

# Minor Project Review

## 13-014MPR – BSC Office District

### The Wendy's Company Signs – 1 Dave Thomas Boulevard Street

This is a request to install a 49-square-foot wall sign for an office and conference center building located at the northwest corner of the intersection of Shamrock Boulevard and West Dublin-Granville Road. This is a request for review and approval by the Administrative Review Team for Minor Project Review in accordance with Zoning Code Section 153.066(G).

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

Wednesday, March 6, 2013

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

Thursday, March 14, 2013

#### **Case Manager**

Jennifer M. Rauch, AICP, Planner II | (614) 410-4690 | jrauch@dublin.oh.us

**PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSC Office District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	49-square-foot wall sign for an existing office and conference building
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	1 Dave Thomas Boulevard
<i>Property Owner</i>	The Wendy's Company, property owner
<i>Applicant</i>	Paul Orban, BHDP Architecture
<i>Case Managers</i>	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. 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*

The applicant is proposing to install a 49-square-foot wall sign facing Shamrock Boulevard that meets Code with one condition regarding the overall sign height. Ground-mounted light fixtures are proposed to illuminate the proposed sign.

<b>Proposed Wall Sign – North High Street</b>			
Permitted		Proposed	Requirement
<i>Size</i>	1/2 sq. ft. per each lineal foot of building wall or storefront width up to a maximum of 50 sq. ft. The street-facing building façade is 177 feet long, therefore the maximum 50 sq. ft. is permitted.	49 sq. ft sign area	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 is located along the Shamrock Boulevard frontage, adjacent to the conference center entrance.	Met
<i>Height</i>	15 ft. and not extending above the roofline	16 ft. from grade to the top of sign, but will need to be reduced to 15 ft.	Met with condition
<i>Colors</i>	3 colors	1 color (clear anodized metal letters)	Met

## PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

### Land Use and Long Range Planning

#### Minor Project Review

The proposed sign is consistent with the Code requirements for signs in the BSC Office District with one condition. Planning recommends a condition that the overall sign height be reduced to 15 ft to meet Code. There is adequate space on the façade to permit the reduction in height.

### 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 condition.* The proposed sign is consistent with the Zoning Code requirements for signs for size, location, and design with the approval of one condition that the sign height be lowered to 15 ft to meet the height requirements.

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

*Criterion Met.* The proposed signs will help provide necessary wayfinding for visitors to this site.

## PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval with one condition:

- 1) The wall sign height be reduced to 15 ft above grade.