

# Planning Report

Thursday, September 3, 2015

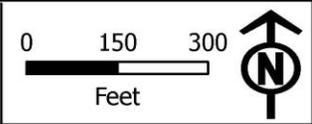
## Indian Run Meadows PUD - Brookdale - Sign Modifications

### Case Summary

Agenda Item	2
Case Number	15-078AFDP
Proposal	Replace an existing ground sign for an existing assisted living facility in the Indian Run Meadows PUD.
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	7220 Muirfield Drive East side of Muirfield Drive, 700 feet north of the intersection with Tara Hill Drive.
Applicant	Philip Radke, PR Signs and Service.
Case Manager	Jennifer M. Rauch, Senior Planner   (614) 410-4690   <a href="mailto:jrauch@dublin.oh.us">jrauch@dublin.oh.us</a>
Planning Recommendation	<b>Approval</b> The proposed sign modifications meet the requirements within the Indian Run Meadows development text, and are consistent with surrounding signs with the following conditions. Approval is recommended, with five conditions. <ol style="list-style-type: none"><li>1) The "Muirfield" copy and the associated secondary image will need to be changed to match the blue "Brookdale" copy to meet the three color limitation of the Zoning Code.</li><li>2) The applicant work with Planning to locate the sign to the north side of the existing stone wall.</li><li>3) The applicant ensure the final sign location is out of any easements and does not conflict with any existing utilities in the area.</li><li>4) The sign base should be altered to incorporate stone in lieu of the proposed metal cabinet.</li><li>5) The plans should be revised to show the required landscape material around the base of the sign, with the submission of a sign permit.</li></ol>



15-078AFDP  
Amended Final Development Plan  
Brookdale Muirfield  
7220 Muirfield Drive



<b>Facts</b>	
Site Area	3.4 acres
Zoning	PUD, Planned Commerce District (Indian Run Meadows)
Surrounding Zoning And Uses	All surrounding properties are zoned PUD, Planned Commerce District in the Indian Run Meadows plan North: Office building East: Single-family development (Indian Run Meadows, Section 5) South: Commercial development within the Shops on Muirfield West: Single-family development (Indian Run Meadows, Section 6)
Site Features	<ul style="list-style-type: none"> <li>• Assisted living facility in the central portion of the site.</li> <li>• Surface parking to the front (west) and side (south) of the building.</li> <li>• Two access points along Muirfield Drive.</li> <li>• Two signs previously located on existing stone walls at each site entrance have been removed.</li> </ul>
Background	The site was zoned PUD, Planned Commerce District, as part of the Indian Run Meadows development in November 1978, within the Institutional Uses Subarea. The final development plan was approved by the Planning and Zoning Commission in March 1997.

<b>Details</b>	<b>Amended Final Development Plan</b>
Overview	The proposal includes a request to replace two previous signs on stone walls with one ground sign.
Previous Signs	Two signs were located on the low, stone walls at each vehicular entrance on Muirfield Drive. The previous signs were blue, pin-mounted letters applied to the face of the stone wall.
Text Requirements	The development text permits ground signs with a sign frame of natural wood, stone or metal painted black, brown or bronze. The text permits internal or external illumination. Code permits one ground sign per lot, with a maximum area of 15 square feet, maximum height of 6 feet and a setback of 8 feet from the right-of-way. Secondary images may be up to 20% of the permitted sign area.
Proposed Sign	The applicant is proposing the new ground sign in front of the existing stone wall at the southern entrance drive on Muirfield Drive. The proposed plans indicate the sign will be located 13 feet from the right-of-way and the entrance drive, which meet Code. However, Planning is concerned about the proposed location and lack of integration with the existing stone wall and recommends the sign be located to the north side of the stone wall to mimic the sign location of the shopping center to the south. The applicant

Details	Amended Final Development Plan
	<p>should work Planning and Engineering on the final sign location and ensure the sign location is located out of any easements and does not conflict with any existing utilities in the area.</p> <p>The proposed sign cabinet is shown as a bronze, metal cabinet, which meets the text. Given the predominant use of stone in the area on the buildings and the adjacent signs, Planning recommends the sign base be altered to incorporate stone in lieu of the proposed metal cabinet for consistency.</p> <p>The proposed sign is shown at 14 square feet in area and 5 feet tall, which meets Code. The proposed sign meets Code for secondary image. No illumination is proposed. Code permits three colors per sign face, with the secondary image or logo permitted as one of those colors. The proposed sign exceeds the number of colors permitted in the Code. Planning recommends the "Muirfield" copy and the associated bars on either side be changed to match the blue "Brookdale" copy.</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.
<p>1. <i>Consistency with the approved preliminary development plan.</i> Condition 1</p>	<p><b>Criterion met with condition:</b> The proposed sign meets the area, height and secondary image requirements. The "Muirfield" copy and the associated bars will need to be changed to match the blue "Brookdale" copy to meet the three color limitation.</p>
<p>2. <i>Traffic and pedestrian safety</i></p>	Not Applicable.
<p>3. <i>Adequate public services and open space</i></p>	Not Applicable.
<p>4. <i>Protection of natural features and resources</i></p>	Not Applicable.
<p>5. <i>Adequacy of lighting</i></p>	<p><b>Criterion met.</b> No illumination is proposed.</p>

Analysis	Amended Final Development Plan
<p>6. <i>Proposed signs are consistent with approved plans</i></p> <p>Conditions 2-5</p>	<p><b>Criterion met with conditions.</b> Planning recommends the sign be located to the north side of the stone wall to mimic the sign location of the shopping center to the south. The applicant should work Planning and Engineering on the final sign location and ensure the sign location is located out of any easements and does not conflict with any existing utilities in the area. Planning recommends the sign base be altered to incorporate stone in lieu of the proposed metal cabinet for consistency.</p>
<p>7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i></p>	<p><b>Criterion met with condition.</b> The plans should be revised to show the required landscape material around the base of the sign, with the submission of a sign permit.</p>
<p>8. <i>Compliant stormwater management</i></p>	<p>Not Applicable.</p>
<p>9. <i>All phases (if applicable) comply with the previous criteria.</i></p>	<p>Not Applicable.</p>
<p>10. <i>Compliance with all other laws and regulations.</i></p>	<p><b>Criterion met:</b> The proposal complies with all other known applicable local, state, and federal laws and regulations.</p>

Recommendation	Amended Final Development Plan
<p>Approval</p>	<p>The proposed sign modifications meet the requirements and are consistent with surrounding signs with the following conditions. Approval of this application is recommended, with five conditions.</p>
<p>Conditions</p>	<ol style="list-style-type: none"> <li>1) The “Muirfield” copy and the associated bars will need to be changed to match the blue “Brookdale” copy to meet the three color limitation.</li> <li>2) The applicant work with Planning to locate the sign to the north side of the stone wall.</li> <li>3) The applicant ensure the final sign location is located out of any easements and does not conflict with any existing utilities in the area.</li> <li>4) The sign base be altered to incorporate stone in lieu of the proposed metal cabinet.</li> <li>5) The plans should be revised to show the required landscape material around the base of the sign, with the submission of a sign permit.</li> </ol>

## 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.