



# Minor Project Review and Master Sign Plan

## 13-070ARB-MRP/MSP – BSC Historic Core District

### BriHi Development – Advantage Bank – 12 Darby Street

This is a request for the installation of an ATM and wall sign on an existing building on the north side of West Bridge Street, west of the intersection with High Street. This Minor Project Review and Master Sign Plan application is proposed in accordance with Zoning Code Section 153.065(H), 153.170 and the *Historic Dublin Design Guidelines*.

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

July 9, 2013

#### **Date of ART Recommendation**

Wednesday, July 18, 2013

#### **Date of Architectural Review Board Determination**

Wednesday, July 24, 2013

#### **Case Managers**

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

**PART I: APPLICATION OVERVIEW**

|                                  |   |
|----------------------------------|---|
| <i>Zoning District</i>           | BSC Historic Core District  |
| <i>Review Type</i>               | Minor Project Review and Master Sign Plan                               |
| <i>Development Proposal</i>      | Walk-up ATM and wall sign   |
| <i>Administrative Departures</i> | None  |
| <i>Waivers</i>                   | None  |
| <i>Property Address</i>          | 12 Darby Street   |
| <i>Property Owner</i>            | Mina Dion, Bridge and High Limited.                                     |
| <i>Applicant</i>                 | Terry Andrews   |
| <i>Case Manager</i>              | Jennifer Rauch, AICP, Planner II   (614) 410-4690   jrauch@dublin.oh.us |

**Application Contents**

The applicant is proposing to install a pedestrian-only ATM on the north elevation (public plaza side) of Building A (Bridge Street building). The proposed ATM is 32-inches wide by 49-inches high with the center of the unit approximately 40-inches from grade. The area above the ATM will be finished with a smooth wood panel, painted to match the siding. The existing trim will not be altered. The applicant proposes to install a window on the east side of the proposed ATM, matching the existing adjacent window in the previously approved ATM location.

A proposed 32-inch wide and 12-inch high sign will be centered above the ATM and includes a tan background with black text, logo and routed border. Two existing gooseneck light fixtures will be relocated over the ATM and spaced appropriately to illuminate the sign.

**PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

**Land Use and Long Range Planning & Building Standards**

**Master Sign Plan**

*§153.065(H) – Signs*

| <b>Proposed Wall Sign – Darby Street</b> |  |  |                           |
|--|--|--|---------------------------|
| <b>Permitted</b>                         |  | <b>Proposed</b>  | <b>Requirement</b>        |
| <i>Number/Type</i>                       | Two signs of a different type, per ground floor tenant with a storefront | One wall sign  | Met with Master Sign Plan |
| <i>Size</i>                              | Max. of 8 sq. ft.  | 2.64 sq. ft.   | Met                       |
| <i>Location</i>                          | On the portion of the wall associated with tenant space or storefront    | Located above the ATM machine                                | Met                       |
| <i>Colors</i>                            | 3 colors   | 2 colors; tan background, black text, logo and routed border | Met                       |

Code permits signs for multiple tenant buildings with a storefront; however, as defined by Code the ATM is considered a tenant, but does not have a storefront. A Master Sign Plan is needed to permit the proposed wall sign.

## **Engineering, Parks and Open Space, Fire, Police, Economic Development**

No comments.

### **PART III: APPLICABLE REVIEW STANDARDS**

#### **Application Review Procedure: Master Sign Plan**

The purpose of the Master Sign Plan is to provide an opportunity for an applicant to request approval of sign and graphic standards that depart from Code Section 153.065(H) provided the intent and purpose of these standards for the applicable BSC district are maintained. Following acceptance of a complete application for a Master Sign Plan, the Administrative Review Team shall make a recommendation to the Architectural Review Board to approve, deny, or approve with conditions the application.

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.

#### **Applicable Review Criteria**

##### **Master Sign Plan**

Section 153.065 6, E permits the Architectural Review Board to approve a Master Sign Plan to permit signs that depart from the requirements of Section 153.065 H provided the Board makes a determination regarding "the appropriateness of the signs and their placement given the architecture of buildings..." A Master Sign Plan approval is required for this application to permit a sign for tenant without a storefront.

The proposed wall sign is architecturally appropriate to this building design and is smaller than Code permits.

#### **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.

## **Applicable Review Criteria**

### **Minor Project Review Criteria**

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

#### **(c) Meets Applicable Zoning Regulations**

*Criterion Met:* The proposal pedestrian-only ATM is integrated into the existing architecture and is compatible with other businesses within the District. The use is a permitted accessory use in the BSC Historic Core District.

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

*Criterion Met:* The proposed pedestrian-only ATM is integrated into the existing architecture and the location does not detract from the design and function of the building.

## **PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION**

Recommendation of approval to the Architectural Review Board.