

Minor Project Review

13-011ARB-MPR – BSC Historic Core District

Tucci's Restaurant Signs – 35 N. High Street

This is a request to install an eight-square-foot ground sign along North High Street, an eight-square-foot wall sign facing North High Street, and an eight-square-foot wall sign facing Darby Street for a restaurant located on the west side of North High Street at the intersection with Wing Hill. This is a request for review and recommendation of approval to the Architectural Review Board for Minor Project Review in accordance with Zoning Code Section 153.066(G).

Date of Application Acceptance

Wednesday, February 13, 2013

Date of ART Recommendation

Thursday, February 21, 2013

Date of Architectural Review Board Determination

Wednesday, February 27, 2013

Case Managers

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Two eight-square-foot wall signs and one eight-square-foot ground sign for an existing 4,317-square-foot retail building
<i>Administrative Departures</i>	None
<i>Waivers</i>	<ol style="list-style-type: none"> 1. Eight-square-foot wall sign facing Darby Street permitted to be located more than 6 ft. from a common public entrance. 2. Eight-square-foot ground sign along North High Street be permitted to encroach the required 8 ft. setback from the right-of-way.
<i>Property Address</i>	35 North High Street
<i>Property Owner</i>	Thelma L. Hill Family Trust, property owner
<i>Applicant</i>	Craig Barnum, Tucci’s Restaurant
<i>Representative</i>	Larry Lab, Morrison Sign Company
<i>Case Managers</i>	Jonathan Lee, Planning Assistant (614) 410-4635 jlee@dublin.oh.us Jennifer M. Rauch, AICP, Planner II (614) 410-4690 jrauch@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 make a recommendation to the Architectural Review Board to approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews.

A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted. The Architectural Review Board shall make a decision on the application not more than 28 days from the date of the Administrative Review Team’s recommendation.

Zoning Code Analysis

§153.065(H) – Site Development Standards – Signs

This single-tenant retail building is permitted a combination of two different types of ground or building-mounted signs in addition to a third sign due to its Darby Street frontage. The applicant is proposing an eight-square-foot wall sign facing North High Street that meets Code. The proposed eight-square-foot wall sign facing Darby Street and eight-square-foot ground sign along North High Street meet Code requirements with waivers.

Proposed Wall Sign – North High Street			
Permitted		Proposed	Requirement
<i>Size</i>	Max. 8 sq. ft.	8 sq. ft. rectangular HDU sign mounted to a decorative black aluminum bracket.	Met

<i>Location</i>	On walls facing a public street; within 6 ft. of the common public entrance; extending not more than 14 in. from the face of the structure to which it is attached	The proposed sign will be installed in the same location as the existing sign beneath the existing gooseneck light features. The sign will be within 6 ft. of the store entrance extending no more than 1.5 in. from the front plane of the building façade.	Met
<i>Height</i>	15 ft. and not extending above the roofline	Approximately 14 ft. from grade to the top of sign	Met
<i>Colors</i>	3 colors	3 total (white, red, dark yellow); background to be white sandblasted wood grain; red border and name raised; additional letters and underline to be dark yellow and raised.	Met

Proposed Wall Sign – Darby Street

Permitted		Proposed	Requirement
<i>Size</i>	Max. 8 sq. ft.	8 sq. ft. rectangular HDU sign mounted to a decorative black aluminum bracket.	Met
<i>Location</i>	On walls facing a public street; within 6 ft. of the common public entrance; extending not more than 14 in. from the face of the structure to which it is attached	The sign will be mounted beneath the gutter overhang extending no more than 1.5 in. from the front plane of the building façade. Although the sign is placed on a wall facing a public street (Darby Street), the public entrance to the restaurant is on the east (High Street-facing) side of the building, and therefore the sign requires a waiver for being more than 6 ft. from a common public entrance.	Met with waiver
<i>Height</i>	15 ft. and not extending above the roofline	Approximately 7 ft. from grade to the top of sign; mounted approximately 1 ft. below the eave	Met
<i>Colors</i>	3 colors	3 total (white, red, dark yellow); background to be white sandblasted wood grain; border and name to be red; additional letters and underline to be dark yellow.	Met

Proposed Ground Sign

Permitted		Proposed	Requirement
<i>Size</i>	Max. 8 sq. ft.	8 sq. ft. rectangular wood sign mounted to a decorative aluminum bracket and post.	Met
<i>Location</i>	Minimum setback of 8 ft. from the street right-of-way or any property line.	The proposed sign will require a waiver to encroach the setback by approximately 7 ft.	Met with waiver
<i>Height</i>	Max. 6 ft.	6 ft. from grade to the top of sign.	Met
<i>Colors</i>	3 colors	3 total (white, red, dark yellow); background to be white sandblasted wood grain; border and name to be red; additional letters and underline to be dark yellow.	Met

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

Minor Project Review

The proposed signs are consistent with the Code requirements for signs in the BSC Historic Core District through the waiver approvals.

The applicant has indicated that it is their intent to illuminate the Darby Street-facing wall sign, although no fixture specifications have been submitted at this time. Given the proximity of the building to the Darby Street right-of-way, there may be limited space for the installation of a light fixture. Planning recommends that the applicant identify an appropriate light fixture that will not extend into the Darby Street right-of-way.

Building Standards, Parks and Open Space, Fire, Engineering, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Applicable Administrative Review Team

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

(c) **Meets Applicable Zoning Regulations**

Criterion met with waivers: The proposed signs are consistent with the Zoning Code requirements for signs in regard to size, height, and design with the approval of waivers for the locations of the proposed ground sign facing High Street and wall sign facing Darby Street.

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

Criterion Met. The proposed signs will help support a lively pedestrian environment in the Historic District.

Site Plan Waiver Review Criteria

The Administrative Review Team shall review the proposed Waivers based on the following review criteria, which include the following proposed responses:

(a) **Request is caused by unique site, use or other circumstances.**

Darby Street Sign Location – Criterion Met: The applicant is proposing to install a building-mounted sign along the site's second street frontage, which is permitted by the zoning regulations. The Code, however, requires that signs be placed within six feet of a common public entrance. Since the public entrance to the restaurant is on the opposite side of the building, this sign exceeds the six-foot requirement. However, many restaurant patrons approach the site from the west after parking in the Darby Street lot and use the public path on the north side of the site to access the building, and therefore the sign location is appropriate due to its wayfinding function.

High Street Sign Location – Criterion Met: Given the dimensions of the patio in front of the restaurant building, there are few appropriate locations for the installation of a ground sign in a conforming location. The applicant is proposing to install the ground sign behind the fencing surrounding the patio, which will be visible to pedestrians and vehicles traveling along High Street.

(b) **Request does not reduce cost or general convenience**

Darby Street and High Street Sign Locations – Criterion Met: The applicant is proposing to install signs to assist with wayfinding for pedestrians. The request is not a result of reducing cost or general convenience.

(c) Request does not authorize any use or open space type not otherwise permitted in that BSC District

Not Applicable

(d) Request will ensure development of equal or greater quality

Darby Street Sign Location– Criterion Met: The proposed Darby Street sign will enhance visibility and wayfinding for pedestrians in the Historic District, and will not detract from the adjacent development character.

High Street Sign Location – Criterion Met: The proposed High Street sign location has been appropriately sited to enhance the site's visibility from High Street while not impeding activity on the patio.

Applicable Architectural Review Board Standards

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. Following is an analysis by Planning based on those criteria.

General Review Standards

1) Character and Materials Compatible with Context

Criterion met: The proposed sign colors, design, and materials are compatible with the character of the existing building and adjacent buildings.

5) Appropriate Color Scheme

Criterion met: The proposed sign colors are traditional in character. The proposed colors provide enough contrast to distinguish it from other businesses in the Historic District and further promote signs that are aesthetically both diverse and harmonious in design throughout the Historic District.

6) Complementary Sign Design

Criterion met: The proposed sign's colors and shape will not deter from the intended design of the sign.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with one condition:

- 1) That the applicant select appropriate lighting for the wall sign facing Darby Street, subject to Planning approval, prior to review by the Architectural Review Board.