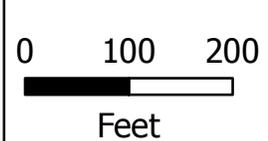


14-085ARB-MPR
 Minor Project Review
 Dublin Community Preschool
 81 1/2 W. Bridge Street





City of Dublin

Land Use and Long
Range Planning

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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

AUGUST 21, 2014

The Administrative Review Team made the following determination at this meeting:

**3. BSC Public District – Dublin Community Preschool – Sign 81 ½ W. Bridge Street
14-085ARB-MPR/MSP Minor Project Review/Master Sign Plan**

Proposal: Installation of a new 7.9-square-foot wall sign for an existing pre-school on the south side of West Bridge Street at the intersection with Franklin Street.

Request: Review and recommendation of approval to the Architectural Review Board of a Minor Project Review and Master Sign Plan in accordance with Zoning Code Sections 153.066(G) and (J) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Craig Snider, Sign-A-Rama.

Planning Contacts: Jennifer Rauch, AICP, Senior Planner; and Logan Stang, Planning Assistant

Contact Information: (614) 410-4690; jrauch@dublin.oh.us; and (614) 410-4652; lstang@dublin.oh.us

DETERMINATION #1: Recommendation of approval to the Architectural Review Board for a Master Sign Plan that would permit a wall sign location outside the permitted Code requirements, with no conditions.

DETERMINATION #2: Recommendation of approval to the Architectural Review Board for a Minor Project Review with no conditions.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Steve Langworthy, Director of Planning

Steve Langworthy asked the ART if there were any additional questions or concerns regarding this application. [There were none.]

Mr. Staker stated that approval of this request for Minor Project Review was recommended with the following two conditions:

- 1) That the sign for the 5002 Post Road building is reduced in size to meet the maximum sign area requirement; and
- 2) That the sign for 5016 Post Road building is relocated to a more architecturally appropriate location.

Ms. Ray told the applicant if she would agree to the above two conditions, Staff would work with her to find the appropriate location and size to meet Code.

Mr. Langworthy asked the applicant if she understood what the ART was requesting, and if she agreed to the above two conditions. Ms. Waddell said she understood and confirmed she would need to bring a revised plan back to staff that represents the agreed upon location and size and therefore, agreed with the conditions.

Mr. Langworthy confirmed the ART's recommendation of approval to the Minor Project Review with two conditions.

**3. BSC Public District – Dublin Community Preschool – Sign 81 ½ W. Bridge Street
14-085ARB-MPR Minor Project Review**

Logan Stang said this is a request for the installation of a new 7.9-square-foot wall sign for an existing preschool on the south side of West Bridge Street at the intersection with Franklin Street. He said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Stang presented several graphics that showed the location of the site and the existing sign compared with the proposed sign that will be installed in the same location. He said the proposed sign is composed of high-density urethane (HDU) with a wood-grain texture painted in Emerald Green and the raised letters and border are in white. He explained this was appropriate for the age of the structure and the color scheme of a dark background with light lettering to enhance that character of the structure.

Mr. Stang said Master Sign Plan approval is required for this application to permit a sign that is located on a wall not designated to the tenant space or within six feet of the tenant's main entrance. He said the proposed location was chosen due to the existing sign that has been integrated into the building for at least two decades.

Mr. Stang stated that approval is recommended to the Architectural Review Board for a Master Sign Plan that would permit a wall sign to be located outside the permitted Code requirements, with no conditions. He concluded that approval is recommended to the Architectural Review Board for a Minor Project Review for the sign, with no conditions.

Steve Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for the Master Sign Plan and the Minor Project Review. He explained to the applicant, Craig Snider, that the ARB meeting will be held at City Hall next Wednesday at 6:30 pm.

Ray Harpham asked if all of the installation details would come in with the sign permit if the ART approves this proposal. Ms. Waddell confirmed they would.

Jennifer Rauch questioned the height as the reports are conflicting: the tables state the sign is 18 feet, one inch above grade and the graphic shows the top of the sign at 15 feet, which is permissible.

Rachel Ray clarified that the proposed signs are shown not exceeding 15 feet above grade.

Steve Langworthy asked for more information for the attachment of sign 'A'. Ms. Waddell said there is a panel on the back. Jeff Tyler asked if the sign was aluminum. Ms. Waddell stated it was brushed aluminum, painted silver.

Mr. Langworthy asked the applicant if she had anything else to add to which she replied that she did not.

Mr. Harpham asked if this was a temporary or permanent sign or whether it was a permanent sign being installed in a temporary location. He said it looks like a banner. He asked if this application was being forwarded to the Planning and Zoning Commission. Mr. Staker confirmed it is not.

Mr. Harpham asked if the applicant has been asked to remove their neon sign. Ms. Rauch reported that Code Enforcement is working on the removal of neon signs city-wide. Mr. Staker thought the neon sign had been removed when he conducted a site visit the previous day.

Barb Cox asked if the site was on two parcels of land. Rachel Ray clarified it was a single parcel.

Ms. Rauch asked if the applicant thought 'Sign A' was in the best location.

Ms. Waddell said they considered the side along Post Road but it was not the right height so the sign is shown in the best location they could identify. She said the elevation along Post Road was blocked by trees.

Mr. Langworthy asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated that a determination on this request was scheduled for next week's ART meeting.

**3. BSC Public District – Dublin Community Preschool – Sign 81 ½ W. Bridge Street
14-085ARB-MPR Minor Project Review**

Logan Stang said this is a request for the installation of a new 7.9-square-foot wall sign for an existing pre-school on the south side of West Bridge Street at the intersection with Franklin Street. He said this is a request for review and recommendation of approval to the Architectural Review Board of a Minor Project Review under the provisions of Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Mr. Stang said the applicant is proposing to remove the existing sign and replace it with a new one near a corner of the north side of the wall. He stated that this site is zoned Bridge Street District Public District. He presented several graphics that showed the location of the site and the existing sign. He said the preschool is connected to the church which has a ground sign on the corner. He presented a graphic that showed the existing approximately 7.9 square foot sign, mounted at approximately four feet, six inches above grade. He explained the proposed sign will be installed at the same height. He said there are two colors: the background is a wood-grain texture painted in Emerald Green and the raised letters and border are in white.

Mr. Stang said the applicant was not present.

Jennifer Rauch said that in the Zoning Code for signs in the Bridge Street District, there are districts identified as Historic Core, Historic Transition and All Other Districts. She said this application falls under the "All Other" category so the applicant could be eligible for more signs. She said the applicant could consider two building mounted signs with one on the rear facing the parking lot. She questioned whether the proposed sign on the wall of the playground was the best location.

Jeff Tyler said it was an appropriate location as it is not used for advertising, just for noting the establishment's location. He asked if it would make a difference. Ms. Rauch said no phone number is going on the replacement sign and thought most people already know where the entrance to the preschool is located.

Steve Langworthy asked the ART if there were any further questions or concerns regarding this application at this time. [There were none.] He stated that a recommendation to the Architectural Review Board for this request was scheduled for next week's ART meeting.

**4. Bridge Park East – Mixed-Use Development Project, Phase 1
14-071DP-BSC Riverside Drive and Dale Drive
Development Plan Review**

Rachel Ray said this is a request for review and approval for four new blocks for development on approximately 17.28 acres, including new public rights-of-way for a future mixed-use development on the east side of Riverside Drive, south of the future John Shields Parkway, west of Tuller Ridge Drive, and north of West Dublin-Granville Road. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Bridge Street District Development Plan Review under the provisions of Zoning Code Section 153.066.

Ms. Ray said the applicant was not present and there were no updates to report on this application. She indicated she had met with the applicant yesterday to cover streetscapes and other public realm details. She said the applicant is busy going through the materials and considering extending the timeline by two weeks, which means they would go before the Planning and Zoning Commission on September 18, 2014. If that is what they decide, she said they will need to complete a Time Extension form. She said she would keep the ART posted on their progress but expects the applicant to meet with the ART over the next couple of weeks.

Steve Langworthy inquired about the timing for the other applications. Ms. Ray responded the applicant is preparing to submit the Basic Site Plan Review, but the applicant is reviewing the materials and trying to determine how to scale back their more advanced building permit drawings to a reasonable level of detail for the submittal.

Mr. Langworthy asked the ART if there were any questions or concerns regarding this application at this time. [There were none.]

ADMINISTRATIVE

Steve Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:25 pm.