



# Minor Project Review

## 13-004MPR – BSC Sawmill Center Neighborhood District

### Fifth Third Bank Signs – 3800 West Dublin- Granville Road

This is a request to replace two wall signs and two ground signs for the Fifth Third Bank located on the northeast corner of the West Dublin-Granville Road at its intersection with Dublin Center Drive in the BSC Sawmill Center Neighborhood District. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

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

Thursday, January 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 Sawmill Center Neighborhood District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Signs: Two, 30-square-foot monument signs and two, 70-square-foot wall signs for an existing bank
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	3800 West Dublin-Granville Road
<i>Property Owner</i>	Fifth Third Bank
<i>Applicant</i>	David Williamson, Attorney
<i>Case Manager</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. 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 building is permitted two ground signs and two building-mounted signs, as it is located along two frontages. The site also received variance approval in 1981 for two, 30-square-foot ground signs and two, 80-square-foot wall signs. The applicant is proposing to replace the existing ground and wall signs as outlined below.

Proposed Ground Signs			
	Permitted	Proposed	Requirement
<i>Size</i>	Max. 30 sq. ft. per sign (previous variance approval)	30 sq. ft. rectangular sign cabinet	Met
<i>Location</i>	8 ft. from the minimum required building zone, setback or street right-of-way, as appropriate for the building type.	The sign located along Sawmill Road is indicated at 8 ft. from the right-of-way and the sign located along West Dublin-Granville Road is indicated at 65 ft. from the right-of-way.	Met
<i>Height</i>	8 ft.	8 ft.	Met

<b>Proposed Ground Signs</b>			
	<b>Permitted</b>	<b>Proposed</b>	<b>Requirement</b>
<i>Design</i>	Signs designed with maximum creativity and the highest quality of materials and fabrication	The 7 ft. 9 in. wide and 3 ft. 10 in. tall rectangular sign cabinets are located on a 4 ft. 2 in. tall and 9 in. wide brick clad poles. Planning recommends the brick poles be eliminated and new brick bases be constructed to match the width of sign cabinets.  Planning also recommends the sign face be modified to include added dimension.	Met with condition
<i>Colors</i>	3 colors	3 colors; two background colors plus the logo	Met
<i>Landscape Material</i>	Landscape material is required around sign bases	Low landscaping is proposed around the base. Planning recommends the incorporation of landscape material that reaches 3 ft. in height around the base.	Met with condition
<b>Proposed Wall Signs</b>			
	<b>Permitted</b>	<b>Proposed</b>	<b>Requirement</b>
<i>Size</i>	Max. 79.75 sq. ft. per sign (previous variance approval)	70.1 sq. ft. each	Met
<i>Height</i>	15 ft. max	15 ft.	Met
<i>Colors</i>	3 colors	3 colors; two background colors plus the logo	Met

## **PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

### **Land Use and Long Range Planning**

Ground signs need to be located eight feet from the right-of-way and the applicant will need to provide a scaled site plan verifying the sign locations. Planning also recommends the brick poles for the ground signs be eliminated and new brick bases be constructed to match the width of the proposed sign cabinets and the landscape material around the sign base be modified to provide plant material that reaches 3 feet in height. Planning also recommends the sign face be modified to include added dimension for the ground sign panels to provide interest to the sign by extruding elements of the sign face for shadowing.

### **Engineering**

The ground sign indicated on Sawmill Road is located within an easement and it is recommended that the sign not be located any farther to the east than the existing eastern edge, an easement encroachment agreement is required, and the landscaping material at the base of the sign needs to have a mature height of less than 3 feet.

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

No comments.

**PART III: APPLICABLE REVIEW STANDARDS**

**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:

(a) **Similarity to Approved Basic Plan**

*Not applicable*

(b) **Consistency with Approved Development Plan**

*Not applicable*

(c) **Meets Applicable Zoning Regulations**

*Criterion met through conditions.* The proposed signs are consistent with the Zoning Code requirements for signs and the previously approved variance allowances in regards to number, height, and area,. Planning and Engineering has identified additional details needed to meet the requirements regarding sign location and design.

(d) **Safe and Efficient Pedestrian, Bicycle, & Vehicular Circulation**

*Not applicable*

(e) **Coordination and Integration of Buildings and Structures**

*Not applicable*

(f) **Open Space Suitability and Natural Features Preservation**

*Not applicable*

(g) **Adequate Provision of Public Services**

*Not applicable*

(h) **Appropriate Stormwater Management**

*Not applicable*

(i) **Development Phasing**

*Not applicable*

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

*Met.* The proposed signs will help create an updated sign package for this site.

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

Approval with the following conditions:

1. The applicant provide a scaled site plan verifying the sign locations ensuring the sign located along Sawmill Road is not located any farther to the east than the eastern edge of the existing sign.
2. The brick poles for the ground signs be eliminated and new brick bases be constructed to match the width of sign cabinets.
3. The landscape material proposed around the sign base should be modified to provide plant material that reaches 3 feet in height.
4. The sign face should be modified to include added dimension for the ground sign panels to provide interest to the sign by extruding elements of the sign face for shadowing.
5. An easement encroachment agreement be obtained for the ground sign located along Sawmill Road.