

21-153MPR – CELEBRATION KIA – SIGN

Summary

Review and approval of a ±26-square-foot ground sign for an existing car dealership.

Site Location

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

Zoning

BSD-C, Bridge Street District – Commercial

Property Owners

Dorson Dublin, LLC

Applicant/Representative

Abbey Freese; Jarrod Norton, Morrison Signs

Applicable Land Use Regulations

Zoning Code Section 153.066

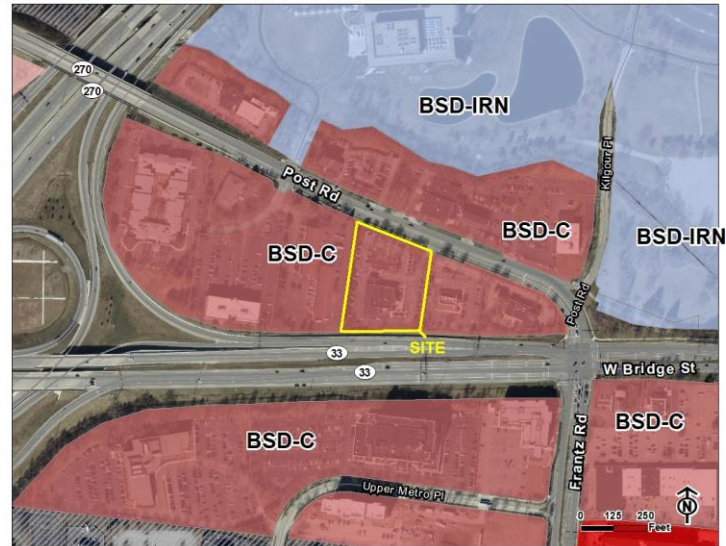
Case Managers

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Next Steps

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

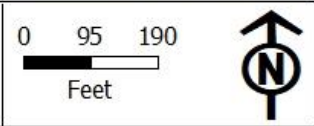
Zoning Map



1. Context Map



21-153MPR
Minor Project Review
5105 Post Road



2. Overview

Background

Celebration Kia is located at 5105 Post Road, northwest of the intersection of Post Road with W. Bridge Street. The 2.50 acre site is zoned BSD-C, Bridge Street District, Commercial. Presently, the site currently contains no existing ground or wall signs.

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.

Process

The ART is the final reviewing body for Minor Project Reviews in the BSD except in cases where deviations from Code requirements are requested (Waiver Reviews) and where there are complex district-wide issues that warrant the Commission's consideration.

Site Characteristics

Natural Features

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

Surrounding Land Use and Development Character

North: BSD-C, Commercial (Car dealership)

East: BSD-C, Commercial (Car dealership)

South: U.S. Route 33

West: BSD-C, Commercial (Hotel)

Road, Pedestrian and Bike Network

The site has frontage on Post Road (± 300 feet) to the north. Vehicular access to the site is provided from Post Road. There is a sidewalk north of the property that runs adjacent to Post Road.

Utilities

This site is currently served by public utilities, including sanitary and storm water. The proposed location of the ground sign is not in conflict with utilities and is outside the limits of the existing 10-foot sanitary easement.

Proposal

The applicant is requesting review and approval of a 26-square-foot monument ground sign located on Post Rd.

Ground Sign

The applicant is proposing a 26-square-foot monument ground sign located on the north side of the property. The sign face is 8 feet in length and 3-feet, 3-inches in height. The sign is approximately 5-feet, 10-inches in height from established grade, within the maximum 15-foot height limit for general commerce uses. The sign is located approximately 8 feet from the property line, meeting the minimum 8-foot setback required by Code. The sign is 1-foot, 4-inches in width. The sign face will be affixed to a 2-feet, 7-inch tall aluminum cabinet which is

clad in limestone and mounted to a concrete foundation. The sign face, which contains the business name is a ½ inch, opaque, acrylic push through copy. The copy is halo-illuminated and powered by a controlled time clock. The sign base contains ½ inch acrylic address numbers for property identification purposes, which do not require a separate permit.



The proposed ground sign landscaping consists of approximately 9 evergreen shrubs on all sides of the monument base which will be located within a 3 foot apron of the monument sign base, per Code.

Two existing trees, a 14-inch and 15-inch honeylocust, are on either side of the proposed monument ground sign location along Post Rd and are proposed to be removed prior to erecting the ground sign. Staff is recommending that the applicant submits a landscape plan, tree preservation plan, and a tree removal plan and obtains a tree removal permit prior to removing the two existing trees which shall be submitted with the sign permit application. As the trees proposed to be removed are not proposed to be replaced due to site constraints of locating the sign in relation to utilities and the right-of-way, a fee-in-lieu shall be paid to the City of Dublin at a rate of \$150.00 per caliper inch of tree removed or approximately \$4,350.

3. Criteria Analysis

Minor Project Review Criteria [153.066(I)(5)]

- 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 Code for new signs on buildings constructed prior to implementation of the BSD Code. Prior to erecting the monument ground sign, the applicant shall continue to work with Staff to submit a landscape plan, tree preservation plan, and obtain a tree removal permit prior to removing the two existing trees which shall be submitted with the sign permit application. As the trees proposed to be removed are not proposed to be replaced due to site constraints of locating the sign in relation to utilities and the right-of-way, a fee-in-lieu shall be paid to the City of Dublin at a rate of \$150.00 per caliper inch of tree removed or approximately \$4,350.
- 2) *The Minor Project is consistent with the approved Final Development Plan.*
Criteria Met. The site is presently developed. No significant alternations are proposed to the site layout. The Minor Project for new signage within the Bridge Street District – Commercial meet standard zoning regulations.
- 3) *The Minor Project is consistent with the record established by the Administrative Review Team.*
Criteria Met. The proposal is for a high-quality sign consistent with Code and the record established by the ART. The sign incorporates a dimensional face, stone base, and foundation plantings consistent with other signs approved throughout the BSD.

- 4) *The Minor Project meets all applicable use standards.*
Not Applicable. There are no use specific standards applicable.

- 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 monument ground sign meets all applicable requirements listed in the sign section of the Code and is appropriate for the BSD District.

4. Recommendations

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

- 1) That the fee-in-lieu shall be paid to the City of Dublin for each caliper inch of tree removed, at a rate of 150.00 per caliper inch, by no later than December 1, 2021.
- 2) That the applicant submits a landscape plan, tree preservation, and tree removal plan with the sign permit application through Building Standards, subject to staff review and approval.
- 3) That the applicant obtains a tree removal permit prior to removing any trees.
- 4) That the applicant apply for and successfully obtain a Permanent Sign Permit through Building Standards prior to installation of the ground sign, subject to staff review and approval.