

17-084MPR – REVELRY TAVERN SIGN

Reviewing Board

Administrative Review Team

Site Location

On the west side of Dublin Center Drive, approximately 900 feet west of the intersection with Tuller Road.

Proposal

Minor Project Review for an illuminated wall sign for a tenant space within the Dublin Village Center.

Zoning

BSD-SCN, Bridge Street District Sawmill Center Neighborhood

Property Owner

DVC 6561-6815 LLC.

Applicant/Representative

Ron Monroe, Monroe Sign Services

Applicable Land Use Regulations

Zoning Code Section 153.066 and 153.065(H)

Staff Recommendation

- A. Approval of Minor Project Review with one condition

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Case Manager

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Summary

The applicant is proposing a 27.34 square foot, illuminated wall sign for the Revelry Tavern tenant space located within the Dublin Village Center.

Zoning Map

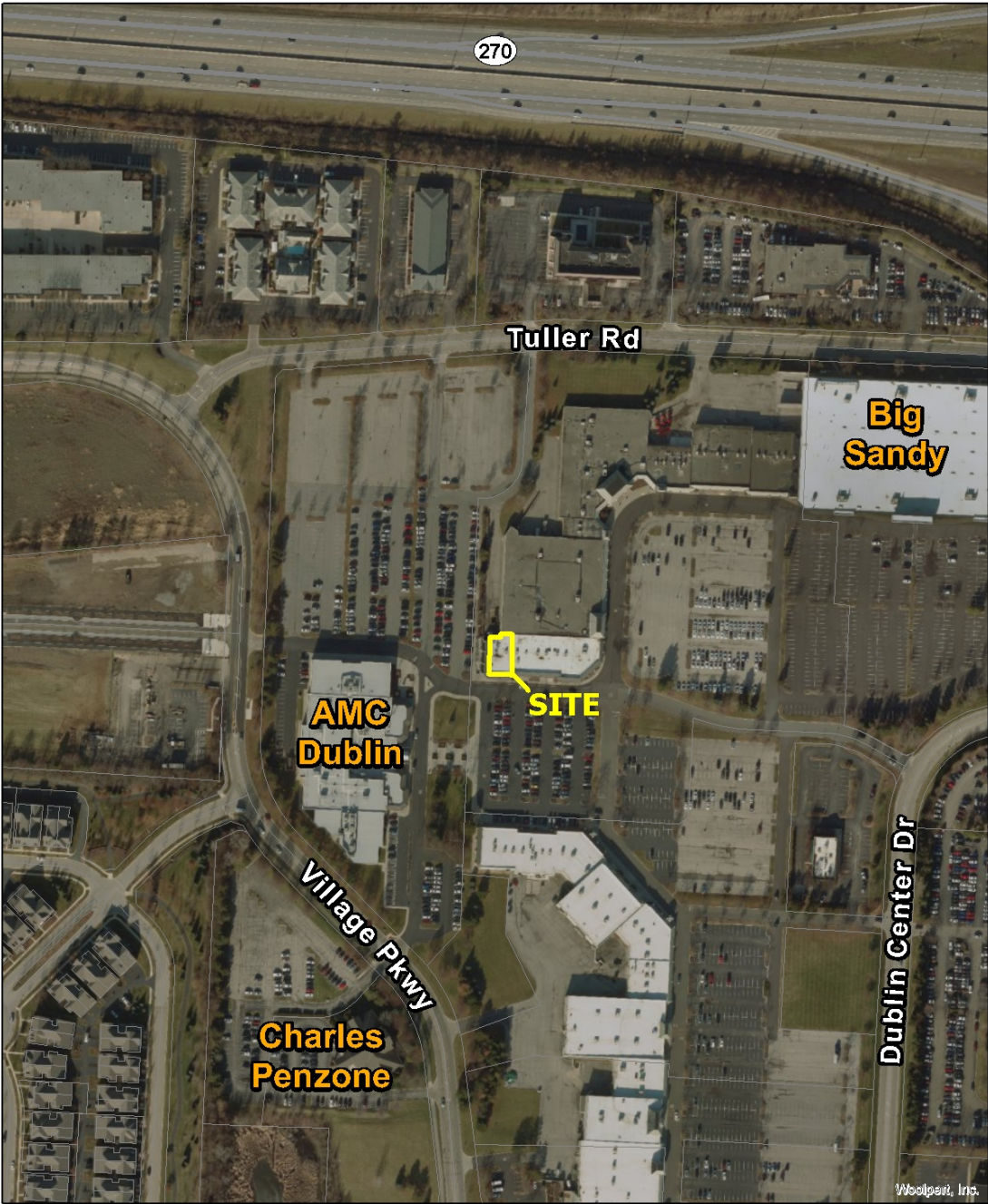



Next Steps

Upon approval from the Administrative Review Team of the Minor Project Review, the applicant will be eligible to file for sign permits.

A. Context Map

The site is located on the west side of Dublin Center Drive, approximately 900 feet west of the intersection with Tuller Road.



 City of Dublin	17-084MPR Minor Project Review Revelry Tavern Sign 6711 Dublin Center Drive	<div data-bbox="1078 1780 1268 1856">0 150 300 Feet</div> <div data-bbox="1279 1766 1344 1864"></div>
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B. Overview

A. Background

In February 2017, City Council approved amendments to the Bridge Street District (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.

In April 2012, City Council approved Ordinance 08-12 to rezone the parcel to BSD – Sawmill Center Neighborhood as part of a larger BSD area rezoning. The property was developed in 1988 under Community Commercial zoning.

B. Site Characteristics

a. Natural Features

Not Applicable.

b. Historic and Cultural Facilities

There are no historic or cultural facilities present on this site.

c. Surrounding Land Use and Development Character

- North: BSD-SCN, Sawmill Center Neighborhood (Commercial, vacant tenant space)
- East: BSD-SCN, Sawmill Center Neighborhood (Commercial, Nail Quest)
- South: BSD-SCN, Sawmill Center Neighborhood (Commercial, Marcy's Clayground)
- West: BSD-SCN, Sawmill Center Neighborhood (Commercial, AMC Dublin Village 18)

d. Road, Pedestrian and Bike Network

The tenant space has approximately 55 feet of frontage on Federated Boulevard to the south. There are no sidewalks or shared-use path along Federated Boulevard.

e. Utilities

Not Applicable.

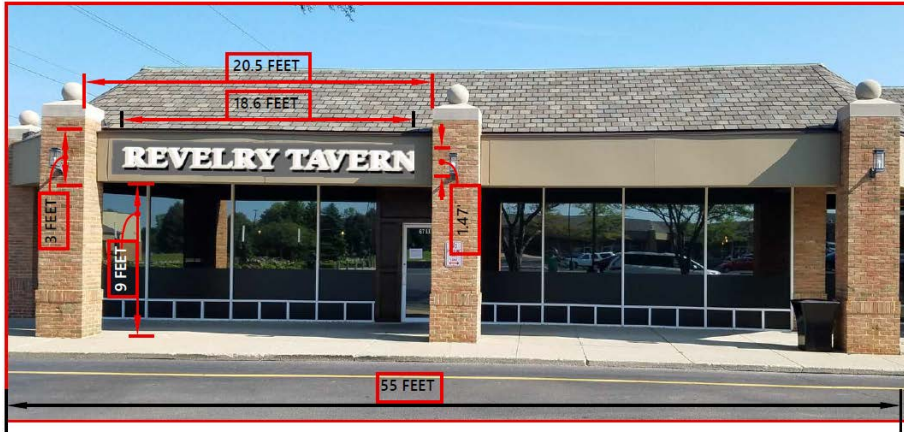
C. Proposal

a. Summary

This proposal is for an internally illuminated, channel letter wall sign for an existing multiple tenant building within the Dublin Village Center. The sign will be located on the structure's existing sign band facing Federated Boulevard. For this proposed wall sign, code permits a maximum sign size of 55 square foot and a maximum height of 15 feet. The sign is proposed to be 27.34 square feet in area at a height of approximately 11 feet above grade. The entirety of the sign is one color as white channel lettering, which meets code requirements, and does not have a secondary image. Overall, this proposal

meets all applicable code requirements regarding size, design, and placement. This application does not include any proposed window signs.

SOUTH STORE FRONT DIMENSION = 55 FEET



D. Criteria Analysis

Minor Project Review Analysis [§153.066(G)]

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 such "urban" oriented redevelopment occurs.

E. Recommendations

The proposed Minor Project Review is consistent with all of the applicable review criteria.

Approval is recommended with the following condition:

- 1) 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.