

## 21-082MPR – COSMO PROF – SIGN

### Summary

Installation of an approximately 28-square-foot wall sign at an existing tenant space in the Trader Joe's shopping center.

### Site Location

Southwest of the intersection of Sawmill Road and W. Dublin-Granville Road.

### Zoning

BSD-C, Bridge Street District – Commercial District

### Property Owner

Dublin Station, LLC

### Applicant/Representative

Steve Moore, Moore Signs

### Applicable Land Use Regulations

Zoning Code Sections 153.066

### Case Managers

Chase J. Ridge, Planner I

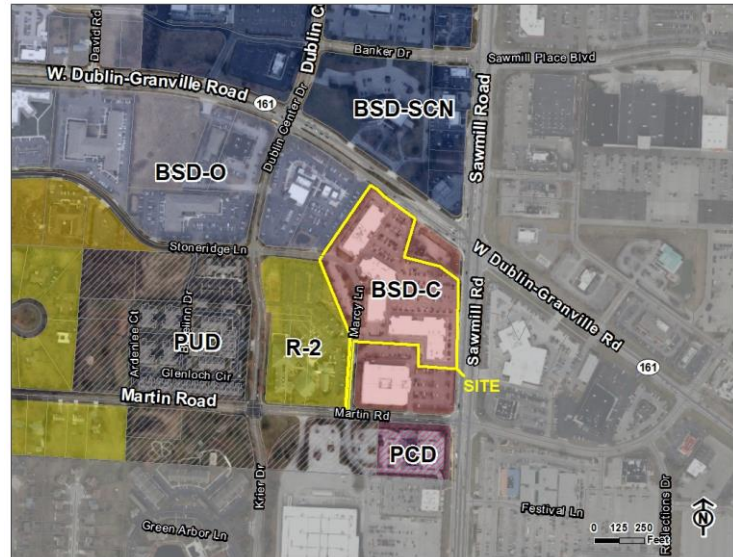
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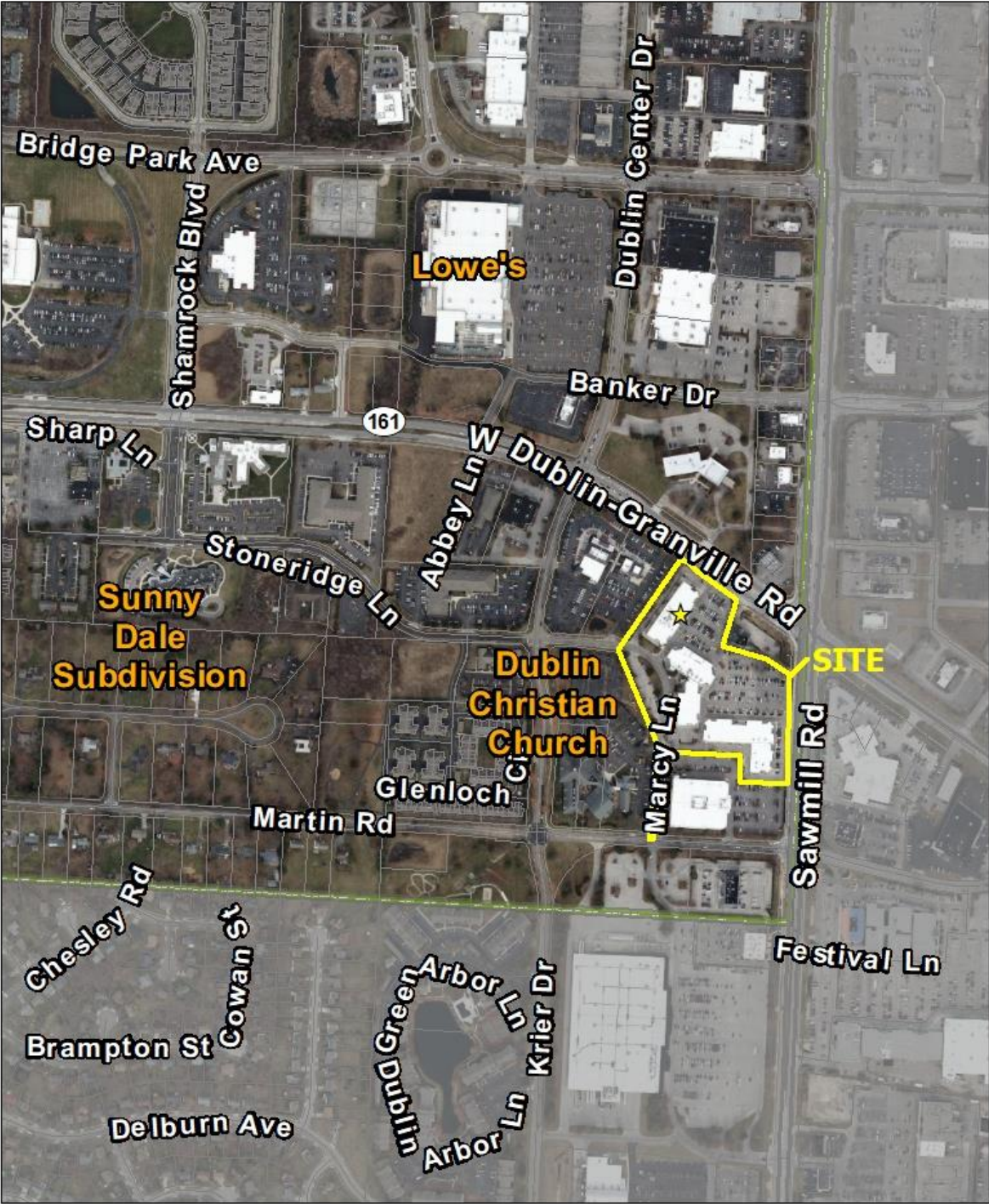
### Next Steps




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



 <p>City of Dublin</p>	<p>21-082MPR Minor Project Review Cosmo Prof 6385 Sawmill Road</p>	<p>0 230 460</p>  <p>Feet</p> 
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## 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.

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

North: BSD-SCN: Sawmill Center Neighborhood District (Commercial)

East: City of Columbus

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

West: R-2: Limited Suburban Residential District (Educational)

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

Vehicular access to the shopping center is provided from Sawmill Road and W. Dublin-Granville Road. Sidewalks are provided along both frontages and throughout the shopping center for pedestrian access.

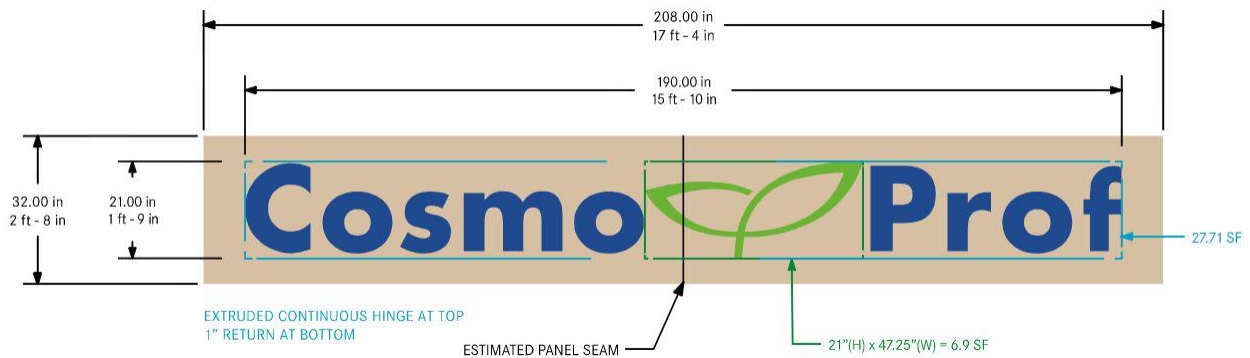
### Proposal

The applicant is proposing to install a new, approximately 28-square-foot wall sign at an existing tenant space in the Trader Joe's shopping center. The sign is proposed to be installed in the existing sign band with the rest of the signs in the center.

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 tenant space is permitted a wall sign up to one-square-foot in size per linear foot of width of the storefront. Code permits signs to be 15 feet in height and a maximum of three colors.

#### *Sign Details*

The wall sign is proposed to be approximately 28 square feet in size, and will be installed approximately 11.5 feet in height. The sign, installed on the existing tan sign band, will consist of two colors, green (3M3630-136: Lime Green) and blue (3M3630-337: Process Blue). The sign is internally illuminated with white LEDs to match the other signs in the shopping center, and is constructed of a routed aluminum panel. A secondary image, approximately 6.9 square feet in size, is located centrally on the sign face. Code limits secondary images to 20-percent of the maximum permitted area of the sign face. In this case, the storefront width is approximately 35 feet, permitting a secondary image of up to 7 square feet. The tenant space width is incorrectly labeled on the submitted plans, and should be corrected prior to applying for a Permanent Sign Permit through Building Standards, subject to Staff approval.



Proposed wall sign

### 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 wall 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 Conditions. The proposal is consistent with the record established by the ART. However, the storefront width is incorrectly labeled, and should be corrected prior to applying for a Permanent Sign Permit through Building Standards, subject to Staff approval. Additionally, the applicant should apply for and successfully obtain a Permanent Sign Permit through Building Standards prior to installation of the wall 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 conditions:

- 1) The applicant correct the storefront width on the plans prior to applying for a Permanent Sign Permit, subject to Staff approval; and,

- 2) The applicant apply for and successfully obtain a Permanent Sign Permit through Building Standards prior to installation of the sign.