

West Innovation District Identification Signs

15-068WID – DP

Ohio University Campus Identification Signs

6805 Bobcat Way

This is a proposal for two ground signs for a college campus at the southeast corner of the intersection of SR 161 and University Drive, west of Bobcat Way. This is a request for review and approval of a development plan under the provisions of Zoning Code Section 153.042.

Date of Application Acceptance

Friday, July 30, 2015

Date of ART Determination

Thursday, August 13, 2015

Case Manager

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	ID-1 Research Office District
<i>Development Proposal</i>	Monument sign & Join Identification sign
<i>Administrative Departures</i>	None
<i>Property Address</i>	6805 Bobcat Way
<i>Property Owner(s)</i>	Ohio University
<i>Applicants</i>	Niels Braam, MKSK
<i>Case Manager</i>	Claudia D. Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us

Application Review Procedure: Development Plan Review

The purpose of the Development Plan Review is to provide an efficient and predictable review process for development projects within the West Innovation District. The Development Plan Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Code. Following acceptance of a complete application for Development Plan Review, the Administrative Review Team shall approve the Development Plan application when all of the requirements of the Innovation Districts and the intent of the West Innovation District Plan (formerly EAZ Plan) is met, including Administrative Departures if applicable, as required by §153.042(D)(5)(e)1. The Administrative Review Team may alternatively issue a decision that the application should be reviewed by the Planning and Zoning Commission as a Site Plan Review, based on the criteria of §153.042(D)(5)(e)2. A determination by the Administrative Review Team is required not more than 28 days from the date the request was submitted.

Summary

The application is for approval of two campus identification signs to aid in directing students, faculty, and guests to the appropriate parking areas. The identification signs are a component of a larger, campus-wide sign system of building identification signs and directional signs that will help users of the campus to find their way around the campus and to individual buildings. The sign system works with the architecture and site to present a sense of place for the campus. This application focuses on the northern and western portions of the site in directing traffic from SR 161 and University Boulevard.

While the signs proposed are for the entire campus, the proposed locations focus on the two major thoroughfares servicing the site, in the West Innovation District southwest of the intersection of SR 161/Post Road and Eiterman Road. Previously, the ART and the Planning and Zoning Commission approved wall signs for two of the existing buildings as part of the campus-wide sign system as well as architectural and site modifications throughout the campus. In addition to the proposed sign installations, a separate application to expand the existing parking lot is being proposed for the southwest portion of the site.

The application requires a single action by the ART, for approval for a Development Plan to install the two ground signs on the campus.

Zoning Code Analysis

The Ohio University campus falls within the ID-1 Research Office zoning district. The proposed signs subject to this review include a joint identification sign on the corner of SR 161/Post Road and Bobcat Way and a monument sign facing University Boulevard at the entrance to the west parking lot. These signs will require review and approval by the ART of a Development Plan as described below.

All other signs proposed as part of the University's Master Sign Plan for the Heritage College of Osteopathic Medicine (HCOM) portion of the Ohio University campus are considered internal to the site and not for the purposes of identification from public rights-of-way or adjacent properties and therefore are not regulated by the Zoning Code.

§153.040(L) – Site Development Requirements - Signs

Signs - §153.040(L)

School uses and Joint Identification are permitted monument signs at a maximum height of 8 feet. Two signs are proposed. Code allows one monument sign per street frontage, not to exceed a total of 2 (provided a minimum 100 feet of frontage on each street). The proposal includes one monument sign (Sign A) and one joint identification sign (Sign B), one along SR 161/Post Road and Bobcat Way and another along University Boulevard. The site has roughly 900 feet of frontage on SR 161 and 700 feet of frontage on University Boulevard, which will be extended in the future. Code allows a maximum of 30 square feet for monument signs for School Uses and 50 square feet for Joint Identification. Code allows secondary images to be a maximum of 30% of the sign face. Code also requires landscaping at the base of each sign. The proposal meets all of the Code requirements.

Sign A - University Boulevard: One monument sign proposed for the northeast corner of the intersection with the main parking access. There are existing utilities within the area and the applicant will be required to update the plans to accurately reflect utility locations. In addition, Ohio University and the City of Dublin are currently working on processing the dedication of right-of-way and easements from Ohio University to the City of Dublin along University Boulevard. A condition of approval for the sign will be for Ohio University to execute the easement encroachment agreement with the City of Dublin by the end of 2015 after the easement and right of way has been dedicated to the City.

A 29.75 square foot monument sign will be installed at a height of 5 feet 7 inches. The sign will identify two tenants. The top sign copy will read *Ohio University Dublin Campus* using two lines and white lettering, along with a white 1.89 square foot logo on a green background. The bottom sign copy will read *Columbus State Community College* using two lines separated by a green line and green lettering on a white background.

Sign B – SR161/Post Road & Bobcat Way: One joint identification sign proposed for this location. The site plan shows a preferred sign location east of Bobcat Way and an alternate sign location to the west. Due to exiting utilities and easements as well as a need to install signs prior to Columbus State students arriving on campus at the end of August, the applicant is proposing the alternate location to ensure a sign can be approved by ART. Staff has verified the preferred location, east of Bobcat Way can be approved.

A 46.5-square-foot monument sign will be installed at a height of 6 feet. The sign is identical in design to Sign A, however; Code does not permit tenants to be identified on joint identifications signs. Therefore, only the name of the campus *Ohio University Dublin Campus* is proposed as copy. The text and logo are proportional to the sign with the logo having an area of 2.34 square feet.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

A Certificate of Zoning Plan approval will be required for each sign.

Engineering

Sign A

There are existing utilities within the area and the applicant will be required to update the plans to accurately reflect utility locations.

Sign B

The easement and right-of-way along University Boulevard is still in the process of being dedicated to the City. A condition of approval for the sign will be for Ohio University to execute the easement encroachment agreement with the City of Dublin by the end of 2015 after the easement and right of way has been dedicated to the City.

Building Standards, Parks and Open Space, Police, Fire, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

The Administrative Review Team shall review this application based on the Innovation District requirements and the West Innovation District Plan, including Administrative Departures as may be applicable. The full text of the Review Standards of Section 153.042(D)(8) are provided at the end of this Report.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM ACTIONS

Recommendation to the Administrative Review Team

Recommendation of Development Plan approval for a monument sign and a joint identification sign with conditions:

- 1) That the applicant obtain a Certificate of Zoning Plan Approval for each sign prior to sign installation;
- 2) That the applicant update the plans to accurately show all existing utilities;
- 3) That the applicant work with Engineering to obtain any necessary easement encroachments, subject to approval by staff; and
- 4) That Ohio University executes an easement encroachment agreement for Sign A with the City of Dublin by the end of 2015 after the easement and right-of-way has been dedicated to the City