

Site Plan Review/Master Sign Plan Preliminary Plat/Final Plat

14-047BSC-SP/MSP/PP/FP – BSC Office District

State Bank – West Dublin-Granville Road and Shamrock Boulevard

This is a request to construct an 11,530-square-foot Loft building for State Bank with a retail banking facility, a drive-through kiosk and associated site improvements. This proposal also includes the subdivision of one 2.8-acre lot into two lots.

This is a request for review and recommendation of approval for a Bridge Street District Site Plan Review under the provisions of Zoning Code Section 153.066 and a Bridge Street District Master Sign Plan in accordance with Zoning Code Section 153.065(H) for a wall sign that is more than 14 inches from a wall.

This is also a request for review and recommendation of approval to City Council for a Preliminary Plat and a Final Plat under the provisions of the Subdivision Regulations.

Date of Application Acceptance

Friday, May 23, 2014

Date of ART Recommendation

Thursday, June 12, 2014

Date of Planning & Zoning Commission Determination

Thursday, June 19, 2014

Case Managers

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PART I: Application Overview

<i>Zoning District</i>	BSC Office District
<i>Review Type</i>	Site Plan Review
<i>Development Proposal</i>	11,530-square-foot building and associated site improvements on a 1.246-acre site
<i>Use</i>	Bank; Office, General – Permitted Uses in BSC Office District Drive-Through – Conditional Use in BSC Office District for banks (approved by the Planning and Zoning Commission on February 20, 2014)
<i>Building Type</i>	Loft Building
<i>Approved Site Plan Waivers</i>	<u>Approved by the Planning and Zoning Commission on February 20, 2014</u> Code Section 153.059(C)(4)(c)6 – A reduction in side yard setback for the drive-through speakers from 25 feet to approximately 10 feet. Code Section 153.062(O)(4)(d)3 – Only one door on the front (south) and rear (north) façades of the building, where two each are required.
<i>Proposed Site Plan Waivers</i>	Code Section 153.065(D)(3)(c) – A request to waive the structural soil requirement in trenches along Banker Drive. Code Section 153.065(D)(5)(c)2.A – A request to waive the requirement to install structural soil in and around the parking lot islands. Code Section 153.062(O)(4)(a) – Siting the building outside of the Required Building Zone 16-19 feet from the right-of-way, where 0-15 is required). Code Section 153.062(O)(4)(d)4 – Vertical façade divisions exceeding 40 feet on two elevations (east and west).
<i>Property Owner</i>	The State Bank and Trust Company
<i>Applicant</i>	David Homoelle, State Bank
<i>Representative</i>	Ross Sanford, Lincoln Construction
<i>Case Managers</i>	Gary Gunderman, Planning Manager (614) 410-4682 gunderman@dublin.oh.us; and Rachel Ray, AICP, Planner II (614) 410-4656 rray@dublin.oh.us

Application Review Procedure: Site Plan Review

Site Plan Review is required for any development application within the BSC districts, including those applications for which a Development Plan is required, with the exception of requests that meet the requirements for Minor Project Review. The purpose of the Site Plan Review is to confirm that the proposed development of an individual site and building is consistent with the BSC district regulations. The Site Plan Review process is intended as a review of the individual development regulations of §153.059 and §§153.062 through 153.065.

Prior to requesting a Site Plan Review from the Administrative Review Team, a Basic Plan Review with the Planning and Zoning Commission was required. The Commission's decision and conditions on the Basic Plan Review have been incorporated into the Site Plan Review application. Approval of the Site Plan Review includes assuring the dimensions of the parcel meet the lot size requirement for the applicable building type(s) and that the surrounding street network meets the applicable requirements of §§153.060 and 153.061.

Following acceptance of a complete application for Site Plan Review, the Administrative Review Team shall forward a recommendation to the Planning and Zoning Commission not more than 28 days from the receipt of a completed application. The Commission shall render a decision on the application not more than 14 days following the ART recommendation. As part of this review, the Commission shall render a decision on the requested Waivers and Master Sign Plan following recommendations from the Administrative Review Team.

This application includes requests for Site Plan Administrative Departures, which require review and determination by the Administrative Review Team.

Application Contents and Overview

Site Plan Review

The project elements reviewed as part of the Site Plan Review include the proposed use, building type details, site development details, and the provision of open spaces. The Site Plan Review will be completed by the Planning and Zoning Commission in accordance with the determination made during the Basic Plan review.

Project Background

Basic Plan Review

On January 14, 2014, the applicant filed a Basic Plan Review application (14-002BPR) for the Site Plan that was reviewed by the ART and approved by the Planning and Zoning Commission on February 20, 2014. The Planning and Zoning Commission approved requests by the applicant for Waivers to Code Section 153.059(C)(4)(c)6 – reducing the side yard setback for the drive-through speakers from 25 feet to approximately 10 feet; and Code Section 153.062(O)(4)(d)3 – allowing only one door on the front (south) and rear (north) façades of the building, where two each are required. Action was also taken to approve a conditional use for the drive-through use and a parking plan for the project.

Site Plan Review – Administrative Review Team Review and Recommendation

The Administrative Review Team (ART) made their recommendations to the Planning and Zoning Commission for this application on June 12, 2014. The ART discussed at length the requested Waiver concerning vertical façade divisions for the two side elevations (east and west façades) as required by Zoning Code Section 153.062(N)(4)(b)1 and 153.062(O)(4)(d)4. The Loft building type requires a vertical façade division meeting a requirement for a maximum of every 40 feet “to divide the surface of the façade into pedestrian-scaled increments appropriate to the architectural character of the building type.” The Code provides two examples of architectural elements – such as recesses or projections a minimum of 18 inches, or architectural elements a minimum of three inches in depth – to meet the requirement.

The east elevation has a 40-foot, 8-inch span before the wall plane changes by a depth of two feet, eight inches. For the east elevation, the requirement is exceeded by eight inches, and the ART determined that the applicant should modify the building design to meet the requirement of a maximum of 40 feet between vertical façade divisions.

The west elevation is 49 feet, 4 inches wide, with an eight-inch change in the plane of the elevation toward the center of the building. The requirement would be met if the change in plane was a minimum of 18 inches. Similarly, the ART determined that the applicant should modify the building design to meet the requirement.

A single Waiver request related to the vertical façade division requirement (for both elevations) has been forwarded to the Planning and Zoning Commission with a recommendation for disapproval from the ART. The ART forwarded recommendations of approval for all each of the other requests associated with this application, including the Site Plan Review, the other three Waivers, the Master Sign Plan, and the Preliminary and Final Plats.

The ART also discussed the use of decorative fluorescent wall lighting proposed adjacent to the building entrances on the north, south and west elevations. The exterior lighting requirements (Code Section 153.065(F)(9)(a)) allows decorative wall lighting, provided it does not exceed a specific lighting level. The requirement refers to LED and incandescent fixtures, but does not address fluorescent fixtures. The ART determined that the proposed light fixture and lighting level was reasonable and would result in an equal quality of development, and approved the proposed decorative lighting as an Administrative Departure.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

The proposal is the first significant step toward the development of the block between Shamrock Boulevard and David Road. Given its prominent location along West Dublin-Granville Road, this new Loft office building will set the tone for future adjacent development. The site, building, and open space designs are intended to serve as examples of desirable Bridge Street District development. This will be accomplished through adherence to the Code requirements and the recommended conditions.

Adherence to Zoning Code regulations. Refer to the ART Analysis and Determinations at the end of this report following the recommendations for an analysis of the applicable Code regulations. As part of the Site Plan approval process the applicant has requested additional Waivers for the building siting and the use of structural soils.

Parking Plan. A Parking Plan was approved with the Basic Plan that increased the maximum number of parking spaces required for this project and deferred some parking spaces. The proposed Site Plan dispenses with the deferred parking and includes all parking spaces for initial construction due to the overall changes to the site plan, including the reconfiguration of the drive-through and relocation of the dumpster.

Conditional Use. The proposed bank drive-through teller and ATM services that were approved with fewer stacking spaces provided. The applicant submitted information with the Basic Plan indicating that fewer than 20 cars per day are expected to use the drive-through given the bank's limited retail banking business and that the number of stacking spaces and the drive-through design are more than adequate for their needs.

The ART had some concerns regarding the potential of stacking for the drive-through teller position blocking access to the ATM lane. In response, the applicant revised the plan to show 8 stacking spaces, including a longer lane for the ATM lane. These lanes and stacking spaces still need to be demarcated with appropriate striping to clearly show travel paths.

Basic Plan Review. The following conditions were applied to the Planning and Zoning Commission’s approval of the Basic Site Plan Review.

Planning and Zoning Commission Conditions of Approval – Basic Plan Review	
Condition	Response
<p>1. That, as part of the Site Plan Review, the applicant address the Commission’s comments and provide additional details for:</p> <ul style="list-style-type: none"> a. The mid-block pedestrian way; b. The pocket plaza open space area; c. The perimeter buffer landscaping along the east property line adjacent to the drive-through; d. The street wall, showing a relationship to the principal building; and e. Other architectural, landscaping, and site development details noted in this report. 	<p>Met. The applicant has revised the application to remove the mid-block pedestrian way, which was not required by Code. The Pocket Plaza open space has been shown on the Final Plat. Appropriate Landscaping has been shown along the east property line. The street wall shown on the Basic Plan has been removed and only the wall in front of the Plaza remains which has a relationship to the principal building. Numerous other details have been changed in accordance with the Commission’s comments.</p>
<p>1. That the applicant subdivides the existing 2.85-acre parcel prior to building permitting, or seeks approval of a Waiver from the PZC for the front property line coverage requirement;</p>	<p>Met. The applicant has submitted a request to subdivide the parcel as part of the Site Plan Review.</p>
<p>2. That the applicant provide cross-access easements for future vehicular use areas to the east and west of the site as part of the subdivision of this lot prior to building permitting;</p>	<p>Met. The proposed plat shows cross-access easements for each portion of the parking lot planned to connect to future parking lots on adjacent lots.</p>
<p>3. That the applicant provide a legal description and exhibit for a portion of the sanitary sewer easement to be vacated, and that the easement is vacated prior to building permitting;</p>	<p>Met. The applicant has shown the sanitary sewer easement to be vacated on the Plat and this will be recorded prior to building permitting.</p>
<p>4. That the stacking lands associated with the drive-through are modified subject to Planning approval to accommodate appropriate stacking, ensuring that banking teller drive-through traffic does not block ATM traffic; and</p>	<p>Met. The actual pavement for stacking lanes have been modified to accommodate Planning concerns regarding stacking. Additional striping needs to be added to the plans to ensure that the lanes function as intended.</p>
<p>5. That the applicant addresses Engineering’s comments in this report.</p>	<p>Met. The applicant has addressed those issues in Engineering comments at the Basic Plan. Engineering has reviewed the Site Plan and compiled a revised list of comments for the Site Plan Review.</p>

Preliminary and Final Plat

Overview. The proposed preliminary plat establishes two developable lots with vehicular access from Banker Drive. Internal access will be provided from private driveways which may connect to other private driveways in the future. No new streets or public infrastructure are included in this plat. A new building for State Bank will occupy Lot 1. No development is proposed for Lot 2 with this application.

Plat Contents. The Subdivision Regulations, §152.018, have content requirements for preliminary plats. The requirements include general plat information, the detailed depiction of the existing site conditions, public street information, including street sections, and a tree preservation plan.

Plat Information. The proposed preliminary plat includes a required vicinity map showing the general location of the subdivision. The proposed plat name is Preliminary Plat State Bank - Dublin. All public streets are constructed. The applicant should revise the final plat to include the standard City of Dublin Title Block on the front page.

Grading & Utilities. The spot elevations shown are not labeled, which should be added prior to submitting for City Council review. Existing utility lines are included on the preliminary plat and final plat.

Open Space. Open space is required, with the proposed Pocket Plaza labeled as "Plaza Easement," which should be detailed with a note on the Final Plat.

Engineering

Comments by Engineering are from initial Plan submission most comments have been corrected on current submission.

Site Plan

- The pavement typical section should be revised to reflect the current Dublin Standard Drawings (Items 402 & 404 don't exist in the 2012 Columbus CMS as used).
- The proposed sign along Banker Drive is located within an easement. This will require an Easement Encroachment Agreement to be done with the sign permit.
- The existing asphalt bike path along SR 161 and concrete sidewalk along Banker and Shamrock should be labeled on the plans.
- Please indicate the location of the water meter.
- A size should be indicated on the sanitary sewer service. The service should be shown in the storm sewer profile between structures 1 and 2.
- Details will be needed for the construction of storm structure 1 (path repair and sidewalk closed signs).
- Regarding the stormwater management provisions:
 - The proposal is good example of incorporating a de-centralized system.
 - The grading plan does not clearly indicate where the curbs will be dropped to allow the water to flow into the bio-retention areas. The plans should be revised accordingly.
 - In the detail for the bio-retention basin, our guidance allows for a maximum of 3-inches of mulch, two different types of stone for the filter layer, and has details on the gravel layer at the bottom. Also, underdrains may be needed so that the basins do dry out. Their detail needs to be revised to reflect the guidance in the Stormwater Management Design Manual.
 - Calculations were not submitted for review. From the written descriptions and plans provided, it appears that they are on the right track to be in compliance.

Preliminary Plat

- There is a parcel reference at the intersection of David Road and 161 that seems to be incorrect

(second reference to Parcel 26WV seems wrong).

- No new public streets are being constructed with this project so typical sections are not needed nor are shown.
- The lot configuration seems appropriate.
- The note regarding the plaza does not mention that this area will be accessible by the public.
- The note regarding the sewer easement should be revised to indicate that the recording of the Final Plat will vacate the easement. Preliminary plats are not recorded.
- The 5772 SF label on the map needs clarification – is this the sewer easement vacation?
- There is line work along the SR 161 and Shamrock Blvd. frontage that is not labeled.
- Under Utility Providers, Dublin should be listed under Storm as well.

Final Plat

- The first City signature should be for the Director of Planning.
- The note with the Clerk of Council signature should be revised to remove the Resolution reference.
- The building setbacks along Shamrock and SR 161 are not shown nor listed as numbers. Clarification should be given as to where to find this information.
- The easement labels along Shamrock should indicate what uses are allowed in them in general.
- Again, there is a line along SR 161 that is not labeled.
- A detailed blow up drawing should be done to clarify what is happening with the plaza easement and the easement vacation. Include the square footage/acreage in this detail of the easements.
- Note D needs to include language regarding maintenance responsibility.
- Regarding Note G, does this easement need to allow access to the two existing parcels to the east of this site?

Parks and Open Space, Fire, Police, Economic Development, Building Standards

No comments.

PART III: APPLICABLE REVIEW STANDARDS

1. Waiver Review Criteria: Consideration of the following 4 requested Waivers

- 1) Code Section 153.065(D)(3)(c) – A request to waive the structural soil requirement in trenches along Banker Drive.
- 2) Code Section 153.065(D)(5)(c)2.A – A request to waive the requirement to install structural soil in and around the parking lot islands.
- 3) Code Section 153.062(O)(4)(a) – Siting the building outside of the Required Building Zone (approximately 16-19 feet from the right-of-way, where 0-15 is required).

- 4) Code Section 153.062(O)(4)(d)4 – Vertical façade divisions exceeding 40 feet on two elevations (east and west).

The Administrative Review Team has reviewed the proposed Waivers for the following items based on the following review criteria:

(a) **Request is caused by unique site, use or other circumstances.**

Soils – Criterion met with condition: The applicant has pointed out the likely condition of the soils in the vicinity of Banker Drive and the Bank parking lot. Planning has reviewed and agreed that the proposal shown on the landscape plans is a better improvement than strict adherence to the structural soils. The proposal would replace the structural soils with an excavation of the tree lawn to a three-foot depth, length to be seven-foot minimum, from back of curb to sidewalk in width. The areas will be backfilled with amended clean topsoil and will use four parts native topsoil and one part organic soil conditioner (leaf compost) mix and remove clods and chunks.

In a similar manner, the parking lot islands will also be excavated to three-foot depth, backfilled with amended soils of the same description as the proposal for the Banker Drive tree lawn described above.

Required Building Zone – Criterion met: The building is sited as close to the front of the lot as possible, given the existence of the 15-foot gas easement along the front property line.

Vertical Façade Divisions – Criterion not met: For loft building types, a vertical façade division is required not more than every 40 feet. While vertical and architectural elements meeting the requirement are present on the north and south elevations, the requirement is not met on the east and west elevations. On the east elevation, the façade includes a 40-foot, 8-inch span (exceeding the requirement by eight inches), and on the west elevation, the span is narrow enough, however the change in the plane of the façade is only eight inches, where a minimum of 18 is required by Code. This situation is not caused by a unique site circumstance.

(b) **Not requested solely to reduce cost or as a matter of general convenience**

Soils – Criterion met: The proposed waiver may prove to be less expensive than the addition of structural soils but it also has the potential of providing better soils for plant material involved in a location where structural soils are not necessarily improvement better solution. Compliance with the condition associated with the planting method described in (a) above should provide a better soil for the proposed situation.

Required Building Zone – Criterion met: Moving the gas line would be cost prohibitive and impractical, and therefore the request is not intended to be simply a matter of general convenience.

Vertical Façade Divisions – Criterion met – It appears that this Waiver would not change the cost associated with this building to any appreciable extent.

(c) **Request does not authorize any use or open space type not permitted in the District**

Soils – Criterion met: The request does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSC district.

Required Building Zone – Criterion met: The request does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSC district.

Vertical Façade Divisions - Criterion met: The request does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSC district.

(d) Request will ensure that the development is of equal or greater development quality

Soils – Criterion met: As conditioned the request will ensure that the development is of equal or greater development quality.

Required Building Zone – Criterion met: The request will ensure development of equal or greater development quality, principally by allowing greater space along the front of the property to accommodate future patio and sidewalk space should the character of SR 161 change significantly over time.

Vertical Façade Divisions – Criterion not met: The request will not improve the proposed quality of the project.

2. Master Sign Plan Review Criteria

Request meets the purpose and intent of the sign and graphic standards for the applicable BSC districts.

Met. The proposed Master Sign Plan permits the building-mounted (wall) sign on the south elevation facing SR 161 to be located more than 14 inches from the nearest wall. The proposed sign includes lettering affixed to the main entrance canopy, which is a unique and innovative sign design, meeting the intent and purpose for signs in the Bridge Street District.

3. Site Plan Review Criteria

The Administrative Review Team reviewed this application based on the review criteria for applications for Site Plan Review, which include the following proposed responses.

a) Site Plan is Substantially Similar to Basic Plan

Met. The proposed Site Plan application is substantially similar to the Basic Plan that was reviewed by the Planning and Zoning Commission on February 20, 2014.

b) Consistency with Approved Development Plan

Not applicable.

c) Meets Applicable Requirements of Sections 153.059 and 153.062 through 153.065

Met with conditions, Administrative Departures, Master Sign Plan and Site Plan Waivers. As reviewed in this report, all appropriate sections of the Code are either met or met with conditions, Administrative Departures, Master Sign Plan and Site Plan Waivers. Refer to the Zoning Code Analysis at the end of this report.

d) Safe and Efficient Circulation

Met. Access to the site is provided from two existing curb cuts on Banker Drive, which is effectively the rear of this project. Using the existing curb cuts maintains the continuity of the pedestrian access along the West Dublin-Granville Road frontage of the site and provides for a generous parking and driveway

system that allows for future connections to adjacent sites on the east and west. The drive-through includes an approach from the drive aisle parallel to Banker Drive and proceeds due south and exits onto an east-west drive aisle along the parking lot façade of the building. The drive-through has been revised with the updated plans to allow for adequate stacking space.

e) Coordination and Integration of Buildings and Structures

Met. The proposed building is sited appropriately in terms of its orientation to the Principal Frontage Street (West Dublin-Granville Road) and other Code requirements. As Shamrock Boulevard is also a Principal Frontage Street, future development to the west will be required meet applicable building and site requirements on both West Dublin-Granville Road and Shamrock Boulevard.

f) Desirable Open Space Type, Distribution, Suitability, and Design

Met. The applicant is proposing an approximately 1,000-square-foot pocket plaza on the southwest corner of the property to meet the open space requirement. The space has been designed so that it may be expanded and connected to future development on the new parcel to the west. The open space is suitably designed to serve as a small seating and gathering area, enclosed by a street wall and enhanced by shade trees and the proposed bioretention basin. A bicycle rack is shown in the pocket plaza, providing some of the site's required bicycle parking (in addition to racks adjacent to the front and parking lot entrances to the building).

g) Provision of Public Services

Met. Given the proximity to West Dublin-Granville Road and the ample parking lot on the rear, the site is accessible for most foreseeable services. Existing storm and sanitary sewer lines along West Dublin-Granville Road will service the site, and a water line on Banker Drive will provide water service to the site. With respect to waste removal, the applicant has verified that the designated waste removal service will be able to access the dumpster in its proposed configuration.

(h) Stormwater Management

Met with conditions. Refer to Engineering's comments above.

(i) Phasing

Met. This proposal will be completed in one phase. The second lot that will be created through the proposed subdivision will be eligible for development through the appropriate review and approval procedures as defined in Code Section 153.066.

(j) Consistency with Principles of Walkable Urbanism and other Policy Documents

Met. The proposal is the first significant new Bridge Street District building along the north side of West Dublin-Granville Road and is consistent with the principles of walkable urbanism described in Code Section 153.057.

4. Preliminary and Final Plat Review Criteria

The Administrative Review Team reviewed this application based on the review criteria for Preliminary and Final Plats, which include the following proposed responses:

a) **Plat Information and Construction Requirements**

Met with Condition. This proposal is consistent with the requirements of the Subdivision Regulations and all required information is included on the plats, except as noted in the analysis above. The applicant must ensure that any minor technical adjustments to the plat are made prior to City Council submittal.

b) **Street, Sidewalk, and Bikepath Standards**

Met. The preliminary and final plats contain all required information. No new streets, sidewalks, or bikepaths are provided with this request.

c) **Utilities**

Met with Condition. Utility lines are adequately sized and located to serve the development and provided within appropriately sized and accessible easements. The easements for utilities should be labeled as private on the final plat.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATIONS TO THE PLANNING AND ZONING COMMISSION

1. Waivers

The Administrative Review Team recommends **approval** to the Planning and Zoning Commission for the following Waivers:

- 1) Code Section 153.065(D)(3)(c) – A request to waive the structural soil requirement in trenches along Banker Drive.
- 2) Code Section 153.065(D)(5)(c)2.A – A request to waive the requirement to install structural soil in and around the parking lot islands.
- 3) Code Section 153.062(O)(4)(a) – Siting the building outside of the Required Building Zone (approximately 16-19 feet from the right-of-way, where 0-15 feet is required).

The Administrative Review Team recommends **disapproval** to the Planning and Zoning Commission for the following Waiver:

- 4) Code Section 153.062(O)(4)(d)4 – Vertical façade divisions exceeding 40 feet on the east and west elevations.

2. Master Sign Plan

The Administrative Review Team recommends **approval** to the Planning and Zoning Commission for the Master Sign Plan, allowing the building-mounted (wall) sign on the south elevation facing SR 161 to be located more than 14 inches from the nearest wall.

3. Site Plan Review

The Administrative Review Team recommends **approval** to the Planning and Zoning Commission for the request for Site Plan Review with the following conditions:

- 1) That the drive-through stacking lanes be delineated, and the stacking spaces modified to measure a minimum of 20 feet;
- 2) That the applicant provide Sterling Silver Linden street trees 40 feet on center along Banker Drive between the site and David Road, subject to approval by the City Forester;
- 3) That the applicant site the ground sign in a manner that meets the required eight foot setback from the right-of-way with a minimum of three feet of landscaping around the base, subject to Planning approval; and
- 4) That the applicant address the other Planning and Engineering comments contained in this report.

And that the Administrative Review Team **approve** the following Administrative Departures:

- 1) 153.065(B)(6) – Driveway curb cut width – allowing 24 foot driveway curb cuts at Banker Drive where 22 feet is required, due to existing conditions; and
- 2) 153.065(D)(5) – Parking lot screening – to ensure a continuous landscape treatment, the same landscape character and screening is recommended along all portions of the parking area, since a street wall would only be required for a small portion of the parking area due to the curve in Banker Drive.
- 3) 153.065(F)(9)(a) – Decorative wall lighting – Allowing a decorative 28 watt fluorescent light fixture, since the regulations only address LED and incandescent fixtures.

4. Preliminary and Final Plats

The Administrative Review Team recommends **approval** to the Planning and Zoning Commission for the Preliminary and Final Plats, with the following conditions:

- 1) That the applicant ensure that any minor technical adjustments and other adjustments as noted in this report are made prior to City Council submittal; and
- 2) That the utility easements be labeled as private on the final plat.

ZONING CODE ANALYSIS AND DETERMINATIONS

Applicable Site Plan Review Criteria

Includes 153.059 - Uses, 153.062 – Building Types, 153.064 – Open Space Types, and 153.065 – Site Development Standards (Parking, Stormwater Management, Landscaping and Tree Preservation, Fencing Walls and Screening, Exterior Lighting, Utility Undergrounding, and Signs).

153.059 – Uses		
Code Section	Requirement	Analysis/Notes
Table 153.059-A	Permitted and Conditional Uses	Met. Proposed uses (Bank and Office, General) are permitted. The drive-through is permitted only for banks after approval of the conditional use by the PZC on February 20, 2014.
(C)(4)(c)	Use Specific Standards for Drive-in/Drive-through	<ol style="list-style-type: none"> Met through approved conditional use. Met. Drive-through stacking areas and service locations are not sited adjacent to a Principal Frontage Street. Met. No speakers or service areas are between the principal structure and the front property line. Met with condition. The stacking lanes have been modified to ensure that banking teller drive-through traffic does not block ATM traffic. Drive-through stacking spaces are only 19 ft. long – Code requires 20 ft. Where more than five stacking spaces are provided, the lanes shall be clearly delineated. Met. Perimeter buffering has been provided as required along the east side of the drive-through, as well as along the east property line shared with an adjacent single-family detached dwelling unit. Met through approved Waiver. The waiver for the location of the bank teller drive-through speakers was approved by PZC. Code requires a min. 25 ft. setback from the property line, and approx. 15 ft. is provided. Met. The vehicular canopy is located to the rear of the principal structure and is designed to coordinate with its architecture. The canopy does not exceed the maximum permitted height. N/A. The site is not on a shopping corridor.

153.062 – Building Types		
Code Section	Requirement	Analysis/Notes
(B)(3)	General Requirements	<p>Met. Zoning Districts: The Loft building type is permitted in the BSC Office District.</p> <p>Met. Uses: Proposed uses are permitted in the district and in the building type without further use restrictions or use specific standards. The conditional use for the drive-through was approved.</p> <p>Met. No Other Building Types: Proposed building is generally consistent with the Loft building type.</p> <p>Met. Permanent Structures: The proposed building is a permanent structure.</p>

153.062 – Building Types																	
Code Section	Requirement	Analysis/Notes															
		Met. Accessory Structures: The drive-through vehicular canopy meets applicable design requirements based on the information submitted and is sited in the buildable portion of the lot.															
(C)	General Building Type Layout and Relationships	Met. No building type incompatibilities present.															
(D)(1)	Parapet Roof Type Requirements	Met. Parapet is 2 feet 10 inches less than the code maximum of 6 feet.															
		Met. Parapet wraps the building along all façades.															
		Met. Horizontal shadow lines provided along the top of the parapet.															
		Met. No occupied space or half story is included in the roof line.															
(E)(1)	Façade Materials	Met. Code requires that a min. of 80% of each façade be constructed of primary materials, and for individual elevations over 1,000 sq. ft., a combination of materials should be used. The applicant is proposing a combination of brick, cast stone, and storefront curtainwall system (all permitted primary materials for the Loft building type), with secondary materials including cedar siding and copper wall siding (and a small amount of metal coping, flashing, and downspouts).															
		The applicant has provided a calculation of the percentage of each material used on each elevation to verify the requirement is met.															
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Façade</th> <th style="width: 33%;">% Primary (Brick, Stone, Glass)</th> <th style="width: 33%;">% Secondary (Cedar, Copper, Metal)</th> </tr> </thead> <tbody> <tr> <td>North</td> <td style="text-align: center;">90%</td> <td style="text-align: center;">10%</td> </tr> <tr> <td>South</td> <td style="text-align: center;">89%</td> <td style="text-align: center;">11%</td> </tr> <tr> <td>East</td> <td style="text-align: center;">98%</td> <td style="text-align: center;">2%</td> </tr> <tr> <td>West</td> <td style="text-align: center;">96%</td> <td style="text-align: center;">4%</td> </tr> </tbody> </table>	Façade	% Primary (Brick, Stone, Glass)	% Secondary (Cedar, Copper, Metal)	North	90%	10%	South	89%	11%	East	98%	2%	West	96%	4%
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		North	90%	10%													
		South	89%	11%													
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West	96%	4%															
(E)(2)	Façade Material Transitions	Met. Transitions between masonry material and copper wall siding occurs at inside corners. Brick is proposed over a masonry building base.															
(E)(3)	Roof Materials	Met. The parapet roof is permitted.															
(E)(4)	Color	Met. The predominant building materials are natural as required by code. This includes painted beige color trim.															
(F)(1)	Entrances & Pedestrianways – Quantities and Locations	Met through approved Waiver. The PZC previously approved a waiver allowing the three building entrances (north, south, west sides of the building).															
(F)(2)	Recessed Entrances	Met. All entrances are recessed a min. of 3 ft. from property lines.															
(F)(3)	Entrance Design	Met. Entrances are required to be of a pedestrian scale, effectively address the street, and be given prominence on the building façade; the main entrance is required to be on the PFS, be fully functioning, and connect to the street with a sidewalk. This building has two main entrances, one of which is on the PFS. The architecture is designed to highlight the main entrance with a canopy feature.															
(G)	Articulation of Stories on Street Façades	Met. Building design uses fenestration to differentiate stories.															

153.062 – Building Types

Code Section	Requirement	Analysis/Notes
(H)	Windows, Shutters, Awnings, and Canopies	Met. Transparency has been verified for all four sides and complies with Code. Some spandrel glass is used between stories along the portions of the window using a curtain wall, but it does not impede transparency. The windows are anodized aluminum storefront windows, which is a permitted window cladding material. Windows are designed with “architecturally appropriate” lintels and sills.
(I)	Balconies, Porches, Stoops, and Chimneys	N/A
(J)	Treatments at Terminal Vistas	N/A
(K)	Building Variety	N/A
(M)	Signs	Met with Master Sign Plan. The plans show two building-mounted signs on the south and north sides of the building facing West Dublin-Granville Road and the parking lot (Banker Drive). The proposed building-mounted signs are coordinated with the architecture of the building and provide an interesting visual accent to the building’s character. Refer to 153.065(H), Site Development Standards – Signs, for an analysis of the specific sign requirements.
(N) & (O)	Individual Building Type Requirements	<i>Refer to following section.</i>

153.062(O)(4) – Loft Building Requirements

Building Type Requirements	Code Requirement	Provided	Analysis/Notes
Number of Principal Buildings Permitted (per Lot)	Multiple	One	Met
Front Property Line Coverage	Min. 75%	76%	Met
Occupation of Corner Required (Yes/No)	Yes	N/A	N/A
Front Required Building Zone Required	0-15 ft.	Min. 16 ft. Max. 19 ft.	Waiver , due to existing 15 ft. gas easement
Corner Side RBZ Required	0-15 ft.	N/A	N/A
Side Yard Setback Required	5 ft.	Min. 5 ft.	Met
Rear Yard Setback Required	5 ft.	Min. 5 ft.	Met
Minimum Lot Width Required	50 ft.	166.67 ft.	Met
Maximum Lot Width Required	None	N/A	N/A
Maximum Impervious Lot Coverage	80%	Approx. 65.76%	Met
Semi-Pervious Lot Coverage	10%	N/A	N/A
Loading Facility Permitted (location relative to principal structure)	Rear	None Shown	N/A
Entry for Parking within Building (relative to principal structure)	N/A	N/A	N/A
Minimum Building Height Permitted	2 stories	2 stories	Met

153.062(O)(4) – Loft Building Requirements			
Building Type Requirements	Code Requirement	Provided	Analysis/Notes
Maximum Building Height Permitted	4.5 stories	2 stories	Met
Minimum Occupied Space Required	Minimum 30 ft. depth facing street	Provided	Met
Ground Story Street Façade Transparency Required	Min. 60% for non-residential uses	63%	Met
Upper Story Street Façade Transparency Required	Min. 20%	60%	Met
Blank Wall Limitations (Yes/No)	Yes	Met	Met
Principal Entrance Location Required (relative to principal structure)	Principal Frontage Street	Principal Frontage Street	Met
Number of Street Façade Entrances Required (per ft. of façade)	1 per 75 ft. of façade (2 required)	1 per 108 ft.	Met through Approved Waiver
Parking Lot Façades: Number of Entrances	1 per 100 ft. of façade (min.)	1 per 108 ft.	Met through Approved Waiver
Mid-Building Pedestrianways Required (# per ft. of façade)	Not Required	N/A	N/A
Vertical Increments Required (location on principal structure)	No greater than every 40 ft.	Shown with a max. distance of 40 ft., 8 in.	Not Met (Waiver Requested)
Horizontal Façade Divisions Required (per ft. of façade)	On buildings 3 stories or taller; within 3 ft. of the top of the ground story	N/A	N/A
Permitted Primary Materials (types)	Stone, Brick, Glass	Brick, Stone, Glass	Met
Changes in Roof Plane/Type Required (per ft. of facade)	Not required for parapet roof type	N/A	N/A
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	Met
Tower(s) Permitted (Yes/No)	Yes, at terminal vistas	None shown	N/A

153.064 – Open Space Types		
Code Section	Requirement	Analysis/Notes
(C)	Provision of Open Space	Met. A total of 231 sq. ft. of open space is required for this 11,530-square-foot commercial building. A 736 sq. ft. (approx.) pocket plaza has been provided on the west side of the building to meet this requirement.
(D)	Suitability of Open Spaces	Met. The conceptual design and siting of the pocket plaza is consistent with the objectives for open space in the Bridge Street District.
(E)	Fee-in-Lieu of Open	N/A. The applicant is providing the required open space on-site.

153.064 – Open Space Types		
Code Section	Requirement	Analysis/Notes
	Space	
(F) (G)	Open Space Types & General Requirements: Pocket Plaza	<p>Met. Pocket plazas are intended to provide a formal open space of relatively small scale to serve as an impromptu gathering place for civic, social, and commercial purposes. The pocket plaza is designed as a well-defined area of refuge separate from the public sidewalk, with stone benches, a concrete patio, and a mixture of trees, shrubs, and perennial plants and a portion of the bicycle parking, enclosed by a street wall and landscaping.</p> <p>Pocket Plaza Dimensional Requirements: Met.</p> <ul style="list-style-type: none"> • Size (Min. 300 sq. ft.; Max. 1200 sq. ft.; Min. 10-ft. wide): Met. • Min. % Along Street (30%): Met. • Zoning Districts Permitted: Met. • Frontage Orientation (Front or Corner): Met. • Uses/Structures (None Permitted): Met. • Impervious + Semi-Pervious (Max. 80%+10%): Met. • Max. % Open Water (20%): Met.

153.065(B) – Site Development Standards – Parking and Loading		
Code Section	Requirement	Analysis/Notes
(1)(b)	Parking Location	Met. Provided on-site surface parking toward the rear of the site off of Banker Drive within the buildable area of the lot. On-street parking is not available at this time.
(1)(d)&(e)	Parking Lot Lighting & Landscaping	Met. The applicant has shown compliance with applicable lighting and landscaping requirements for parking lots. Refer to 153.065(D), Landscaping and Tree Preservation. Final review will be completed at building permit stage to account for any changes.
(1)(f)	Parking Plan Required	Met through approved Parking Plan. A parking plan is required for this site since the applicant is proposing more on-site parking than the maximum permitted by Code. Refer to <i>Required Vehicle Parking</i> below.
(2)	Required Vehicle Parking	Met through approved Parking Plan. Based on a total of 11,530 sq. ft. of building at 2.5 parking spaces per 1,000 square feet of bank/office space, 29 parking spaces are required, with a maximum of 125% of the minimum number (37 spaces) permitted. The plan shows 50 parking spaces. The applicant indicates that they need the additional spaces to accommodate the employees at this location in addition to customers.
(3)	Required Bicycle Parking	Met. A minimum of 4 bicycle parking spaces are required. The plans show that 6 bicycle spaces are provided, at 3 locations. The applicant has provided bicycle racks that meet the minimum design required by Code Section 153.065(B)(3)(c), Facility Type.
(4)	Off-Street Parking Space and Aisle Dimensions	Met. Parking Spaces and layout comply with Code requirements and approval of PZC at Basic Plan review.
(5)	Parking Structure Design	N/A

153.065(B) – Site Development Standards – Parking and Loading		
Code Section	Requirement	Analysis/Notes
(6)	Surface Parking Lot and Loading Area Design and Construction	Met with Adm. Departure. Surface parking lot design details comply with code. There is a limit of one driveway per lot or parcel. The entire parcel has two curb cuts on Banker Drive, one is shared with the adjacent parcel being created with this project. The intent is to limit access onto Banker Drive to these two existing curb cuts for any development on this block. Driveways are limited to 22 ft. at the intersection with the adjacent street right-of-way; however, the existing conditions include 24-ft. wide driveways off of Banker Drive. Approval of an Administrative Departure will be needed.
(7)	Required Loading Spaces	N/A

153.065(C) – Site Development Standards – Stormwater Management		
Code Section	Requirement	Analysis/Notes
153.065(C)	Stormwater Management	Met. The applicant has provided storm water plans in compliance with Chapter 53 Bioswales are proposed in the parking lot islands and adjacent to the pocket plaza to provide stormwater management for this development.

153.065(D) – Site Development Standards – Landscaping & Tree Preservation		
Code Section	Requirement	Analysis/Notes
(2)	General Landscaping and Tree Preservation Requirements	Met. <i>Tree Protection:</i> The applicant has submitted a tree survey showing the majority of the existing vegetation toward the center of the existing parcel (along the western portion of the site). The location of the building will have minimal impact on the existing trees.
		Met. <i>Landscape Beds:</i> A minimum of 80% of the surface area of any landscape bed shall be covered within four years of installation with living materials. The proposed landscaping is designed to achieve this intent.
		Met. <i>Irrigation systems, Site Visibility Triangles, Use of a Landscape Architect to Prepare Plans.</i>
(3)	Street Trees	Met with condition. <i>Spacing and Location:</i> Street trees exist along West Dublin-Granville Road; approximately 7 street trees are required (and provided) along Banker Drive between the site and David Road. The City Forester has confirmed the use of Sterling Silver Linden as the street tree for Banker Drive.
		Met with Waiver. <i>Planting Details:</i> The applicant is requesting to amend the soils rather than trench and install structural soils. A Waiver is required.
(4)	Perimeter Landscape Buffering	Met. Perimeter landscape buffering is required along the eastern property line between the proposed drive-through and the existing single-family detached dwelling unit on the adjacent lot. The applicant is proposing an arborvitae hedge to meet the requirement.

153.065(D) – Site Development Standards – Landscaping & Tree Preservation		
Code Section	Requirement	Analysis/Notes
(5)	Surface Parking and Circulation Area Landscaping	<p>Met with Administrative Departure. <i>Street Frontage Screening:</i> All surface parking lots containing 10 or more spaces are required to provide screening from adjacent streets. The proposed parking lot is required to provide 1 deciduous tree per 40 ft. and at least 5 shrubs per 25 lineal ft. installed within 5 ft. of the edge of the parking lot.</p> <p>Due to the curve in Banker Drive, a majority of the parking spaces are more than 20 feet from Banker Drive, which requires landscaping in accordance with the requirement noted above. Code Section 153.065(D)(5)(a) requires street wall where parking areas are within 20 feet of a street right-of-way. To ensure a continuous landscape treatment, the same landscape character and screening is recommended along all portions of the parking area, requiring approval of an Administrative Departure for a portion of the northernmost parking spaces.</p> <p>Met with Waiver. <i>Interior Landscaping:</i> All surface parking lots containing 10 or more spaces are required to provide a minimum of 5% of interior parking lot area with landscaping, as well as interior landscaping provided through landscape islands/peninsulas, interior tree lawns, and/or a large consolidated island.</p> <p>The applicant is showing landscape peninsulas and a large interior tree lawn with a bio retention basin to meet this requirement. The applicant is requesting a Waiver to eliminate the need to install structural soil around the landscape islands. Refer to the Waiver review criteria for an analysis of this request.</p>
(6)	Required Building Zone (RBZ) Treatment	<p>Met. A landscape RBZ treatment is shown, which meets the Code requirement through the use of lawn, wide access walks, a stone bench, and a mixture of perennials and ornamental grasses.</p>
(7)	Foundation Planting	<p>Met. Foundation plantings are provided along all sides of the building not otherwise occupied by walkways or other surfaces. The foundation plantings extend a minimum of 42 inches beyond the foundation and at least 80% of the planting beds will be covered with living material.</p>
(8)-(11)	Tree Preservation and Replacement	<p>Met. The information submitted by the applicant indicates that 17 caliper inches will be removed and replaced on-site.</p>

153.065(E) – Site Development Standards – Fencing, Walls, and Screening		
Code Section	Requirement	Analysis/Notes
(1)	Fence and Wall Standards	<p>Met. The applicant is using a street wall surrounding portions of the pocket plaza to meet the front property line coverage requirement along West Dublin-Granville Road.</p>
(2)	Street Wall Standards	<p>Met. The applicant is proposing a masonry wall around the Open space at the southwest corner of the property; this is intended to coordinate with the architectural character of the building by using the same material as the lowest portion of the Bank building.</p>
(3)	Screening	<p>Met. The proposed dumpster and transformer are screened.</p>

153.065(F) – Site Development Standards – Exterior Lighting		
Code Section	Requirement	Analysis/Notes
(3)	Exemptions	NA
(4)	Fixture Power and Efficiency	Met. The fixtures and light levels meet the requirement.
(5)-(8)	Shielding, Lighting Uniformity/Trespass, Light Poles	Met. The fixtures produce a light pattern that meets the requirement.
(9)-(10)	Wall & Canopy Lighting	Met. Fixtures meet wall and canopy lighting levels.

153.065(G) – Site Development Standards – Utility Underground		
Code Section	Requirement	Analysis/Notes
(G)	Utility Undergrounding	Met. No overhead utilities in this area for undergrounding.

153.065(H) – Site Development Standards – Signs		
Code Section	Requirement	Analysis/Notes
(H)	Signs	Met. Three signs are shown – two building-mounted signs on the north and south building elevations, and one ground-mounted sign near the entrance to the site off Banker Drive. The proposed signs are well-integrated with the design of the site and the building's architecture.
(6)	Number	Met. Single-tenant buildings are permitted one building-mounted sign per street frontage. The site is a through-lot, providing two street frontages, and building-mounted signs are proposed. The site is also permitted one ground sign per building or parcel, per street frontage. One ground sign is proposed.
(7)(a)	Ground Sign Requirements	Met with condition. The proposed sign is 24 sq. ft. and 6 ft., 3 in. in height on a masonry base, which meets the requirements for ground signs. The applicant will be required to site the ground sign in a location that ensures it maintains the required 8 ft. setback from the right-of-way with a minimum of 3 feet of landscaping around the base, subject to Planning approval.
(7)(b)	Building-Mounted Sign Requirements	<p>Met with Master Sign Plan. A 6.25-sq.ft. die cast aluminum panel wall sign is proposed on the north elevation facing the parking lot. The sign is not illuminated, is sited within the first floor of the building as required by Code, and is located adjacent to the main parking lot entrance.</p> <p>The building-mounted (wall) sign proposed on the south elevation (facing SR 161) includes individual die-cast externally illuminated aluminum letters. The sign is sited within the first story as required by Code, and the proposed size (25 sq. ft.) also meets the Code requirement. The proposed sign is, however, located more than 14 inches from the face of the structure to which it is attached, requiring approval of a Master Sign Plan.</p>

PRELIMINARY PLAT CRITERIA

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

Review Criteria:

In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

- 1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
- 2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
- 3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.

FINAL PLAT CRITERIA

Review Criteria

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater

REVIEW CRITERIA FOR SITE PLAN REVIEW

Each required reviewing body shall make its recommendation or its decision on an application for Site Plan Review approval based on each of the following criteria and the recommendation of the required reviewing body during the Basic Plan Review:

- (a) The Site Plan Review shall be substantially similar to the approved Basic Plan.
- (b) If a Development Plan has been approved that includes the property, the application is consistent with the Development Plan;
- (c) The application meets all applicable requirements of §153.059 and §§153.062 through 153.065 except as may be authorized by Administrative Departure(s) pursuant to §153.066(H);
- (d) The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians;
- (e) The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community;
- (f) The application is consistent with the requirements for types, distribution, and suitability of open space in §153.064 and the site design incorporates natural features and site topography to the maximum extent practicable;
- (g) The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;
- (h) Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off the site, and removal of surface waters will not adversely affect neighboring properties;
- (i) If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements; and
- (j) The application demonstrates consistency with the BSC Vision Report, Community Plan and other related policy documents adopted by the City.

CRITERIA FOR SITE PLAN REVIEW WAIVERS

Each required reviewing body shall make its recommendation or its decision on an application for a Site Plan Review Waiver approval based on each of the following criteria, and with due consideration of the recommendation of the ART:

1. The need for the Site Plan Review Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;
2. The Site Plan Review Waiver is not being requested solely to reduce cost or as a matter of general convenience;
3. The Site Plan Review Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSC district; and
4. The Site Plan Review Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver.

Master Sign Plans

Any applicant may request approval of a master sign plan that departs from the requirements of §153.065(H), provided the purpose and intent of the sign and graphic standards for the applicable BSC district is maintained. Except as provided in §153.065(H)(2)(6)(E), the Planning and Zoning Commission shall review all master sign plans and shall be permitted to approve alternative requirements for sign number, type, size, height, location, and lighting.