



June 11, 2015

Minor Project Review

15-051MPR – BSD Office District

Gordon Food Services – Signs

3901 W. Dublin-Granville Road

This is a proposal for of a new 42-square-foot wall sign and replacement of two existing ground signs for a retail tenant at the southwest corner of the intersection of West Dublin-Granville Road and Dublin Center Drive. This is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Date of Application Acceptance

Monday, June 1, 2015

Date of ART Recommendation

Thursday, June 11, 2015

Case Managers

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Office District
<i>Development Proposal</i>	One building-mounted (wall) sign and replacement of two existing ground signs
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	3901 W. Dublin-Granville Road
<i>Property Owner</i>	Gordon Food Services
<i>Applicant</i>	Mike Baker, Universal Sign Systems
<i>Case Managers</i>	Rachel S. Ray, AICP, Planner II 614.410.4656 rray@dublin.oh.us and Katie Dodaro, Planning Assistant 614.410.4663 kdodaro@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.

Proposal Overview

The applicant is proposing to install a new wall sign and update the two existing ground signs. The proposed wall sign will be on the north elevation facing West Dublin-Granville Road. The sign will be 42 sq. ft. in size and installed at 15 feet above grade.

The existing ground sign facing West Dublin-Granville Road is 40 sq. ft. (non-conforming) in size and 7.6 ft. in height. The applicant is proposing to replace the sign face and paint the aluminum cabinet base. The existing ground sign facing Dublin Center Drive is proposed to be entirely replaced and will be 24 sq. ft. and 5 ft. tall. All three proposed signs will be internally illuminated by white LEDs.

Zoning Code Analysis

§153.065(H) – Site Development Standards – Signs

Proposed Wall Sign –North Elevation			
	Permitted	Proposed	Requirement
Size	½ sq. ft. per lineal ft. of building wall or storefront width up to 50 sq. ft. max. (42 sq. ft. max.)	42 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.	On north elevation facing West Dublin-Granville Road	Met
Height	Max. 15 ft.	15 ft.	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; <u>or</u> Max. 5 for the entire sign, where a registered corporate trademark exceeds 20% of the sign area.	3 (red, white, grey)	Met
Number of signs	Combination of two different building-mounted sign types.	1 building-mounted sign (wall sign)	Met

Proposed Ground Signs (Two Proposed)			
	Permitted	Proposed	Requirement
Size	Maximum 24 sq. ft.	Dublin Center Drive Sign: 24 sq. ft. West Dublin-Granville Road Sign: 40 sq. ft. (nonconforming sign)	Met
Location	8 ft. from the minimum required building zone, setback, or street right-of-way, as appropriate for the building type. If two ground signs are used, the signs shall be located on different street frontages.	One facing West Dublin-Granville Road and one facing Dublin Center Drive. Both signs appear to meet the required 8-foot minimum setback, which will need to be verified at sign permitting.	Met with condition
Height	Max. 8 ft.	Dublin Center Drive: 5 ft. West Dublin-Granville Road Sign: 7.6 ft. (existing)	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; <u>or</u> Max. 5 for the entire sign, where a registered corporate trademark exceeds 20% of the sign area.	3 (red, white, grey)	Met
Number of signs	1 per building or parcel, per street frontage, not to exceed 2.	2 ground signs (1 per street frontage)	Met

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposed ground signs and wall sign meet the intent and requirements for signs in the Bridge Street District.

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 with one condition. The proposed sign adds visual interest and aesthetic quality to the tenant space, with the condition that the ground sign bases are the same width as the sign cabinets. The applicant should verify at sign permitting that the minimum 8-foot setback from the rights-of-way are maintained.

(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 signs 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 with one condition:

- 1) That the applicant verify the ground signs meet the minimum 8-foot setback from the right-of-way at sign permitting.