

21-023MPR – BSD-O – PROMEDICA - SIGN

Summary

Installation of an approximately 15-square-foot ground sign for an existing nursing home. The 4-acre site is zoned Bridge Street District – Office.

Site Location

The site is located southeast of the intersection of West Dublin-Granville Road and Shamrock Boulevard.

Zoning

BSD-O, Bridge Street District – Office District

Property Owner

HCP Properties LP

Applicant/Representative

Edie Victor, Gardner Signs

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

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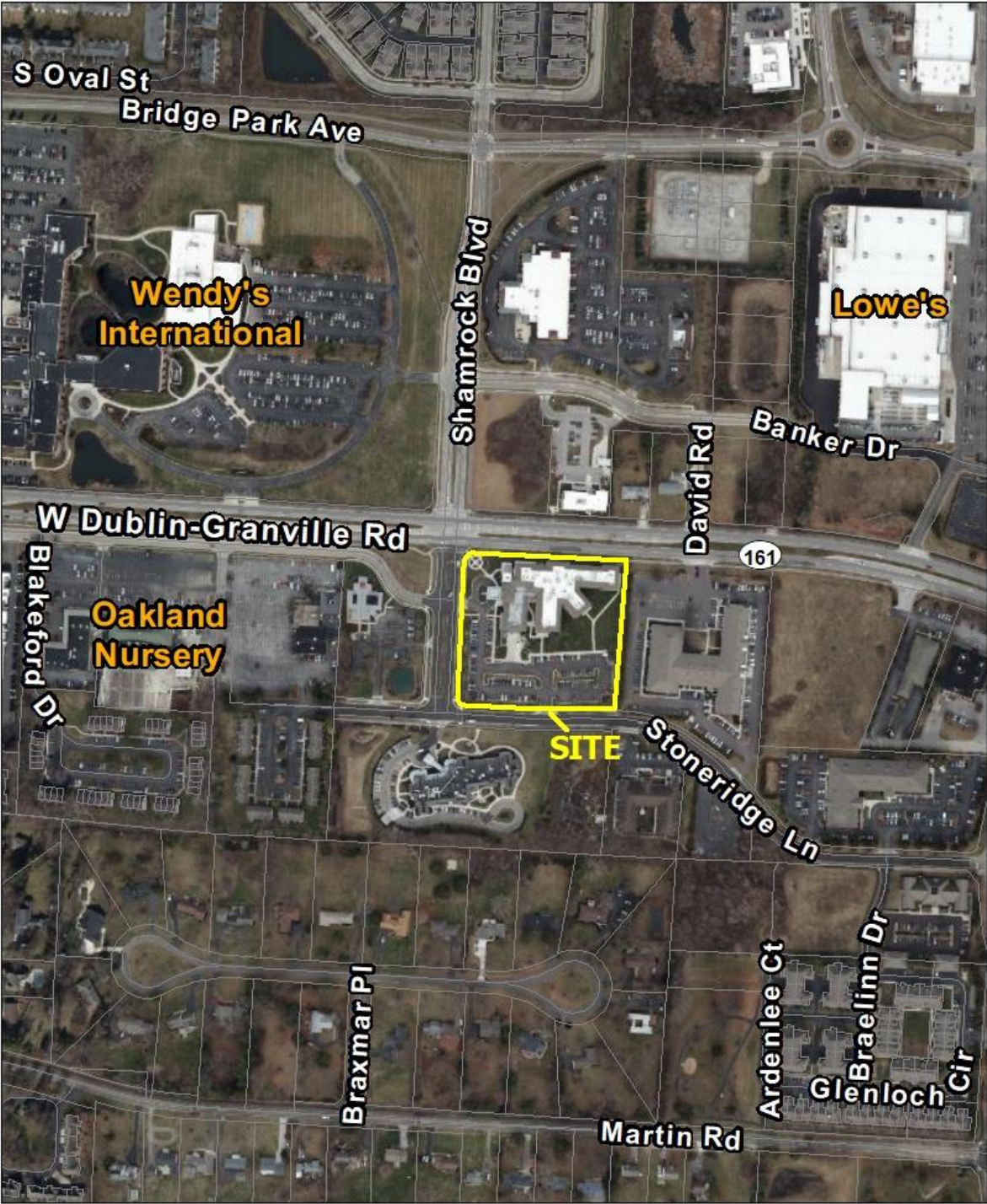
Next Steps



Upon review and approval by the Administrative Review Team (ART), the applicant may submit for a permanent sign permit through Building Standards.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-023MPR Minor Project Review Promedica 4075 W Dublin-Granville Road</p>	<p>0 155 310 Feet</p> 
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2. Overview

Background

ProMedica Skilled Nursing and Rehabilitation is located at 4075 W. Dublin-Granville Road and zoned Bridge Street District - Office. This site was developed as Heartland of Dublin nursing care facility within Subarea B of the Shamrock Crossing PUD that was approved by City Council in 2007. Although the site was developed within a PUD, the implementation of the Bridge Street District that was established in 2012 by City Council now presides over this site.

The site currently has two ground signs, one located along the W. Dublin-Granville Road frontage and one located along the Shamrock Boulevard frontage. Both signs are identical in size and design and were approved with the development of the Heartland of Dublin building. Additionally, a directional sign is located on the Stoneridge Lane frontage to the south.

Site Characteristics

Natural Features

No significant natural features are present on the site.

Surrounding Land Use and Development Character

North: BSD-O, Office District (State Bank)

East: BSD-O, Office District (Stoneridge Office Complex)

South: BSD-R, Residential District (Sunrise of Dublin)

West: BSD-C, Commercial District (Commercial)

Road, Pedestrian and Bike Network

The site has frontage on W. Dublin-Granville Road (± 430 feet), Shamrock Boulevard (± 410 feet) and on Stoneridge Lane (± 430 feet). There are public sidewalks along both frontages.

Proposal

The proposal is to remove two existing monument signs on the site and replace them with a single 15-square-foot ground sign located on the Shamrock Boulevard frontage.

Zoning Requirements

Within the Bridge Street District, Zoning Code Section 153.065(H)(3)(c)(2) addresses new signs proposed for sites that were developed prior to the implementation of the BSD Code. The section states that properties located within the BSD Office district that do not comply with the requirements of the BSD Code are required to comply with the standard sign regulations located in sections 153.150 through 153.164.

Ground Sign

The applicant is proposing a 15-square-foot ground sign located on the west side of the property. The sign is approximately 4 feet – 1 inch in height from established grade, meeting the maximum 6-foot height limit for daycare/nursing home uses. The sign is located approximately 12 feet from the property line, meeting the minimum 8-foot setback required by Code. The sign will be affixed to the existing 8-inch base, which is currently utilized by the existing ground sign. An 8-inch aluminum shroud is proposed to cover the attachment of the sign to the existing base. The sign face is 3 feet in height and 5 feet in width and is constructed of an aluminum cabinet and vinyl copy. The sign face, which includes the logo and business

name, is a curved aluminum face fixed to a support extension of the cabinet. A lime green aluminum box header is located at the top of the sign cabinet.

The logo located on the sign face includes three colors: lime green, yellow green, and grass green. Zoning Code states that a logo may be multi-colored and is considered as one of three permissible colors on a sign. However, a color used within the logo is required to be used elsewhere on the sign. The applicant is proposing three colors on the sign: warm grey, white, and the logo. The sign cabinet and sign copy are warm grey, the curved aluminum face is white, and the aluminum box header includes the lime green from the logo. The existing landscaping surround the proposed sign is not proposed to be modified. With the removal of the W. Dublin-Granville Road ground sign, the applicant should restore the sign location with landscaping to match what is existing, subject to Staff approval.

The applicant will also be updating the existing directional sign, and adding building information signage and building address signage. These signs do not require permits and are required to meet the requirements listed in Zoning Code Section 153.157.

3. Criteria Analysis

Minor Project Review

- 1) *The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.*
Criteria Met with Condition. The proposal is consistent with the requirements listed within Zoning Code Section 153.150 through 153.164, as required by the Bridge Street Office District for new signage. With the removal of the W. Dublin-Granville Road monument sign, the applicant should restore the area impacted by removing the ground sign with landscaping to match what is existing, subject to Staff approval.
- 2) *The Minor Project is consistent with the approved Final Development Plan.*
Not Applicable. Although the site was originally developed as a PUD with a Final Development Plan, new signs within the Bridge Street District - Office District are required to meet standard zoning regulations.
- 3) *The Minor Project is consistent with the record established by the Administrative Review Team.*
Criteria Met. The proposed sign is consistent with the Code and the record previously established by the Administrative Review Team.
- 4) *The Minor Project meets all applicable use standards.*
Criteria Met. The proposed sign meets the requirements for ground signs for nursing homes in the standard signage regulations section of the Code.
- 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 proposed sign meets all applicable requirements listed in the sign section of the Code and is appropriate for the BSD District.

4. Recommendations

Planning is recommending **approval** with one condition:

- 1) The applicant restore the area impacted by removing the ground sign with landscaping to match what is existing, subject to Staff approval.
- 2) The applicant apply for and successfully obtain a permanent sign permit through Building Standards, prior to installation of the ground sign.