

# 21-014 MPR – TWINS AUTO OF DUBLIN– SIGN

## Summary

Installation of an approximately 36-square-foot ground sign at an existing auto dealership.

## Site Location

Northwest of the intersection of Post Road and W. Bridge Street.

## Zoning

BSD-C, Bridge Street District – Commercial District

## Property Owner

CARS-DB4, LP

## Applicant/Representative

Oliver Holtsberry, DaNite Sign Company

## Applicable Land Use Regulations

Zoning Code Sections 153.066

## Case Managers

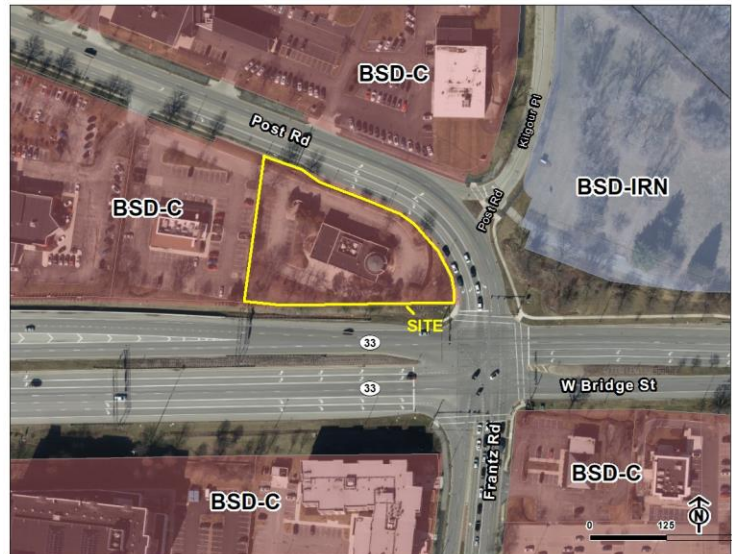
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## Next Steps

The Administrative Review Team (ART) is the final reviewing body for this application. Upon approval from the ART, the applicant may apply for a permanent sign permit through Building Standards.

## Zoning Map



1. Context Map



21-014MPR  
Minor Project Review  
Twins Auto of Dublin  
5035 Post Road

0 75 150  
Feet

## 2. Overview

### 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 Sections 153.150-153.164 of the Zoning Code until the space is redeveloped.

### Site Characteristics

#### *Natural Features*

The site is developed and no significant natural features exist on the site.

#### *Historic and Cultural Facilities*

There are no significant historic or cultural features on the site.

#### *Surrounding Land Use and Development Character*

North: BSD-C: Bridge Street District Commercial (Commercial)

East: BSD-IRN: Bridge Street District Indian Run Neighborhood (Open space)

South: BSD-C: Bridge Street District Commercial (Hotel)

West: BSD-C: Bridge Street District Commercial (Commercial)

#### *Road, Pedestrian and Bike Network*

Vehicular access is provided from Post Road. Sidewalks are provided along Post Road for pedestrian access. Additionally, a sidewalk is located along W.Bridge Street, ending at the intersection with Post Road.

#### *Utilities*

The site is serviced by public utilities. Electric and gas are provided on site.

### Proposal

#### *Sign Details*

The applicant is proposing to install a new ground sign to replace an existing ground sign in the same location, utilizing the existing pole and foundation. The primary structure on the site, built before adoption of the BSD Code, does not meet any of the Building Types outlined in the BSD Code and, therefore, the site defaults to standard Code for signage. Per Code, this site is permitted a ground sign with a maximum size of 50 square feet at a maximum height of 15 feet. Ground signs must be setback a minimum of 8 feet from any public rights-of-way. The sign is proposed to be well outside of the required 8-foot setback. The proposed sign face is 4 feet in height, and 9 feet in width for a total of 36 square feet. The base and cabinet bring the total height to 5'-7".

The proposed sign features a painted aluminum sign face in a Matthews Brushed Aluminum Metallic color. The aluminum cabinet is painted a Dark Pewter (Matthews MP 18249). The copy will be painted black, bringing the total number of colors to three, which meets Code. The sign will be halo-illuminated using white LED lighting.



There is an existing, unapproved temporary wall sign located above the entry to the building. This sign should be removed prior to installation of the proposed ground sign.



Proposed ground sign

### *Landscaping*

The sign is proposed to be surrounded by a combination of creeping thyme and green mountain boxwood. Landscaping will be planted 36 inches from the sign cabinet, per Code.

## 3. Criteria Analysis

### *Minor Project Review Analysis [§153.066(J)]*

- 1) *The Minor Project is 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.

The applicant is proposing a single ground sign, which meets the applicable regulations.

- 2) *The Minor Project is consistent with the approved Final Development Plan.*

Not Applicable. The site is not part of a previously approved Final Development Plan.

- 3) *The Minor Project is consistent with the record established by the Administrative Review Team.*

Criteria Met with Condition. The proposal is consistent with the record established by the ART. The applicant should remove the existing, unapproved temporary sign located above the entry to the building prior to installation of the ground sign.

- 4) *The Minor Project meets all applicable use standards.*  
Criteria Met. The proposal meets all required zoning requirements for signs.
- 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 proposal meets all applicable Zoning Code requirements by using high quality materials and design elements.

#### 4. Recommendation

Planning recommends **approval** of the proposed minor project with two conditions:

- 1) The applicant removes the temporary wall sign located above the entry of the existing building prior to the installation of the new ground sign; and,
- 2) The applicant apply for and successfully obtain a Permanent Sign Permit through Building Standards prior to installation of the sign.