

# Minor Project Review

## 13-013MPR – BSC Sawmill Center Neighborhood District

### Mellow Mushroom Sign

### 6505 Dublin Center Drive

This is a request for a 24-square-foot ground sign with internally illuminated and halo-lit lettering for an existing restaurant located at the northwest corner of Dublin Center Drive and West Dublin-Granville Road. 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, February 25, 2013

**Date of ART Determination**

Thursday, March 7, 2013

**Case Manager**

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



**PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSC Sawmill Center Neighborhood District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	6-foot tall, 24-square-foot internally illuminated ground sign for an existing restaurant
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	6505 Dublin Center Drive
<i>Property Owner</i>	Janet Zachrich
<i>Applicants</i>	Buck Wince, Davis Wince Architects
<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. 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(H) – Site Development Standards – Signs*

One ground sign is permitted per building or parcel for each street frontage, not exceeding two ground signs. The applicant is proposing to install one 24-square-foot internally illuminated ground sign facing West Dublin-Granville Road near its intersection with Dublin Center Drive.

Proposed Ground Sign			
	Permitted	Proposed	Requirement
<i>Size</i>	Max. 24 square feet	24 square feet	Met
<i>Location</i>	8 feet from the minimum RBZ, setback, or street right-of-way; on different street frontages	West Dublin-Granville Road: Approximately 15 feet behind the right-of-way	Met
<i>Height</i>	Max. 8 feet	6 feet	Met
<i>Colors</i>	Limited to three colors; logo considered as one permissible color	3 total (black, white, and red)	Met

**PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

**Land Use and Long Range Planning**

**Minor Project Review**

All Minor Project Review criteria are either met, or met through conditions. 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 ground sign is designed using different “layers” of color. The main sign cabinet is black, with white internally illuminated and halo-lit channel lettering. A half-circle is proposed at the top of the sign cabinet, which frames the raised internally illuminated and halo-lit channel logo feature. A red border with “Pizza Bakers” lettering frames the cabinet. The sign cabinet will be installed on a brick base that will be constructed to match the existing brick building.

A landscaping plan was not submitted as part of this application. The Zoning Code requires that ground signs shall be landscaped where appropriate to site conditions. Since the existing frontage along West Dublin-Granville Road is planted with trees and grass, Planning recommends that a minimum of three feet of landscaping be provided extending out around the base of the sign, and that a landscape plan be submitted with the sign permit.

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

## Fire

The proposed sign includes address numbers, “6505” on the base of the sign facing West Dublin-Granville Road. Since the numbers refer to a Dublin Center Drive address rather than a SR 161 address, and the building is sufficiently identified, the address numbers should be eliminated from the ground sign.

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

No comments.

## PART III: APPLICABLE REVIEW STANDARDS

### Minor Project Review Criteria

The Administrative Review Team shall review this application based on the review criteria for Minor Projects, which include the following proposed responses:

(c) **Meets Applicable Zoning Regulations**

*Met through recommended condition.* The proposed sign is consistent with the Zoning Code requirements for signs in regard to location, number, height, area, and design. The proposed ground sign is creatively designed through the use of different textures and lighting methods, and the intent for signs in the Bridge Street District has been met with the condition that the applicant landscape a minimum distance of three feet around the base of the sign.

(d) **Safe and Efficient Access**

*Met through recommended condition.* The address numbers should be eliminated from the ground sign facing West Dublin-Granville Road, since “6505” refers to a Dublin Center Drive address rather than a SR 161 address.

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

*Met.* The proposed sign will contribute to the interest of the BSC Sawmill Center Neighborhood District through a uniquely designed sign that meets the requirements for signs in the Bridge Street District.

## PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval for this Minor Project Review application with two conditions:

- 1) That a minimum of three feet of landscaping be provided, extending out around the base of the sign, subject to Planning approval; and
- 2) That the address numbers are eliminated from the ground sign.