



Minor Project Review

15-094MPR – BSD-C Bridge Street District Commercial

Embassy Suites Hotel - Sign

5100 Upper Metro Place

This is a proposal to install a new cabinet and sign face to an existing monument sign for a hotel located on the south side West Dublin-Granville Road, west of Frantz Road. This is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.065(H) and 153.066.

Date of Application Acceptance

Wednesday, September 16, 2015

Date of ART Determination

Thursday, October 1, 2015

Case Manager

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD-C Bridge Street District Commercial
<i>Development Proposal</i>	Replace one monument sign
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	5100 Upper Metro Place
<i>Property Owner</i>	Vincent Cuce, Owner
<i>Applicant</i>	Nichole Bailey, Sign Vision Co.
<i>Case Manager</i>	Tammy Noble, Senior Planner 614.410.4649 tnoble@dublin.oh.us Lia Yakumithis, Planning Assistant 614.410.4654 lyakumithis@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 replace an existing monument sign with a new face for the Embassy Suites Hotel. The existing signs were approved by a variance application on July 23, 1998 by the Board of Zoning Appeals. The variance approved a total of four signs where two were permitted, a combination of wall signs and monument signs, an increased size for the two monuments signs, and an increase height and area for the two wall signs.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The applicant is requesting to replace the sign cabinet and sign face of the monument sign located on the south side of West Dublin Granville Road, west of the existing building. The proposed sign cabinet dimensions are consistent with the approved variance. The proposed sign design includes



revised text and the color varies from the existing beige background to a gray background. All other components of the sign including location, size, height, sign base, and logo will remain the same. The other remaining ground sign and wall signs remain unchanged.

An analysis of the criteria provided in Section 153.062(B)(2) have been met, along with the criteria established by the approved variance application which is provided below.

Proposed Monument Sign			
	Permitted (Variance Approval)	Proposed	Requirement
Size	Total of 66.5 sq. ft. (for two signs)	66.5 sq. ft. (the sign associated with this request is 46 sq. ft. and the second existing monument sign is 20.5 sq. ft.)	Met
Location	8 ft. from the minimum required building zone setback, or street right-of-way, as appropriate for the building type.	8 ft. from property line, existing location	Met
Height	Max. 15 ft.	10 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; or Max. 5 for the entire sign, where a registered corporate trademark exceeds 20% of the sign area.	The sign includes three colors that include gray background, white lettering and a green logo. The logo is less than 20% of the sign face which allows 9.2 square feet. The proposed logo is 2.8 square feet in size.	Met
Number of signs	Two wall signs and two monument signs.	One monument sign (3 remaining signs with no proposed modifications).	Met

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 and the approved variance with regard to number, area, 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.