

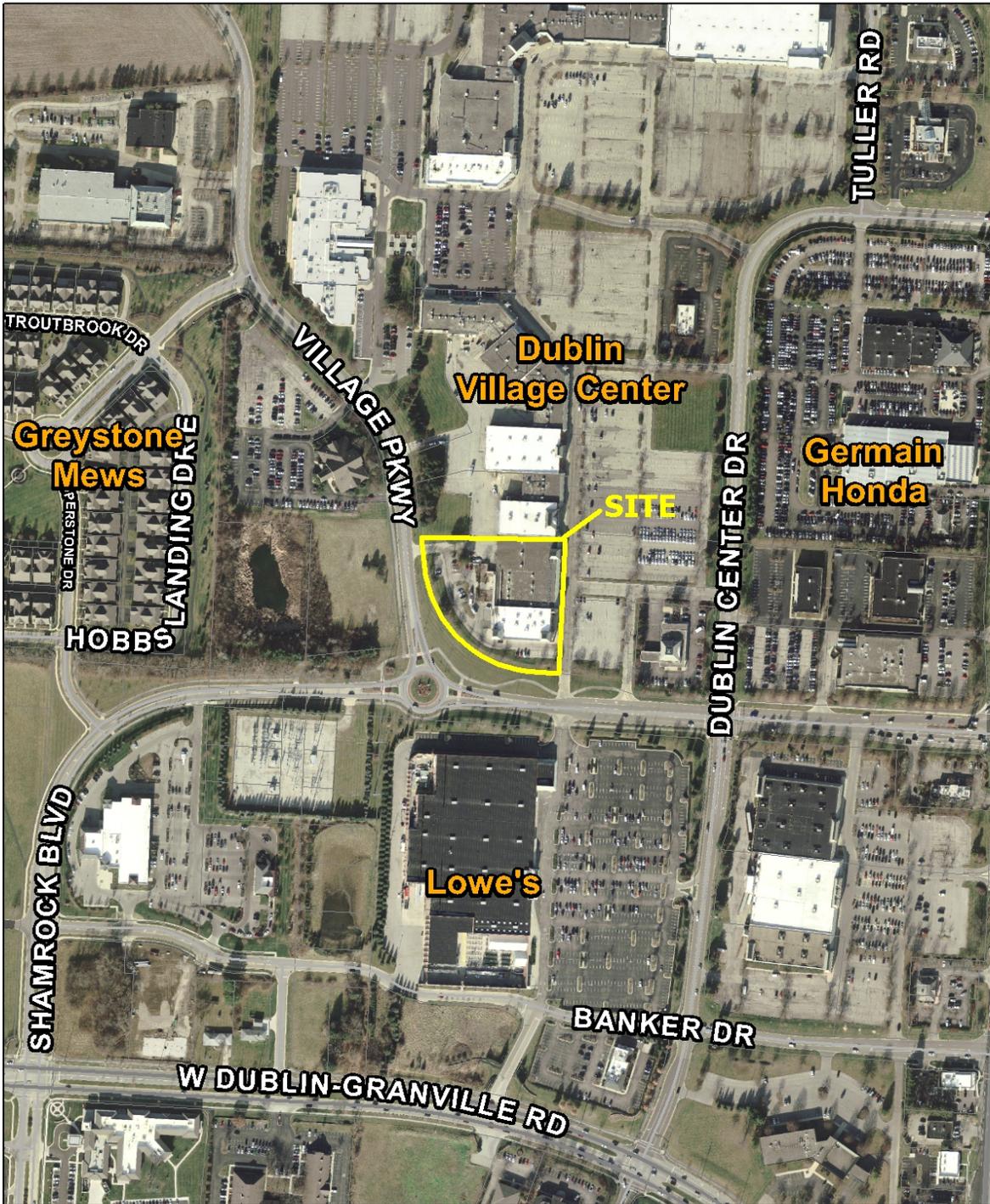
Planning Report

Thursday, July 28, 2016

Bright Star Academy – Dublin Village Center – Sign

Case Summary

Agenda Item	2
Case Number	16-057MPR
Proposal	A sign for an existing multiple-tenant building in the Bridge Street District located in the Sawmill Center Neighborhood.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Sections 153.065(H) and 153.066.
Site Location	Located on the west side of Dublin Center Drive and north of Village Parkway.
Applicant	Mark Rubcich, DaNite Sign Co.
Case Manager	Lia Yakumithis, Planning Assistant 614.410.4654 lyakumithis@dublin.oh.us Nichole Martin, Planner I 614.410.4635 nmartin@dublin.oh.us
Planning Recommendation	Approval Approval is recommended of the Minor Project with one condition. 1) One of the existing window signs be removed, and that the applicant provide Planning with a fully dimensioned detail of the remaining window sign prior to receiving approval for a Sign Permit.



 <p>City of Dublin</p>	<p>16-057MPR Minor Project Review Bright Star Academy 6567 Dublin Center Drive</p>	<p>0 150 300 Feet</p> 
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Facts	
Site Area	±2.6 acres, single tenant space in multitenant building
Zoning	BSD-SCN, Bridge Street District – Sawmill Center Neighborhood
Surrounding Zoning And Uses	<p>All surrounding properties are zoned BSD-SCN, Bridge Street District – Sawmill Center Neighborhood</p> <p>North: Commercial – Retail South: Commercial – Retail West: Personal Service - Salon East: Commercial – Retail</p>
Site Features	<ul style="list-style-type: none"> • Multitenant building located in the Dublin Village Center • Tenant space is approximately 260 feet from Village Parkway • One sign located on existing sign ribbon will be replaced with a new sign • Two existing window signs
Background	<p>The site was developed in the early 1990s under Community Commercial District zoning. The site layout is linear and suburban in style with a significant setback and parking located in front of the tenant spaces (east of the building). Dublin Village Center has had four tenant signs approved in 2016.</p>

Details		Minor Project Review – Sign
Minor Project Review	<p>Section 153.065(H) of the Zoning Code identifies requirements and regulations for signs in the Bridge Street District. Following is an analysis by Planning based on those regulations.</p>	
Proposal	<p>Code permits the tenant two building mounted signs of a different type (wall, window, awning, projecting signs). The applicant is proposing to install a wall-mounted sign above the main entrance to the tenant space. The proposed wall mounted sign counts toward one of the two permitted signs. The tenant has two preexisting window signs that did not receive the necessary approvals. All permanent signs require approval within the Bridge Street District. One of the two window signs would be permitted to remain as the second building mounted sign. The other window sign will need to be removed to meet Code.</p>	

Details		Minor Project Review – Sign
	Criteria	Proposal
Number/Type	Combination of two (2) different building mounted sign types	Met w/Condition One (1) wall mounted signs Two (2) window signs
Size	½ square foot per lineal foot frontage (22.5 sq. ft.)	Met. 22 square feet
Location	Within 6 ft. of the principal entrance or on the wall associated with storefront; Not extend more than 14 in. from the face of the structure from which it is attached.	Met. Front façade, above the storefront entrance
Height	Maximum 15 feet	Met. 11 feet
Colors	Maximum 3 colors	Met. 1 color (white)

Analysis		Minor Project Review – Sign
Process	The purpose of the Minor Project Review as provided in §153.066(G), 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.	
a) Similarity to Approved Basic Plan	<i>Not Applicable.</i>	
b) Consistency with Approved Development Plan	<i>Not Applicable.</i>	
c) Meets Applicable Zoning Regulations	Met w/ Condition. The proposed sign is consistent with the Zoning Code requirements for signs in regard to size, height, and design with a condition that one window sign be removed. Two building mounted signs are permitted. The tenant space has two preexisting window signs, so the addition of the proposed wall sign will make the tenant space exceed the total number of building mounted signs it is permitted to have (two).	

Analysis		Minor Project Review – Sign
d) Safe and Efficient Pedestrian, Bicycle and Vehicular Circulation	<i>Not Applicable.</i>	
e) Coordination and Integration of Building and Structures	<i>Met.</i> The proposed sign coordinates with other tenant signs in Dublin Village Center and adds visual interest to the tenant space.	
f) Open Space Suitability and Natural Feature Preservation	<i>Not Applicable.</i>	
g) Adequate Provision of Public Services	<i>Not Applicable.</i>	
h) Appropriate Stormwater Management	<i>Not Applicable.</i>	
i) Development Phasing	<i>Not Applicable.</i>	
j) Consistency with BSD Vision Report, Community Plan and other Policy Documents	<i>Met.</i> 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 contribute to the aesthetic character of the community.	

Recommendation		Minor Project Review – Sign
Approval	The proposed sign meets the requirements and is consistent with surrounding signs with the following conditions. Approval of this application is recommended, with one condition.	
Conditions	1) One of the existing window signs be removed, and that the applicant provide Planning with a fully dimensioned detail of the remaining window sign prior to receiving approval for a Sign Permit.	