



Master Sign Plan

13-067ARB-MSP – BSC Historic Core District

Oscar's Restaurant Signs – 84 N. High Street

This is a request to install an 7.9-square-foot ground sign and a 7.92-square-foot wall sign facing North High Street for a restaurant on the east side of North High Street north of the intersection with North Street. This is a request for review and recommendation of approval to the Architectural Review Board for Master Sign Plan in accordance with Zoning Code Section 153.066(G).

Date of Application Acceptance

Wednesday, August 14, 2013

Date of ART Recommendation

Thursday, August 22, 2013

Date of Architectural Review Board Determination

Wednesday, August 28, 2013

Case Managers

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Historic Core District
<i>Review Type</i>	Master Sign Plan
<i>Development Proposal</i>	New ground sign and replacement wall sign
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	84 North High Street
<i>Property Owner</i>	Jack Eggspuehler, property owner
<i>Applicant</i>	Mike Tibbetts, Oscar’s Restaurant
<i>Case Manager</i>	Jordan Fromm, Planning Assistant (614) 410-4654 jfromm@dublin.oh.us Jennifer M. Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us

Project Background

On August 22, 2013, the Administrative Review Team made a recommendation of approval to the Architectural Review Board with two conditions:

- 1) A revised site plan be provided identifying the proposed ground sign location and orientation to ensure the sign does not encroach the right-of-way and project over the public sidewalk, subject to approval by Engineering; and
- 2) The applicant revise the proposed ground sign detail to eliminate the red band on the top of the sign post.

Application Contents

The applicant is proposing to install two new signs along the North High Street frontage. A wall sign will replace the existing wall sign adjacent to the restaurant entrance, and a ground sign is proposed in an existing ivy bed at the front property line. The proposed ground sign will be oriented with the post of the ground sign located closest to the restaurant and the sign face projecting toward North High Street. The signs for both locations are identical with a design that includes red text, black background and white and red accents.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning & Building Standards

Master Sign Plan
§153.065(H) – Signs

Proposed Wall Sign – North High Street			
Permitted		Proposed	Requirement
<i>Number and Type</i>	Combination of two different sign types (ground signs and building-mounted signs)	One wall sign	Met
<i>Size</i>	Max. of 8 sq. ft.	7.9 sq. ft.	Met
<i>Location</i>	On walls facing a public street; located on the portion of the wall associated with the tenant space or storefront; extending not more than 14 in. from the face of the structure to which it is attached	Building wall facing North High Street.	Met
<i>Colors</i>	3	3 total (white, red, black); black background; red border and primary copy; white outline and secondary image	Met
<i>Height</i>	15 ft. and not extending above the roofline	Approximately 14 ft. from grade to the top of sign	Met
<i>Lighting</i>	The applicant is proposing to use the two existing gooseneck fixtures located above the current wall sign. Planning recommends the light fixtures be painted to match the building trim.		
Proposed Ground Sign – North High Street			
Permitted		Proposed	Requirement
<i>Number and Type</i>	Combination of two different sign types (ground signs and building-mounted signs)	One ground sign for tenant space	Met
<i>Size</i>	Max. of 8 sq. ft.	7.9 sq. ft.	Met
<i>Location</i>	Minimum setback of 8 ft. from the street right-of-way or any property line	Encroaches the minimum setback by approx. 8 ft.	Met with Master Sign Plan
<i>Colors</i>	3	3 total (white, red, black); black background; red border and primary copy; white outline and secondary image;	Met

<i>Height</i>	Max. 6 ft.	6 ft. from grade to the top of post. Sign post will be natural colored cedar, with a red band detail at the top.	Met
<i>Lighting</i>	None		

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

Engineering recommends the applicant provide a revised site plan to more accurately identify the proposed ground sign location and orientation to ensure the sign does not encroach the right-of-way and project over the public sidewalk.

Architectural Consultant

The City’s architectural consultant has reviewed the proposed sign plan and recommends the red band detail located on the top of the ground sign post be eliminated.

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(H)(2)(c), 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 ground sign to encroach the minimum 8-foot setback from the right-of-way.

Dublin Zoning Code Table 153.065-H, Ground Sign Requirements, states that ground signs must meet a minimum setback of 8 feet from the street right-of-way or any property line. The

proposed ground sign will be located out of the right-of-way and in line with the previously approved patio. A variance (Case 09-106V) permitted the patio to have a zero front yard setback. The location of the ground sign is consistent with other signs approved in the immediate vicinity.

Architectural Review Board Review Criteria

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 of the applicable review criteria.

General Review Standards

6) Complementary Sign Design.

Criterion met with three conditions. The proposed ground and wall signs complement the building type, are pedestrian in scale, and meet Code for number, area, color and height. The location of the proposed ground sign is consistent with other signs in the immediate vicinity and is met with approval of the Master Sign Plan. A revised site plan will need to be provided to identify the proposed ground sign location and orientation to ensure the sign does not encroach the right-of-way and project over the public sidewalk, subject to approval by Engineering. The sign detail for the proposed ground sign should also be revised to eliminate the red band on the top of the proposed sign post. Planning also recommends the existing gooseneck lights located above the wall sign be painted to match the trim of the building.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with three conditions:

- 1) A revised site plan be provided identifying the proposed ground sign location and orientation to ensure the sign does not encroach the right-of-way and project over the public sidewalk, subject to approval by Engineering;
- 2) The applicant revise the proposed ground sign detail to eliminate the red band on the top of the sign post; and,
- 3) The applicant paints the existing gooseneck lights above the proposed wall sign to match the trim of the building.