



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

March 12, 2015

Minor Project Review

15-020MPR – BSD Sawmill Center Neighborhood

Average Joe's – Sign

6711 Dublin Center Drive

This is a proposal for a new 20.75-square-foot wall sign for a restaurant tenant in the Dublin Village Center shopping center, east of Village Parkway and South of Tuller Road. This is a request for review and approval of a Minor Project Review in accordance with Zoning Code Section 153.066(G).

Date of Application Acceptance

Thursday, February 26, 2015

Date of ART Recommendation

Thursday, March 12, 2015

Case Manager

Marie Downie, Planner | 614.410.4679 | mdownie@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Sawmill Center Neighborhood
<i>Development Proposal</i>	One building-mounted (wall) sign
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	6711 Dublin Center Drive
<i>Property Owner</i>	Kevin McCauley, Stavroff Interests
<i>Applicant</i>	Eric Hilty, Average Joe’s
<i>Case Manager</i>	Marie Downie, Planner I 614.410.4679 mdownie@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(G) 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, unless a time extension is requested.

Zoning Code Analysis

§153.065(H) – Site Development Standards – Signs

Proposed Wall Sign – South Elevation			
	Permitted	Proposed	Requirement
Size	½ sq. ft. per lineal ft. of building wall or storefront width up to 50 sq. ft. max. (approx. 27.5 sq. ft. max.)	20.75 sq. ft.	Met
Location	On the portion of the wall associated with the tenant space not extending more than 14 inches from the face of the structure.	Above primary entrance	Met
Height	Max. 15 ft.	12 ft. above grade	Met
Colors	Max. 3, except that registered trademarks less than 20% of total sign area may have unlimited colors, provided that sign copy and background use one of the colors within the trademark; or Max. 5 for the entire sign, where a registered corporate trademark exceeds 20% of the sign area.	2 (yellow, black)	Met
Number of signs	Combination of two different building-mounted sign types.	1 building-mounted sign (wall sign)	Met

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed sign meets all applicable zoning regulations including size, location, height and colors. The sign will be one internally illuminated channel using LED lighting.

The City's graphic design consultant, Studio Graphique, has reviewed the proposed sign with respect to the intent for signs in the Bridge Street District. A copy of the memo submitted by Studio Graphique is attached to this report. The projecting sign included in their review has since been removed from this proposal.

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

Criterion met. The proposed sign is consistent with the Zoning Code with regard to number, height, color and size.

(e) Building Relationships and Quality Development

Criterion met. The proposed sign adds visual interest and aesthetic quality to the tenant space.

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

Criterion met. The Community Plan notes that "Dublin's built environment contributes positively to the community's character. This image is characterized by high quality office buildings, well-landscaped areas and streetscapes, tasteful signs and graphics, appropriate lighting standards and quality architecture." The proposed sign will positively contribute to the aesthetic character of the community.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this request for Minor Project Review application.