

17-109MPR – SMITHS MEDICAL SIGN

Site Location

Southeast corner of the State Route 161 and the Interstate-270 Interchange.

Zoning

BSD-C, Bridge Street District - Commercial

Property Owner

American National Insurance

Applicant/Representative

Sean Clark, DaNite Sign Company

Applicable Land Use Regulations

Zoning Code Sections 153.161 and 153.066

Request

Review and approval of a Minor Project Review (MPR) to permit a 100 square-foot corporate office interstate wall sign for an existing building.

Staff Recommendations

Approval of a Minor Project Review with no conditions.

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Summary

A proposal for a corporate office wall sign on the east elevation of an existing office building facing the I-270 off ramp.

Zoning Map

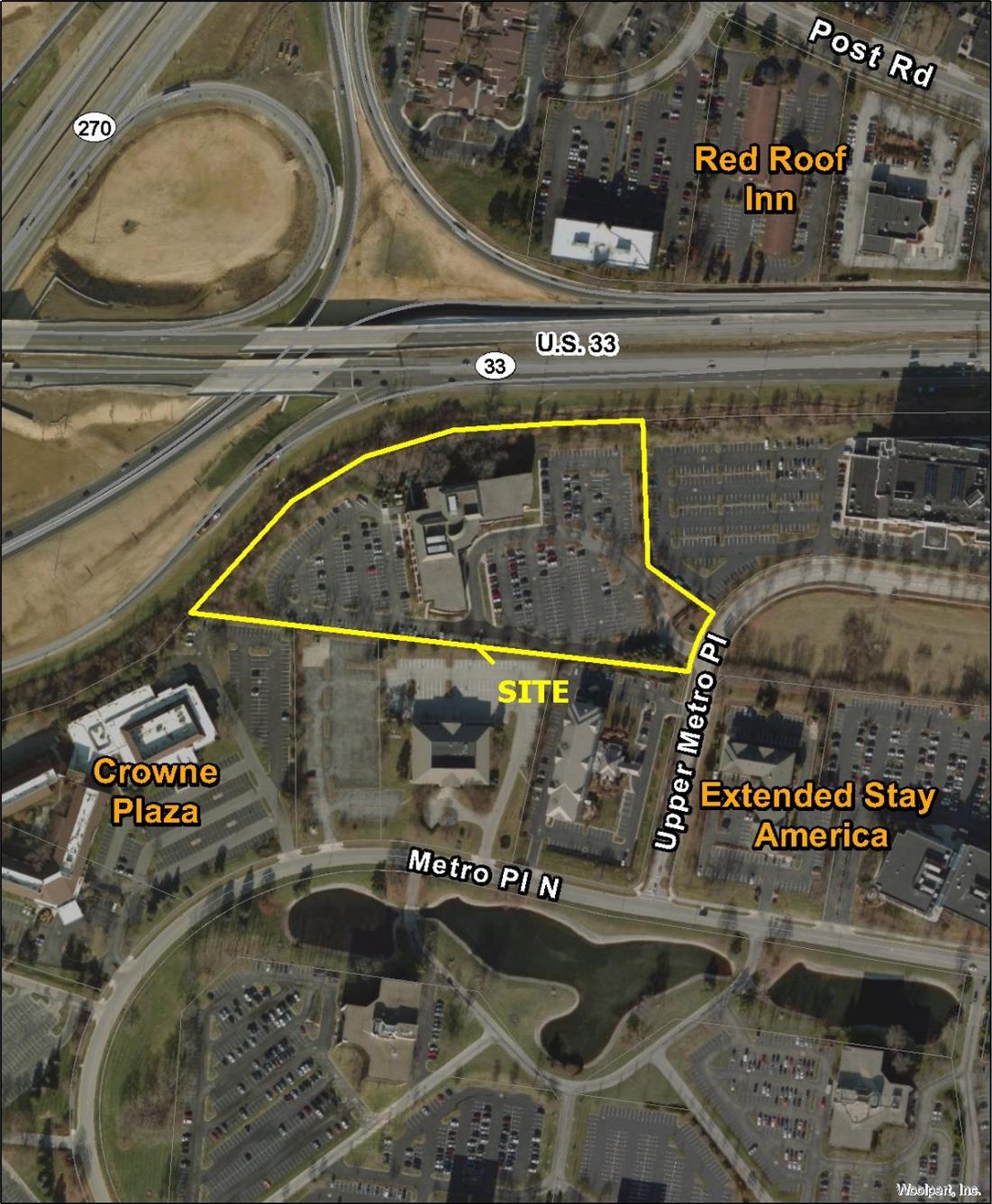


Next Steps

Upon approval from the Administrative Review Team the applicant is eligible to file for sign permits.

1. Context Map

The site is located on the Southeast corner of the State Route 161 and the Interstate-270 Interchange.



 <p>City of Dublin</p>	<p>17-109MPR Minor Project Review Smith's Medical Sign 5200 Upper Metro Place</p>	<p>0 150 300 Feet</p> 
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2. Overview

A. Background

The office building was originally constructed in 1999. An Interstate District sign was approved in 2004 for a previous tenant, and subsequently a ground sign was approved in 2005.

In February 2017, City Council approved amendments to the Bridge Street District (BSD) sign provisions (Ord. 13-17) for existing structures in the BSD. Because this is an existing structure in the BSD, signs are required to comply with regulations set forth in section 153.150 of the Zoning Code until redevelopment occurs.

B. Site Characteristics

1) Natural Features

A landscape buffer exists along the I-270 and S.R. 161 frontages. The site contains an existing ground sign with landscaping, as well as a landscaped entry feature comprised of stacked stone walls and hedges.

2) Historic and Cultural Facilities

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

3) Surrounding Land Use and Development Character

- North: BSD-C, Bridge Street District – Commercial – Office and Hotels
- East: BSD-C, Bridge Street District – Commercial – Hotel
- South: PUD, Planned Unit Development, Waterford Village – Office and Hotels
- West: Right-Of-Way – I-270/S.R. 161 Interchange

4) Road and Pedestrian Network

The site has frontage approximately 650 feet of frontage on I-270 and 150 feet of frontage on Upper Metro Place. There is a single access point on Upper Metro Place, a shared use path connection along the north side of Upper Metro Place.

5) Utilities

Utility service is provided via Upper Metro Place with a six-inch water line on the north side; and, a ten-inch sanitary sewer, and 15-inch storm sewer that both transect the street. No changes to utilities are proposed with this application.

C. Proposal

One internally-illuminated wall sign for a single tenant office building meeting all Code provisions for a Corporate Office Sign along the Interstate District is proposed. The tenant is permitted a wall sign at a size up to a 100 square feet per story, not to exceed a total of 300 square feet, given that the building setback from I-270 exceeds 50 feet and the building is three stories or taller. The proposed sign is approximately 100 square feet and proposed as a blue (PMS 3005), internally illuminated LED, channel letter sign. The sign is proposed to be mounted within the fourth story of the building at an overall height of 40 feet-4 inches.

3. Sign Plan



4. Criteria Analysis

A. Minor Project Review [153.066(G)]

- a) **The Minor Project Review is substantially similar to the approved Basic Site Plan.**
Not Applicable. No changes are proposed to the office building or site with this application.
- b) **If a Development Plan has been approved that includes the property, the application is consistent with the Development Plan.**
Not Applicable. No changes are proposed to the office building or site with this application.
- c) **The application meets all applicable requirements of §153.059 and §§153.062 through 153.065 except as may be authorized by Administrative Departure(s) or Waiver(s) pursuant to §153.066(H) and §153.066(I), respectively.**
Criteria Met. The Smith's Medical sign meets all Code provisions within the BSD Code for a sign for an existing structure.
- d) **The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians.**
Criteria Met. No changes are proposed to the office building or site with this application. The shared use path on Upper Metro Place will remain unchanged.
- e) **The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community with a commitment to exemplary planning and design.**
Criteria Met. There are not changes proposed to the building or site with this application. The Corporate Office Sign will create a character that is unique to the City and consistent along Dublin's I-270 frontage.

- f) **The application is consistent with the requirements for types, distribution, and suitability of open space in §153.064 and the site design incorporates natural features and site topography to the maximum extent practicable.**
Not Applicable. No changes are proposed to the office building or site with this application.
- g) **The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;**
Criteria Met. No changes are proposed to the office building, site, or utilities with this application.
- h) **Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off the site, and removal of surface waters will not adversely affect neighboring properties;**
Criteria Met. No changes are proposed to the office building, site, utilities, or stormwater management facilities with this application.
- i) **If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements.**
Not Applicable. No changes are proposed to the office building or site with this application.
- j) **The application demonstrates consistency with commonly accepted principles of walkable urbanism as described in §§153.057 and 153.058, the five Bridge Street District Vision Principles, Community Plan and other related policy documents adopted by the City.**
Criteria Met. The proposed signs is consistent with the intent of the BSD to allow for existing uses and structures to continue until such time that full redevelopment occurs.

5. Recommendation

Staff Recommendation

The proposed sign meets all applicable review criteria. **Approval** is recommended to ART with no conditions.