



CITY OF DUBLIN.

Land Use and  
Long Range Planning  
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## PLANNING REPORT

### PLANNING AND ZONING COMMISSION

AUGUST 21, 2008

#### SECTION I – CASE INFORMATION:

**1. Chase Suites Hotel 4130 Tuller Road**  
**08-050CDDS Corridor Development District Sign Review**

Proposal: Modifications to three existing signs for a hotel within the Corridor Development District, located north of Tuller Road, approximately 200 feet east of Village Parkway.

Request: Review and approval of a Corridor Development District Sign application under the provisions of Code Section 153.115.

Applicant: David C. O'Brian, Midwest Sign Solution.

Planning Contact: Rachel Swisher, Planner.

Contact Information: (614) 410-4656, [rswisher@dublin.oh.us](mailto:rswisher@dublin.oh.us)

#### Case Summary

This is a request for review and approval of modifications to two existing ground signs and an existing wall sign for a hotel located within the Corridor Development District. The proposal complies with the applicable Corridor Development District sign review standards and Planning recommends approval of the request.

#### Case Update

This case was tabled at the July 10, 2008 Planning and Zoning Commission meeting at the request of the applicant. At that time, the Commissioners expressed concerns about the design of the proposed signs and the overall quality of the proposed sign materials. Appropriate revisions have been made to address the Commission's concerns.

#### Case Background

Chase Suite Hotel, formerly the Woodfin Suites Hotel, was originally approved by the Planning and Zoning Commission on March 10, 1988. On March 24, 1988, the Board of Zoning Appeals granted a variance for this property to permit one wall sign in addition to the two ground signs permitted by Code, provided that the total area of the three signs did not exceed 66.6 square feet.

#### Site Description

##### *Location and Character*

The 3.385-acre site is located on the north side of Tuller Road approximately 200 feet northeast of the intersection with Village Parkway. The site contains the Chase Suite Hotel campus, which is comprised of seven buildings. The site has approximately 350 feet of frontage along Tuller Road and approximately 380 feet of frontage along I-270.

### *Site Layout*

The site contains seven buildings: a one-story guest services/clubhouse building, a pool house, and five two-story hotel buildings. Parking surrounds the buildings with access from a full service entrance drive on Tuller Road.

### *Surrounding Zoning and Uses*

The site and adjacent parcels are within the CDD, Corridor Development District and are zoned CC, Community Commercial District. To the south across Tuller Road is a parcel zoned R-1, Restricted Suburban Residential District.

### *Existing Signs*

The site is currently identified by three Woodfin Suite Hotel signs:

- **Sign A:** Sign A is a 15-square-foot ground sign on Tuller Road west of the entrance drive. The internally illuminated sign cabinet sits on a 14-inch tall brick base.
- **Sign B:** Sign B is a 40-square-foot ground sign oriented toward I-270 located in the northern portion of the site. The internally illuminated sign cabinet sits on an eight-foot, three-inch brick base, with a height of ten feet, nine inches as measured from grade.
- **Sign C:** Sign C is an 11-square-foot wall sign located on the southern façade of the guest services/clubhouse building facing Tuller Road. The existing externally illuminated wall sign is composed of individual, 1.5-inch thick, white acrylic letters. The sign is flush-mounted at approximately six feet from grade.

## **Plan Description**

### *Overview*

The applicant is proposing to replace the Tuller Road ground sign (Sign A) in a new location on the east side of the Tuller Road entrance drive. The applicant is also proposing to replace the sign panels on the I-270 ground sign (Sign B), and to replace the wall sign (Sign C) in its current location. The combined area of the three proposed signs is approximately 64.75 square feet, which is within the 66.6-square-foot maximum area permitted by the variance.

### *Proposed Signs*

- **Sign A:** The proposed ground sign is a 14.75-square-foot internally illuminated sign cabinet with one-half-inch thick green lettering (surface-perforated vinyl to match PMS #3425) with a Celtic-style font. The background will be beige (PMS #454) with a one-half-inch thick green shamrock (vinyl surface #3630-26) with a white border (vinyl surface #3630-20). The sign face is outlined with a one-quarter-inch thick green border that matches the lettering.

The proposed sign cabinet is rectangular with rounded corners on a 15-inch masonry veneer base matching the Chase Suite Hotel buildings. The four-foot sign height meets Code.

The sign will be relocated 36.5 feet east of the Tuller Road entrance drive within a utility easement. An easement encroachment agreement from the City will be required.

- **Sign B:** The proposed modifications to Sign B include replacing the existing sign panels with new aluminum panels that utilize the same color scheme as Sign A. The height, square footage, and location of the existing sign are unchanged.

Code requires signs to be located eight feet from any right-of-way or property boundary. Due to a siting error when this sign was originally installed in 1989, the existing I-270 ground sign is located five feet from the northern property line. The applicant is not proposing to move the sign and intends to use the existing base.

- **Sign C:** The proposed wall sign is 10 square feet and is composed of individual 1.5-inch thick fabricated aluminum letters painted Satin White (SW 7006 *Extra White*). The proposed sign utilizes the same Celtic-style font as the two proposed monument signs, and a green shamrock (painted to match PMS #3425) has been included to match Sign A. The proposed sign is externally illuminated and will be flush mounted to the wall.

## **SECTION II – REVIEW STANDARDS:**

### **Corridor Development District**

The Planning and Zoning Commission is responsible for reviewing all site plans, exterior construction, building additions and modifications within the Corridor Development District overlay under the provisions of Code Section 153.115. An amendment to the Corridor Development District Ordinance was approved by City Council on May 16, 2005 to add signs to the items the Planning and Zoning Commission is to review. The Planning Commission is to make a recommendation within 30 days. If the application is disapproved, the Commission should state its reasons for doing so. A disapproval or approval with modifications may be appealed to the Board of Zoning Appeals in accordance with the provisions of Section 153.235.

### **Evaluation and Recommendation based on Corridor Development District Criteria**

Section 153.115(D)(2) of the Code identifies criteria for the review and approval of modifications within the Corridor Development District. Following is an evaluation by Planning based on those criteria. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

*Signage. Sign material, shape, color and illumination shall be indicated and consistent with the Dublin Sign Code and other signage in the area. The signage shall take into account architectural style, general design, arrangement, texture, material and color so that the image of Dublin is maintained as a quality community. Evaluation of the appearance of a project shall be based on the quality of its design and its relationship to its surroundings.*

**Criteria met:** The proposed sign modifications are consistent with the Code and are generally compatible with other signs in the area. The combined area of the three proposed signs is 64.75 square feet, which meets the maximum 66.6-square-foot condition of the variance.

**SECTION III – RECOMMENDATION: Approval.**

**Corridor Development District Sign**

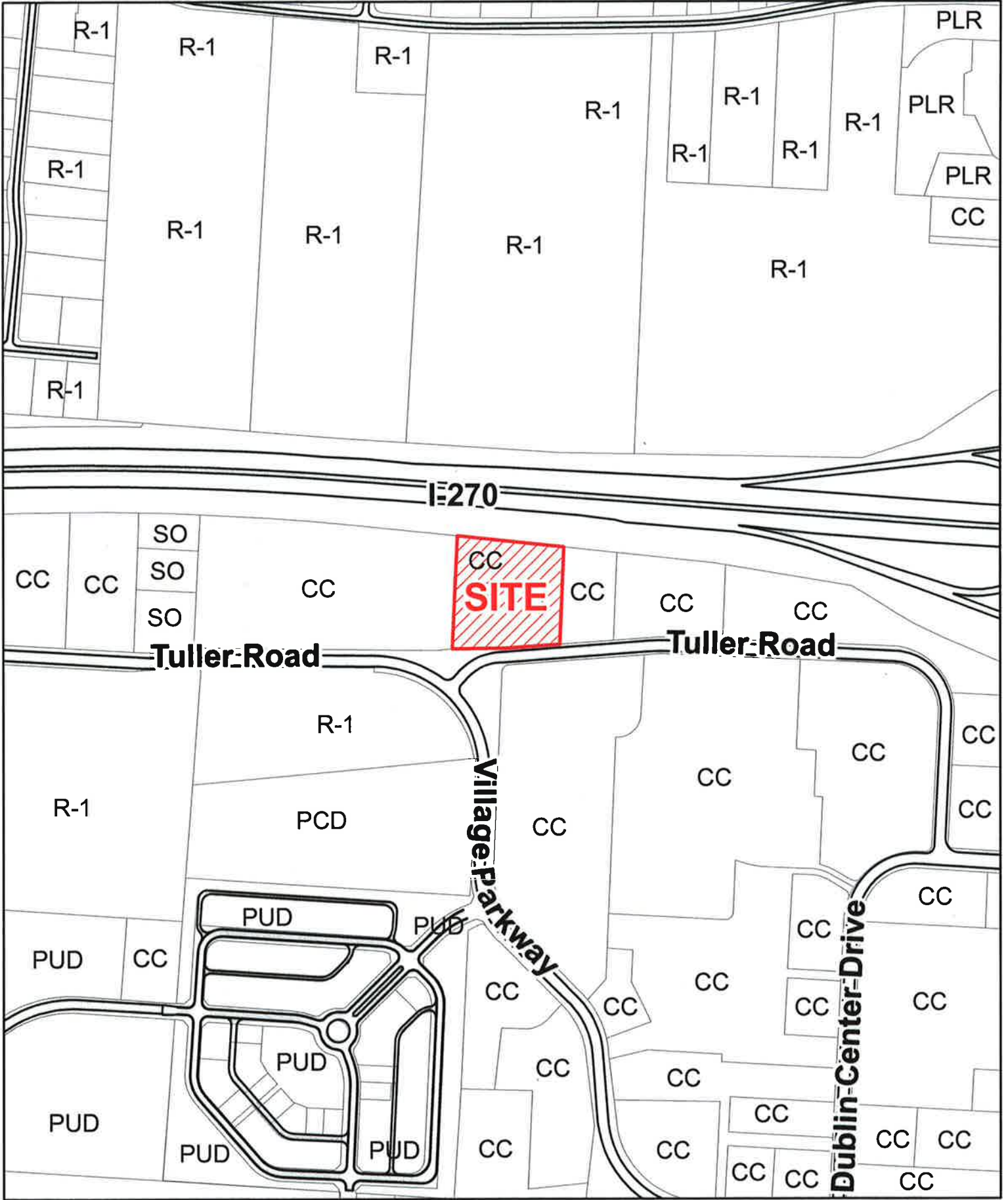
In Planning's opinion, this proposal complies with the Corridor Development District Sign review criteria and the existing development standards within the area. Planning recommends approval of this request.

## Corridor Development District Sign Review

### **Review Criteria:**

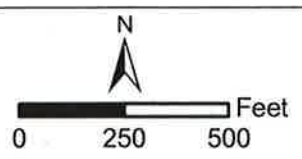
Section 153.115(D)(2) of the Code identifies criteria for the review and approval of modifications within the Corridor Development District.

(h) *Signage*. Sign material, shape, color and illumination shall be indicated and consistent with the Dublin Sign Code and other signage in the area. The signage shall take into account architectural style, general design, arrangement, texture, material and color so that the image of Dublin is maintained as a quality community. Evaluation of the appearance of a project shall be based on the quality of its design and its relationship to its surroundings.



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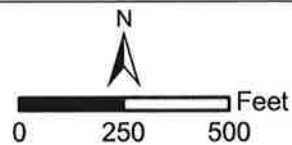
08-050CDDS  
 Corridor Development District Sign Review  
 Chase Suites Hotel  
 4130 Tuller Road



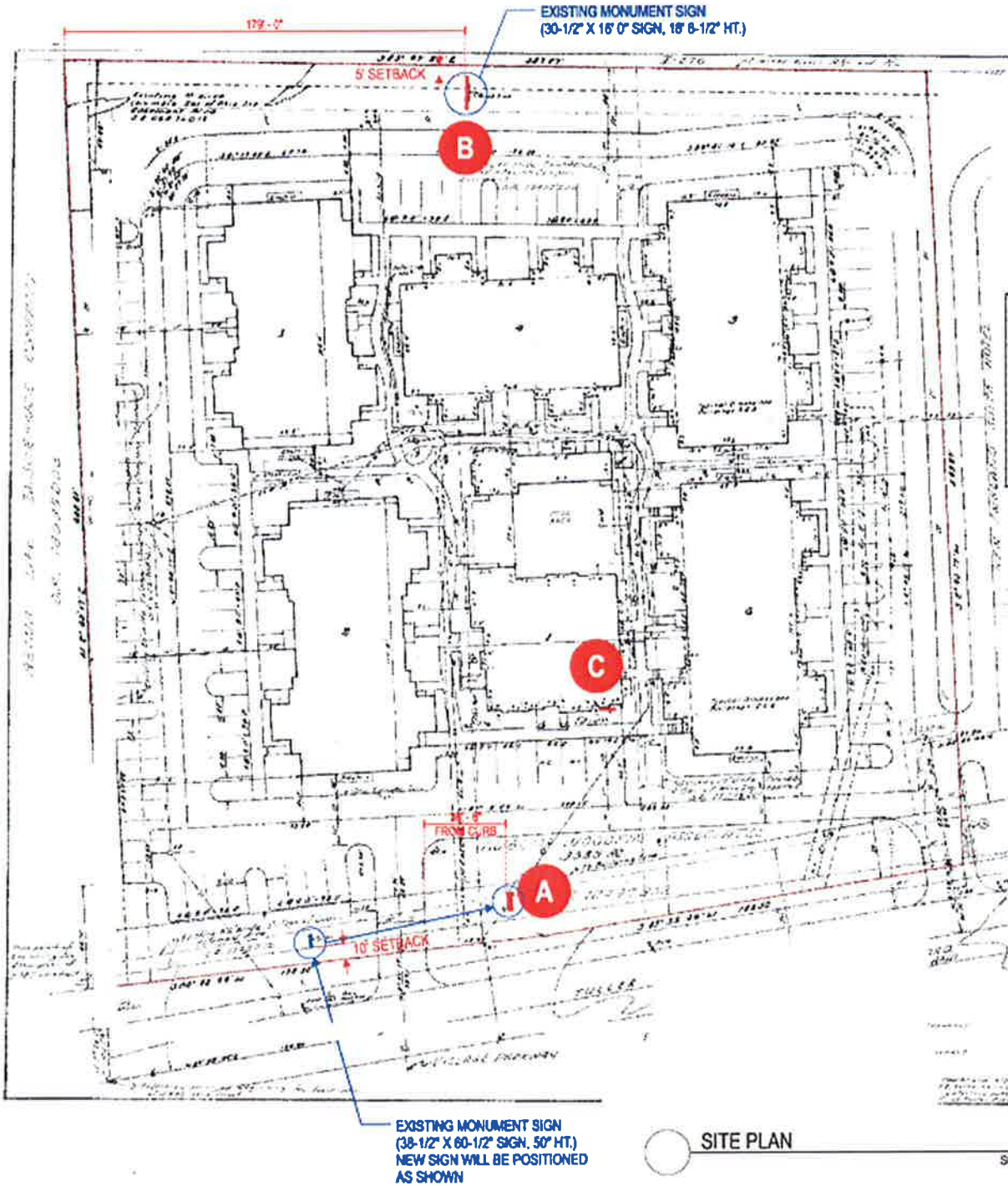


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## Development Context



# PROPOSED SIGN PLAN



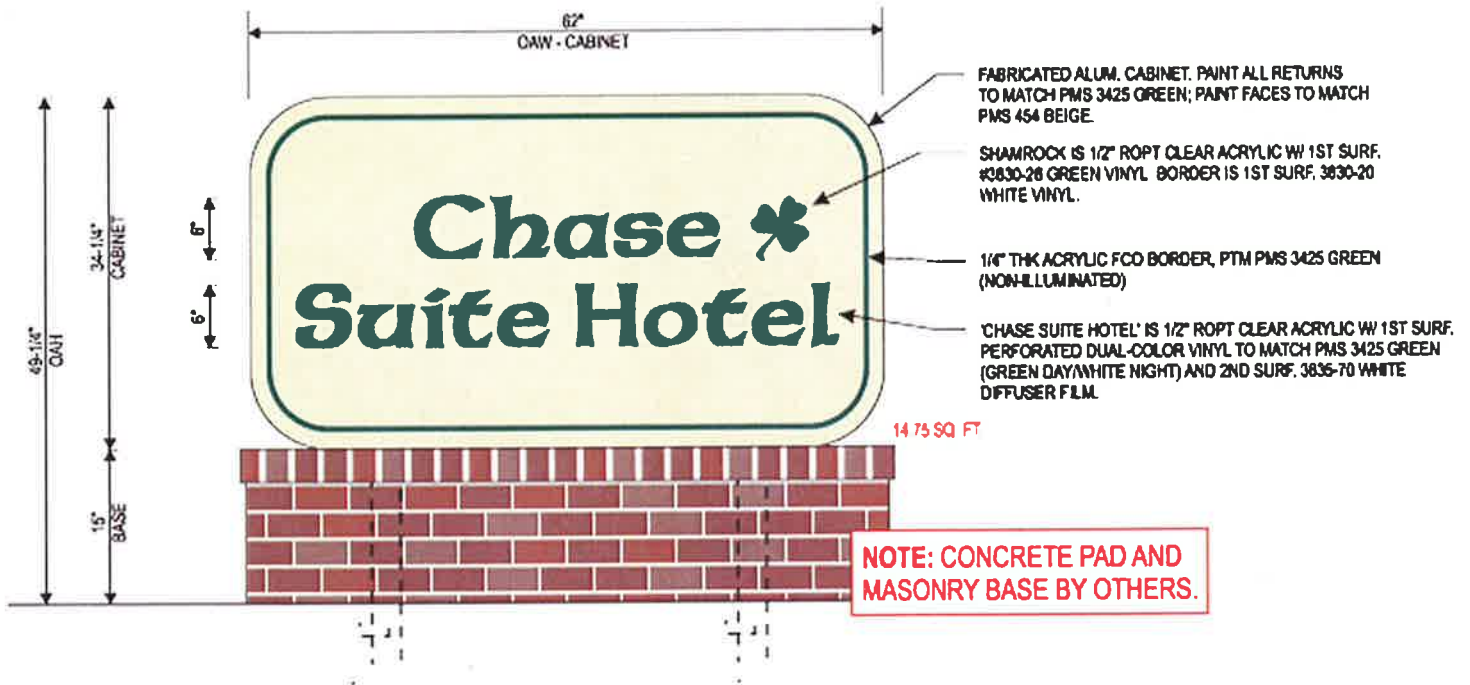
# EXISTING SIGN A

REMOVE AND DISPOSE OF EXISTING SIGN



EXISTING CONDITION

# PROPOSED SIGN A



# EXISTING SIGN B

REMOVE AND DISPOSE OF EXISTING SIGN FACES



EXISTING CONDITION

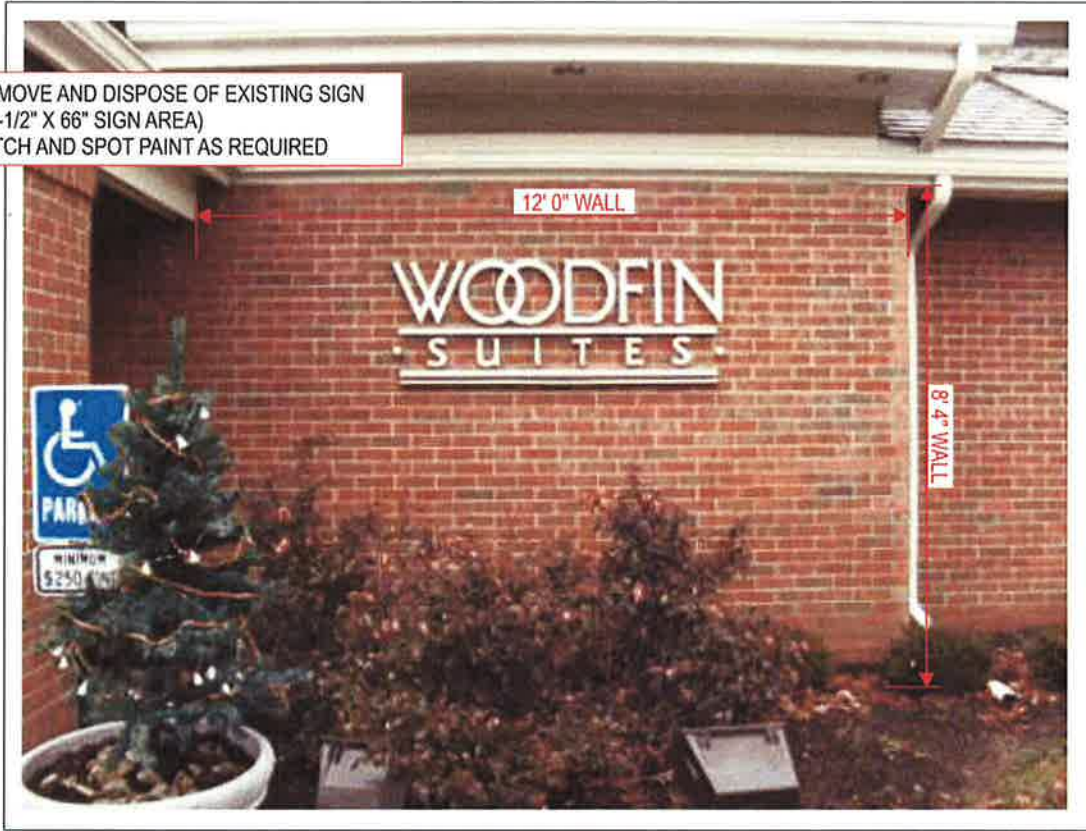
# PROPOSED SIGN B



PROPOSED CONDITION

# EXISTING SIGN C

REMOVE AND DISPOSE OF EXISTING SIGN  
(24-1/2" X 66" SIGN AREA)  
PATCH AND SPOT PAINT AS REQUIRED



EXISTING CONDITION

# PROPOSED SIGN C



PROPOSED CONDITION

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