



Minor Project Review

15-021MPR – BSD Indian Run Neighborhood District

OCLC – Wall Sign

6565 Kilgour Place

This is a request to replace an existing corporate office sign facing I-270 with a new 296-square-foot sign. This is a request for review and approval of an application for Minor Project Review under the provisions of Zoning Code Section 153.006(G).

Date of Application Acceptance

Thursday, March 5, 2015

Date of ART Recommendation

Thursday, April 16, 2015

Case Manager

Rachel S. Ray, AICP, Planner II | 614.410.4656 | rray@dublin.oh.us



PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Indian Run Neighborhood District
<i>Development Proposal</i>	One wall sign – Corporate Office Signs along Interstate District
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	6565 Kilgour Place
<i>Property Owner</i>	Tammi Spayde, Online Computer Library Center, Inc.
<i>Applicant</i>	Michael Cox, DaNite Sign Co.
<i>Case Managers</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)(3) 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.

Proposal Overview

The applicant is requesting to replace an existing wall sign comprised of green channel letters with a new wall sign with white channel letters with black aluminum returns. The lettering reads "OCLC" with a white logo.



Zoning Code Analysis

§153.065(H) – BSD Site Development Standards – Signs

The Bridge Street District zoning regulations for signs defers to the general Zoning Code provisions (§153.150-164) for signs not otherwise addressed by §153.065(H). The proposed sign is classified as a "Corporate Office Sign Along Interstate District" and is governed by §153.161(A).

§153.161(A) – Signs with Special Conditions – Corporate Office Signs Along Interstate Districts

The Interstate District includes property with frontage on Interstate 270 with corporate office building(s) constructed with two or more stories. These buildings are permitted a wall sign or a ground sign facing the interstate in addition to other permitted signs.

Proposed Corporate Office Sign – Interstate District			
	Permitted	Proposed	Requirement
Size	100 ft. of sign area per story, up to a maximum of 300 sq. ft. (provided building is setback 50 ft. or more from the Interstate).	4-story building; 296 sq. ft. sign	Met
Location	At least 50 ft. from Interstate.	Approx. 550 ft. from (facing) I-270	Met
Height	Not extending above the roof line or on any penthouse portion of the building	Top of the 4 th story, approx. 53.5 ft. above grade	Met
Colors	1 color	1 color (white)	Met
Sign Design	Individual channel letters	Individual channel letters	Met

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed sign meets the applicable zoning regulations for sign size, number, location, and height required by Code Section 153.065(H) and 153.161(A).

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 requirements for signs.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Recommendation of approval of this request for Minor Project Review.