

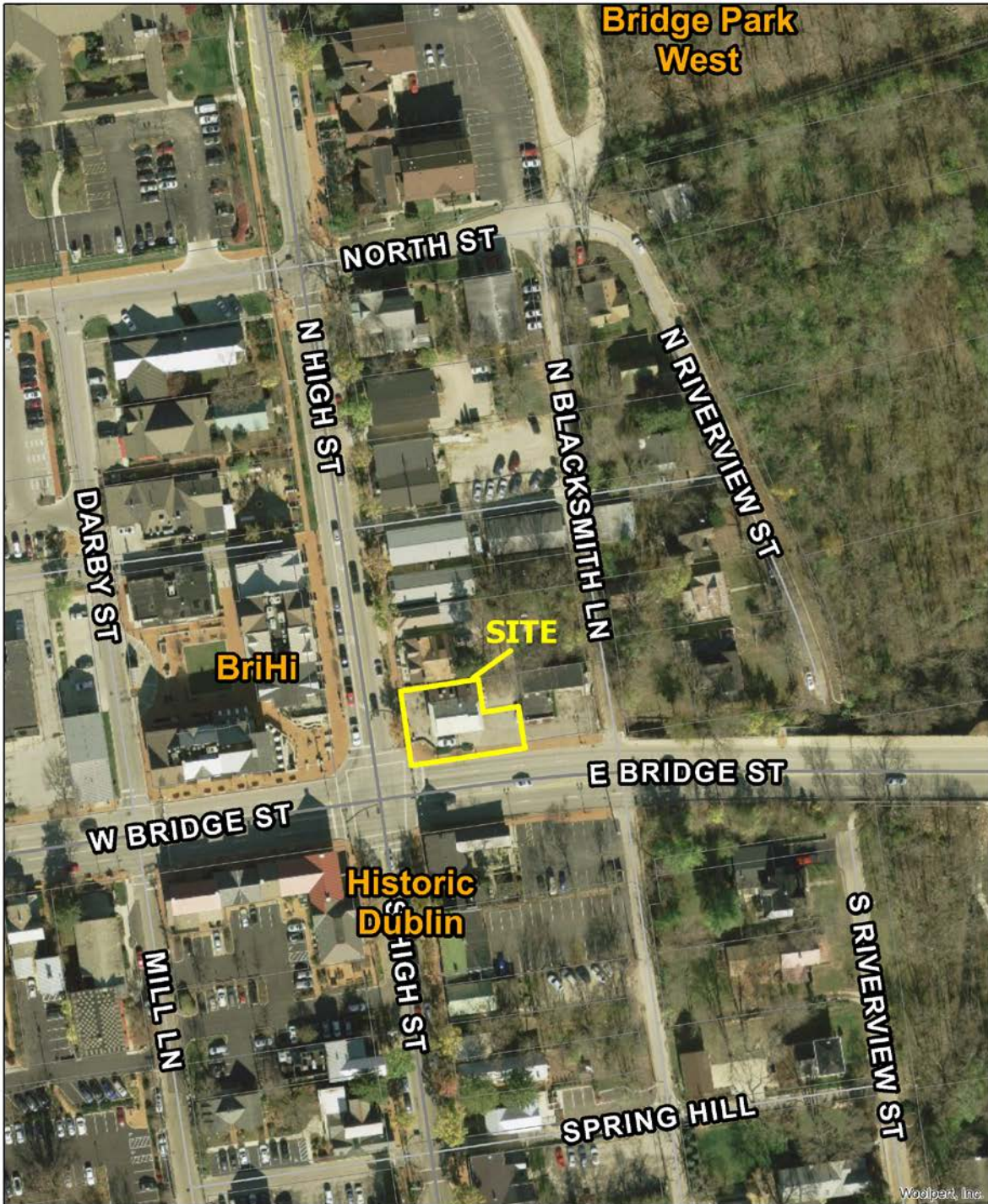
Planning Report

Wednesday, October 26, 2016

Mesh Fitness – Minor Project Review – Sign

Case Summary

Agenda Item	3
Case Number	16-081MPR
Proposal	The installation of a new 8-square-foot wall sign for an existing building.
Request	Review and approval for a Minor Project Review under the provisions of Zoning Code Sections 153.066, 153.170, and the Historic Dublin Design Guidelines.
Site Location	Northeast corner of the intersection of High Street and Bridge Street.
Applicant	Kipp Edgington, Mesh Fitness Dublin, LLC
Case Managers	Lori Burchett, AICP, Planner II (614) 410-4656 lburchett@dublin.oh.us Lia Yakumithis, Planning Assistant (614) 410-4654 lyakumithis@dublin.oh.us
Planning Recommendation	Approval Approval is recommended of the Minor Project with one condition. 1) The applicant provide revised drawings indicating the exact height of the sign not to exceed 15 feet, subject to staff approval.



City of Dublin

16-081ARB-MPR
Architectural Review Board/Minor Project Review
Mesh Fitness
12 East Bridge Street

0 75 150
Feet



Facts	
Site Area	±0.13 acres
Zoning	BSD-C, Bridge Street District – Historic Core
Surrounding Zoning And Uses	North: BSD-HC – Bridge Street District – Historic Core South: BSD-HC – Bridge Street District – Historic Core West: BSD-HC – Bridge Street District – Historic Core East: BSD-HC – Bridge Street District – Historic Core
Site Features	<ul style="list-style-type: none"> • One-story building with two tenants: Domino's Pizza and Mesh Fitness Sales Office • The building has frontage on both N. High Street and E. Bridge Street. • Mesh tenant space faces E. Bridge Street and Domino's Pizza faces N. High Street and E. Bridge Street. • Domino's Pizza has an existing post sign located in the southwest corner of the site.
Background	<p>The main structure is a one-story stone building with two tenant spaces. The site was originally developed as a gas station in the 1930s. Prior to rezoning to the Bridge Street District in 2012, the site was zoned Central Community Commercial. Today, the Bridge Street District standards apply to the site.</p> <p>The Administrative Review Team reviewed the project on October 6, 2016. The project was found to be consistent with the required regulations and recommends approval to the Architectural Review Board with one condition.</p>

Details		Minor Project Review – Sign
Minor Project Review (MPR)	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 one building mounted sign per street frontage (wall, window, awning, projecting signs). The applicant is proposing to install a wall-mounted sign above the main entrance of the tenant space at an unspecified height. The proposal is for a non-illuminated, pre-assembled high density urethane (HDU) sign panel that has an area of 8 square feet, which is the maximum size permitted in this location. The sign is proposed to be two colors (light blue with white letters), which meets the code requirement with respect to maximum number of colors.	

Details			Minor Project Review – Sign
	Criteria	Proposal	
Number/Type	One (1) building mounted sign per street frontage	Met. One (1) wall mounted sign	
Size	Maximum of 8 square feet	Met. 8 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	Not Met. Adequate information not provided with the application.	
Colors	Maximum 3 colors	Met. 2 colors (White lettering on light blue background)	

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: The proposed sign meets the Zoning Code requirements for wall signs in regard to size, colors, and design. The sign will meet height requirements with the condition that the applicant provide the height of the 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 adds visual interest to the tenant space without degrading the historic nature of the building.		

Analysis		Minor Project Review – Sign
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 is comprised of clean lines and colors, and will contribute to the aesthetic character of the community.

Recommendation		Minor Project Review – Sign
Approval		<p>The proposed Minor Project Review meets the requirements of the Bridge Street District Sign Code. Approval of this application is recommended with one condition:</p> <p>1) The applicant provide revised drawings indicating the exact height of the sign not to exceed 15 feet, subject to staff approval.</p>