



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

FEBRUARY 11, 2016

The Administrative Review Team made the following determination at this meeting:

**2. BSD SRN – Capitol Cadillac – Sign 4300 W. Dublin-Granville Road
15-096MSP Master Sign Plan**

Proposal: Installation of a new wall sign for a car dealership at the northeast corner of West Dublin-Granville Road and Dale Drive.
Request: Review and approval of a Master Sign Plan under the provisions of Zoning Code Sections 153.065(H) and 153.066.
Applicant: Christian Hahn.
Planning Contact: Jennifer M. Rauch, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

REQUEST: Recommendation of approval to the Planning and Zoning Commission of this request for a Master Sign Plan with no conditions based on the criteria identified for one wall sign that exceeds the permitted height due to the conditions on the site.

Determination: This application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

STAFF CERTIFICATION

Jeffrey S. Tyler, AIA, LEED AP BD+C
Director of Building Standards/Chief Building Official

DETERMINATIONS

2. BSD SRN – Capitol Cadillac – Sign 15-096MSP

4300 W. Dublin-Granville Road Master Sign Plan

Claudia Husak said this is a request for an installation of a new wall sign for a car dealership at the northeast corner of West Dublin-Granville Road and Dale Drive. She said this is a request for review and recommendation to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Sections 153.065(H) and 153.066.

Ms. Husak said the proposed wall sign would be installed above the main entrance, which is a glass storefront on the west elevation. She explained the proposed sign meets Code for size, color, number, and location but exceeds the permitted height of 15 feet. She said the proposed plans indicate a maximum sign height of 17.5 feet as measured from the established grade, which is appropriate above the main entrance as the design of the building entrance does not provide an alternative location.

Ms. Husak said a recommendation to the Planning and Zoning Commission for approval is recommended with no conditions based on the criteria identified for one wall sign that exceeds the permitted height due to the conditions on the site.

Jeff Tyler asked if there were any questions or concerns regarding this case. [There were none.] He confirmed the ART's recommendation of approval to the Planning and Zoning Commission of the Master Sign Plan for their meeting on February 18, 2016.

3. BSD SRN – Bridge Park East, Blocks B&C 15-099MSP

Riverside Drive and Dale Drive Master Sign Plan

Nicki Martin said this is a request for a Master Sign Plan for a new 8.2-acre mixed-use development on the east side of Riverside Drive, south of the intersection with Tuller Ridge Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Section 153.066.

Ms. Martin presented the aerial view of the site and explained each of the updates that the applicant has made to the MSP:

- Added conceptual rendered elevations and replaced some illustrative images
- Added New Leasing Window Cover to permitted sign types
- Eliminated 'Anchor Tenant' provision, umbrella signs/graphics, and Building Directory signs
- Finalized sign details for Address Numerals and Parking Marquee signs
- Clarified Canopy Edge sign and Placemaking Art sign locations
- Addressed Wall sign size with context sensitive approach by Level
 - Level 1 – 50 square feet maximum
 - Level 2 – 60 square feet maximum
 - Level 3 – 80 square feet maximum (new addition to this application/only permitted on building C2)

Ms. Martin reviewed the proposed number of signs per tenant. She said the proposed sign size, height, and location were regulated by: Use – Retail versus Office; Level; and Graphics.

Ms. Martin noted lighting for signs:

- External, internal, and indirect illumination permitted
- Illumination should be architecturally appropriate

**2. AT&T Wireless Tower Co-Location
16-008ARTW**

**5700 Shier Rings Road
Administrative Review - Wireless**

Marie Downie said this is a request to remove 9 panel antennas, 6 RRHs, and 12 mounting pipes and replace them with 12 panel antennas, 12 RRHs, and modify the platform connection on an existing monopole north of Shier Rings Road, east of the intersection with Emerald Parkway. She said this is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

Ms. Downie referred to the Planning Report that states this proposal includes modifications to an existing 150-foot monopole tower to replace 9 antennas with 12 new antennas that range in size from 75.4 inches to 96 inches long. She said their maximum overall height will be approximately 154 feet from grade to the top of the proposed antenna panels. She added 6 existing radio heads will be removed and 12 new radio heads measuring 15.4 to 31.5 inches will be installed behind 12 of the antennas. She said 12 mounting pipes will be replaced and new connections will be installed between the platform handrails and the offset frame that will match the existing connections.

Jeff Tyler asked if there will be any structural modifications to the equipment on the ground. Ms. Downie answered her understanding of the proposal did not include modifications to the structure, but could add that as a condition whereas the applicant would need a building permit if there were to be any structural changes.

Ms. Downie said approval is recommended for a wireless communications facility with two conditions:

- 1) That any associated cables or other wiring should be trimmed to fit closely to the panels and shall be neutral in color or match the supporting structure; and
- 2) That the applicant obtain a building permit if any structural modifications were included.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.] He confirmed the ART's approval of an Administrative Review for a wireless communications facility.

CASE REVIEW

**3. BSD SRN – Capitol Cadillac – Sign
15-096MSP**

**4300 W. Dublin-Granville Road
Master Sign Plan**

Jennifer M. Rauch said this is a request for an installation of a new wall sign for a car dealership at the northeast corner of West Dublin-Granville Road and Dale Drive. She said this is a request for review and approval of a Master Sign Plan under the provisions of Zoning Code Sections 153.065(H) and 153.066.

Ms. Rauch explained the applicant requested a Minor Project Review at the ART meeting on August 27, 2015, to install a new monument sign in place of an existing sign for the car dealership. She reported that the MPR was approved with no conditions.

Ms. Rauch said the applicant requested another MPR for the car dealership on September 24, 2015, to install two new wall signs for the front and rear elevations as shown on Exhibit A. Since the signs did not meet Code, she said the applicant has returned to submit a new application for a Master Sign Plan.

Ms. Rauch presented Exhibits A & B to point out the differences in the proposals.

Christian Hahn, representative for the applicant, explained the previous proposal included the 36-inch sign letters to be installed four feet higher on the building. He said they are now requesting the 36-inch sign letters be lowered, which places the sign as close to the doorway as possible. He explained the dealership sits up on a hill, 20 feet above street level from the corner of Dublin-Granville Road and Dale Drive. He said the sign will just be visible from Dale Drive.

Ms. Rauch said issues for the first proposal were the area of the sign and the height. She said the maximum height permitted is 15 feet from grade and was proposed at a height of 21 feet. She indicated that due to the significant grade changes on the site, the measurement exceeds the height requirement and will require a Master Sign Plan.

Colleen Gilger said she thought the MSP met the intent of the BSD.

Ms. Rauch said the sign position makes sense for this application as the sign is located right above a window over the main door.

Mr. Hahn confirmed that the ART seemed to support Exhibit B.

Ms. Rauch said the application would be modified and the ART's recommendation to the PZC is scheduled for next week for the PZC meeting on February 18, 2016.

Mr. Papsidero asked if there were any further questions or concerns regarding this case. [There were none.]

INTRODUCTION

4. BSD SRN – Bridge Park East, Blocks B&C 15-099MSP

Riverside Drive and Dale Drive Master Sign Plan

Nicki Martin said this is a request for a Master Sign Plan for a new 8.2-acre mixed-use development on the east side of Riverside Drive, south of the intersection with Tuller Ridge Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Section 153.066.

Ms. Martin reported this application was reviewed by the Planning and Zoning Commission on January 7, 2015, and the applicant had asked to table the application and come back with updates to address the questions that had been brought forth. She said the applicant has returned with a revised MSP, which she presented.

Ms. Martin noted the PZC raised the following questions and concerns:

- A Wall Sign size of 80 square feet might not be appropriate for first or second stories;
- Placemaking Art Signs should not extend to the top of Level 2 , but rather remain pedestrian oriented with a maximum height;
- Umbrella signs and graphics should be reconsidered;
- Parking Marquee sign details provided;
- Building Directory Signs should be uniform;
- Consider treatment of tenant spaces for lease;
- Consider dimensions and design beyond area; size is only one component of a great sign.

Ms. Martin said the applicant has addressed the concerns. Mr. Starr said there were 12 changes requested at that PZC meeting – cleanup and clarification were requested overall.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

**7. BSD SRN – Capitol Cadillac – Sign
15-096MPR**

**4300 W. Dublin-Granville Road
Minor Project Review**

Jennifer Rauch said this is a request for the installation of two new wall signs for a car dealership at the northeast corner of West Dublin Granville Road and Dale Drive. She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.065(H) and 153.066.

Ms. Rauch presented an aerial view of the site and noted a new ground sign located at the corner was approved on August 27, 2015. She said in addition, the applicant is requesting a wall sign for the front and rear elevations. She said proposed sign 'A' will be placed over the main entrance on the west façade and proposed sign 'B' will be placed over the service bay area. She reported both signs meet Code for height, number, color, and size. She said she would verify that no other signs are being proposed.

Ms. Rauch said the text for sign 'A' reads "Cadillac" in 36-inch illuminated letters and the text for sign 'B' reads "Certified Service" in 16-inch illuminated letters. She indicated the letters look black during the day and white at night when illuminated as the acrylic channel letters are perforated.

Mr. Papsidero asked if there were any questions or concerns regarding this application. [There were none.]

ADMINISTRATIVE

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Papsidero adjourned the meeting at 3:10 pm.

Administrative Review Team approved on October 1, 2015.