

# Minor Project Review

## 15-060MPR – BSD Sawmill Center Neighborhood District

### School of Rock - Sign

### 6727 Dublin Center Drive

This is a proposal to install a new 20-square-foot wall sign for a tenant in the Dublin Village Center shopping center on the west side of Dublin Center Drive, east of Village Parkway (northeast of the movie theater). 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**

Wednesday, June 24, 2015

#### **Date of ART Recommendation**

Wednesday, July 1, 2015

#### **Case Managers**

Lia Yakumithis, Planning Assistant | 614.410.4654 | lyakumithis@dublin.oh.us

Rachel S. Ray, AICP, Planner II | 614.410.4656 | rray@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>	6727 Dublin Center Drive
<i>Property Owner</i>	Kevin McCauley, Whittingham Capital, LLC
<i>Applicant</i>	Stewart Kemper, School of Rock
<i>Representative</i>	Eric Hilty, Hilty Signs
<i>Case Managers</i>	Lia Yakumithis, Planning Assistant   614.410.4654   lyakumithis@dublin.oh.us and 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(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. 20 sq. ft. max. for this 40-ft. tenant space)	19.97 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.	11 ft., 4 in. 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; <u>or</u> Max. 5 for the entire sign, where a registered corporate trademark exceeds	3 (black, red, white)	Met

	20% of the sign area.		
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 internally illuminated using LED lighting.

**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.