



September 17, 2015

Minor Project Review

15-085MPR – BSD Sawmill Center Neighborhood District

Journey Church Sign - Sign

6608 Dublin Center Drive

This is a proposal to install a new monument sign for a church on the west side of Dublin Center Drive, north of Village Parkway. 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, September 1, 2015

Date of ART Recommendation

Thursday, September 17, 2015

Case Managers

Jennifer M. Rauch, AICP, Senior Planner | 614.410.4690 | jrauch@dublin.oh.us

PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Sawmill Center Neighborhood
<i>Development Proposal</i>	One monument sign
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	6608 Dublin Center Drive
<i>Property Owner</i>	Kevin McCauley, Whittingham Capital, LLC
<i>Applicant</i>	Justin Harrington
<i>Case Manager</i>	Jennifer M. Rauch, AICP, Senior Planner 614.410.4690 jrauch@dublin.oh.us

Application Contents

The site contains an existing commercial building, which is occupied by a single tenant, Journey Church. The building is set back from the Dublin Center Drive with parking located between the building and the street. The applicant is proposing a monument sign on the north side of the site entrance drive.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

Zoning Code Analysis

§153.065(H) – Site Development Standards – Signs

Proposed Wall Sign – South Elevation			
	Permitted	Proposed	Requirement
Number	One ground sign per building or parcel for each street frontage, not to exceed 2.	One	Met
Size	Max. 24 sq. ft.	19 sq. ft.	Met
Location	8 ft. setback from street right-of-way, setback or required build zone.	8 ft. setback from right-of-way	Met
Height	Max. 8 ft.	Approx. 3 ft. 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; or Max. 5 for the entire sign, where a registered corporate trademark exceeds 20% of the sign area.	4 (white, royal blue, Columbia blue and green)	Met

General	Mounted on a masonry base or base clad in compatible materials. Landscaping required around the base.	Masonry base and landscaping will be required.	Met with conditions
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Planning recommends the sign incorporate a brick base to match the building, along with the appropriate landscaping. Additionally, the applicant has agreed to wrap the sign with 1.5-inch cedar to conceal the sign hardware. Planning recommends the cedar be painted to match the sign. A revised sign detail including these items should be included with the sign permit.

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 with conditions. The proposed sign is consistent with the Zoning Code with regard to number, height, color and size. The sign will need to incorporate a brick base to match the building, along with the appropriate landscaping. The proposed sign trim should be incorporated to cover the sign hardware and be painted white to match the sign. A revised sign detail including these items should be included with the sign permit.

(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 with three conditions.

- 1) The sign shall incorporate a brick base to match the building, along with the appropriate landscaping.

- 2) The proposed sign trim should be incorporated to cover the sign hardware and be painted white to match the sign.
- 3) A revised sign detail including these items should be included with the sign permit.