

21-098MPR – SOLA SALONS – SIGN

Summary

Installation of a ±36-square-foot wall sign at an existing tenant space within an existing 8.67-acre site zoned BSD-C, Bridge Street District – Commercial.

Site Location

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

Zoning

BSD-C: Bridge Street District – Commercial

Property Owner

Dublin Station LLC.

Applicant/Representative

Pam Meeks, DaNite Signs

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

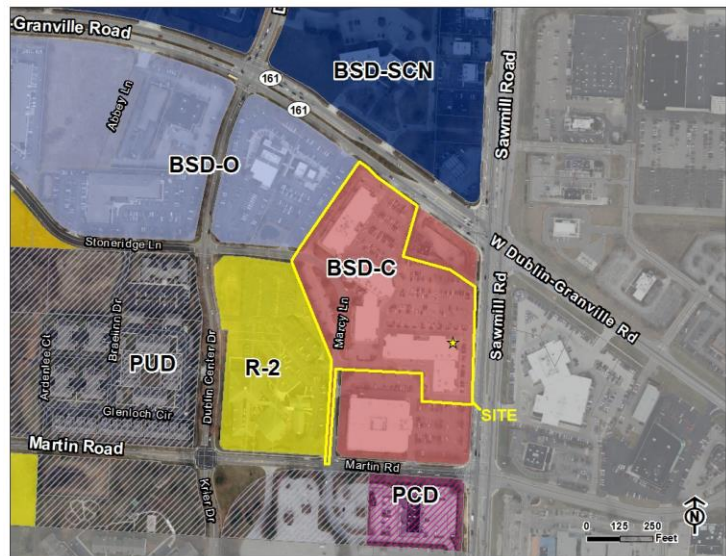
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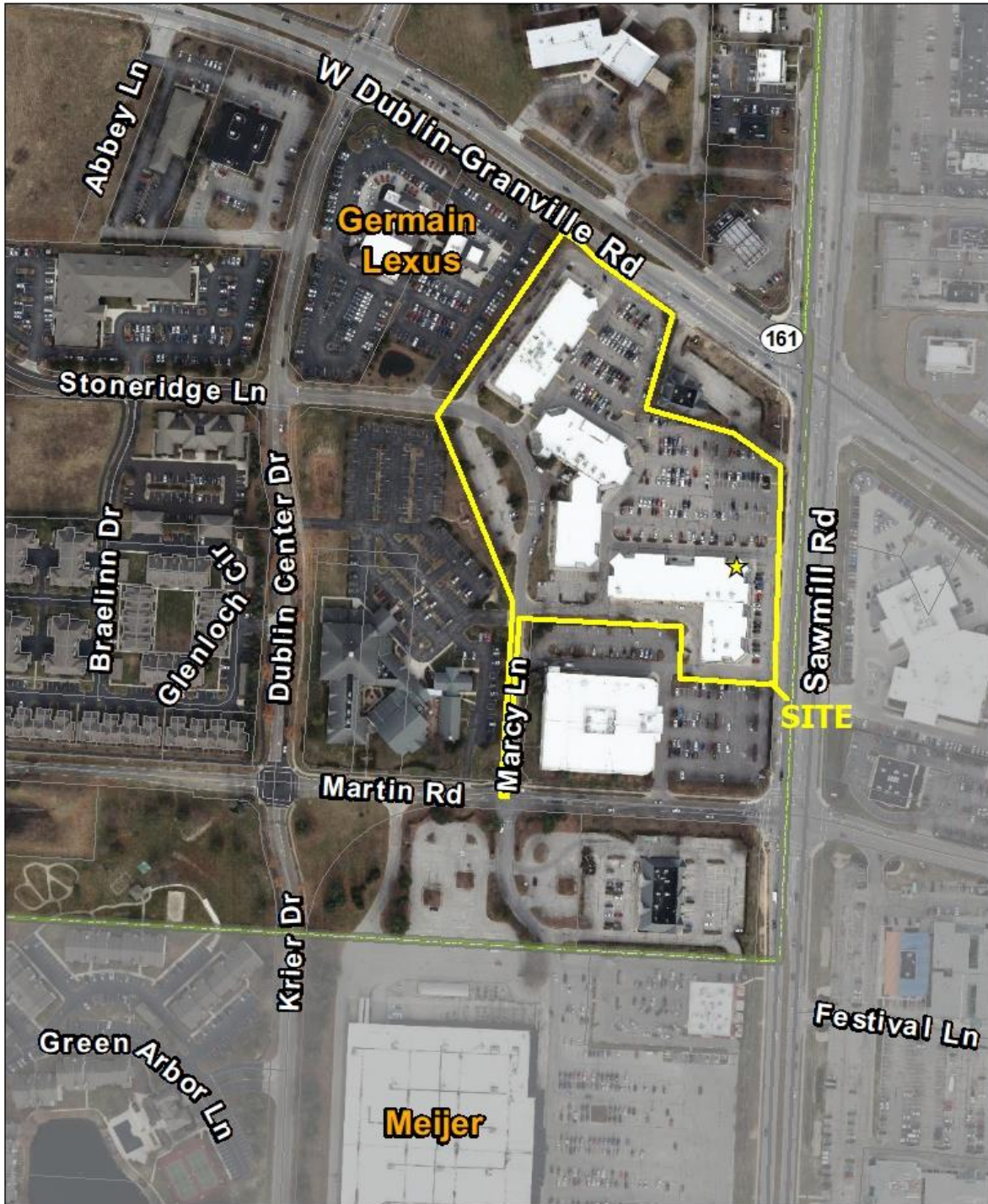
Next Steps

Pending approval of the Minor Project Review, the applicant may submit for a Permanent Sign Permit through the Building Standards division.

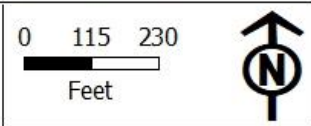
Zoning Map



1. Context Map



21-098MPR
Minor Project Review
Sola Salon Studios
6315 Sawmill Road



2. Overview

Background

The site is located southeast of the intersection of W. Dublin-Granville Road and Sawmill Road. The site is zoned Bridge Street District – Commercial.

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 fully developed. No significant natural features are present on the site.

Surrounding Zoning and Land Use

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

The site has frontage on Sawmill Road (± 445 feet) to the east and W. Dublin-Granville Road to the north (± 270 feet). Vehicular access to the shopping center is provided from Sawmill Road and W. Dublin-Granville Road. Sidewalks are provided internally throughout the site for pedestrian access.

Proposal

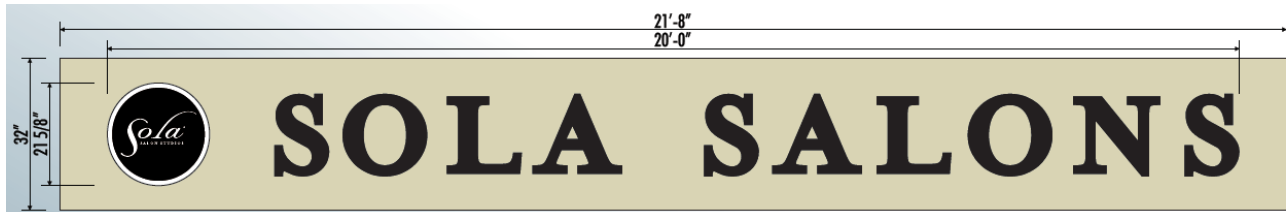
The applicant is proposing to install a new, approximately 36-square-foot wall sign at an existing tenant space in the Trader Joe's shopping center. The sign is proposed to be installed in the existing sign band, similar to the rest of the signs at the shopping center.

The shopping center, built before the adoption of the BSD Code, does not meet any of the Building Types outlines in the BSD Code and, therefore, the site defaults to standard Code for signage.

Sign Details

The proposed wall sign is approximately 36 square feet in size, and will be installed approximately 11.5 feet in height. The sign, installed on the existing sign band, will consist of three colors: white, black, and the tan background. 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. 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, up to 80 feet square feet. This tenant space, which includes a chamfered corner, is approximately 91 feet in length. Code permits signs to be 15 feet in height and a maximum of three colors.

A secondary image, approximately 3.24 square feet in size, is located left of the business name. Code limits secondary images to 20-percent of the maximum permitted area of the sign face. In this case, the storefront width is approximately 91 feet, which defaults to the maximum area of the sign at 80 feet and permitting a secondary image of up to 16 square feet.



Proposed Wall Sign

3. Criteria

Minor Project Review Analysis [§153.066(J)]

- 1) *The Minor Project shall be consistent with the Community Plan, BSD Special Area Plan, BSD Code, BSD Design Guidelines, and 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 Preliminary Development Plan or Final Development Plan.*
Not Applicable. There is not PDP or FDP for this site.
- 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 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 requirements and use specific standards.*
Criteria Met. The proposal meets the zoning requirements for signs, as the sign is sized appropriately, installed at a permitted height, and are limited to three colors.
- 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 design requirements by using high quality materials and design elements.

4. Recommendations

Planning recommends **approval** of the proposed Minor Project with conditions:

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