

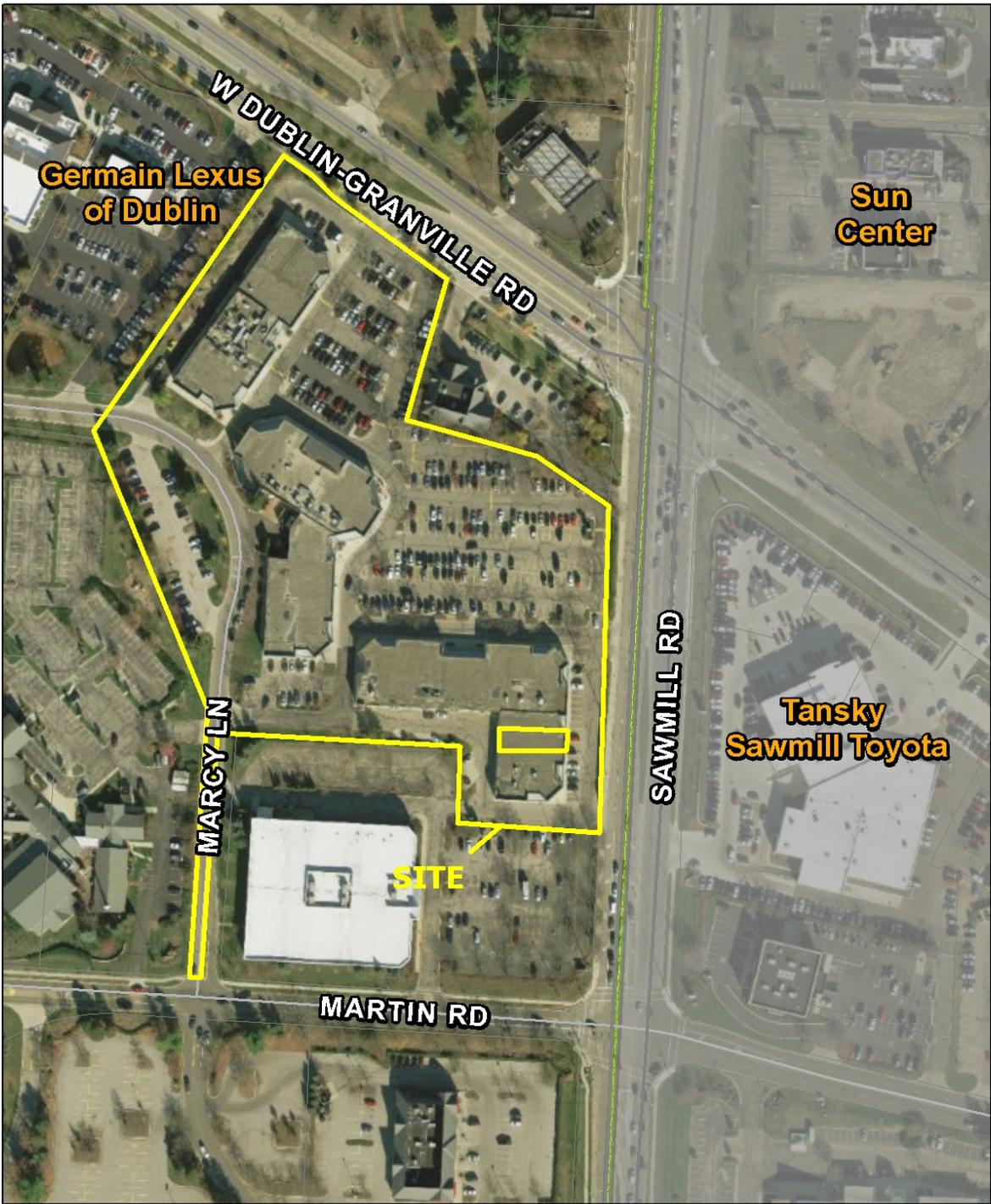
Planning Report

Thursday, September 29, 2016

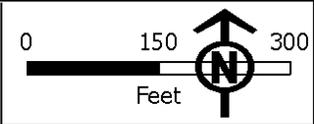
H&B Nails Spa – Trader Joe’s Shopping Center – Sign

Case Summary

Agenda Item	1
Case Number	16-079MPR
Proposal	To install a new sign for a tenant space located within the Trader Joe’s Shopping Center.
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 Sawmill Road at the southwest corner of the intersection with West Dublin-Granville Road.
Applicant	Calvin Pham, H&B Nails Spa, LLC
Case Manager	Mike Kettler, Planning Technician 614.410.4650 mkettler@dublin.oh.us
Planning Recommendation	Approval Approval is recommended of the Minor Project Review with one condition. 1) That the secondary image containing “The Pursuit of Health and Beauty” be reduced to 4-square-feet in size.



16-079MPR
Minor Project Review
H&B Nails Spa
6307 Sawmill Road



Facts	
Site Area	±8.67 acres, single tenant space in multitenant building
Zoning	BSD-C: Bridge Street District – Commercial
Surrounding Zoning And Uses	North: BSD-SCN: Sawmill Center Neighborhood District (Speedway & Fifth Third Bank) South: PCD: Planned Commerce District, Meijer Outparcel (Retail) West: R-2: Restricted Suburban Residential District (Discover Christian Church) East: City of Columbus
Site Features	<ul style="list-style-type: none"> • Three multitenant buildings located in the Trader Joe's Shopping Center • Tenant space faces Sawmill Road in the southern building • Two access points from Sawmill Road, two from Marcy Lane, and one entry off West Dublin-Granville Road
Background	The site was originally developed in 1985 under the CC: Community Commercial zoning district. The Board of Zoning Appeals in 1988 approved a Variance to allow a joint identification sign to exceed the 15-foot height limitation. In 2001 the Board of Zoning Appeals approved a variance to allow two wall signs where one was permitted, allow both wall signs to exceed the 15-foot height limitation, and decrease the required width between wall signs from 103 feet to 97 feet. In 2006 the center was approved for a Corridor Development District Sign application to create a consistent sign plan for the shopping center. City Council approved Ordinance #08-12 for the rezoning of this property from CC: Community Commercial District to BSD-Commercial District.

Details	
Minor Project Review – Sign	
Minor Project Review	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.
Proposal	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 of the tenant space. A sign band is provided above the entrance to each tenant space containing the lighting and associated equipment. The sign will be routed out of an aluminum panel that is fixed to the existing sign band and will use a background color that is consistent for the shopping center.

Details		Minor Project Review – Sign
	Criteria	Proposal
Number/Type	Combination of two (2) different building mounted sign types	Met. One (1) wall mounted sign
Size	½ square foot per lineal foot frontage (21.5 sq. ft.)	Met. 20 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 4 inches
Colors	Maximum 3 colors	Met. 3 colors (white and green lettering on gray background)
Secondary Image	20% of the sign area (4 sq. ft.)	Not Met. 6 square feet (0.75' x 8' "The Pursuit of Health and Beauty" copy)

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	Criterion Met with condition: The proposed sign is consistent with the Zoning Code requirements for wall signs in regard to size, height, and design. The secondary image must be reduced in order to meet the permitted size outlined in the Zoning Code.	

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	Criterion Met: The proposed sign coordinates with other tenant signs in the Trader Joe's Shopping 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	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 contribute to the aesthetic character of the community.	

Recommendation		Minor Project Review – Sign
Approval	The proposed sign meets the requirements of the Zoning Code and is consistent with the surrounding signs in the center. Approval of this application is recommended with one condition.	
Condition	1) That the secondary image containing “The Pursuit of Health and Beauty” be reduced to 4-square-feet in size.	