



## PLANNING REPORT

# Planning and Zoning Commission

Thursday, May 2, 2024

## GORDON FOOD SERVICES AND OSU – SIGN RELOCATION 24-058MSP

<https://dublinohiousa.gov/pzc/24-058/>

### Case Summary

Address	3901 W Dublin Granville Rd and 3900 Stoneridge Ln
Proposal	Relocation of two existing ground signs for public right-of-way improvements.
Request	Request for review and approval of a MSP under the provisions of Zoning Code Section 153.066 and the Bridge Street District Sign Guidelines
Zoning	BSD-SCN: Bridge Street District – Sawmill Center Neighborhood
Planning Recommendation	<u>Approval of Master Sign Plan.</u>
Next Steps	Upon approval of the MSP, the applicant may file for permanent sign permits through Building Standards.
Applicant	Jared Groves, City of Dublin
Case Manager	Zach Hounshell, Planner II (614) 410-4652 <a href="mailto:zhounshell@dublin.oh.us">zhounshell@dublin.oh.us</a>

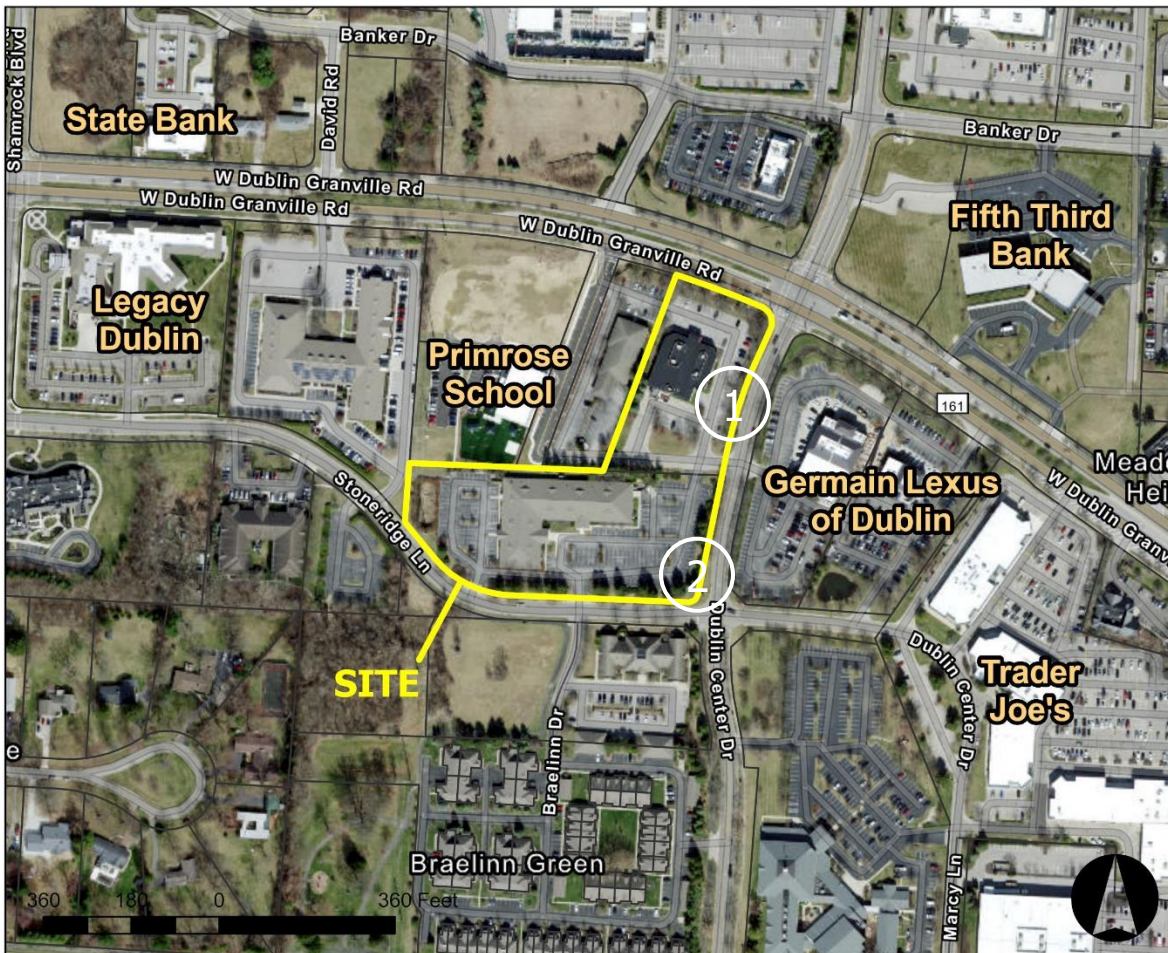
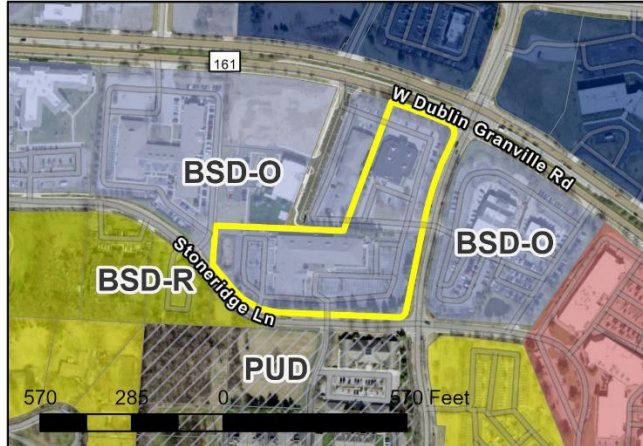
Site Location Map

# 24-058MSP | Gordon Food Services and OSU Sign Relocation



## Site Features

- 1 Existing GFS ground sign
- 2 Existing OSU Medical Center ground sign



## 1. Overview

### Site Background

The 1.96-acre and 3.52-acre sites are zoned BSD-O, Bridge Street District Office and located southwest of the intersection of W. Dublin Granville Road and Dublin Center Drive. The sites have frontage on W Dublin Granville Road, Stoneridge Lane and Dublin Center Drive. Vehicular access is to the south and east of the site, with a single sidewalk along W Dublin Granville Road. Each site has an existing ground sign located adjacent to Dublin Center Drive.

According to information obtained from the Franklin County Auditor, the Gordon Food Services (GFS) building and site were constructed in 1987, and the OSU Medical Office building was constructed in 1993. As part of the Bridge Street District area-wide rezoning, the sites were rezoned to BSD-O District in 2012 (Ord. 08-12).

The existing monument sign for the OSU medical building was approved by the Administrative Review Team (ART) in 2019, and the monument sign for Gordon Food Services was approved by the ART in 2015 in their current locations.

### Process

Master Sign Plans are intended to allow for one-of-a-kind, whimsical, unique signs that employ the highest quality materials and construction while allowing flexibility to deviate from the standards of the BSD Sign Code. MSPs are not intended to allow for a greater number of signs without consideration for unique sign design and display.

The Bridge Street District Sign Design Guidelines identify that signs within the District should contribute to the vibrancy of the area, should be pedestrian focused while simultaneously provide wayfinding for vehicles and cyclists, and should assist with navigation and identification of businesses.

Although no new signs are being proposed with this application, a Master Sign Plan is required due to the location of the relocated signs not meeting code requirements.

### Code Requirements

Buildings that existed prior to the Bridge Street District that do not comply with any of the building types listed in Code Section 153.062(O) are subject to sign standards listed in Zoning Code Sections 153.150 through 153.164, Signs. According to the Zoning Code, these ground signs would be required to meet an 8-foot setback from the right-of-way.

## 2. Project

This is a request approval of a Master Sign Plan (MSP) for the relocation of two existing ground signs to allow new right-of-way (ROW) improvements along Dublin Center Drive. The City of Dublin is the applicant on behalf of the property owners. Dublin is typically the applicant for these types of applications where a City project is creating nonconformities in structures, sites, or signs.

As part of the City of Dublin's Capital Improvements Program, a shared use path is planned to be installed on the west side of Dublin Center Drive from Stoneridge Lane to W. Dublin Granville Road (project number 22-023-CIP). To construct the path, additional right-of-way is being added on the west side of Dublin Center Drive. Both existing signs on these parcels are required to be relocated to accommodate the path. The signs are proposed to be relocated further from the street than currently shown, but are not able to meet the setback requirements from the new right-of-way. The proposed locations for the relocated signs were negotiated with the property owners. The new locations are close enough to remain visible for the businesses, and safely far from the proposed path and existing roadway.

*Ground Sign Relocation – GFS*

The applicant is requesting to relocate the existing ground sign 3 feet from the new right-of-way boundary line, as provided in the site plan. The sign location is dictated by an existing vehicular access point that limits the available locations for the sign. This application will not modify the approved sign design, which is 24 square feet in size and 5 feet in height.

*Ground Sign Relocation – OSU Medical Center*

The applicant is requesting to relocate the existing ground sign 4.5 feet from the new right-of-way boundary line, as provided in the site plan. The sign location is dictated by existing evergreen trees and mature vegetation that limit the available locations for the sign. This application will not modify the approved sign design, which is 37 square feet in size and 7 feet in height.

### 3. Plan Review

#### Master Sign Plan

Criteria	Review
1. The MSP is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, and other adopted city plans and policies.	<b>Criteria Met:</b> The proposed sign relocation is required due to right-of-way improvements being conducted by Dublin. The signs were previously-approved by the ART, and will not be modified in their sign design. If the streetscape improvements were not made, these signs would be permitted to remain in their existing locations.
2. The proposed signs are appropriately sited and scaled to create a cohesive character that complements the surrounding environment and meets the intent of the architectural requirements of § <a href="#">153.062</a> Building Types.	<b>Criteria Met:</b> The relocated signs were previously approved by the ART. The new locations are appropriately sited adjacent to the new shared-use path, while providing adequate visibility for the businesses from Dublin Center Drive.



Criteria	Review
3. The proposed signs are not in conflict with public streets, open spaces, utilities, or rights-of-way, and do not impede the continued provision of services required by the city or other public agency.	<b>Criteria Met:</b> The signs are being relocated to an appropriate location that does not impact the shared-use path or traffic visibility.
4. The MSP responds to the requirements of § <a href="#">153.063</a> Neighborhood Standards, as applicable.	<b>Not Applicable.</b>

**Planning Recommendation:** Approval of the Master Sign Plan with no conditions.