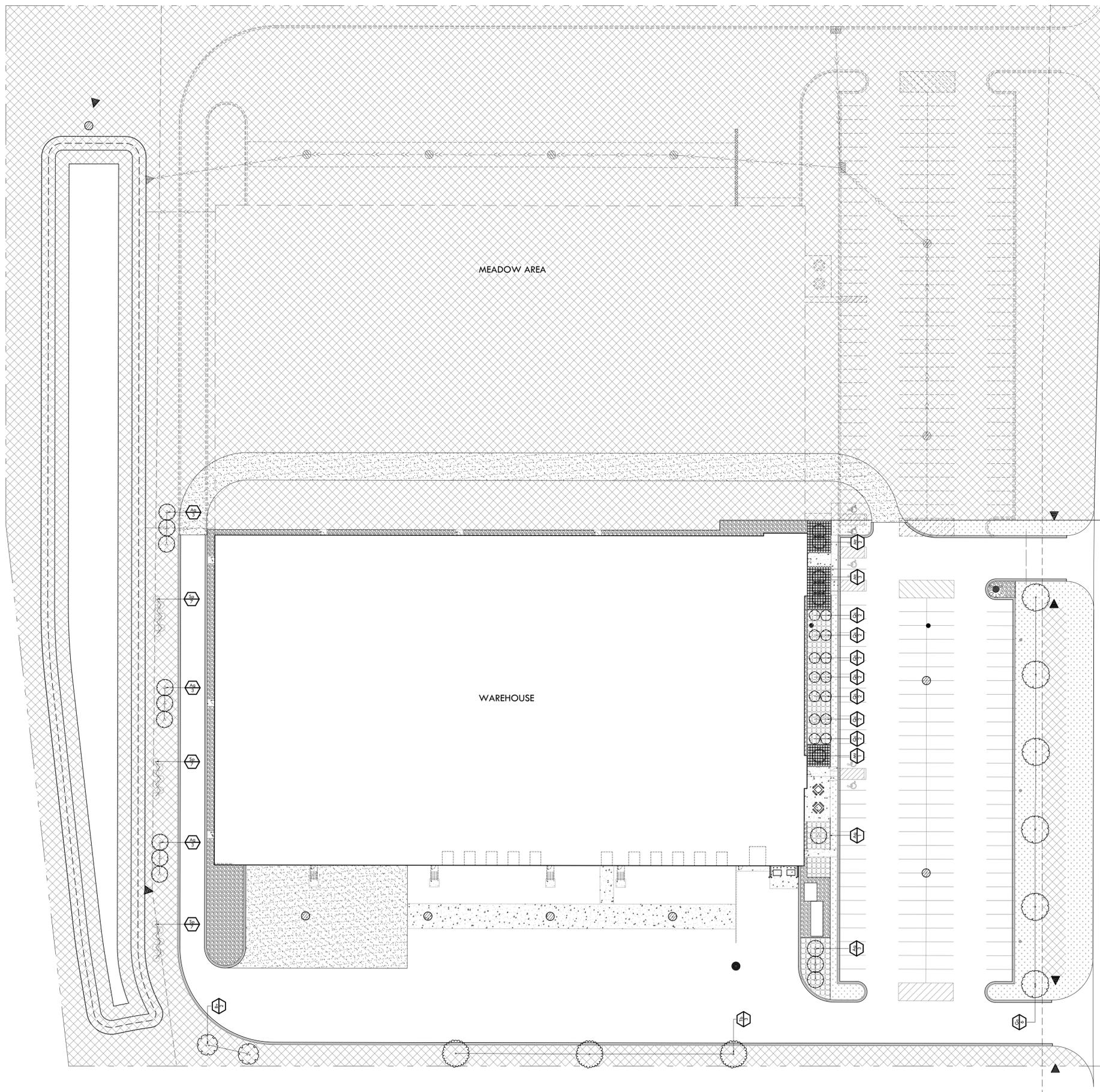
Elemental  
MEN7060-2

UFO  
MEN7060-3

# Landscape Plan 7/15/2020

Headquarters Exterior Design Proposal





GENERAL NOTES

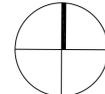
1. USE OF THE WORD 'CONTRACTOR' IN THE DRAWINGS INDICATES BOTH THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ON THE PROJECT.
2. ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR COORDINATION OF THE WORK. NO ADDITIONAL COMPENSATION WILL BE MADE TO ANY CONTRACTOR FOR EXTRA WORK RESULTING FROM FAILURES OF COORDINATION.
3. THE CONTRACTOR MUST ASSURE COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK OR MATERIALS SUPPLIED.
4. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR, OBTAINING, AND PAYING FOR ALL NECESSARY PERMITS UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL HAVE A COPY OF ALL DRAWINGS WITH THEM ON SITE AT ALL TIMES AND SHALL RECORD ALL MODIFICATIONS/CHANGES TO THE WORK ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT SET OF DRAWINGS TO THE LANDSCAPE ARCHITECT AT PROJECT COMPLETION.
6. EXCEPT FOR ITEMS SPECIFICALLY MARKED AS 'BY OTHERS' OR 'NOT IN CONTRACT', IT IS THE INTENT OF THESE DRAWINGS TO DESCRIBE A COMPLETE PROJECT. THE CONTRACTOR MUST THOROUGHLY REVIEW THE DRAWINGS PRIOR TO SUBMITTING A BID AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ERRORS OR OMISSIONS DISCOVERED. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ITEMS OF WORK NOT SHOWN OR DESCRIBED ON THE DRAWINGS THAT COULD BE REASONABLY INFERRED FROM THE DRAWINGS IN PROVIDING THE OWNER WITH COMPLETE SYSTEMS AND A COMPLETE PROJECT.
7. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE FROM A SURVEY PERFORMED BY OTHERS. EXISTING TOPOGRAPHIC FEATURES MAY NOT BE EXACT AS TO THEIR LOCATION, CHARACTER, OR NUMBER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SITE PRIOR TO BIDDING AND CONSTRUCTION AND FOR IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS.
8. THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL BENCH MARKS, SURVEY MONUMENTS, PROPERTY IRONS, LAYOUT STAKES AND OTHER REFERENCE POINTS. ALL FINES AND REPLACEMENT COSTS FOR DAMAGE TO ANY OF THESE ITEMS THAT IS DUE TO THE CONTRACTOR'S ACTS OR NEGLIGENCE ARE THE CONTRACTOR'S RESPONSIBILITY AT NO COST TO THE OWNER.
9. THE CONTRACTOR SHOULD EXPECT TO FIND TELEPHONE, ELECTRIC, GAS, CABLE TELEVISION, AND FIBER OPTIC LINES, IRRIGATION SYSTEMS, AND OTHER PUBLIC AND PRIVATE UTILITIES. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY, IS RESPONSIBLE TO VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY. AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL AT 800 252 1166 OR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES AND VERIFY THE EXACT LOCATION, SIZE, AND DEPTH OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES.
10. PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND SUBMIT A TRAFFIC CONTROL PLAN COMPLYING WITH THE LATEST EDITION OF THE MNDOT ROADWAY REQUIREMENTS.
11. ALL PLANTED AREAS TO BE MULCHED WITH A 3" LAYER OF SHREDDED HARDWOOD MULCH.
12. ALL PLANTED AREAS TO BE SEPARATED FROM ADJACENT SODDED AREAS WITH COMMERCIAL GRADE STEEL EDGING.
13. ALL SODDED AREAS TO BE IRRIGATED WITH SPRAY OR ROTORS.
14. ALL PLANTED AREAS TO BE IRRIGATED WITH DRIP IRRIGATION.

CODES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL CODES AND ALL OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.
2. APPLICABLE CODES: THIS PROJECT IS TO COMPLY WITH THE CITY OF COLUMBUS MUNICIPAL CODE AND SUB-CODE REQUIREMENTS AND STATE OF MINNESOTA CODE REQUIREMENTS.
3. VERIFY IF THIS PROJECT WILL REQUIRE SPECIAL REVIEW AND APPROVALS FROM THE LOCAL WATERSHED DISTRICT.

-  TURFGRASS SOD  
IRRIGATED WITH SPRAY OR ROTOR HEADS
-  MEADOW AREAS  
DRILL SEEDED W/ AVENA SATIVA @ 50LBS/ACRE
-  ROCK MAINTENANCE STRIP  
3-6" CRUSHED TRAP STONE W/ NON-WOVEN GEOTEXTILE AND COMMERCIAL GRADE STEEL EDGING

1 SITE PLAN  
1" = 40' - 0"



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of Minnesota.  
Signature: MICHAEL KEENAN, P.L.A.  
Printed Name: MICHAEL KEENAN, P.L.A.  
Date: 10/23/2019 License Number: 52226

SITE PLAN

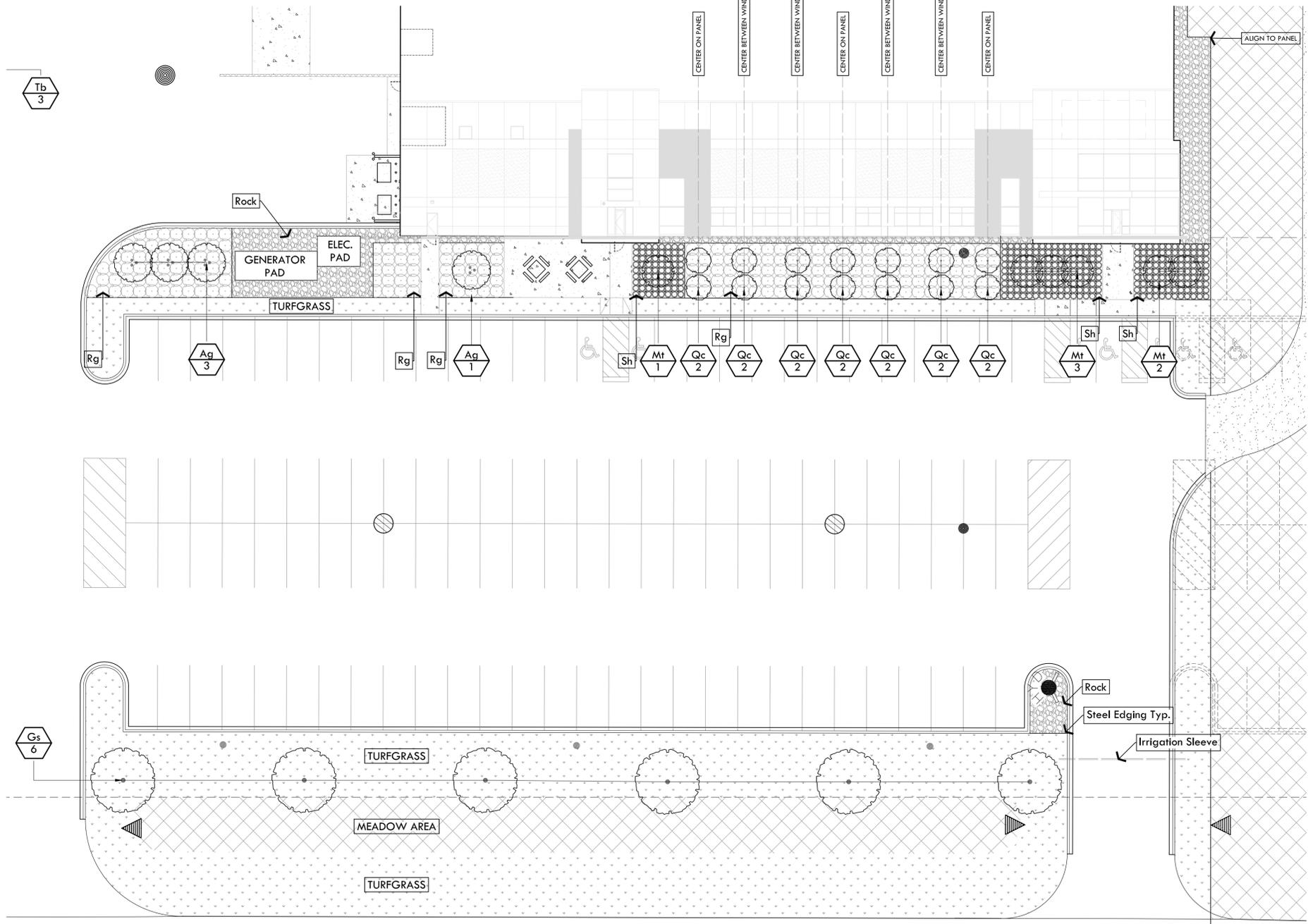
BARE HOME  
COLUMBUS, MN

REVISIONS  
DATE: 7/29/2019  
DESCRIPTION: Update Tree Totals. Owner directive.  
DATE: 9/25/2019  
DESCRIPTION: Add Trees. Owner directive.  
DATE: 10/8/2019  
DESCRIPTION: Add Shrubs.

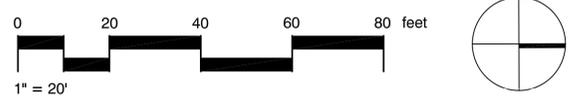
DATE: 7.25.2019  
DRAWN: SLG  
CHECKED: MWK  
APPROVED: RLH

PROJECT NO:  
155-60-1

SHEET:  
L1



**1 PLANTING PLAN**  
1" = 20' - 0"



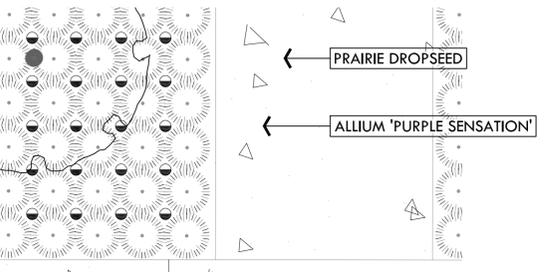
PLANT SCHEDULE			
TREES	QTY	BOTANICAL / COMMON NAME	CONT
Ag	13	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	8" B&B
Bv	2	Betula papyrifera 'Varen' / Prairie Dream Birch	8" B&B
Gs	6	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	2.5" B&B
Mt	6	Malus x 'Tina' / Tina Crab Apple	2" B&B
Qc	14	Quercus robur x alba 'Crimson Spire' / Crimson Spire Oak	2.5" B&B
Tb	3	Tilia americana 'Boulevard' / Boulevard Linden	2" B&B
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
Rg	231	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#2
Sp	21	Salix purpurea 'Nana' / Dwarf Arctic Willow	#5
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT
Ap	264	Allium hollandicum 'Purple Sensation'	Bulb
Sh	324	Sporobolus heterolepis / Prairie Dropseed	#1

**PLANTING NOTES**

- ALL PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER OWNER'S WRITTEN ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO THE OWNER'S WRITTEN ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LANDSCAPE ARCHITECT MUST APPROVE THE DECOMPACTED SUBGRADE AFTER DECOMPACTION WORK IS COMPLETE AND PRIOR TO TOPSOIL PLACEMENT.
- ADJUSTMENT IN LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
- ALL PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, LANDSCAPE CONTRACTOR SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

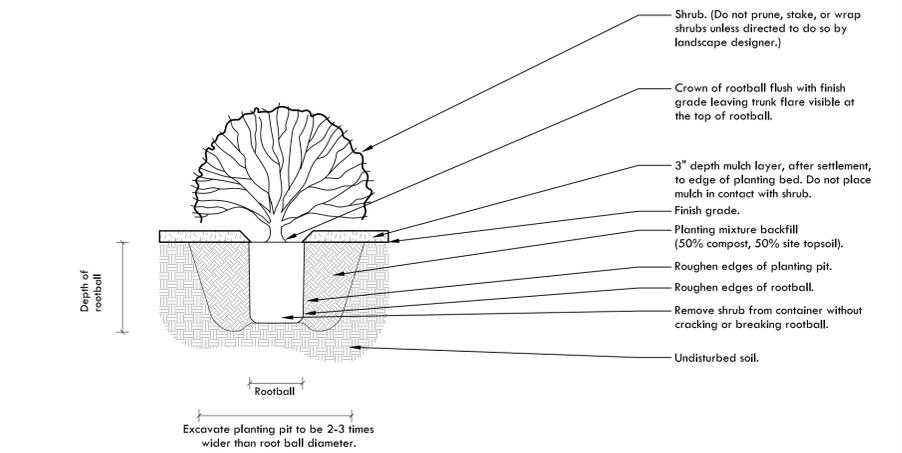
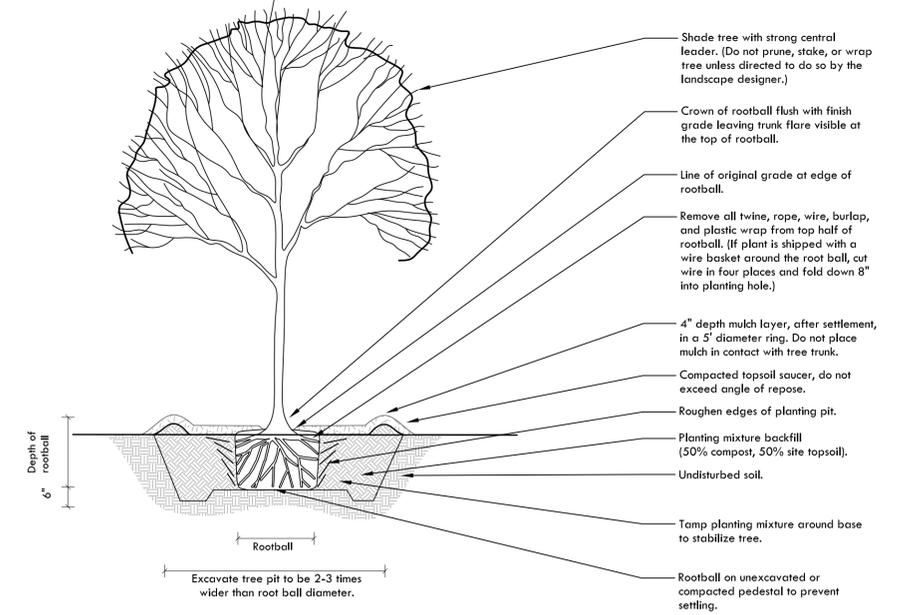
PROPOSED IRRIGATION LAYOUTS AND MATERIAL LISTS MUST BE SUBMITTED WITH BIDS. ACCEPTABLE PRODUCT MANUFACTURERS INCLUDE HUNTER, RAINBIRD, TORO, AND NETAFIM. THE IRRIGATION CONTROLLER SHALL BE SIZED TO ACCOMMODATE ALL PROPOSED ZONES, INCLUDING ANY AREAS INDICATED AS FUTURE IRRIGATION, AND SHALL BE FULLY AUTOMATIC WITH A VOLATILE MEMORY CHIP.

- IRRIGATION CONTRACTOR MUST VERIFY THE LOCATION OF ALL IRRIGATION SLEEVES. IF ADDITIONAL SLEEVING IS REQUIRED, IRRIGATION CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND THE LANDSCAPE ARCHITECT. ONLY TRENCHLESS METHODS WILL BE APPROVED AFTER PAVING IS COMPLETED.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE IRRIGATION SYSTEM FROM THE POINT OF CONNECTION AT THE COLD WATER STUB OUT LINES FROM THE BUILDING, THE STUB OUT(S) FROM THE BUILDING, THE BACKFLOW PREVENTER, AND OTHER CODE REQUIRED PLUMBING ELEMENTS MUST BE PROVIDED BY A LICENSED MECHANICAL CONTRACTOR.
- THE IRRIGATION CONTRACTOR MUST INSTALL THE IRRIGATION CONTROL PANEL IN THE LOCATION INDICATED ON THE MECHANICAL DRAWINGS OR AS APPROVED BY THE OWNER.
- THE IRRIGATION CONTRACTOR MUST PROVIDE OPERATIONS AND MAINTENANCE MANUALS AND ON-SITE INSTRUCTION TO THE OWNER IN THE SYSTEM OPERATION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INITIAL SYSTEM STARTUP, WINTERIZATION FOR THE FIRST WINTER, AND STARTUP THE FOLLOWING SPRING.
- ALLIUM 'PURPLE SENSATION' BULBS CAN ONLY BE INSTALLED IN THE FALL AND SHOULD BE PLANTED 4" BELOW GRADE.

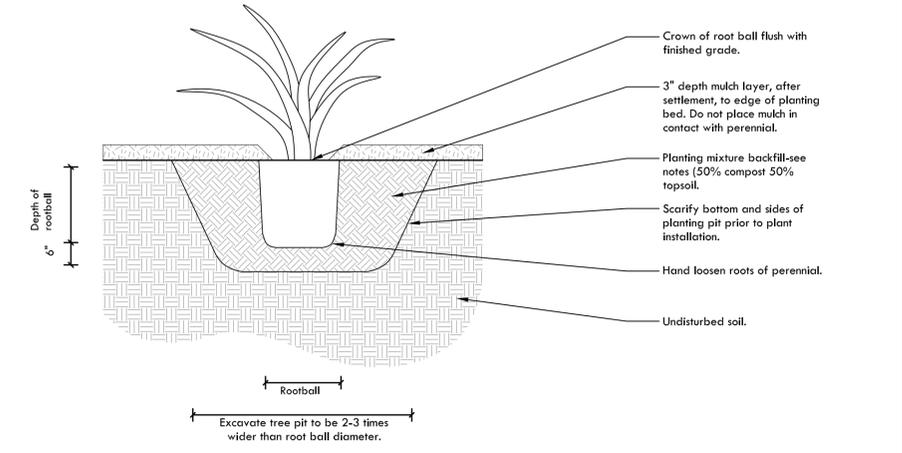


**2 GRASS PLANTING INSET**  
1" = 4' - 0"

**3 TYPICAL TREE PLANTING**



**4 TYPICAL SHRUB PLANTING**



**5 TYPICAL PERENNIAL PLANTING**

**URBAN ECOSYSTEMS**  
**LANDSCAPE ARCHITECTS**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of Minnesota.  
Signature: MICHAEL KEENAN, P.L.A.  
Date: 7/29/2019 License Number: 52239

**PLANTING PLAN**

**BARE HOME**  
**COLUMBUS, MN**

**REVISIONS**  
DATE: 7/29/2019  
DESCRIPTION: Tree Total.  
Owner Directive.  
DATE: 7/29/2019  
DESCRIPTION: Tree layout.  
O.D.

DATE: 7.25.2019  
DRAWN: MWK  
CHECKED: SLG  
APPROVED: RLH

PROJECT NO:  
**155-60-1**

SHEET:  
**L2**

To: City of Columbus Planning Commission  
From: Ben Gutknecht, City Planning Technician  
Date: June 11, 2020  
RE: Bare Home (JP Commerce) Conditional Use Permit Amendment

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After review of the Conditional Use Permit Amendment Application for a modification of the previously approved building architectural designs and landscape plans, the City of Columbus Planning Staff provides the following Findings of Fact and Recommendations:

Findings of Fact

1. The City received a Conditional Use Permit (CUP) Amendment application from Bare Home on May 11, 2020. The application was found complete.
2. The 60-day review deadline is July 10, 2020.
3. The 120-day review deadline is September 8, 2020.
4. The property is approximately 13.2 acres and at 14744 Hornsby St. NE, legally described as Lot One Block One, JP Ecommerce, Anoka County, Minnesota (PIN 25-32-22-12-0003).
5. The neighboring property directly to the north is a vacant parcel also owned by JP Ecommerce. The neighboring property to the east is a single-family dwelling and agriculture and to the South is another single-family dwelling. To the west is Interstate 35.
6. The Property is currently zoned Commercial Showroom (C/S).
7. The original CUP was approved on October 10, 2018. The first Amendment to the CUP, approved on November 25, 2019, allowed a change to the building elevation from an approved pre-cast exposed aggregate building exterior to a smooth pre-cast painted panel, painted in three colors, one white tone and two gray tones, arranged as pillars on the North, West, and South elevations. The purpose of this CUP amendment is to allow another change to the building elevation from the three-color pillar design to a two-color design, white and gray. The proposal is to break the building into thirds on the North, West, and South elevations, with the bottom two thirds painted gray with a large band of white wrapping the top third. Additionally, the Phase I landscape plan dated October 8, 2019 is being revised to replace nine (9) service berries and twenty-one (21) dwarf arctic willows with twenty (20) service berry trees on the West Elevation.
8. The East elevation is not changing from the approved November 25, 2019 building elevations.
9. The blue metal accent and sign, approved in 2018, will also remain as approved.
10. The proposed amendments to the building elevations is for the 103,280 square foot building currently on site which is the location of the Bare Home Warehouse/distribution

facility “Phase 1”, which was approved by the City of Columbus in 2018 via CUP process.

11. The proposed amendments to the building elevations are consistent with Section 7A-775 of the City Code regarding C/S District Design Standards.
12. The narrative, received 05.11.20, suggests that the landscape plan dated 06.04.20 has been updated to compliment the proposed amended elevation design. The twenty (20) Service Berry trees will break up the bottom one third of the West elevation, and with the addition of meadow prairie plantings Bare Home proposes this will further blend the building into the surrounding environment and continue to support the company’s pollinator friendly initiatives. It appears this revision also facilitates improved visibility of the blue Bare Home sign.
13. The Planning Commission held a public hearing on the Bare Home CUP Amendment Application on June 17<sup>th</sup>, 2020.

### Recommendations

Based upon the Findings of Fact, the Planning Commission should recommend approval of the Bare Home (JP Commerce) CUP Amendment, subject to the following remaining relevant conditions:

1. The CUP is contingent upon recommendations of the City Engineer.
2. The CUP is contingent upon recommendations of the City Attorney.
3. The CUP is contingent upon detailed plan review and approval by the City Building Official.
4. The CUP is contingent upon detailed plan review and approval by the Fire Marshall.
5. The CUP is contingent upon permitting by Rice Creek Watershed District.
6. Phase 2 development on the Property will be subject to building department review unless amended. Phase 2 also requires a supplemental landscape plan and administrative approval.
7. All exterior lighting for both Phase 1 and Phase 2 shall be shrouded and directed away from adjacent properties and public streets and shall be reviewed and approved by the City Engineer and Building Official prior to installation
8. Development of the Property shall be consistent with the CUP application forms and documentation received for Phase 1 including, but not limited to, Phase 1 Site Improvement Plans, pages 1-11, by Carlson McCain, dated August 13, 2018; floor plans, prepared by Bauer Design Build, dated August 13, 2018; the “Description of proposed Conditional Use”, prepared by JP Ecommerce, undated narrative; the Bare Home CUP amendment application and narrative, dated September 12, 2019; and the second Bare Home CUP amendment application and narrative, dated May 11, 2019 as well as the Building elevations dated May 14, 2020 and updated landscape plans dated 06.04.20.
9. The CUP documentation is subject to modification by the City prior to issuance to Bare Home (JP Ecommerce).
10. No other uses or intensification are allowed on the Property without an amendment to the CUP.
11. In the event the City Council determines, in its sole discretion, that the use of the Property is not being operated in accordance with any term or condition contained herein, the CUP may be revoked by the City upon proper notice and a hearing. The City shall notify

regulatory authorities that have issued licenses or permits in connection with the CUP of any such revocation.

12. Any and all uses allowed in the CUP shall be constructed, maintained, and practiced consistent with all applicable federal, state, and local laws and regulations.
13. The applicant shall reimburse the City for all out of pocket expenses incurred in the review and issuance of the CUP and for all ongoing inspections and enforcement actions required for the CUP.

RECEIVED

JUN 11 2020

City of Columbus

60-Day Deadline = 08.10.2020  
120-Day Deadline = 10.09.2020



COLUMBUS  
Rural Nature. Urban Access.

16319 Kettle River Blvd. • Columbus, MN 55025  
phone: (651) 464-3120  
website: ColumbusMN.us

RECEIVED

FEB 28 2020

City of Columbus

60 Day Deadline  
Tuesday, April 28, 2020  
Receipt #: 21915

Incomplete  
03.09.20  
+  
03.17.20

APPLICATION FOR CONSIDERATION OF CONDITIONAL USE PERMIT, INTERIM USE PERMIT  
RE-ZONING, SITE PLAN REVIEW, VARIANCE

APPLICANT:

Name: OUTFRONT MEDIA LLC Phone: 763-251-1954 (Alt.): 612-701-5164  
Address: 901 Marquette Ave, Ste 600 Email: John.Bodger@outfrontmedia.com  
City: Minneapolis State: MN Zip: 55402

OWNER: (If other than applicant)

Name: Donald Steinke  
Sonja Axness Phone (work) \_\_\_\_\_ (Alt.) \_\_\_\_\_  
Address: 8423 Lake Dr. NE Email: donald.steinke@plantpioneer.com  
City: Forest Lake State: MN Zip: 55025

Legal description of property: 24-32-22-43-0002

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Additions(s) \_\_\_\_\_

Existing use of property: Billboard-Vacant Present zoning: CS-Commercial Showroom

Action Requested: Please check (✓) Re-zoning  Site Plan Review  Variance

Conditional Use Permit  Interim Use Permit  SSTS Administrative Variance

Other (fill in) \_\_\_\_\_

Description of and reason for request (attach additional information and requirements if necessary)

Interim Use Permit Renewal to allow a large off-premises sign to remain on the property, conforming to the updated code,

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

SIGNATURE OF APPLICANT: John Bodger for Outfront DATE: 2-27-20

SIGNATURE OF OWNER: X DATE: X



February 28, 2020

Mr. Ben Gutknecht  
City Planning Technician  
City of Columbus  
16319 Kettle River Boulevard  
Columbus, MN 55025

RE: Interim Use Permit Applications

Dear Mr. Gutknecht:

Enclosed are two Interim Use Permit billboard applications for your review. The applications meet the amended Chapter 7B, Section 7B-310 for the I-35 Corridor Large Off-Premises Signs. A check in the amount of \$3,400.00 is included, \$1,700.00 for each application.

The two signs have been on the sites for 20 years and are still in excellent condition. The only changes needed are the addition of support column covers to meet the amended code. Photos and drawings of the sign pole covers and City Logo are attached with each application. The use of imitation stone panels works the best when covering an existing sign pole for weight and wind loads, since the pole was not originally designed for a cover.

Please contact me if you require additional information, thank you.

Sincerely,

A handwritten signature in blue ink that reads "John Bodger".

John Bodger  
Real Estate Manager

901 Marquette Avenue, Suite 600, MN 55402

T 763.251.1954 E [John.Bodger@outfrontmedia.com](mailto:John.Bodger@outfrontmedia.com) C 612.701.5164



16319 Kettle River Blvd. • Columbus, MN 55025  
phone: (651) 464-3120  
website: ColumbusMN.us

APPLICATION FOR CONSIDERATION OF CONDITIONAL USE PERMIT, INTERIM USE PERMIT  
RE-ZONING, SITE PLAN REVIEW, VARIANCE

APPLICANT:

Name: OUTFRONT MEDIA LLC Phone: 763-251-1954 (Alt): 612-701-5164  
Address: 901 Marquette Ave, Ste 600 Email: John.Boelger@outfrontmedia.com  
City: Minneapolis State: MN Zip: 55402

OWNER: (If other than applicant)

Name: Donald Steinke  
Senja Axness Phone (work) \_\_\_\_\_ (Alt) \_\_\_\_\_  
Address: 8423 Lake Dr, NE Email: donald.steinke@plantpioneer.com  
City: Forest Lake State: MN Zip: 55025

Legal description of property: 24-32-22-43-0002

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ Additions(s) \_\_\_\_\_

Existing use of property: Billboard - Vacant Present zoning: CS-Commercial Showroom

Action Requested: Please check (✓) Re-zoning  Site Plan Review  Variance

Conditional Use Permit  Interim Use Permit  SSTS Administrative Variance

Other (fill in) \_\_\_\_\_

Description of and reason for request (attach additional information and requirements if necessary)

Interim Use Permit Renewal to allow a large off-premises sign to remain on the property, conforming to the updated code,

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

SIGNATURE OF APPLICANT: John Boelger for Outfront DATE: 2-27-20

SIGNATURE OF OWNER: X Donald Steinke DATE: X 2-28-20



# SURVEY FOR OUTFRONT MEDIA

## PARENT PARCEL DESCRIPTION

All that part of the South Half of the South East Quarter (S 1/2 of SE 1/4) Section 20-4 (24), Township Thirty-Two (32) North, Range Twenty-Two (22) West, line Westerly of the center line of County Road No. 21 as now laid out and established, and Easterly of the right-of-way of Interstate 35 acquired by the State of Minnesota, excepting the following described tract:

Commencing at the intersection of the center line of Old County State Aid Highway No. 21 with the South line of said Section Twenty Four (24), said point being One Thousand Three Hundred Thirty-Seven and Ninety Eight Hundreds (1337.98) feet West from the South East corner of said Section Twenty Four (24) as measured along said South line; thence South Eighty-Eight degrees (88°), Nineteen Minutes (19'), Thirty Seconds (30") West along said South line a distance of Three Hundred Twenty and Ninety Hundreds (320.90) feet; thence on a bearing due North a distance of Seven Hundred Four (704.0) feet; thence North Eighty Nine degrees (89°), Fifty-Three minutes (53'), Fifty seconds (50") East a distance of Three-Hundred Seventy-One and Ten Hundreds (371.10) feet to its intersection with the center line of said County State Aid Highway, as now laid out and traveled; thence South Eleven degrees (11°), Twenty-Eight minutes (28'), Fifty-Five seconds (55") West and along said center line a distance of Ten and Nine Hundreds (10.09) feet; thence Southerly on a tangential curve concave to the East having a radius of Two Thousand Three Hundred Fifty-Three and Six Hundreds (2353.06) feet for a distance of Four Hundred Fifty-Eight and Fifty-Four Hundreds (458.54) feet; thence South zero degrees (0°), Nineteen minutes (19') West and tangent to said curve a distance of Two Hundred Thirty (230.0) feet to the point of commencement. Subject to an easement for highway purposes over the Easterly Fifty (50) feet thereof as measured at right angles of said center line.

## NOTES

1. This survey was prepared without the benefit of a title commitment and may not depict all easements, appurtenances, and encumbrances affecting the property.
2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
3. All distances are in feet.
4. See sheet 2 of 2 sheets for vicinity map and depiction of access to public right-of-way.

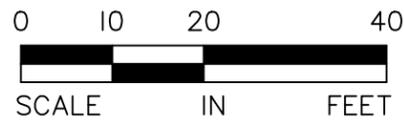
## LEGEND

-  ELECTRIC BOX
-  ELECTRIC METER
-  UNDERGROUND ELECTRIC
-  CHAIN-LINK FENCE
-  MNDOT RIGHT-OF-WAY

Design File: 200020	Checked By: PG	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota. <b>PETER GOERS</b> Print Name  Signature <b>3/16/2020</b> Date <b>44110</b> License Number
Scale: 1" = 20'	Drawn By: DPE	
Date: 3/16/2020	Field Crew: CE	

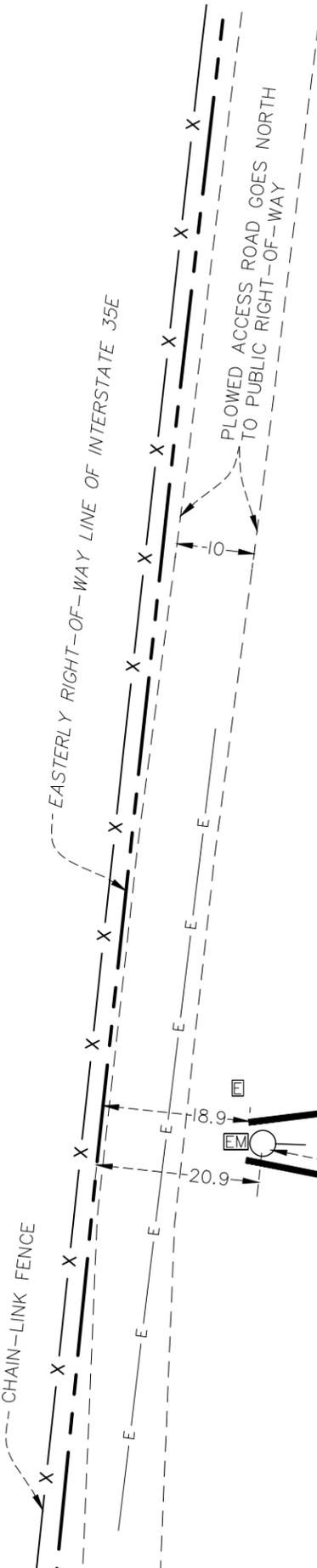
COLUMBUS BILLBOARD SIGN  
(NORTH)  
COLUMBUS, MINNESOTA

Alliant Engineering, Inc.  
733 Marquette Ave, Ste 700  
Minneapolis, MN 55402  
612.758.3080 MAIN  
612.758.3099 FAX  
www.alliant-inc.com



S 1/2 OF SE 1/4 OF  
SEC. 24, T. 32N, R. 22W

INTERSTATE 35 E



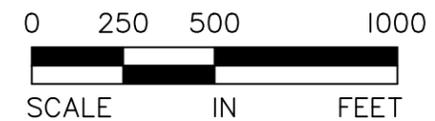
# SURVEY FOR OUTFRONT MEDIA



## NOTES

The sign is located:

- ±834 feet from Sign A.
- ±1181 feet from Sign B.
- ±851 feet from Sign C.
- ±531 feet from Sign D.
- ±820 feet from Sign E.



Design File: 200020	Checked By: PG	<b>VICINITY MAP</b>
Scale: 1" = 20'	Drawn By: DPE	
Date: 3/16/2020	Field Crew: CE	

**COLUMBUS BILLBOARD SIGN  
(NORTH)  
COLUMBUS, MINNESOTA**

Alliant Engineering, Inc.  
733 Marquette Ave, Ste 700  
Minneapolis, MN 55402  
612.758.3080 MAIN  
612.758.3099 FAX  
www.alliant-inc.com



**OUTFRONT/**



4'



OUTFRONT/

COLUMBUS

6'

4'





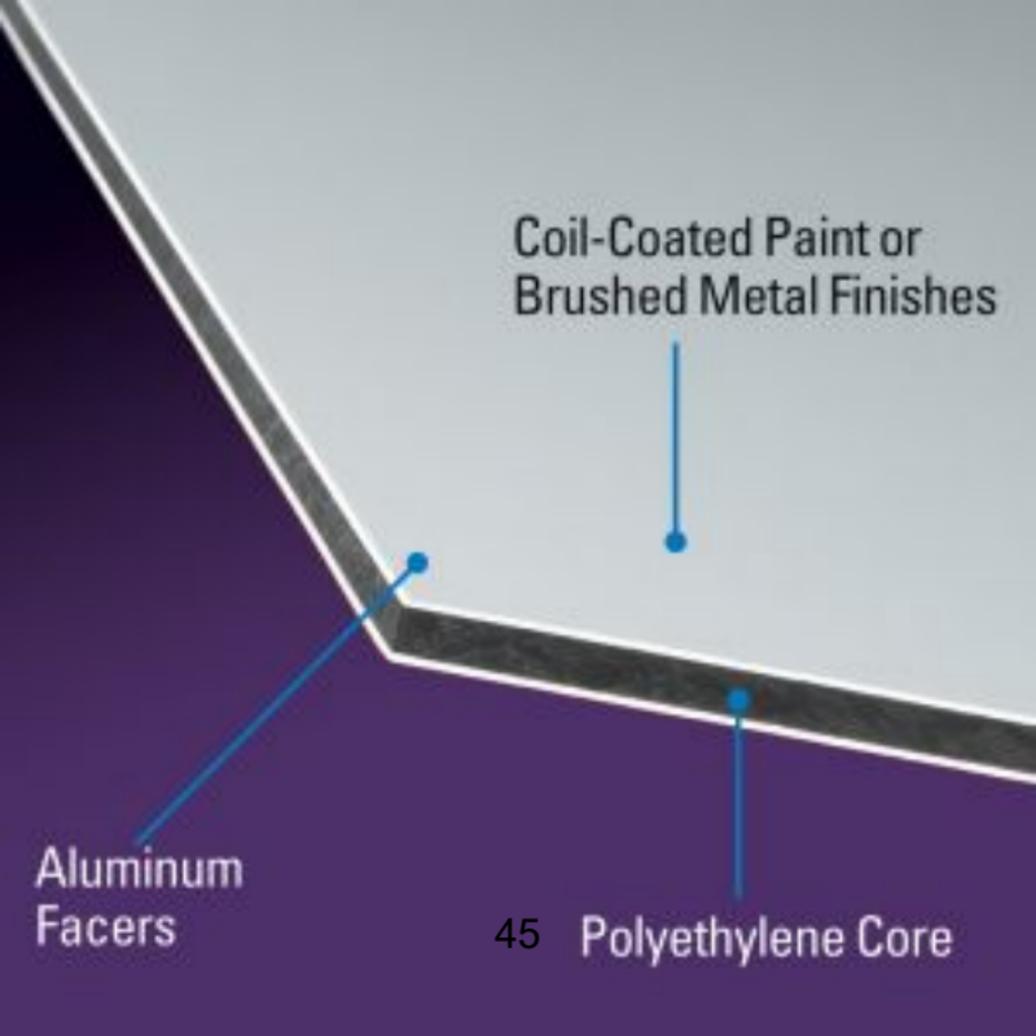
I-35 PARCEL 2 NORTH BILLBOARD | SB-250'  
COLUMBUS, MN



I-35 PARCEL 2 NORTH BILLBOARD | NB-150'  
COLUMBUS, MN



COLUMBUS



Coil-Coated Paint or  
Brushed Metal Finishes

Aluminum  
Facers

45 Polyethylene Core

## Billboard stone pole surrounds

Bodger, John <[john.bodger@outfrontmedia.com](mailto:john.bodger@outfrontmedia.com)>

Wed 7/8/2020 10:37 AM

To: Ben Gutknecht <[planningtech@ci.columbus.mn.us](mailto:planningtech@ci.columbus.mn.us)>

 1 attachments (3 MB)

Outdoor Advertising Pole Surrounds - Look Book.pdf;

Ben, an example of one of the pole cover suppliers. In some cases imitation stone 4'x8' panels are used to mount on the pole frame, which can be purchased at Menards.

### **JOHN BODGER**

Real Estate Manager

**T** 763.251.1954

901 Marquette Ave. Ste 600 Minneapolis, MN 55402





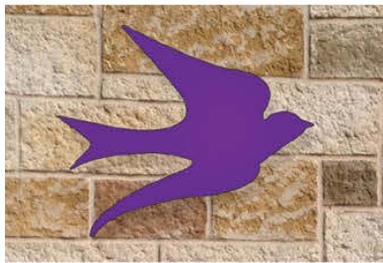
PROUDLY USING



BRAZO**STONE**®

## LOOK BOOK

OUTDOOR ADVERTISING POLE SURROUNDS



**DALE THOMAS**

972.400.8174

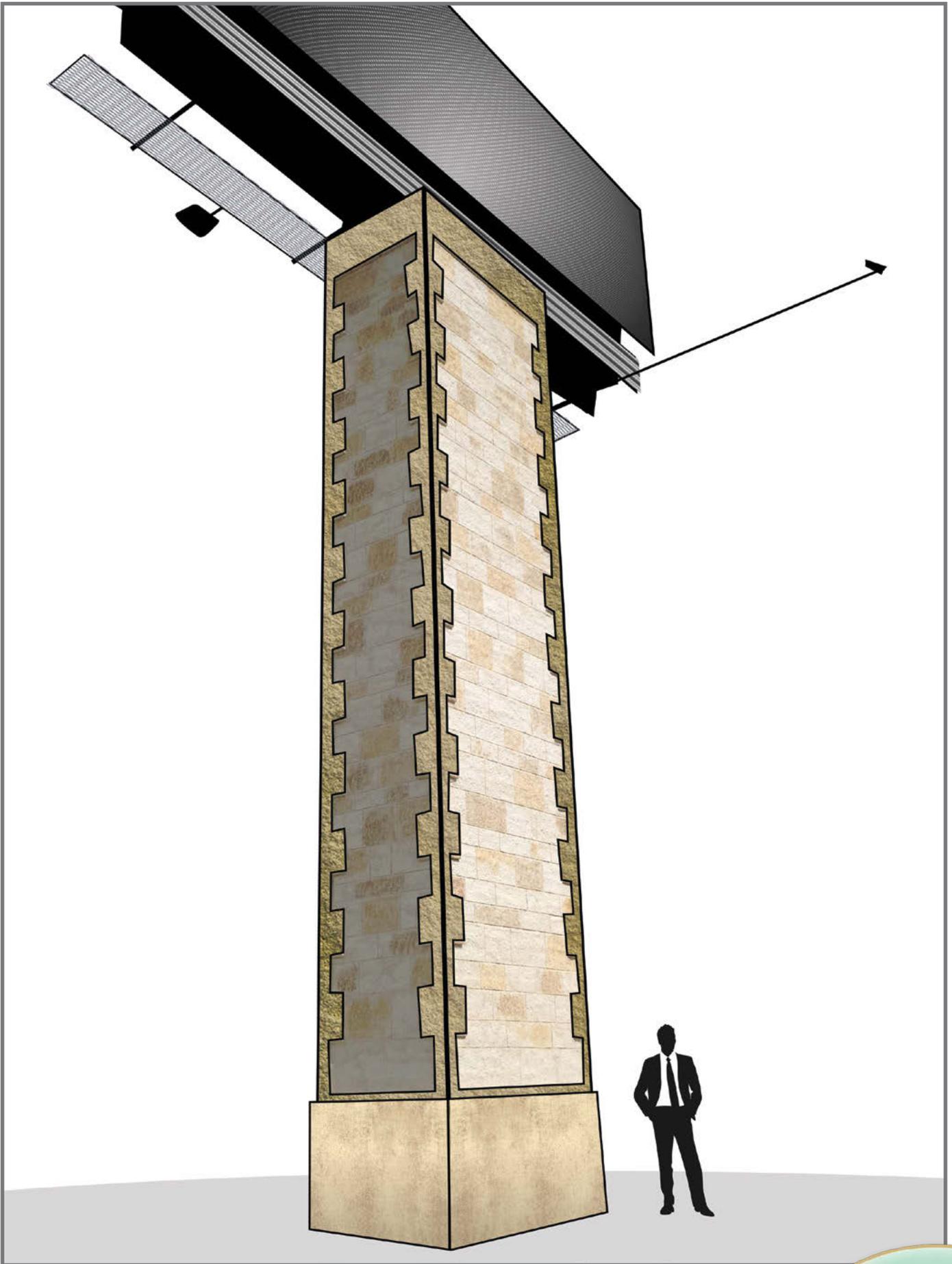
DALE@VALSTONEART.COM

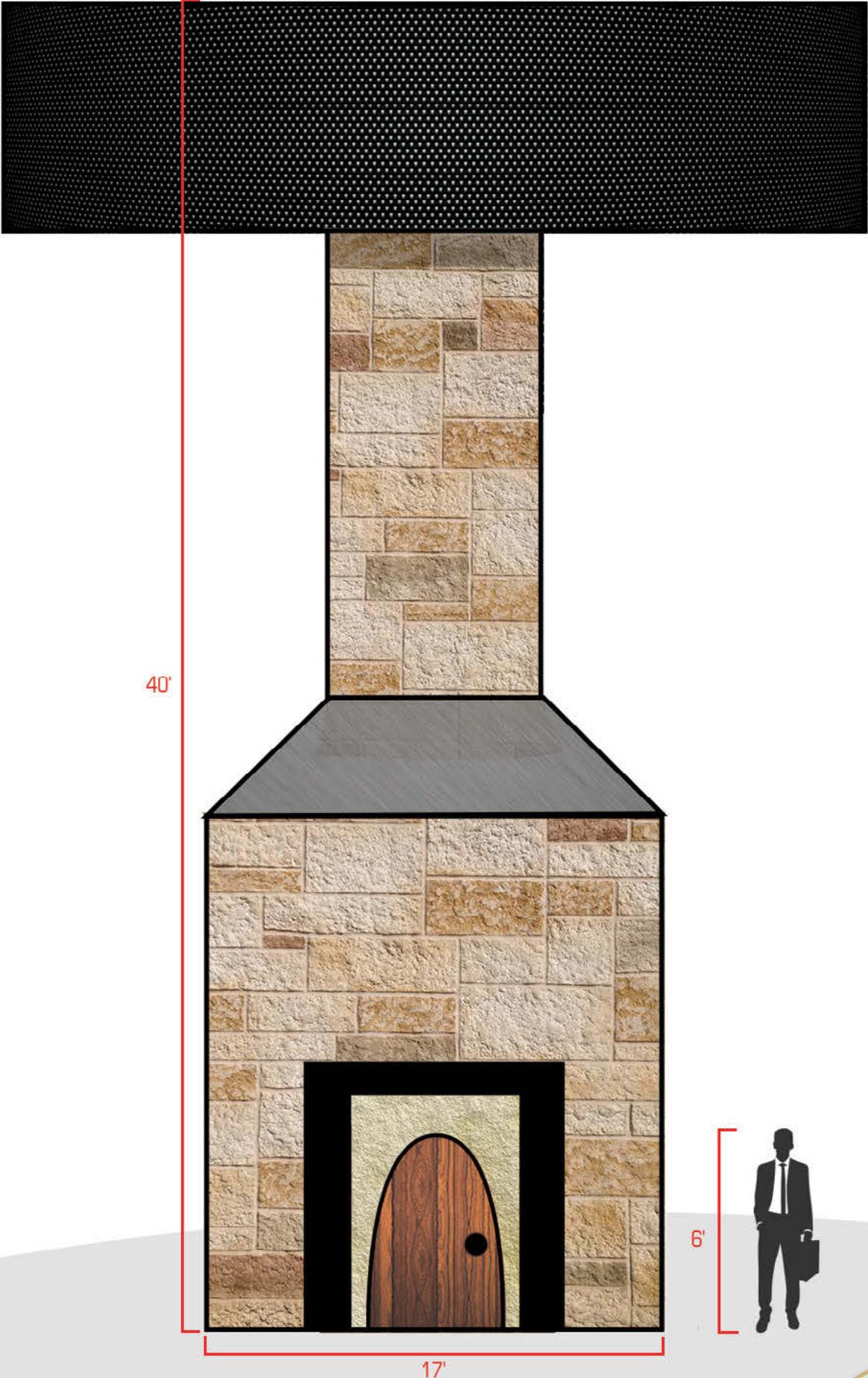
**SHAZ SCHADT**

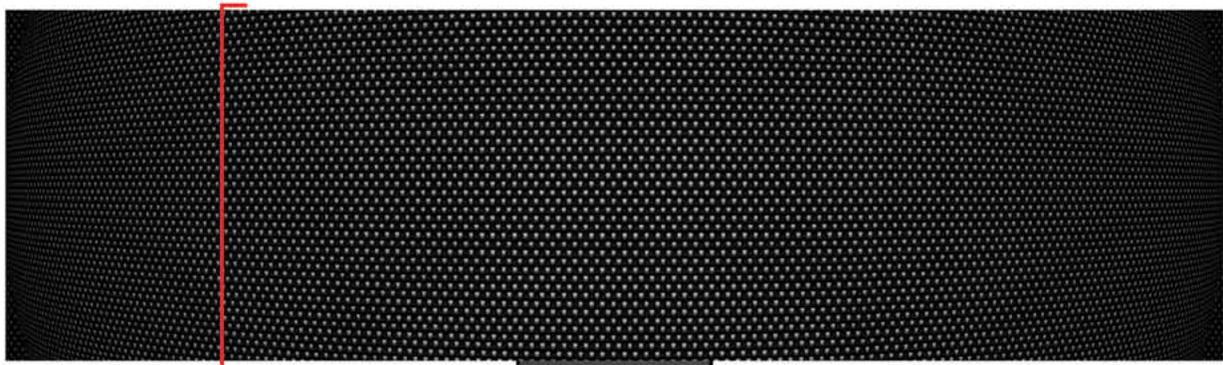
336-944-5578

SHAZ@BRAZOSTONE.COM









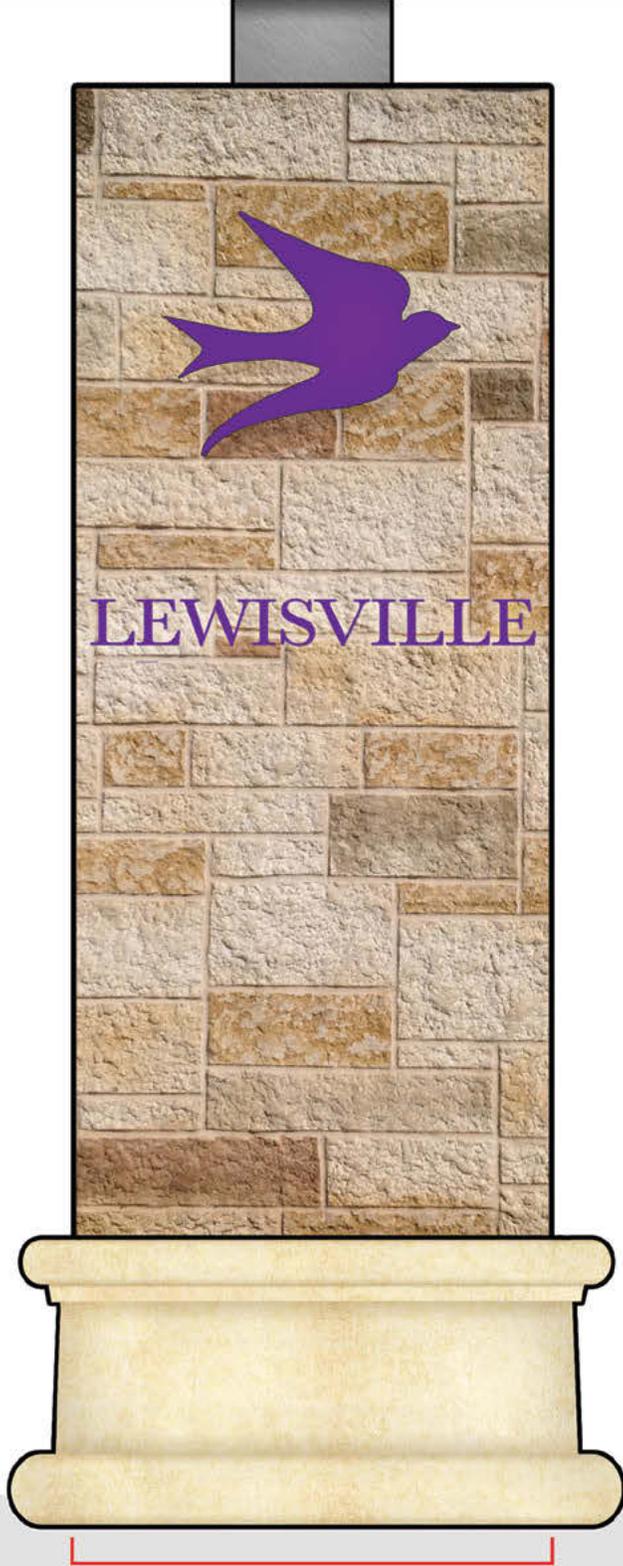
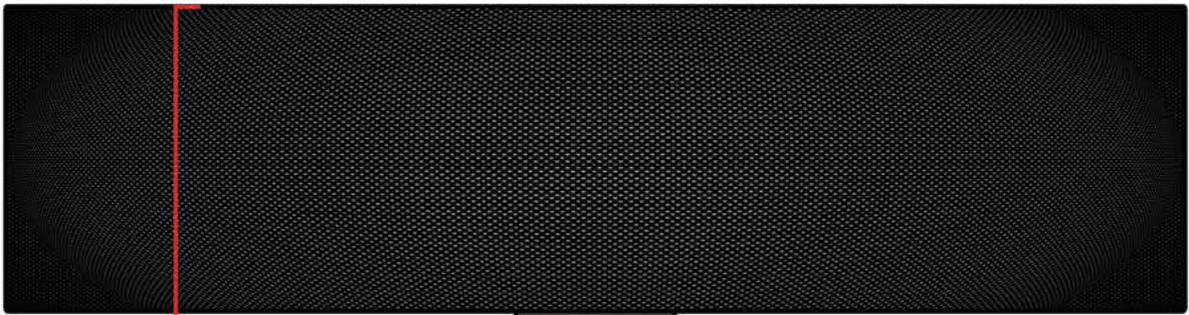
60'

6'



16'





30'

LEWISVILLE



6'

12' square



## Outfront billboard lighting and City of Columbus logo sign

Bodger, John <john.bodger@outfrontmedia.com>

Tue 6/9/2020 11:23 AM

To: Ben Gutknecht <planningtech@ci.columbus.mn.us>

 3 attachments (1 MB)

Sign-Vue LED fixtures.pdf; Outfront Media Columbus Sign 3.20.jpg; ACM.jpg;

Ben, we use Sign-Vue LED II light fixtures on our signs, these fixtures have been on the Steinke location sign for over 3 years. The City of Columbus logo sign is painted aluminum, see attached. I believe you have the completed survey for the application. Thanks, John

**JOHN BODGER**

Real Estate Manager

**T** 763.251.1954

901 Marquette Ave, Ste 600

Minneapolis, MN 55402

**OUTFRONT** 

**From:** [Bodger, John](#)  
**To:** [Ben Gutknecht](#)  
**Subject:** City of Columbus existing led light fixtures info  
**Date:** Tuesday, March 17, 2020 10:10:51 AM

---

Ben, 4 led lights per sign face, 120 V at 11.7W per unit, our standard exterior sign lighting equipment on timers, John.

**JOHN BODGER**  
Real Estate Manager

**T** 763.251.1954  
901 Marquette Ave, Ste 600  
Minneapolis, MN 55402

**OUTFRONT** 

---

**From:** Yang, Andy  
**Sent:** Monday, March 16, 2020 1:06 PM  
**To:** Bodger, John <[john.bodger@outfrontmedia.com](mailto:john.bodger@outfrontmedia.com)>  
**Subject:** RE: Incomplete Letter: IUP Application\_Rehbein Properties

John,

The lights run off 120v at 111.7W per unit. And each face has 4 light fixtures. Im not sure where we get the Logo's from but I can see if Luke can refer me to where he got it from. Thanks

**Andy Yang**  
Operations Manager

**Office 763.540.0031**  
**Mobile 612-968-9623**  
815 Hwy 169 North, Minneapolis, MN 55441

**OUTFRONT** 

# Sign-Vue® LED II

The Sign-Vue LED II is the next generation product designed to meet the needs of the media sign lighting market. Built on breakthrough LEDs and dedicated optics for specific poster and bulletin applications, the Sign-Vue LED II provides exceptional uniform illumination while saving energy and reducing maintenance costs. Built on the design philosophy "**MORE LIGHT WHERE YOU NEED IT—ON THE BOARD**", watt for watt, the Sign-Vue LED II delivers twice as much light *on the board* as our leading LED competitors."



## Key Benefits

### 78% more energy efficient than comparable HID luminaires:

- + 12,000 through 16,000 lumens – replaces 175W through 400W HID sign lighting products

### Dedicated optics for poster panel and bulletin applications:

- + Panel-Vue® optics for poster applications
- + Sign-Vue® optics for bulletin and super bulletin applications
- + AdVue® optics for bulletin and super bulletin applications where two luminaires are required
- + Most light on the board equals "most efficient" in the industry
- + Illuminates entire board apron, copy and extensions

### Leading edge optics and "white light" improve visibility on signage:

- + 5000K CCT, 70 CRI minimum
- + Exceptional uniformity
- + Uniform apron lighting promotes "brand" of operator
- + Uplight and spill light minimized to be environmentally friendly

### Improved fixture efficacy reduces energy usage vs competitive LED luminaires:

- + Efficacy improvements up to 130 LPW
- + Lowest total cost of ownership in the media industry
- + Maximized energy savings over HID results in faster payback

### Longevity and low maintenance make it the ultimate sustainable solution for renovation and new construction media sign lighting projects:

- + L70 & driver life > 100,000 hours
- + Robust IP66 rated prismatic borosilicate optics increase durability and reduce dirt depreciation
- + ANSI C136 10kV/5kA surge protection
- + 5,000 hour rated salt spray finish

### Sleek attractive dayform with weight less than ½ of comparable HID sign lighting luminaires ensures no issues when retrofitting to existing structure:

- + Weight < 25 lbs.
- + Luminaire mounts to existing 1.25 inch round or 1.5 inch square tube
- + Low profile ensures luminaire not visible in sign messaging

### Optional controls for design flexibility and energy savings:

- + AO field-adjustable module provides design flexibility
- + Provides choice of lumen and wattage for both rural and urban applications with one luminaire

**Smart Solutions that Simply Work**

# Sign-Vue® LED II

## How to Construct a Catalog Number

**Example:**

<b>SVLED2</b>	<b>SVL</b>	<b>PK3</b>	<b>MVOLT</b>	<b>50K</b>	<b>AMT</b>	<b>GHSDP</b>	<b>AO</b>
1 SERIES SVLED2	2 DIRECT DISTR. ADL PNL SVL	3 LED OUTPUT PK1 PK3 PK4	4 VOLTAGE MVOLT 24VDC	5 COLOR TEMP. 50K	6 MOUNTING AMT	7 COLOR BNSDP GYSDP GHSDP	8 OPTIONS AO

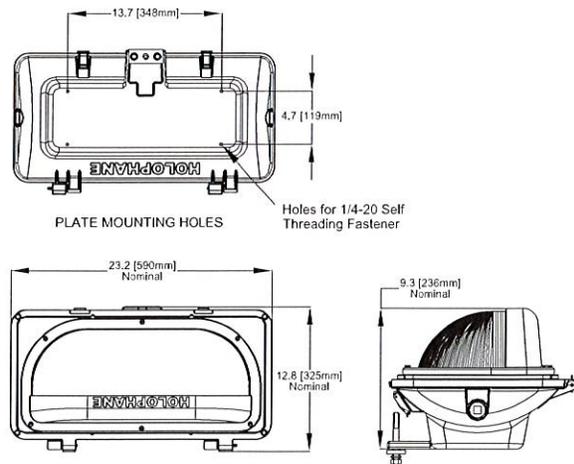
## Catalog Number Information

<b>STEP 1: SERIES</b>	
SVLED2	Sign-Vue LED II
<b>STEP 2: DIRECT DISTRIBUTION</b>	
ADL <sup>1</sup>	AdVue optical distribution refractor
PNL	Panel-Vue optical distribution refractor
SVL	Sign-Vue optical distribution refractor
<sup>1</sup> available with PK4 only	
<b>STEP 3: LED LIGHT OUTPUT</b>	
PK1 <sup>2</sup>	6,000 lumen performance package
PK3	12,000 lumen performance package
PK4	16,000 lumen performance package
<sup>2</sup> 24VDC only	
<b>STEP 4: VOLTAGE</b>	
MVOLT	Auto sensing voltage 120, 208, 240, 277V
24VDC	24V DC

<b>STEP 5: DIRECT LED COLOR</b>	
50K	5000K Color Temperature
<b>STEP 6: MOUNTING</b>	
AMT	Standard pipe mount 1.25IN round, 1.5IN square mounting with refractor up or refractor down with single wire access
<b>STEP 7: COLOR</b>	
BNSDP	Brown super durable paint finish
GYSDP	Gray super durable paint finish
GHSDP	Graphite super durable paint finish
	
<b>STEP 8: OPTIONS</b>	
AO <sup>3</sup>	Field adjustable output
<sup>3</sup> MVOLT only	

## Application Reference

Fixture	Board Size	# of Fixtures
PNL - Panel-Vue	12'x24' Poster	1
PNL - Panel-Vue	10'6"x36' Bulletin	2 or 3
SVL - Sign-Vue	14'x48' Bulletin	3 or 4
SVL - Sign-Vue	20'x60' Super	5
AVL - AdVue	14'x48' Bulletin	2



Acuity Brands Lighting, Inc.

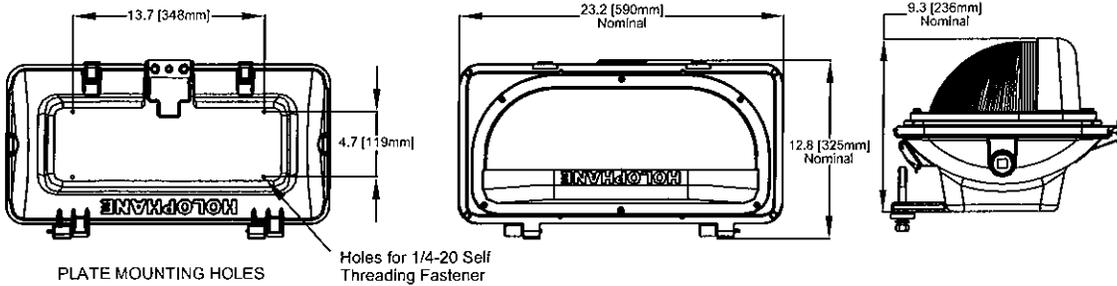
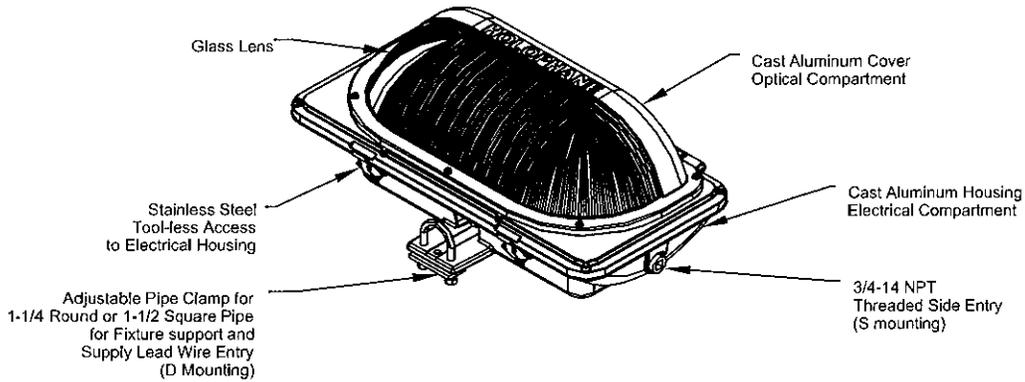
Holophane Headquarters, 3825 Columbus Road, Granville, OH 43023  
For more information on this product contact your Holophane Media Group at MediaSalesSupport@holophane.com or call 855-803-1345

**Warranty** Five-year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Visit our web site at [www.holophane.com](http://www.holophane.com)



MVOLT/ HVOLT Max Weight: 26.1 lbs (11.8 Kg)  
 Max EPA = .67 ft<sup>2</sup> (.06 m<sup>2</sup>)  
 CSA Certified to U.S. and Canadian Standards  
 Ambient Rating: 40°C  
 Wet Location



Customer Preferred: (Most Frequently Ordered Catalog Numbers)  
 SVLED2 PNL PK3 MVOLT 50K AMT GYSD

<p><b>SVLED2</b></p> <p>Series</p> <p>SVLED2 = Sign-Vue LED 2</p>	<p>Direct Distribution</p> <p>ADL = Ad-Vue Optic<sup>1</sup>          PNL = Panel-Vue Optic<sup>2</sup>          SVL = Sign-Vue Optic<sup>2</sup></p>	<p>Direct LED Light Output</p> <p>PK1 = 6,000 Lumens<sup>3</sup>          PK3 = 12,000 Lumens          PK4 = 16,000 Lumens</p>	<p>Voltage</p> <p>MVOLT = Auto-sensing Voltage (120, 208, 240, 277v)          24VDC = 24V DC</p>
<p>Direct LED Color</p> <p>50K = 5,000 K</p>	<p>Mounting Method</p> <p>AMT = Standard Pipe Mount; 1.25" Round, 1.5" Square, with refractor up or down, with single wire access</p>	<p>Color</p> <p>BNSDP = Brown Super Durable          GYSDP = Gray Super Durable          GHSDP = Graphite Super Durable</p>	<p>Options</p> <p>AO = Field Adjustable Output</p>

NOTES:

1. PK4 only.
2. PK3 only.
3. 24VDC only.

ORDERING INFORMATION:

**Sign-Vue<sup>®</sup> LED II**

Infrastructure  
Specialty

**HOLOPHANE<sup>®</sup>**  
 LEADER IN LIGHTING SOLUTIONS  
 An Acuity Brands Company

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ORDER #:	
TYPE:	
DRAWN:	BGW
DATE:	9-23-15
DWG #:	LUM_SVLED2

# Specifications

## General Construction

Rugged door cast, high silicon-copper A413.0 aluminum alloy housing, allows for corrosion resistance and long life. "U" bolt arm mount with +0/-5 degree vertical adjustment. "U" bolt arm provides easy, secure installation and adjustability for arms 1.25 in round or 1.5 in square pipe, top or bottom mount. Also available with plate style mount with two 3/4-14 NPT threaded side entries. Stainless steel tool-less latch disengages top optical door for easy access to terminal block, surge protection module, LED drivers. Removable optical door for ease of installation. Quick disconnect connectors for ease of installation and maintenance. PCB mounted LED design focused on providing long life and substantially reducing energy and maintenance costs with L70 >100,000 hour life resulting in high lumen application efficacy for sign lighting applications.

## Environmental

Luminaire design and tested to comply with ANSI C136:31 2001 for 100,000 cycles at 3.0G acceleration for normal applications.

The range of luminaire operation is -40°C to +40°C.

Optical assembly meets dust and moisture rating of IP-66, Electrical meets IP-65 per IEC 60529, ensures long component life and protection from the environment.

The luminaire is finished with polyester paint applied after a pretreatment process to ensure maximum durability. The finish shall pass the 1000 hour salt fog test per ASTM B117 and D1654 standard.

The luminaire passed Humidity testing per IEC 60068-2-3 1987 and passed Temperature-Voltage Cycling and Condensing Humidity testing per Acuity Brands Validation Test Specification 902-00007-001

## Regulatory

The luminaire is safety listed to CSA-C22.2 number 250, wet location 40°C.

The luminaire is ROHS compliant. Luminaire meets EMI compliance per FCC Title 47 CFR Part 15, Class A.

## Electrical

The surge protection is tested to ANSI/IEEE62.41 specification. For the MVOLT voltage option (120-277v), the device meets 10kV, 5kA. For HVOLT voltage ratings (347 and 480V), the protection level is 6kV, 3kA. The surge protection module (SPD) protects all downstream electronics such as led drivers, transfer switch, and relays for the purpose of protecting from electrical disturbances such as nearby lightning strikes.

The luminaire is designed to conform to ANSI C82.77:2002 for Maximum Total Harmonic Distortion (THD) <20%. Inrush current complies with NEMA410:2004 table B-2 and line Fluctuations and Ramp input voltage per UL 991:2004.

The luminaire conforms to Electromagnetic compatibility tests for Electrostatic Discharge (ESD) per IEC 61000-4-2:2001, Level 4.

All drivers have (0-10 volt) dimming capability. Driver life at 25C is 100,000 hours.

## Optical

PCB mounted LED technology comprised of multi-cluster LEDs on single metal core board, more reliable, and light source provides better and uniform optical control. Highly engineered reflector with 90+% reflectivity provides overlapping and repeatable distribution from each LED cluster eliminating dark spots. The luminaire is available with LED color temperature of 4000K or 5000K. The minimum color rendering index (CRI) is 70 minimum. Reference [www.Holophane.com](http://www.Holophane.com) for individual photometric tests on Sign-Vue LED luminaire that are tested per LM79 guidelines. Consult factory for LM80 data as that varies per LED chip manufacturer.

Direct Distribution	LED Light Output	5000 K CCT			LLD @ 25C		
		Lumens	Input Watts	LPW	50K Hours	75K Hours	100K Hours
ADL	PK4	16,500	147	112	89	84	80
PNL	PK3	12,730	108	118	89	84	80
SVL	PK3	12,980	108	120	89	84	80

## WARRANTY

Limited warranty located at [www.acuitybrands.com/CustomerResources/Terms and conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms%20and%20conditions.aspx)

## NOTE

Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Actual wattage may differ by +/- 8% when operating at nominal input voltage +/- 10%.

Sign-Vue® LED II

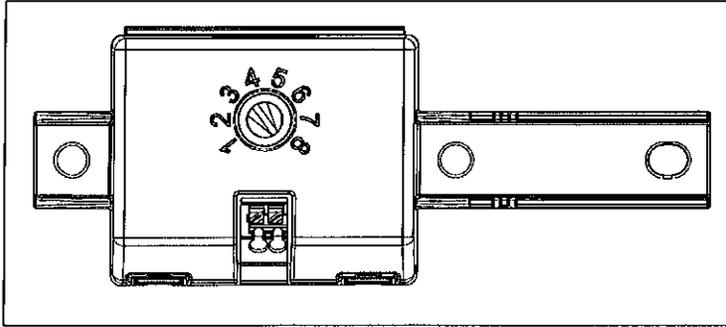
Infrastructure  
Specialty



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The Field Adjustable Output (AO) module



Configuration	FAO Position	Lumens	Watts
SVLED2 PK4 ADL	8	16,500	147
	7	16,500	147
	6	16,335	146
	5	14,190	132
	4	12,045	118
	3	10,065	101
	2	7,920	84
	1	5,775	63

Configuration	FAO Position	Lumens	Watts
SVLED2 PK3 PNL	8	12,730	108
	7	12,730	108
	6	12,603	107
	5	11,075	97
	4	9,420	85
	3	7,765	73
	2	6,237	60
	1	4,582	45

Configuration	FAO Position	Lumens	Watts
SVLED2 PK3 SVL	8	12,980	108
	7	12,980	108
	6	12,850	107
	5	11,293	97
	4	9,605	85
	3	7,918	73
	2	6,360	60
	1	4,672	45

Sign-Vue® LED II

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**HOLOPHANE®**  
LEADER IN LIGHTING SOLUTIONS  
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DATE: 9-23-15  
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To: City of Columbus Planning Commission  
From: Ben Gutknecht, City Planning Technician  
Date: July 6, 2020: Revised July 16, 2020  
RE: Interim Use Permit for a Large Off-Premise Sign: Outfront Media

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**Background:** The applicant (Outfront Media) is applying for an Interim Use Permit (IUP) for a Large Off-Premise Sign (billboard). The purpose of the IUP application is twofold. First, the existing IUP permitting the billboard has expired. Secondly, the IUP application includes improvements to the existing billboard that are consistent with recent Chapter 7B amendments. The Chapter 7B Section 310 amendments were the result of a moratorium on Billboards established in 2018 through 2019 to research and review the current standards and specifications for billboards in the City of Columbus. The City Council adopted the amended Chapter 7B on November 13, 2019 with amendments to include the requirement for column support improvements, decreasing the length of an approved IUP, additional standards for dynamic billboards, among other changes. As a result, the applicant is coming forward with an IUP application that contains proposed column cover improvements for review and approval. The Planning Commission has made the determination that they will review each application and design for consistency with the amended Chapter 7B of the City Code. This is the first *formal* IUP application to come to the Planning Commission since the amendment.

After review of the Interim Use Permit Application for an improved Large Off-Premise Sign along Interstate 35, the City of Columbus Planning Staff provides the following Findings of Fact and Recommendations:

### Findings of Fact

1. The Interim Use Permit (IUP) application for a Large Off-Premise Sign (billboard) owned by Outfront Media, LLC (Outfront) was received on February 28, 2020 and upon review was deemed incomplete for review with a letter sent on 03.09.20. Additional materials were submitted on 03.16.20 and the application was again deemed incomplete with a letter sent 03.17.20.
2. The applicant submitted additional materials 06.09.20, and upon review was deemed complete with a letter sent 06.11.20.
3. The 60-day review deadline is August 11, 2020.
4. The 120-day review deadline is October 9, 2020.
5. The billboard is located within a leased area on “Property” that is approximately 19 acres (PIN: 24-32-22-43-0002) on property legally described as part of South Half of Southeast

Quarter (S ½ of SE ¼ ) of Section 24, Township, 32, Range 22, Lying Westerly of Center Line of Hornsby St and Easterly of Right of Way of I35.

6. The Property is zoned as the Community Retail (C/R) district.
7. The use of erecting a Billboard is an interim use in the CR District, subject to the conditions and requirements of Section 7B-310 of the City Code.
8. The existing billboard is static and has been in place approximately 20 years. The first IUP for the billboard was approved on February 16, 2000.
9. The neighboring property due east consists of a legal nonconforming residential land use, the neighboring properties to the north and south are both commercial land uses. Due west is Interstate 35.
10. Outfront Media currently owns and operate five (5) billboards in the City of Columbus, all of which are permitted via IUP.
11. Two (2) of the five (5) billboard IUPs expired as of February 16, 2020.
12. Initially, Outfront applied for two IUPs for billboards currently operating with an expired IUP. However, one of the two applications was withdrawn by Outfront on 05.05.2020 and a demolition permit application was sent shortly after.
13. The proposed column enclosure consists of an imitation stone panel. According to the applicant's narrative dated 02.28.20, this has been found to be most successful when covering an existing pole while not increasing weight or wind loads.
14. The imitation stone is proposed to extend the entire length the support pole, with the oval "Columbus" sign situated near the top of the column. The "Columbus" sign, illustrated on a drawing dated 06.09.20, will be constructed of aluminum with a coil-coated paint or brushed metal finish.
15. The lighting on the billboard will remain the "Sign-Vue LED II" which was installed on this billboard three (3) years ago.
16. The design appears to fulfill the intent of Section 7B-310 (E.16.a-d.) of the City Code. However, the proposed design does require Planning Commission approval in conjunction with the IUP application approval process as outlined in Section 7B-310 (E.16.a)
17. The Planning Commission held a public hearing to consider the Interim Use Permit on July 15th, 2020.

## **Recommendations**

Based upon the above Findings of Fact, the Interim Use Permit for Outfront Media LLC should be approved subject to the following Recommendations:

1. The IUP is subject to the review and recommendations of the Building Official.
2. The IUP is subject to the review and recommendations of the City Attorney.
3. The IUP shall comply with and is subject to all provisions of the City's Zoning Ordinance regarding Large Off-Premises Signs, including but not limited to the provisions of Section 7B-310.

4. The IUP shall be valid for a term of ten (10) years from the date of approval, subject to earlier expiration or revocation as otherwise provided herein.
5. Upon expiration of the Interim Use Permit, the applicant may apply for another Permit or appropriately notice the Zoning Administrator of plans to remove the billboard, as outlined in Section 7B-310 (F) of the City Code.
6. The billboard shall be updated with improved column cover design, dated 02.28.20, and “Columbus” ~~sign logo~~, dated 06.09.20, and located as indicated on the Certified Survey dated 03.16.20.
7. The “Columbus” sign shall be placed on the column over at two thirds (2/3) the height of the billboard column.
8. Any plans to convert the static sign to a dynamic sign during the term of this Permit must follow the amendment process outlined in Section 7B-310 (F.3.) of the City Code.
9. In the event the City Council determines, in its sole discretion, that the billboard is not being conducted in accordance with any term or condition contained herein, the Permit may be revoked by the City Council upon proper notice and a hearing.
10. The applicant shall be obligated to pay all costs and expenses incurred by the City in connection with any proceeding to revoke the Permit, including reasonable attorney’s fees and consultant fees.
11. The Permit provided herein is issued solely for the benefit of Outfront Media LLC and may not be sold, assigned, or otherwise transferred in any manner whatsoever.
12. The applicant shall reimburse the City for all out of pocket expenses incurred in the review and issuance of the IUP and for all ongoing inspections and enforcement actions required for the IUP.