



Planning and Zoning Commission

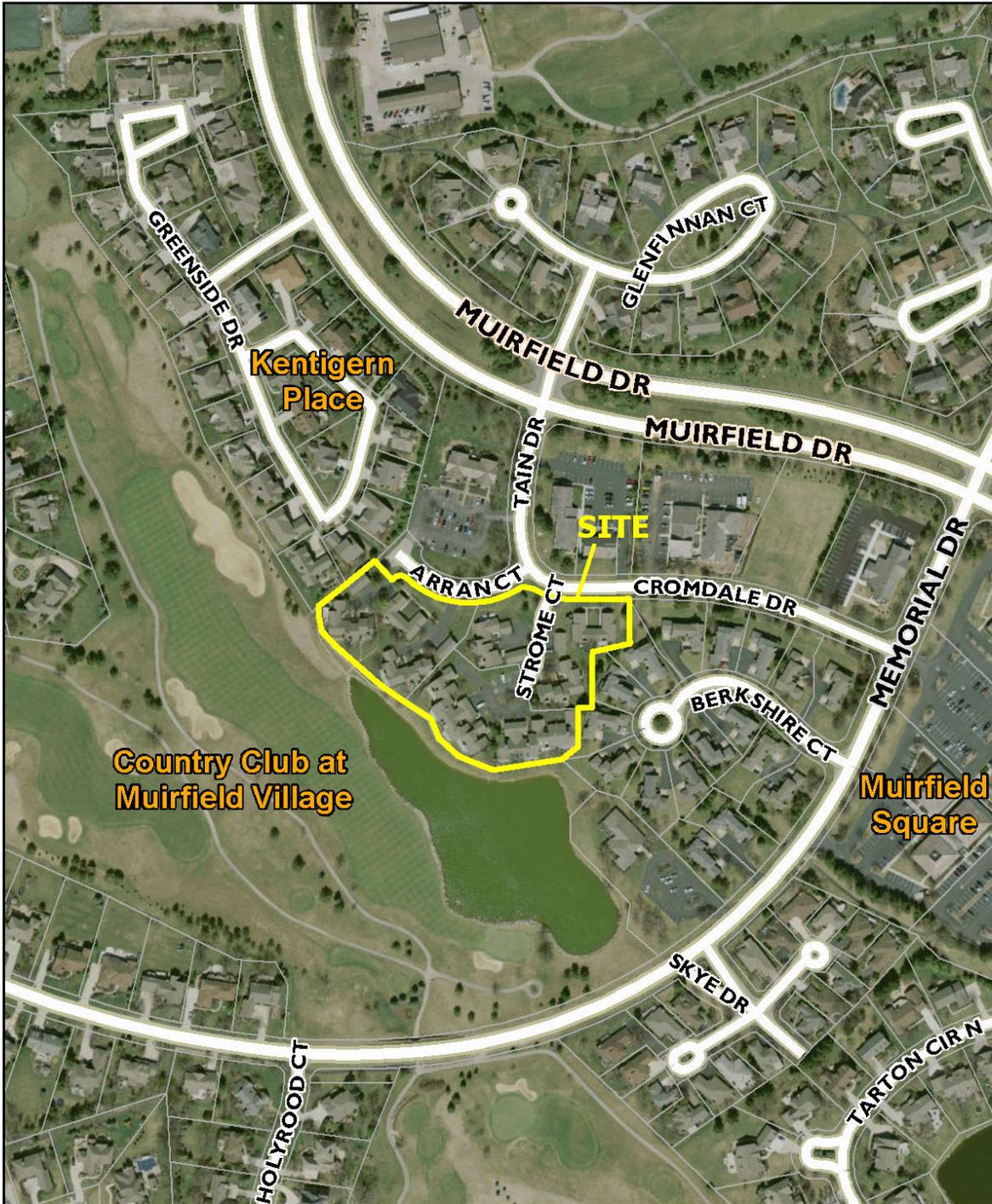
Planning Report

September 19, 2013

Lochslee at Muirfield – Entry Feature

Case Summary

Agenda Item	1
Case Number	13-092AFDP
Proposal	Installation of a new entry feature sign and associated landscaping for the Lochslee at Muirfield subdivision.
Request	Amended Final Development Plan Review and approval of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.
Site Location	Arran Court & Tain Drive The site is located on the south side of the intersection of Arran Court and Tain Drive.
Applicant	Kathy Faust, Lochslee at Muirfield Homeowners Association.
Case Manager	Rachel S. Ray, AICP, Planner II (614) 410-4656 rray@dublin.oh.us
Planning Recommendation	<u>Approval of the Amended Final Development Plan</u> Planning recommends approval of the proposal as it complies with amended final development plan review criteria and the development standards within the area with the conditions listed below. <ol style="list-style-type: none">1. That the applicant submit a survey showing the proposed entry feature sign outside of the sanitary sewer easement, or that the sign be field located by a surveyor outside of the easement subject to approval by the City Engineer; and2. That the lighting be fully screened by the landscaping in front of the sign.



 <p>City of Dublin</p>	<p>13-092AFDP Amended Final Development Plan Lochslee at Muirfield - Entry Feature Arran Court & Tain Drive</p>	<p>0 150 300 Feet</p> 
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Facts	
Site Area	1.25-acre parcel (also containing condominium buildings in Phase II of the Lochslee at Muirfield development)
Zoning	PUD, Planned Unit Development District (Muirfield Village PUD)
Surrounding Zoning and Uses	All immediately adjacent sites to north, east, west, and south are zoned PUD within Muirfield Village. Phases I and III of the Lochslee at Muirfield development are located on parcels to the west and south, respectively, and the Berkshire Commons condominium development is located to the east. Office buildings are located to the north of the site, north of Arran Court and Cromdale Drive.
Site Features	<ul style="list-style-type: none"> • Tain Drive off Muirfield Drive provides the primary access to the Lochslee at Muirfield condominium development. • Tain Drive intersects with Cromdale Drive and Arran Court, with private driveways including Strome Court providing access to the individual condominium units. • The existing Lochslee at Muirfield entry feature is located at the intersection of these streets, providing visibility to visitors arriving from Tain Drive as well as Cromdale Drive. • The existing development sign is set back approximately 17 feet from the right-of-way and is constructed of wood with white painted lettering. The existing non-illuminated sign is framed by several shrubs and low landscaping.
Case Background	The first phase of the Lochslee at Muirfield condominium community was platted in 1981. Phases II and III of the development received final development plan approval from the Planning and Zoning Commission on November 9, 1983.

Details Amended Final Development Plan	
Plan Overview	The amended final development plan for this application includes the installation of a new entry feature, including a new sign, landscaping, and lighting. Existing landscape material will be removed as part of the proposal.
Sign	<p>Since there are no specific requirements for signs for this subdivision, the Zoning Code provisions for residential entry feature signs apply. Code permits entry feature signs for subdivisions provided they consist entirely of natural materials on all sides, are limited to a maximum height of six feet and 20 square feet in area, will not interfere with safe pedestrian and vehicular movement, and be located outside of any right-of-way.</p> <p>The proposal is for a 9.9-square-foot, 5-foot tall (40 inches to the top of the sign face) masonry ground sign within a landscape bed. The sign includes routed lettering on a limestone face, framed by stone piers ("Ottawa Stone") capped with limestone on each side of the sign face. The "H" shaped sign will have a 13-inch space beneath the sign face. All Code requirements have been met with this proposal.</p>
Landscaping	The proposal includes use a mixture of Knock Out roses and Gold Mop cypress to the sides of the sign, and Broadmoor Juniper and catmint in front of the sign. Three new Norway spruces are proposed behind the sign, and four new ornamental pear trees are also proposed in the same common area where the proposed sign is located. Low-watt (50 Watt) ground-mounted light fixtures are

Details		Amended Final Development Plan
		proposed in the landscape bed in front of the sign.
Sign Location		<p>The applicant is proposing to locate the new sign and landscaping in the same location as the existing sign, shown on the plans.</p> <p>There is a sanitary sewer easement that varies in width between 15-20-foot that is located behind the various rights-of-way adjacent to this area, in which the existing sign and landscape bed are located. The proposed sign will need to be installed outside of the sanitary sewer easement, which will require the entry feature to be relocated approximately five feet farther back from its current location. The new location is to be determined after a surveyor has staked the easement location in the field, subject to approval by the City Engineer.</p>

Analysis		Amended Final Development Plan
Process		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.
1) Consistency with the approved preliminary development plan.		<i>Criterion met:</i> The proposed sign meets all applicable Zoning Code regulations and is appropriate to the neighborhood.
2) Traffic & pedestrian safety		<i>Criterion met:</i> No sight distance issues have been identified.
3) Adequate public services & open space <i>Condition 1</i>		<i>Criterion met with condition:</i> The proposed sign is located within a sanitary sewer easement that varies in width between 15-20-foot. The applicant will be required to submit a survey showing the proposed entry feature sign outside of the sanitary sewer easement, or field located subject by a surveyor to approval by the City Engineer.
4) Protection of natural features & resources		<i>Criterion met:</i> No tree removal is proposed with this application.
5) Adequacy of lighting		<i>Criterion met:</i> Low-level light fixtures are proposed in front of the ground sign to improve the sign's visibility at night.
6) Signs consistent with preliminary development plan		<i>Criterion met:</i> The proposed sign meets all applicable Zoning Code regulations for residential entry feature signs and is in keeping with the character of the surrounding neighborhood.
7) Appropriate landscaping to enhance, buffer, & soften the building and site <i>Condition 2</i>		<i>Criterion met with condition:</i> The proposed landscape plan is appropriate to the proposal. Planning recommends a condition that the lighting be fully screened by the landscaping in front of the sign.
8) Compliant stormwater management		<i>Criterion met:</i> The proposal does not alter or require additional stormwater management measures.

Analysis		Amended Final Development Plan
9) All phases comply with the previous criteria	Not applicable	
10) Compliance with other laws & regulations	<i>Criterion met:</i> The proposal complies with all applicable regulations.	

Recommendation		Amended Final Development Plan
Approval	Planning recommends approval of the proposal as it complies with amended final development plan review criteria and the development standards within the area with the conditions listed below.	
Conditions	<ol style="list-style-type: none">1) That the applicant submit a survey showing the proposed entry feature sign outside of the sanitary sewer easement, or that the sign be field located by a surveyor outside of the easement subject to approval by the City Engineer; and2) That the lighting be fully screened by the landscaping in front of the sign.	

AMENDED FINAL DEVELOPMENT PLAN

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Amended/Final Development Plan (Commission approves/denies).**

The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that the updated standards would not cause undue hardship.

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.