



April 9, 2015

# Minor Project Review

## 15-027MPR– BSD Commercial District

### Shoppes at River Ridge – Studio J– Sign – 4505 West Dublin-Granville Road

This is a request to install a 41.9-square-foot wall sign for a new retail tenant in the Shoppes at River Ridge shopping center, at the southeast corner of the intersection of West Dublin-Granville Road and Dale Drive. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.065(H) and under the provisions of Code Section 153.066.

#### **Date of Application Acceptance**

Wednesday, April 1, 2015

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

Thursday, April 9, 2015

#### **Case Managers**

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## PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Commercial District
<i>Development Proposal</i>	Sign: 41.9-square-foot wall sign for a new retail tenant
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	4505 West Dublin-Granville Road
<i>Property Owner</i>	MR/TSRR Owner LLC
<i>Applicant</i>	Steve Moore, Moore Signs
<i>Case Managers</i>	Logan Stang, Planning Assistant   (614) 410-4652   lstang@dublin.oh.us 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 and 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 a single, internally-illuminated 41.9-square-foot wall sign, on the north elevation, centered above the main entrance of the tenant space facing the parking lot. The applicant will remove two of four existing awnings to make space for the proposed sign location to allow the proposed channel letters to be centered appropriately on the elevation.

Proposed Wall Sign			
	Permitted	Proposed	Requirement
Size	½ sq. ft. per lineal foot of building wall or storefront width up to a maximum of 50 sq. ft. (133.5 ft. storefront width results in 66.75 sq. ft. area)	41.9 sq. ft.	Met
Location	On walls facing a public street; not extending more than 14 in. from face of the structure; located on a portion of the wall associated with the tenant space or storefront	Centered above the main entrance of the tenant space	Met
Height	Located within the first story as appropriate to building type; 15 ft. for Existing Structures; not extending above the roofline	15 ft.	Met
Colors	Max. 3	2 colors (green channel letters with teal returns and teal halo illumination)	Met

## PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

### Planning

The proposed sign meets the applicable zoning regulations for sign number, size, color, and height. With the removal of the two awnings, the proposed sign integrates into the architecture by centering the wall sign over the main entrance and at the center of the gable end on this portion of the elevation. The green channel letters coordinate with the two remaining green striped awnings.

### 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 Corridor 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 application for Minor Project Review.