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City of Dublin Planning and Zoning Commission

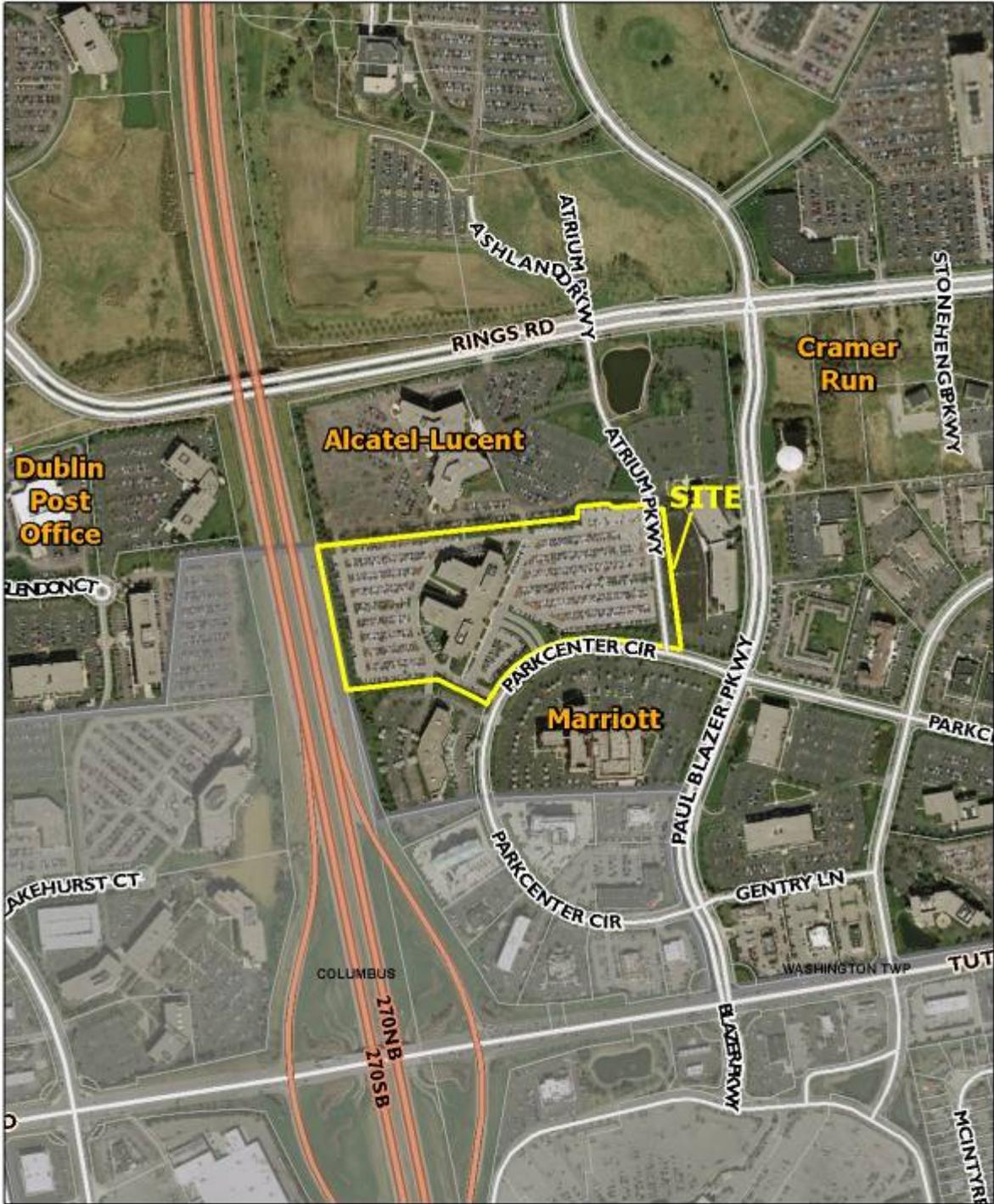
Planning Report

Thursday, February 7, 2013

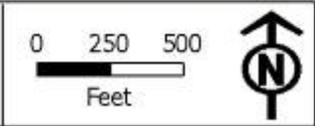
Tuttle I-270, Subarea A - Nationwide Signs

Case Summary

Agenda Item	1
Case Number	13-001AFDP
Proposal	Replacement of an existing ground sign for the Nationwide office building within Subarea A of the Tuttle I-270 Planned Unit Development District.
Request	Review and approval of an amended final development plan application under the provisions of Zoning Code Section 153.050.
Site Location	5525 Parkcenter Circle North side of Parkcenter Circle, west of the intersection of Paul Blazer Parkway.
Owner/Applicant	DP Parkcenter Circle LLC.
Representative	Stanley Young III.
Case Manager	Jennifer Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us
Planning Recommendation	<p><u>Approval of a Minor Text Modification</u></p> <p>Approval of a minor modification to the development text allowing the secondary image to exceed the 20 percent of the permitted sign area. The requested modification is to modify the development text to permit secondary image size at 25 percent of the maximum permitted sign area within Subarea A of the Tuttle I-270 PCD.</p> <p><u>Approval of the Amended Final Development Plan</u></p> <p>In Planning's analysis, this proposal complies with Code, as modified the amended final development plan criteria and existing development in the area and approval is recommended with no conditions.</p>



13-001AFDP
Amended Final Development Plan
Tuttle I-270 PUD - Nationwide
5525 Parkcenter Circle



Facts	
Site Area	18.1 acres
Zoning	PCD, Planned Commerce District (Tuttle I-270 plan)
Surrounding Zoning	North: PUD, Planned Unit Development (Atrium II plan) East: PCD, Planned Commerce District (Tuttle Crossing plan) South: PUD, Planned Commerce Development (Tuttle I-270 plan) West: Interstate 270
Site Features	<ul style="list-style-type: none"> • Two, five story buildings of approximately 325,000 square feet connected by a glass atrium (Atrium I) • Two large parking areas located at front and rear of the building. • Access from Parkcenter Circle and two internal drives between the sites located to the north and south.
Case Background	<p>1995 City Council approved Ordinance 102-95 on December 18, 1995, rezoning 34.4 acres to the Tuttle I-270PCD.</p> <p>The Planning and Zoning Commission approved a development plan for the construction of two, five-story office buildings with an atrium connector on June 15, 1995.</p>

Details	Amended Final Development Plan
Proposal	The applicant is proposing to replace the existing ground sign located along Parkcenter Circle with a new ground sign to match the corporate branding and the existing ground sign along I-270.
Code Requirements	The approved development text does not address signs for this site, the requirements default to the sign provision of the Zoning Code. Code permits one wall or ground sign for this site with a maximum area of 50 square feet and 15-foot height. An additional sign is permitted along the Interstate 270 frontage (no modifications are proposed to the I-270 sign as part of this application).

Details		Amended Final Development Plan
Sign Details	<p>The proposed sign consists of a blue rectangular sign cabinet to reflect the Nationwide logo and is mounted on a 3-foot tall base with stone tiles. The sign contains embossed white "Nationwide" letters on the bottom portion of the internally illuminated cabinet. The proposed sign height is 10 feet, which meets Code.</p> <p>The overall sign cabinet area is 43 square feet when measured as a solid rectangular cabinet. However, the cabinet is designed as the company's logo, which is considered the secondary image. The secondary image area is calculated at 14 square feet with the Nationwide copy and the open area in the center of the sign removed. Code limits secondary images to 20 percent of permitted sign area or to 10 square feet in this case. The applicant is requesting a text modification to exceed the maximum area permitted for secondary images by 5%.</p>	
Sign Location	<p>The existing sign is located within the landscape island in the center of the entrance drive off Parkcenter Circle. The proposed sign is located 10 feet from the Parkcenter Circle right-of-way. The sign is proposed within an existing sanitary sewer easement and the applicant is working with Engineering to execute an easement encroachment agreement.</p>	

Analysis		Minor Text Modification
Process	<p>Code Section 153.053(E)(2)(b)4b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the appropriate provisions are satisfied (full text of criteria attached). The requested modification is:</p> <p>To modify the development text to permit the secondary image size at 25 percent of the maximum permitted sign area within Subarea A of the Tuttle I-270 PCD.</p>	

Recommendation		Minor Text Modification
Approval	<p>Planning supports the minor modification to the development text allowing the secondary image size to exceed the 20 percent requirement because the overall sign area and sign height is within Code.</p>	

Analysis		Amended Final Development Plan
Amended Final Development Plan	<p>Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.</p>	

Analysis		Amended Final Development Plan
1. <i>Consistency with the approved preliminary development plan.</i> Text Modification	Criterion met with text modification: This proposal meets the Code regarding area, height, color and location for office signs.	
2. <i>Traffic and pedestrian safety</i>	Criterion met: Not applicable.	
3. <i>Adequate public services and open space</i>	Criterion met: Not applicable.	
4. <i>Protection of natural features and resources</i>	Criterion met: Not applicable.	
5. <i>Adequacy of lighting</i>	Criterion met: No modifications are proposed.	
6. <i>Proposed signs are consistent with approved preliminary development plan</i>	Criterion met: This proposal meets Code regarding the area, height, color, location for office signs.	
7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i>	Criterion met: The proposed landscape material meets Code, to screen the base of the sign.	
8. <i>Compliant stormwater management</i>	Criterion met: Not applicable.	
9. <i>All phases (if applicable) comply with the previous criteria.</i>	Criterion met: Not applicable.	
10. <i>Compliance with all other laws and regulations.</i>	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.	

Recommendation		Amended Final Development Plan
Approval	Based on Planning's analysis, the proposed ground sign is consistent with Code and the amended final development plan requirements with the approved minor text modification. Planning recommends approval for this proposal with no conditions.	

AMENDED FINAL DEVELOPMENT PLAN REVIEW 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.

MINOR TEXT MODIFICATION (Section 153.053(E)(2)(b)4,b)

4. Compliance with the preliminary development plan. In reviewing the application, the Planning and Zoning Commission shall determine if the final development plan substantially complies with all specific requirements, the purposes, intent and basic objectives of the preliminary development plan, and any commitments made or conditions agreed to with the adoption of the preliminary development plan and if it represents an expansion and delineation of the approved preliminary development plan.
 - a. Planning and Zoning Commission may determine that the proposed plan complies with the preliminary development plan and may proceed to review the Final Development Plan in accordance with the procedures of this section.
 - b. The Planning and Zoning Commission may, in reviewing the final development plan, approve a modification of a provision of the development standards text if they determine that all of the following provisions are satisfied:

- (i) The Planning and Zoning Commission determines that, for this PD, the code compliance is not needed in order to ensure that the PD is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
 - (ii) Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
 - (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
 - (iv) The principles of § 153.052(B) are achieved; and
 - (v) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.
- c. Any proposed modification to a preliminary development plan that fails to meet the above criteria shall require a zoning amendment to the preliminary development plan according to § 153.234.