

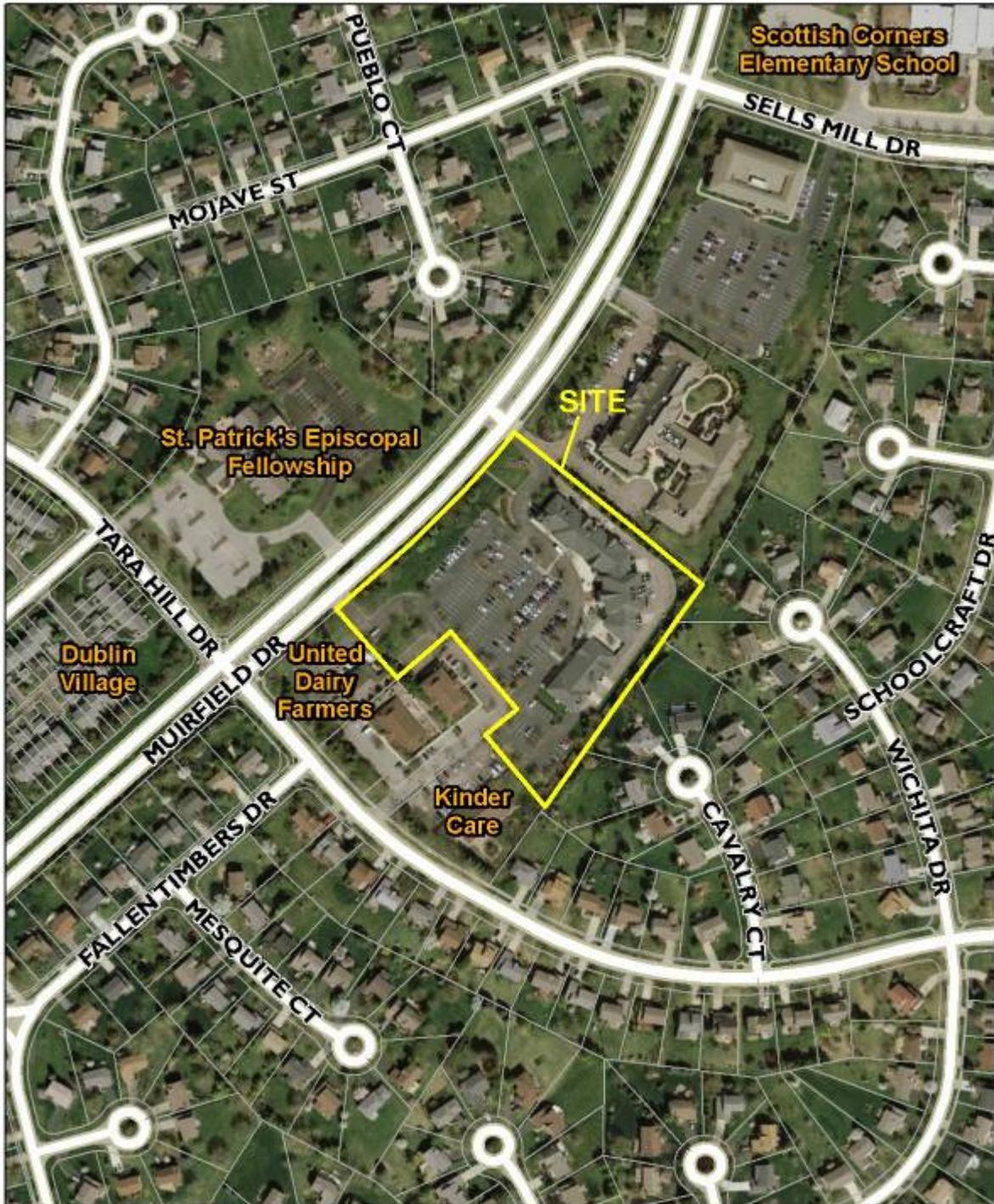
Planning Report

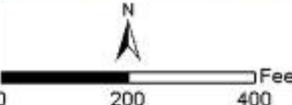
Thursday, November 1, 2012

Indian Run Meadows Planned District Shoppes at Athenry – Center Identification Sign

Case Summary

Agenda Item	3
Case Number	12-075AFDP
Site Location	7106 Muirfield Drive On the east side of Avery-Muirfield Drive approximately 500 feet north of the intersection with Tara Hill Drive.
Proposal	A new ground sign for an existing retail center within the Indian Run Meadows Planned Unit Development located on the east side of Muirfield Drive north of the intersection with Tara Hill Drive.
Requests	Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.
Applicant	Patrick Kelley; represented by, Michael Kelley.
Case Manager	Claudia D. Husak, AICP Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	<p>In Planning's analysis the proposal complies with all applicable review criteria and the existing development standards and recommends approval of the amended final development plan with two conditions.</p> <p>Conditions</p> <ol style="list-style-type: none">1) That the sign height be lowered to six feet to better fit within the character of the surroundings; and,2) That one of the salon signs be removed from the tower element prior to the issuance of a sign permit for the ground sign.



 <p>City of Dublin Land Use and Long Range Planning</p>	<p>12-075AFDP Amended Final Development Plan Shoppes at Athenry 7106-7196 Muirfield Drive</p>	 <p>0 200 400 Feet</p>
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Facts	
Site Area	4.91-acre site, 26,400-square-foot shopping center.
Zoning	PUD, Planned Unit Development (Indian Run Meadows plan).
Surrounding Zoning	<p>North: PUD; Emerald Crossings Retirement Home in the Indian Run Meadows PUD</p> <p>South: PUD; Outparcels within The Shoppes of Athenry including United Dairy Farmers and Kinder Care.</p> <p>East: PUD; Single Family homes in the Indian Run Meadows PUD.</p> <p>West: PUD; St. Patrick's Episcopal Fellowship in the Indian Run Meadows PUD.</p>
Site Features	<ul style="list-style-type: none"> • No significant topography. • Developed with a shopping center and associated parking.
Development Background	<ul style="list-style-type: none"> • The Shoppes of Athenry have two buildings forming an L-shape connected by an open space. The shopping center building is in the northeastern portion of the site and parking is in front of the shops. The center has two shared curb cuts along Muirfield Drive. A service drive provides access to the service area to the rear of the buildings. • The site has 469 feet of frontage on Muirfield Drive, and the rear boundary line abuts single-family lots on Wichita Court and Cavalry Court in the Indian Run Meadows subdivision. • There are two center identification wall sign on a tower elements facing Muirfield Drive to the west and the parking lot to the south. Both are to be removed as part of this application. • There are also two signs for a salon installed beneath the shopping center identification signs. Code allows one sign for this tenant space and one of the two signs will have to be removed prior to the issuance of a sign permit for the center identification sign.
Development History	<ul style="list-style-type: none"> • 1978 PUD zoning approved • 1984 revised preliminary development plan approved • 1986 revised preliminary development plan approved • June 5, 1997: final development plan for a 26,400-square-foot shopping center approved • April 15, 1999: conditional use for a patio tabled (Case 99-026CU) • September 16, 1999: conditional use for a patio withdrawn by applicant after a short Commission discussion (Case 99-026CU) • November 10, 2005: conditional use for a patio tabled (Case 05-154CU) • October 11, 2007: amended final development plan for a 2,400-square-foot outparcel denied (Case 07-029AFDP) • January 19, 2006: conditional use for a patio denied (Case 05-154CU) • July 8, 2010: informal review of patio in front of the restaurant (Case 10-025INF) • April 12, 2012: combined rezoning with preliminary development plan and final development plan for a patio for Mary Kelley's approved by the Commission • May 21, 2012: Council approval of rezoning ordinance for Mary Kelley's patio

Details	Amended Final Development Plan
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Proposal	<p>The proposal includes:</p> <ul style="list-style-type: none"> • The removal of two existing center identification wall signs • A new center identification ground sign along the Muirfield Drive frontage, south of the entrance walk to the shopping center • Landscaping around the base of the sign
Sign Details	<p><i>Sign Design</i></p> <p>The proposed sign consists of a limestone base with one limestone column and a rectangular, aluminum sign cabinet resting on the base. Halo-lit channel letters reading "Shops on Muirfield" are proposed to be painted black and the cabinet will be painted biscuit beige. The materials are consistent with the development text.</p> <p><i>Sign Dimensions</i></p> <p>As the PUD text for Indian Run meadows does not include sign size requirements the regulations in the Zoning Code apply. Code permits a Joint Identification Sign at a maximum height of 15 feet and a maximum size of 80 square feet. The proposed sign is seven feet tall, with a four-foot sign cabinet atop a three-foot tall stone base. The sign cabinet is 34 square feet. Many of the signs approved by the City in similar situations near residential areas tend to be at six feet. Surrounding signs (Kinder Care and UDF) are approximately four feet tall. Considering the proposed sign is a joint identification sign for a shopping center and not for a single tenant building, Planning recommends the sign be revised to a maximum height of six feet.</p>
Landscaping	Code requires landscaping at the base of a ground sign. The landscape plan for the sign indicates Green Mountain boxwoods next to the pillar and a mix of roses and salvia to add color and dimension to the landscaping.

Analysis	Amended Final Development Plan
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Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
<p>1) <i>Consistency with the preliminary development plan.</i></p> <p>Conditions 1</p>	<p>Criterion met with condition: The proposed sign design is consistent with the neutral color scheme associated with the building design and meets the size restrictions of the Zoning Code. Planning recommends the sign height be lowered to six feet to better fit within the character of the surroundings.</p>
<p>2) <i>Traffic and pedestrian safety</i></p>	<p>Criterion met: The sign will be required to be located eight feet from the right-of-way, which also will provide adequate distance between the bikepath and the sign.</p>
<p>3) <i>Adequate public</i></p>	<p>Criterion met: Not applicable.</p>

Analysis	Amended Final Development Plan
<i>services and open space</i>	
4) <i>Protection of natural features and resources</i>	Criterion met: Not applicable.
5) <i>Adequacy of lighting</i>	Criterion met: The halo-lit letters provide adequate lighting for identification purposes.
6) <i>Signs consistent with preliminary development plan</i>	Criterion met: The salon in the tenant space at the tower element in the northwest portion of the building illegally installed two tenant wall signs beneath the existing Shoppes at Athenry center identification signs. The plans show the center identification signs will be removed as part of this application. One of the salon signs must also be removed to meet Code.
7) <i>Appropriate landscaping to enhance, buffer, & soften the building and site.</i>	Criterion met: The proposed sign base landscaping meets Code.
8) <i>Compliant stormwater management</i>	Criterion met: No applicable.
9) <i>All phases comply with the previous criteria.</i>	Criterion met: No applicable.
10) <i>Compliance with other laws & regulations.</i>	Criterion met: No applicable.

Recommendation	Amended Final Development Plan
Approval	In Planning's analysis, this proposal complies with the proposed development text and preliminary development plan, the final development plan criteria and existing development in the area. Planning recommends approval of this request with two conditions.
Conditions	<ol style="list-style-type: none"> 1) That the sign height be lowered to six feet to better fit within the character of the surroundings; and, 2) That one of the salon signs be removed from the tower element prior to the issuance of a sign permit for the ground sign.

AMENDED FINAL DEVELOPMENT PLAN CRITERIA

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.