

# Minor Project Review

## 12-086MPR – BSC Commercial District

### Shoppes at River Ridge – Posh! Nail Company

### 4437 West Dublin-Granville Road

This is a request to install 30-square-foot internally illuminated wall sign in accordance with Zoning Code Section 153.065(H) for a personal services facility (nail salon) in the Shoppes at River Ridge shopping center.

This is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Section 153.066(G).

#### **Date of Application Acceptance**

Monday, December 4, 2012

#### **Date of ART Determination**

Thursday, December 13, 2012

#### **Case Manager**

Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us



**PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSC Commercial District
<i>Development Proposal</i>	Sign: A 30-square-foot internally illuminated wall sign for a personal services facility (nail salon).
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	4437 West Dublin-Granville Road
<i>Property Owner</i>	MR/TSARR Owner, LLC
<i>Applicant</i>	Steve Nguyen, Posh! Nail Company; represented by Mike Lyons, Great Impressions Signs
<i>Case Manager</i>	Rachel S. Ray, AICP, Planner II   (614) 410-4656   rray@dublin.oh.us

**Application Review Procedure: Minor Project Review**

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Code.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews and Site Plan Review Waivers, if necessary. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted.

**Zoning Code Analysis**

*§153.065(I) – Site Development Standards – Building-Mounted Sign Requirements*

This multiple-tenant building is permitted two different types of building-mounted signs for each tenant with a storefront. The applicant is proposing one 30-square-foot internally illuminated wall sign on the north elevation over the main entrance.

<b>Proposed Wall Sign</b>			
	Permitted	Proposed	Requirement
<i>Size</i>	Max. 31 sq. ft. based on ½ sq. ft. per lineal foot of storefront width	30 sq. ft. (62 foot wide tenant space)	Met
<i>Location</i>	On walls facing a public street; located within 6 ft. of the common public entrance; not extending more than 14 in. from the face of the structure.	Above the main entrance to the salon facing West Dublin-Granville Road; reverse channel letters approximately two inches in depth	Met
<i>Height</i>	Located within the first story as appropriate to building type; 15 ft. for Existing Structures; not extending above the roofline	15 ft. above grade	Met
<i>Colors</i>	Max. three (including logo)	Black lettering with white and blue halo lighting	Met

## PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

### Land Use and Long Range Planning

All Minor Project Review criteria are met.

Signs in the Bridge Street District are required to be designed with the maximum of creativity and the highest quality of materials and fabrication. Signs are intended to be fully integrated with the building architecture and overall site design, as well as to add a sense of liveliness, activity, and enhanced pedestrian experience in this district.

The proposed wall sign will be placed on the north elevation of the building. The 30-square-foot sign will include LED illumination with flush-mounted reverse channel letters. Although Planning would have preferred a more modern font style for the subtext, the applicant is using that font for its branding. A similar font to that which was preferred is currently in use in another location.



The proposed sign is creatively designed through the use of different lighting methods and the intent for signs in the Bridge Street District has been met.

### Building Standards, Parks & Open Space, Fire, Engineering, Police, Economic Development

No comments.

## PART III: APPLICABLE REVIEW STANDARDS

### Applicable Minor Project Review Criteria

The Administrative Review Team is required to evaluate this application based on the applicable review criteria for Minor Projects, which include the following proposed findings:

(c) **Meets Applicable Zoning Regulations**

*Criterion met.* The proposed sign is consistent with the Zoning Code requirements for signs in regards to location, number, height, area, and design. The proposed sign is creatively designed through the use of different lighting methods and the intent for signs in the Bridge Street District has been met.

(j) **Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**

*Criterion met.* The proposed sign will contribute to the creation of a lively pedestrian environment in the Shoppes at River Ridge shopping center.

## PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this Minor Project Review application as submitted.