



# Minor Project Review

## 13-074MPR – BSC Commercial District

### Shoppes at River Ridge – Posh! Nail Company Sign – 4437 West Dublin-Granville Road

This is a request to install a 5.7-square-foot awning sign in accordance with Zoning Code Section 153.065(H), for a personal services facility in the Shoppes at River Ridge shopping center. 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**

Thursday, July 11, 2013

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

Thursday, July 25, 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 Commercial District
<i>Development Proposal</i>	Sign: 5.7-square-foot awning sign for an existing personal services facility
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	4441 West Dublin-Granville Road
<i>Property Owner</i>	MR/TSARR Owner, LLC
<i>Applicant</i>	Steve Nguyen, Posh! Nail Company
<i>Representative</i>	Stephen Malone, Signcom Inc.
<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 Zoning 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 and Site Plan Review Waivers, if necessary. 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

This multiple-tenant building is permitted two different types of building-mounted signs for each tenant with a storefront. The applicant is proposing 5.7-square-foot non-illuminated sign on an existing awning on the east elevation over the main entrance facing the parking lot. The proposed awning sign is in addition to an existing 30-square-foot wall sign on the north elevation facing West Dublin-Granville Road.

Proposed Awning Sign			
	Permitted	Proposed	Requirement
<i>Size</i>	20% of the cumulative surface area of the awning (max. 5.7 sq. ft.) up to 8 sq. ft	5.7 sq. ft.	Met
<i>Location</i>	Any portion of the awning; affixed flat to the surface; not extending beyond the limits of the awning	Centered flat on the existing awning	Met
<i>Height</i>	Max. 15 ft.	Approx. 10 ft. 2 in. above grade	Met
<i>Colors</i>	Max. three (including logo)	One (white)	Met

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

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

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 awning sign is creatively designed and the intent for signs in the Bridge Street District has been met.

### **Building Standards, Parks & Open Space, Fire, Engineering, Police, Economic Development**

No comments.

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

### **Applicable 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**

*Met.* The proposed sign is consistent with the Zoning Code requirements for signs with regard to area, location, number, height, and design.

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

*Met.* The proposed sign will help create a lively pedestrian environment in the Shoppes at River Ridge shopping center.

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

Approval of this Minor Project Review application.