



PLANNING REPORT

Administrative Review Team

Thursday, July 11, 2024

Shamrock Family Eye Care 24-071MPR

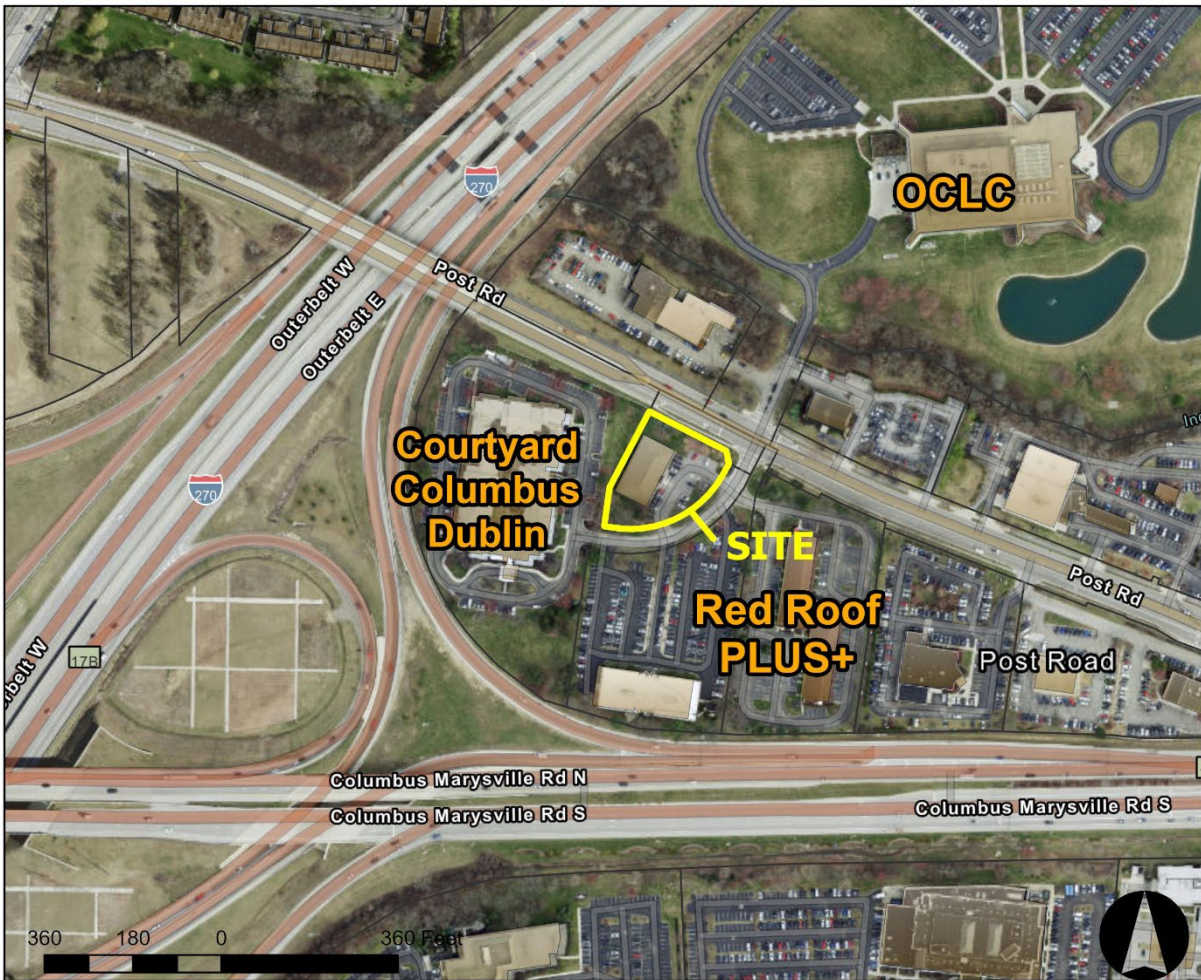
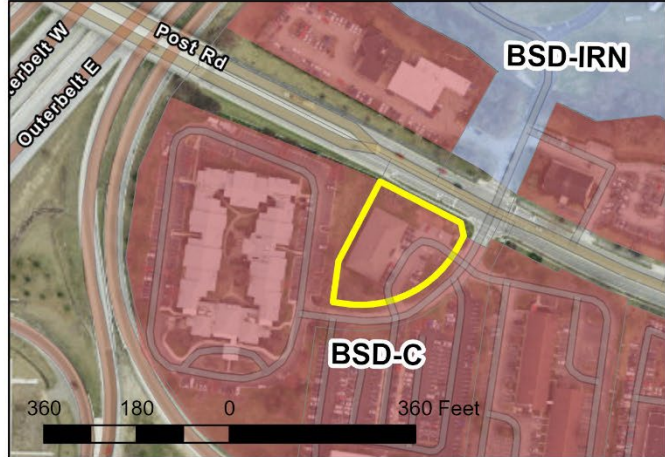
<https://dublinohiousa.gov/art/24-071/>

Case Summary

Address	5151 Post Road, Dublin, OH 43017
Proposal	Minor Project Review (MPR) for the removal of an existing sign and installation of a new ground sign for Shamrock Family Eye Care.
Request	Review and approval of a MPR under the provisions of Zoning Code Section 153.066.
Zoning	BSD-C, Bridge Street District – Commercial
Planning Recommendation	<u>Approval of the Minor Project Review</u> Planning recommends approval with conditions.
Next Steps	The Administrative Review Team (ART) is the final reviewing body for this application. Upon approval from the ART, the applicant may apply for permitting through Building Standards.
Applicant	Shelby Nelson, Sign Affects
Case Manager	Michaela Evans, Planning Assistant (614) 410-4675 mevans@dublin.oh.us Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

Site Location Map

24-071MPR | Shamrock Family Eye Care



1. Background

Site Summary

The 0.87-acre site is located southwest of the intersection of Post Road and Kilgour Place and zoned Bridge Street District-Commercial (BSD-C). The site contains a ±7,750 square foot medical office building and associated parking developed in 1984. The site has ±170 feet of frontage on Post Road, Kilgour Place is not a public street. Surrounding uses are; east: hotel (Red Roof+), south: office (Linear 1 Technologies), west: hotel (Courtyard) is, and north: auto dealership (Toy Barn).

Background

The site was rezoned by City Council in 2012 as part of Bridge Street District (BSD) area-wide rezoning. In February 2017, City Council approved amendments to the sign provisions for existing structures in the BSD. As part of an existing structure in the BSD, sign requirements revert to Standard Zoning Code until substantial site modifications area proposed.

Process

The site is legally non-conforming to the BSD Code and Design Guidelines, and therefore reverts to the Standard Zoning Code for sign review.

The Minor Project Review is a single-step planning review process. Upon review and approval from the ART, the applicant may file for a building permit through Building Standards.

2. Proposal

Project Details

The existing ground sign is located adjacent to the public right-of-way. The existing sign will be removed; the new ground sign is located 8 feet from the right-of-way and meets the Code minimum required 8 feet setback. Staff recommends the applicant return the area disturbed by the sign removal to grass turf to match the surrounding landscaping.

The proposed sign cabinet is 4 feet in height and 6 feet in width and is made of black aluminum. The sign face is ±13.5 square feet. The sign design features the name of the business in acrylic white, 0.25 inch dimensional push-through letters, with a green clover and a white swoosh above the text. The sign design will be displayed on both sides of the monument sign.

The sign base is 2 feet in height and stone faced. The proposed stone is illustrated to match stone columns near the entrance of the office building. The sign will be mounted to 3 inch steel posts and anchored with a 3.5 feet concrete footer. The address number are 8-inch black acrylic and will be individually pin mounted near the top of the masonry base. The sign will be internally illuminated with LED lighting and use white acrylic push through letters. The top of the sign is 6 feet from grade. Code allows this site one ground sign and for office and personal services ground signs to be a maximum 15 feet in height with a maximum sign area of 50 feet. Signs are permitted a maximum of three colors. The proposed ground sign meets all of the requirements. Staff recommends the applicant provide a foundation and anchoring drawing when applying for a permit to Buildings Standards.

The proposed ground sign landscaping consists of approximately 12 Juniper evergreen shrubs on all sides of the monument base which will be located within a 3-foot apron of the monument sign base, per Code.

3. Plan Review

Minor Project Review Criteria

Criteria	Review
1) The Minor Project shall be consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.	Criteria Met: The proposal is consistent with adopted plans, policies, and regulations of the BSD.
2) The Minor Project is consistent with the approved Final Development Plan.	Criteria Met with Condition: The site is presently developed and no significant modifications are proposed to the site layout. After the existing monument sign is removed the applicant should restore the area to grass turf to match surrounding landscape.
3) The Minor Project is consistent with the record established by the Administrative Review Team.	Criteria Met with Condition: The applicant should provide a foundation and anchoring drawing when applying for a permit to Buildings Standards.
4) The Minor Project meets all applicable use standards;	Criteria Met: There is no proposed change of use.
5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.	Criteria Met: The site is legally nonconforming to the BSD Code and therefore reverts to Standard Zoning Regulations for ground signs. The proposed ground sign meets all applicable requirements of Standard Zoning Regulations as required by the BSD Code.

Recommendation

Planning Recommendation: Approval of the Minor Project with two conditions:

- 1) After the existing monument sign is removed the applicant restore the area to grass turf to match surrounding landscape.
- 2) The applicant provide a foundation and anchoring drawing when applying for a permit to Buildings Standards.