

# 19-016MPR – OSU OUTPATIENT CARE

**Site Location**

Northwest corner of Stoneridge Lane and Dublin Center Drive.

**Zoning**

BSD-O Bridge Street District Office District

**Property Owner**

OSU Internal Medicine LLC

**Applicant/Representative**

Mike Hoy, Columbus Sign Company

**Applicable Lane Use Regulations**

Zoning Code Section 153.066

**Request**

Review and approval of a Minor Project Review for the installation of a monument ground sign in the same location as an existing monument ground sign.

**Staff Recommendation**

Approval with one (1) condition.

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**Case Manager**

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**Summary**

A proposal for a Minor Project Review to permit the installation of a 37-square foot monument ground sign to replace an existing ground sign.

**Zoning Map**

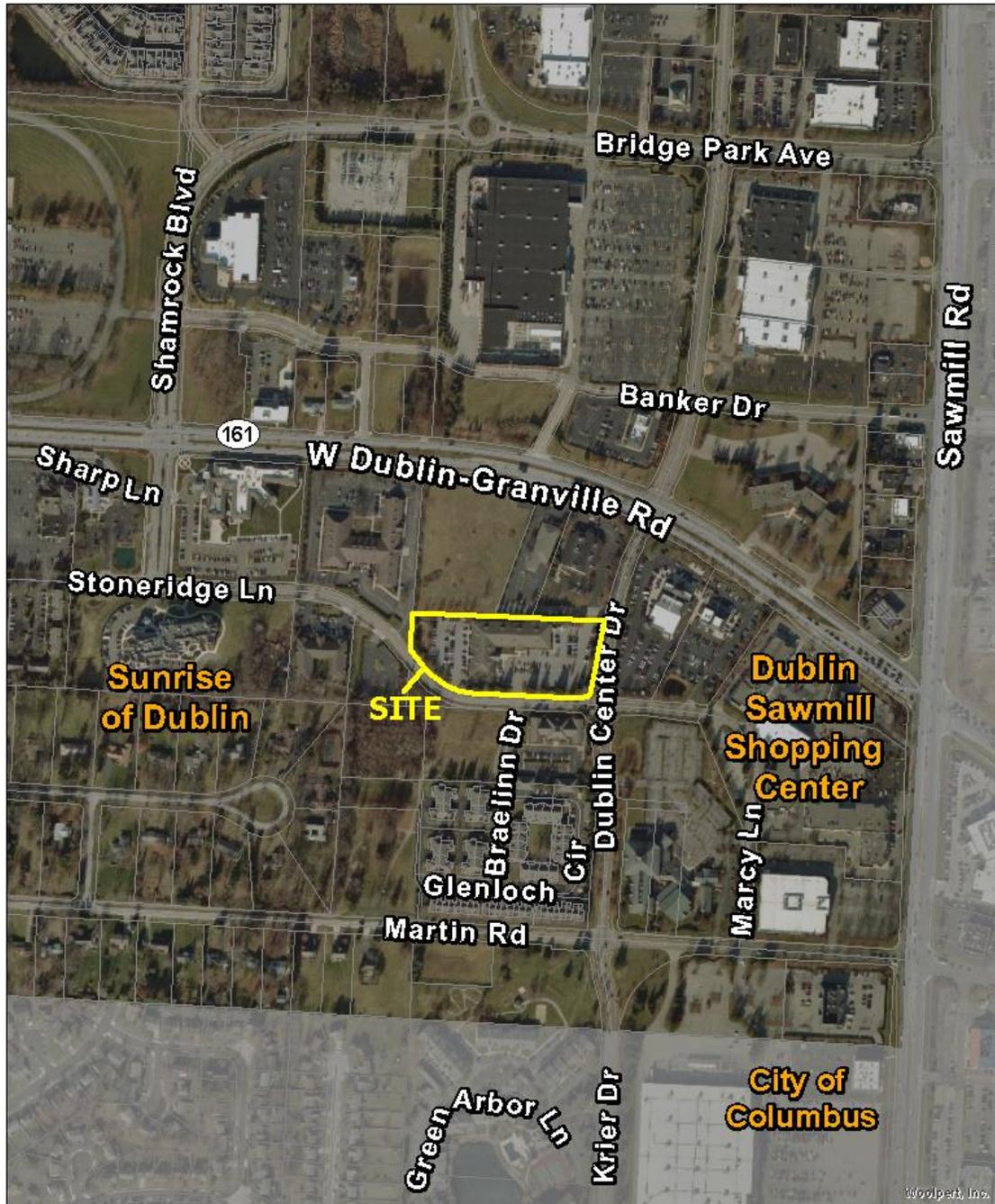


**Next Steps**

Upon approval from the Administrative Review Team (ART), the applicant may file for sign permits.

## 1. Context Map

The property is located on the northwest corner of Stoneridge Lane and Dublin Center Drive, approximately 363 feet south of West Dublin-Granville Road.



 <p>City of Dublin</p>	<p>19-016MPR Minor Project Review OSU Outpatient Care 3900 Stoneridge Ln.</p>	<p>0 190 380 Feet</p>	
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## 2. 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 153.150 of the Zoning Code until the space is redeveloped.

### B. Site Characteristics

#### 1) Natural Features

The site is developed and no natural features exist that would be impacted by the proposed sign.

#### 2) Historic and Cultural Facilities

There are no historic or cultural features on the site.

#### 3) Surrounding Land Use and Development Character

- North: BSD-O: Bridge Street District Office District (Retail)
- East: BSD-O: Bridge Street District Office District (Retail)
- South: PUD: Stoneridge Village (Office)
- West: BSD-O: Bridge Street District Office District (Medical Office)

#### 4) Road, Pedestrian and Bike Network

The site has frontage on Stoneridge Lane ( $\pm 653$  feet) and Dublin Center Drive ( $\pm 262$  feet). There are no sidewalks for pedestrian access.

#### 5) Utilities

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site. Sign placement will not impact the existing utilities.

### C. Proposal

#### 1) Summary

This is a proposal for the installation of an approximately 37-square foot monument ground sign to replace an existing ground sign. The proposal also includes the installation of two directional signs, which meet code and do not require a sign permit.

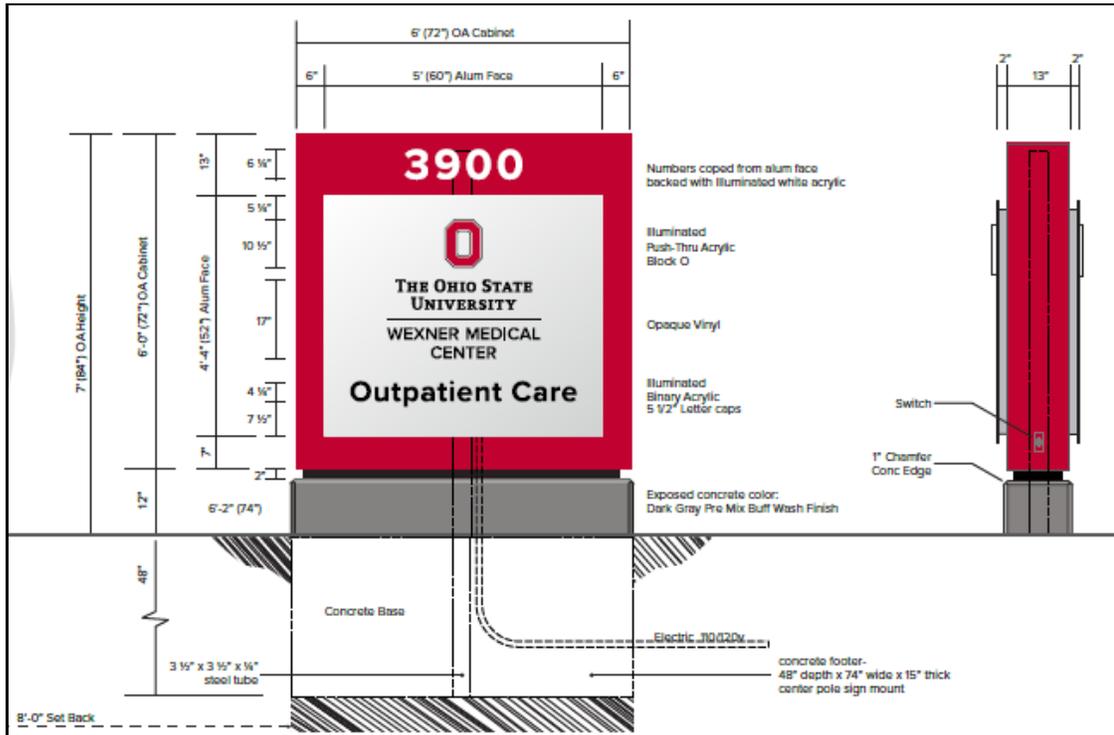
Pre-existing buildings in the BSD that do not comply with any of the building types listed in code section 153.062(O) are subject to sign standards listed in code sections 153.150 through 153.164, Signs, as defined in the review standards listed in 153.066.

#### 2) Details

The Code permits a ground sign up to 50-square feet in area and a maximum of 15 feet in height for the office tenant spaces. The proposed sign is approximately 37-square feet overall, which is within the requirement. The proposed height of the sign is 7-feet, which includes a 1-foot tall concrete base.

The sign is constructed of an aluminum clad cabinet and reveal over a welded aluminum frame. The logo is a dimensional 1-inch, push-through acrylic 'block O'. The sign includes a total of 3 colors (Matthews red, silver, black), which meets code.

### 3. Sign Plan



### 4. Criteria Analysis

#### A. Minor Project Review Analysis [§153.066]

- a) **The Minor Project Review is substantially similar to the approved Site Plan.**  
Criteria Met. The proposal is consistent with the approved site plan for this site. No significant alterations to the site layout are proposed with this application.
  
- b) **The Minor Project Review is consistent with the approved Development Plan.**  
Criteria Met. The proposal is consistent with the approved development plan for this site. No significant alterations to the building location are proposed with this application.

- c) **The application meets all applicable Zoning Code requirements.**  
Criteria Met with Condition. Staff is conditioning that the applicant ensures that the directional signs be outside of any utility easements or public right-of-way. Otherwise, the application meets the Zoning Code requirements.
- d) **Internal circulation system and driveways provide safe and efficient access for all.**  
Criteria Met. No alterations are proposed to pedestrian, bicycle, and vehicular circulation.
- e) **Relationship of buildings and structures to each other provides for development integrated with the surrounding area, and maintains the image of Dublin as a high quality community with a commitment to exemplary quality and design.**  
Criteria Met. The proposed improvements to the site are compatible with the surrounding Bridge Street District and general community character.
- f) **Open space suitability and natural feature preservation.**  
Not Applicable. The proposal does not impact any open space.
- g) **The scale and design of the proposed development allows for the adequate provision of services.**  
Criteria Met. The site and sign alterations will allow for the adequate provisions of public services.
- h) **Adequate stormwater management facilities are provided.**  
Not Applicable. There are no alterations to the total impervious surface area or the site's stormwater management facilities.
- i) **Phased development is able to be considered as independent phases.**  
Not Applicable. No phases are proposed as part of this proposal.
- j) **The application demonstrates consistency with commonly accepted principles of walkable urbanism, the Bridge Street District Vision Principles, Community Plan, and other related policy documents.**  
Criteria Met. The proposal is consistent with the Community Plan and the Bridge Street District zoning regulations; and is consistent with the character of the building, and adjacent structures.

#### 4. Recommendation

The proposed Minor Project Review is consistent with all applicable review criteria. **Approval** is recommended with one condition:

- 1) That the applicant ensures that the directional signs not be placed within the required setback and easement.

