



PLANNING REPORT

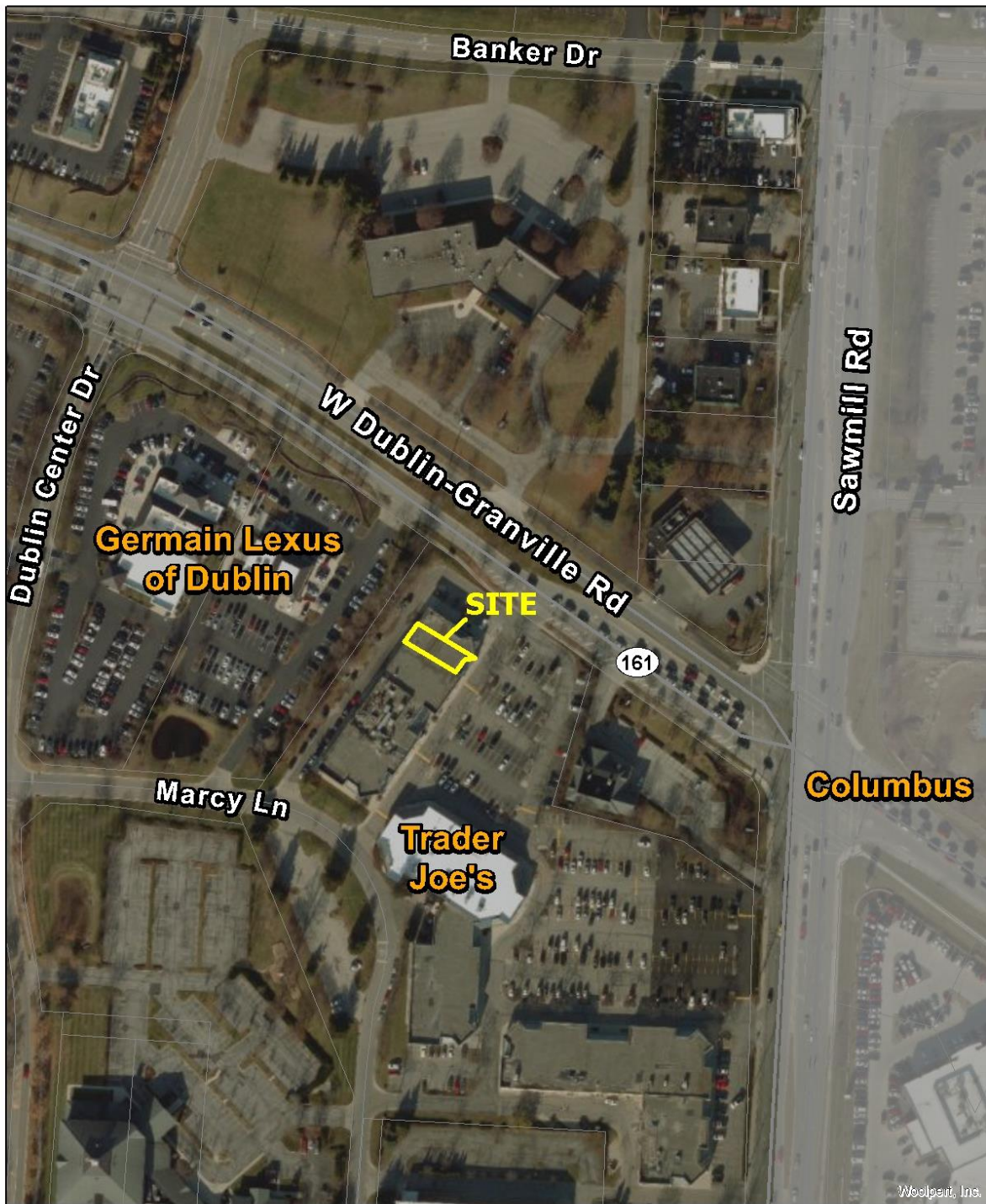
Administrative Review Team

Thursday, June 1, 2017

Case Summary

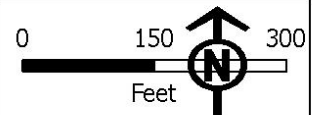
Agenda Item	3
Title	Sole Classics
Case Number	17-049MPR
Proposal	A wall sign for a tenant space located in the Trader Joe's Shopping Center.
Request	Review and approval of a <u>Minor Project Review</u> under the provisions of Code Sections 153.066 and 153.150 through 153.164.
Site Location	Approximately 450 feet west of the intersection of Sawmill Road and W. Dublin-Granville Road.
Applicant	Melody Ward, Signcom Inc.
Case Manager	Cameron Roberts, Planning Assistant (614) 410-4663 croberts@dublin.oh.us Logan Stand, Planner I (614) 410-4652 lstang@dublin.oh.us
Planning Recommendation	<u>Approval of a Minor Project Review</u> The proposed sign meets the requirements of the Zoning Code and is consistent with the surrounding signs throughout the Bridge Street District. Approval of this application is recommended with three conditions. <ol style="list-style-type: none">1) That the applicant provide revised drawings displaying accurate measurements for the width of the tenant space prior to sign permit approval;2) That all existing permanent window signs are removed upon issuance of a permanent sign permit; and,

- 3) That any future permanent window signs for the tenant space be reviewed and approved by the Administrative Review Team (ART) prior to sign permitting and installation.



City of Dublin

17-049MPR
Minor Project Review
Sole Classics - Sign
6391 Sawmill Road



Facts	
Site Area	±0.05 acres
Zoning	BSD-C, Bridge Street District – Commercial
Surrounding Zoning And Uses	<p>North: BSD-SCN, Bridge Street District – Sawmill Center Neighborhood (Commercial – Retail)</p> <p>South: BSD-C, Bridge Street District – Commercial (Commercial – Restaurant)</p> <p>West: BSD-O, Bridge Street District – Office (Commercial – Germain Lexus of Columbus)</p> <p>East: BSD-C, Bridge Street District – Commercial (Commercial – Retail)</p>
Site Features	<ul style="list-style-type: none"> Existing one-story, multiple-tenant building with surface parking located in front of the structure. Primary access is provided off West Dublin-Granville Road with additional shared access points to the south along Marcy Lane and Sawmill Road. ± 20 feet of frontage facing a parking lot along Sawmill Road.
Background	<p>In February 2017, City Council approved amendments the BSD sign provisions (Ord. 13-17) for existing structures in the BSD. As part of an existing structure in the BSD, signs are required to comply with regulations set forth within Section 153.050 of the Zoning Code until the space is redeveloped.</p> <p>In April 2012, City Council approved Ordinance 08-12 to rezone the parcel to the BSD – Commercial as part of a larger BSD area rezoning. The property was developed in 1986 under Community Commercial zoning.</p>

Details	
Minor Project Review – Sign	
Minor Project Review (MPR)	Section 153.050 of the Zoning Code identifies allowances and regulations for signs within Standard Zoning Districts, as well as existing structures within select BSD zoning districts. Following is an analysis by Planning based on those regulations

Details		Minor Project Review – Sign
Proposal	<p>The proposal includes a routed wall sign for an existing multiple tenant building within the Trader Joe's shopping center. The wall sign is proposed above the tenant space's principal entrance facing Sawmill Road. The sign is proposed to be approximately 19.99 square feet in size at a height of 12 feet 8 inches above grade. The proposed sign will have translucent white acrylic copy routed on an existing gray sign band panel. This application does not include any proposed window signs.</p>	

Details		Minor Project Review – Sign
	Criteria	Proposal
Number/Type	<p>Eligible: One (1). One (1) per building use. Two (2) for buildings or uses on corner lots having at least 100 feet of lot frontage on each of two public rights-of-way.</p>	<p>Met. One (1) wall sign.</p>
Size	<p>Eligible: 20 square feet. Maximum size shall be one square foot for every lineal foot of width of the building face to which the sign is attached, not to exceed 80 square feet.</p>	<p>Met. Approximately 19.99 square feet.</p>
Location	<p>On walls facing a public street; not extending more than 14 inches from the face of the structure.</p>	<p>Met.</p>
Height	<p>Maximum 15 feet.</p>	<p>Met. 12 feet – 8 inches.</p>
Colors	<p>Maximum 3 colors.</p>	<p>Met. 1 colors (white).</p>
Secondary Image	<p>Eligible: 4 square feet. Shall not exceed 20% of the maximum permitted area of the sign face.</p>	<p>Met. 3.98 square feet (19.91%).</p>

Analysis		Minor Project Review – Sign
Minor Project Review Criteria		
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.	
1) Similarity to Approved Basic Plan	Not Applicable.	
2) Consistency with Approved Development Plan	Not Applicable.	
3) Meets Applicable Zoning Regulations	Criterion Met: The proposed sign meets the Zoning Code requirements for wall signs for number, size, location, height, colors, and design.	
4) Safe and Efficient Pedestrian, Bicycle and Vehicular Circulation	Not Applicable.	
5) Coordination and Integration of Building and Structures	Criterion Met: The proposed sign is integrated with the existing structure and is consistent in character with other wall signs for existing structures in the Bridge Street District.	
6) Open Space Suitability and Natural Feature Preservation	Not Applicable.	
7) Adequate Provision of Public Services	Not Applicable.	
8) Appropriate Stormwater Management	Not Applicable.	
9) Development Phasing	Not Applicable.	
10) Consistency with BSD Vision Report, Community Plan and other Policy Documents	Criterion Met: As exists today, much of the BSD has not been redeveloped, and until such a time that redevelopment occurs its form and orientation are not consistent with the vision outlined in the Community Plan. Therefore, applying “urban” oriented sign regulations to “auto” oriented commercial structures is inconsistent with the goals and intent of the plan. Based on these considerations as established by the BSD sign provisions of Ordinance 13-17, the proposed sign is consistent with existing structures in the BSD until	

Analysis		Minor Project Review – Sign
		such “urban” oriented redevelopment occurs.

Recommendation		Minor Project Review – Sign
Approval	The proposed Minor Project Review meets the requirements of the Zoning Code and the BSD Sign Guidelines. Approval of this application is recommended with three (3) conditions.	
Conditions	<ol style="list-style-type: none">1) That the applicant provide revised drawings displaying accurate measurements for the width of the tenant space prior to sign permit approval;2) That all existing permanent window signs are removed upon issuance of a permanent sign permit; and,3) That any future permanent window signs for the tenant space be reviewed and approved by the Administrative Review Team (ART) prior to sign permitting and installation.	