



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

August 27, 2015

# Minor Project Review

**15-075MPR – BSD Office**

**Germain Lexus of Dublin - Sign**

**6500 Shamrock Boulevard**

This is a proposal to install a new 19-square-foot monument sign to replace an existing sign for a car dealership located at the northeast corner of Shamrock Boulevard and Banker Drive. This is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066.

**Date of Application Acceptance**

Wednesday, August 12, 2015

**Date of ART Determination**

Thursday, August 27, 2015

**Case Manager**

Logan Stang, Planning Assistant | 614.410.4652 | [lstang@dublin.oh.us](mailto:lstang@dublin.oh.us)

## PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Office
<i>Development Proposal</i>	One monument sign, to replace an existing sign
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	6500 Shamrock Boulevard
<i>Property Owner</i>	Rick Germain, Germain Automotive Partnership
<i>Applicant</i>	Richard Bigham, Bigham Services
<i>Case Manager</i>	Logan Stang, Planning Assistant   614.410.4652   lstang@dublin.oh.us

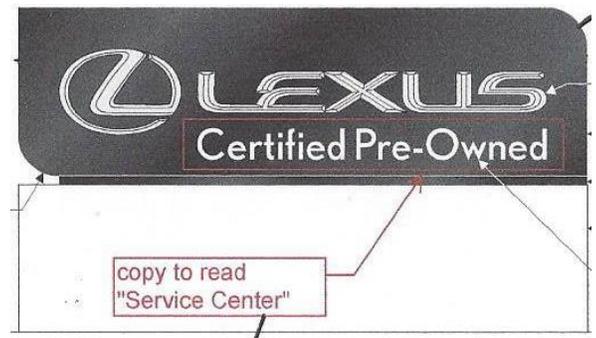
### Application Review Procedure: Minor Project Review

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 Minor Project 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 monument sign in the same location as the existing sign. The existing/proposed location for the monument sign is on the southwest corner of the property, near the intersection of Shamrock Boulevard and Banker Drive. The sign will be installed at a size of 19 sq. ft. and a height of 4 ft. 7in. The base of the sign will remain unchanged to match the character of the existing building. The sign will be illuminated using the existing four LED ground lights.



### Zoning Code Analysis

§153.065(H) – Site Development Standards – Signs

<b>Proposed Monument Sign</b>			
	<b>Permitted</b>	<b>Proposed</b>	<b>Requirement</b>
Size	Max. 24 sq. ft.	19 sq. ft.	Met
Location	8 ft. from the minimum required building zone setback, or street right-of-way, as appropriate for the building type.	Existing sign location.	Met
Height	Max. 8 ft.	4 ft. 7 in.	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; or Max. 5 for the entire sign, where a registered corporate trademark exceeds 20% of the sign area.	3 colors (Black background, white lettering, and chrome finished logo), logo is 1.5 sq. ft. or 7.9% of the cumulative sign area.	Met
Number of signs	1 ground sign per building or parcel for each street frontage, not to exceed a maximum of 2 ground signs.	1 ground sign.	Met

## **PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

### **Planning**

The proposed sign meets all applicable zoning regulations including size, secondary image, location, height and colors.

### **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, secondary image, height, color and size.

#### **(e) Building Relationships and Quality Development**

*Criterion met.* The proposed sign adds visual interest and aesthetic quality to the property. The overall design is compatible with the site and closely matches the existing monument sign.

**(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.