



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

May 7, 2015

Minor Project Review

15-032MPR – BSD Commercial District

Shamrock Family Eye Care – Sign – 5151 Post Road

This is a request to install a new 14.625-square-foot tenant panel for an existing medical office ground sign located west of the intersection with Frantz Road/US 33/ West Bridge Street. This request for Minor Project Review is in accordance with Zoning Code Section 153.066(G)

Date of Application Acceptance

Wednesday, April 22, 2015

Date of ART Determination

Thursday, May 7, 2015

Case Managers

Nicki Martin, Planning Assistant | (614) 410-4635 | nmartin@dublin.oh.us

Rachel Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Commercial District
<i>Development Proposal</i>	New tenant panel for an existing ground sign
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	5151 Post Road
<i>Property Owner</i>	5151 Post Road LLC
<i>Applicant</i>	Sign Affects
<i>Representative</i>	Brendan Moody, Sign Affects
<i>Case Managers</i>	Nicki Martin, Planning Assistant (614) 410-4635 nmartin@dublin.oh.us Rachel Ray, AICP, Planner II (614) 410-4656 rray@dublin.oh.us

Application History

The Applicant's proposal for a new tenant panel for an existing nonconforming joint identification ground sign was introduced to the ART on April 30, 2015. The initial design proposed by the applicant included secondary images that exceeded 20% of the area of the panel, which did not meet the requirements of Code Section 153.066(H)(4)(d). The applicant has since revised the sign design to meet these requirements.

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 medical office building is permitted one ground sign. The applicant is proposing to change one of the panels on an existing joint identification ground sign to a new 14.625 sq. ft. panel incorporating the name of the medical practice, telephone number, and doctors' names.

Proposed Joint Identification Ground Sign Panel			
Permitted		Proposed	Requirement
Secondary Image	Secondary images used on signs that do not include a registered corporate trademark or symbol shall not exceed 20% of the sign area	17.47%	Met
Colors	Max. 3 (including logo)	2 colors (green & white)	Met

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed sign meets the applicable zoning requirements for sign design.

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 panel is consistent with the Zoning Code requirements for signs in the Bridge Street District.

- (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 panel is designed to coordinate with the existing joint identification ground sign.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this application for Minor Project Review.