



City of Dublin Planning and Zoning Commission

Planning Report

Thursday, March 26, 2015

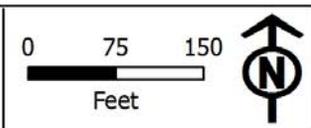
Dominion Homes PUD – Sign Modification 4900 Tuttle Crossing Boulevard

Case Summary

Agenda Item	2
Case Number	15-009AFDP
Site Location	4900 Tuttle Crossing Boulevard Approximately 400 feet west of the intersection with Frantz Road.
Proposal	A sign face change for an existing office building.
Request	Review and approval of a <u>minor text modification</u> and an <u>amended final development plan</u> under the provisions of Zoning Code Section 153.050.
Applicant	Wendy Innocenti, representing Pulte Group
Case Manager	Claudia Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	<p><u>Approval of Minor Text Modification</u></p> <p>In Planning's analysis, this text modification is minor in nature and the development text contains specific sign requirements. Planning recommends approval of the following minor text modification:</p> <p><i>To permit sign face changes to be approved administratively as permitted by the Zoning Code provided all relevant sign requirements are otherwise met.</i></p> <p><u>Approval of Amended Final Development Plan</u></p> <p>In Planning's analysis, this proposal complies with all applicable review criteria and the existing development standards. Approval is recommended of the requested amended final development plan with no conditions.</p>



15-009AFDP
Amended Final Development Plan
Dominion Homes PUD - Sign Modification
4900 Tuttle Crossing Boulevard



Facts	
Site Area	5.6 acres
Zoning	PUD, Planned Unit Development (Dominion Homes)
Surrounding Zoning	West: PCD, Planned Commerce District (I-270/Tuttle Road) South: City of Columbus East: PUD, Planned Unit Development (Llewellyn Farms) North: PUD, Planned Unit Development (Llewellyn Farms)
Site Features	Frontage: Frantz Road – 600 feet, Tuttle Crossing Boulevard – 380 feet, Parkcenter Avenue – 426 feet Building: Existing 38,850-square-foot, three-story building. Site: The main parking area is west of the building, with a visitor parking area and entrance at the north side. A covered walkway through the main parking area connects the headquarters to the auxiliary office building on the parcel to the west. The site has a large retention pond in the eastern portion of the site which manages stormwater for both parcels.
Background	The Dominion Homes office building was originally in the Llewellyn Farms PUD but was rezoned on January 9, 2003 by City Council, along with the parcel to the west, to become the Dominion Homes PUD. This allowed for coordinated signs and landscaping for the Dominion Homes headquarters and the auxiliary office building located on the western parcel. In January 2009, the Planning and Zoning Commission approved an amended final development plan for Dominion Homes to change the sign face of the existing ground sign.

Details	
Minor Text Modification	
Proposal	The Dominion Homes development text requires signs have a black background with white lettering. The proposed sign face meets this requirement. The Dominion Homes PUD text also requires all sign face changes to be approved by the Planning and Zoning Commission. Planning researched other development texts and finds that sign face change in any other PUD can be done administratively. Requiring Commission approval adds and an unnecessary process in that sign colors and other requirements are otherwise regulated by Code or the PUD. Planning is requesting a minor text modification that would allow administrative approval of sign face changes.

Details		Minor Text Modification
Text Modification	Planning suggests modifying the text to allow administrative approval for sign face changes as permitted by Code. This would be the same approval granted by the Commission for another office building in this PUD in 2012. This would still require Commission approval if a tenant wished to depart from the Code and/or PUD requirements.	

Analysis		Minor Text Modification
Process	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.	
Request	To modify the development text to allow administrative approval for sign face changes as permitted by Code provided that all relevant sign requirements are otherwise met.	

Recommendation		Minor Text Modification
Approval	Planning recommends approval of this request to modify the development text to allow administrative approval for sign face changes as permitted by Code provided that all relevant sign requirements are otherwise met.	

Details		Amended Final Development Plan
Proposal	This is a proposal for a sign face change for an existing office building on the north side of Tuttle Crossing Boulevard, approximately 400 feet west of the intersection with Frantz Road. (Should the Commission approve the minor text modification, Planning would consider this the final approval needed by the tenant. Future sign face changes would be approved consistent with the language of the text modification.)	
Sign Details	<p>The proposal is to retain the current sign cabinet and replace only the sign face. The sign is in the northeast corner of the site near the intersection of Frantz Road and Parkcenter Avenue. The approved development text permits the headquarters sign that existed at the time of approval and specified that any new signs meet Code and have a black background with white routed letters.</p> <p>The applicant is proposing a double-sided sign with a black background and white copy. No changes are proposed to the sign location, height, and size. The sign will be internally illuminated with the current lighting system. The sign base is landscaped to meet Code.</p>	

Analysis	Amended Final Development Plan
Amended Final Development Plan	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
<i>1. Consistency with approved preliminary development plan.</i>	Criterion met: This proposal is consistent with the approved preliminary development plan.
<i>2. Traffic and pedestrian safety</i>	Criterion met: Not applicable.
<i>3. Adequate public services and open space</i>	Criterion met: Not applicable.
<i>4. Protection of natural features and resources</i>	Criterion met: Not applicable.
<i>5. Adequacy of lighting</i>	Criterion met: The proposed sign will be internally illuminated, which is permitted.
<i>6. Proposed signs are consistent with approved plans</i>	Criterion met: The proposed sign meets the development text requirements based on size, colors, illumination, height, and materials.
<i>7. Appropriate landscaping to enhance, buffer, and soften the building and site</i>	Criterion met: No new landscaping is proposed for the site. The existing sign landscaping will remain.
<i>8. Compliant stormwater management</i>	Not applicable.
<i>9. All phases (if applicable) comply with the previous criteria.</i>	Not applicable.

Analysis	Amended Final Development Plan
<i>10. 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 proposal meets the amended final development plan review criteria and the development character of the surrounding area. Planning recommends approval for this proposal with no conditions.

REVIEW CRITERIA

MINOR DEVELOPMENT TEXT MODIFICATION

Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification from the development text and Zoning Code if they determine that all of the following provisions are satisfied.

- (i) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development; and
- (ii) The 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 amended final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

AMENDED FINAL DEVELOPMENT PLAN

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.