



## PLANNING REPORT

# Planning and Zoning Commission

Thursday, July 18, 2024

## NEURO TRANSITIONAL – SIGNS 24-087AFDP

[www.dublinohiousa.gov/pzc/24-087](http://www.dublinohiousa.gov/pzc/24-087)

### Case Summary

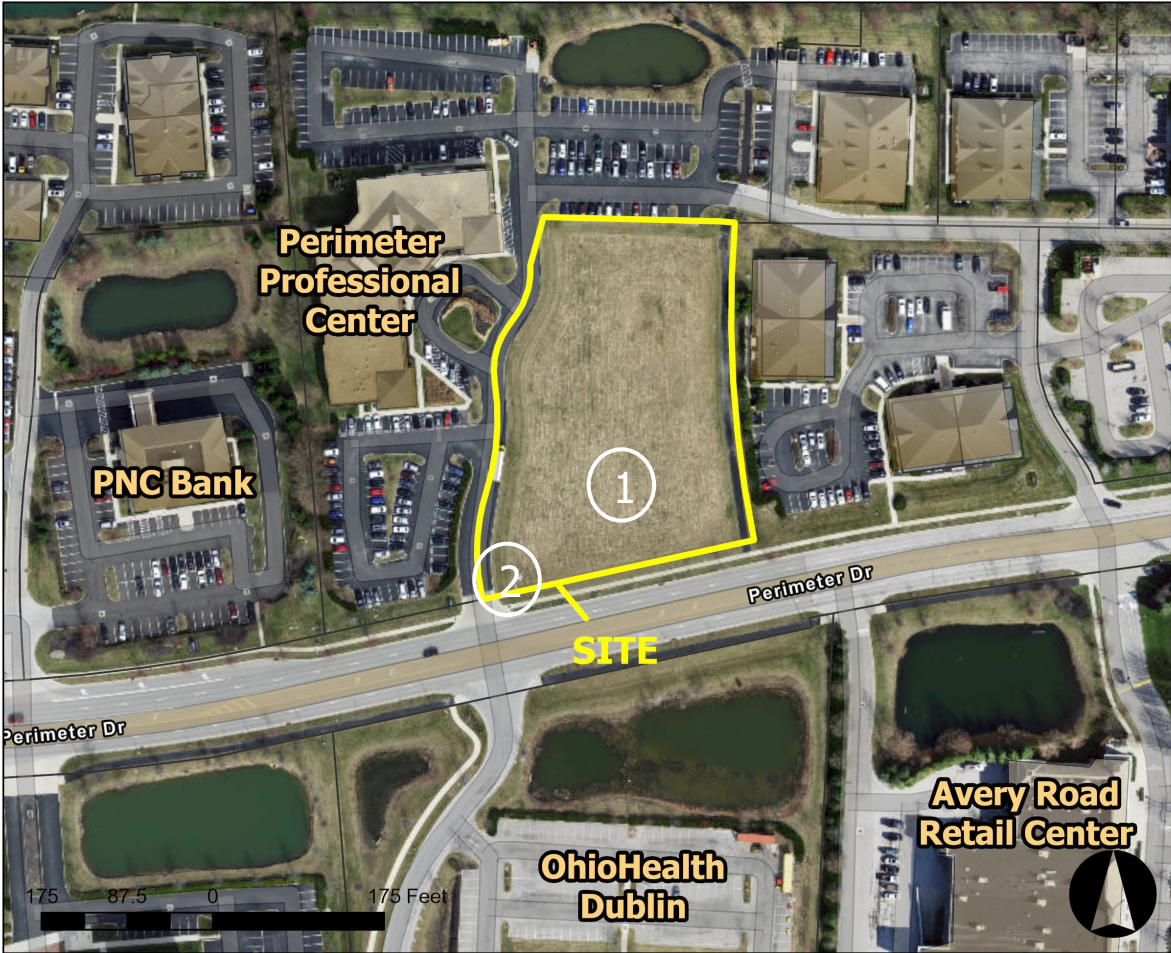
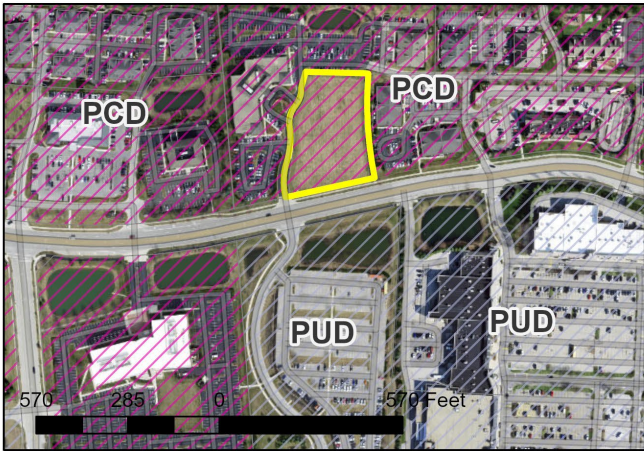
Address	6640 Perimeter Drive
Proposal	Installation of a ground sign at the site of a new building.
Request	Request for review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055.
Zoning	PCD: Planned Commerce District Riverside North, Subarea A1
Planning Recommendation	<u>Approval of the Amended Final Development Plan (AFDP) with one condition.</u>
Next Steps	Upon approval of the AFDP, the applicant is eligible to apply for permanent sign permits through Building Standards and an Encroachment Agreement through the City Engineer.
Applicant	Kelly Roth, Morrison Signs
Case Manager	James Condo, Planning Assistant (614) 410-4689 jcondo@dublin.oh.us  Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Site Location Map

24-087AFDP | Neuro Transitional - Signs



- Site Features**
- 1 Site Under Construction
  - 2 Proposed Monument Sign Location



## 1. Background

### Site Summary

The 1.98-acre site is located northeast of the intersection of Hospital Drive and Perimeter Drive. The site has approximately 285 feet of frontage on Perimeter Drive, and is adjacent to the Perimeter Professional Center to the west and the main OhioHealth Dublin complex to the south. The site has vehicular access on its west side from Perimeter Drive.

The site is currently under construction and features an approved hospital development. It is within Subarea A-1 of the Riverside North Planned Commercial District (PCD), which allows all permitted uses within the SO, Suburban Office and Institutional District of the Dublin Zoning Code, plus financial service and institutional uses and daycare centers. Ordinance 23-21 allows for Specialty Hospitals as a Conditional Use within SO, and thus also within this PCD, and the Conditional Use was approved by the Planning and Zoning Commission (PZC) in 2022. The original Final Development Plan (FDP) did not include a Sign Plan, thus necessitating a future application.



*Newly constructed specialty hospital.*

### Development History

#### *November 2022*

The PZC approved a FDP and Conditional Use for a one-story, 13,745 square-foot neuro-transitional rehabilitation center with a 25-space parking lot and associated site improvements.

#### *May 2022*

The PZC provided Informal Review and feedback for a proposed Specialty Hospital, and recommended restricting future uses to only brain and spine rehabilitation, while expressing concerns related to architecture and landscaping.

#### *May 2021*

City Council approved Ordinance 23-21 to permit Specialty Hospitals within SO (Suburban Office) zoning districts as a Conditional Use with use-specific standards.

*March & February 2021, October 2020*

The PZC held a discussion reviewing a proposed code amendment to permit Specialty Hospitals within SO as a Conditional Use with associated use-specific standards.

*March 2004*

The PZC recommended approval of the Preliminary Development Plan (PDP) for the Riverside Hospital Area.

### Process

AFDP review and approval from the Commission is required for changes to a FDP. Upon approval of the AFDP and completion of any necessary conditions of approval, the applicant may file for permanent sign permits through Building Standards and an Encroachment Agreement through the City Engineer.

## 2. Proposal

### Signs

The request is for an approximately 50 square-foot double-faced internally illuminated monument sign on Perimeter Drive. The Development Text states that monument signs shall be no less than eight feet from a public right-of-way (ROW). While the proposed monument sign meets these requirements at 8 feet and 1 inch, the sign does encroach upon a 20-foot storm sewer easement along Perimeter Drive. This necessitates an Encroachment Agreement in addition to the permanent sign permit, subject to review and approval by the City Engineer. A recommended condition of approval addresses this.

The proposed sign faces and cabinet are 1/8" aluminum painted Akzo Nobel Silver Satin, with routed-out lettering in Akzo Nobel Sign 4374 and Akzo Nobel ANP 5152 (two shades of blue). The sign will read "OhioHealth Neuro Transitional Center In partnership with Select Medical." Letter heights are noted in the graphic above and meet applicable requirements. The address number height is also noted, and it will be mounted to the Queensland Dimensional Limestone sign base, which matches the materials of the approved hospital. The proposed sign will be internally illuminated with high output fluorescent T8 lamps in cool white, meeting Code § 153.156 (E)(1)(b) standards for interior signage lighting. Riverside North Development Text requires signs be no greater in height than 8 feet, and the proposed monument sign is 7 feet, meeting the requirements. The proposed sign meets all requirements in the Development Text related to dimensionality, materials, letter height, and setbacks, and the design standards outlined in Table C.



Code § 153.155 (C)(4) requires that every building post its street address on the structure. For buildings with setbacks less than 100 feet, the maximum number height is 12 inches, per Code § 153.155 (C)(2)(a). The applicant is proposing 12-inch tall address numbers painted Akzo Nobel Silver Satin be mounted at 15’ 6” on the building’s south elevation. This address sign does not require a permit (§ 153.155).

**Landscaping**

The Riverside North PCD Development Text requires that landscaping be included surrounding all monument signs. The applicant is proposing two 2.5’ Cayuga Viburnums and one 2’ Rheingold **Arbovitae** to the north of the proposed monument sign, and 10 Moss Phlox and 2 Black Eyed Susans in the landscape bed surrounding the sign. Staff is supportive of the proposed landscape plan, which meets Code requirements and is compatible with the approved landscape plan of the FDP.

**3. Plan Review**

Amended Final Development Plan	
Criteria	Review
1) The plan conforms in all pertinent aspects to the approved preliminary development plan.	<b>Criteria Met:</b> : The proposed sign adheres to the style and character outlined in Table C of the 2004 PDP, which is included in the Riverside North Development Text.
2) Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	<b>Not Applicable:</b> The request does not impact pedestrian and vehicular circulation; these were approved with the FDP.
3) The development has adequate public services and open spaces.	<b>Not Applicable:</b> The request does not address nor impact pedestrian and vehicular circulation; these were approved with the FDP.
4) The development preserves and is sensitive to the natural characteristics of the site.	<b>Criteria Met:</b> The subject property is under construction and did not have existing trees, landscaping, or natural features.
5) The development provides adequate lighting for safe and convenient use without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.	<b>Not Applicable:</b> The request does not modify the previously-approved lighting of the Final Development Plan.
6) The proposed signs are coordinated within the PUD and with adjacent development.	<b>Criteria Met:</b> The proposed sign adheres to the style and character outlined in Table C of the approved Development Text, as well as all

provisions outlined in the Signage and Graphics section of the approved Development Text.

7) The landscape plan will adequately enhance the principle building and site; maintain the 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.

**Criteria Met:** The proposed sign landscape plan adheres to Code requirements for monument sign landscaping, and is compatible with the landscape context in the approved FDP.

8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters.

**Not Applicable:** The approved FDP addressed storm drainage on the site. The current request does not impact storm drainage.

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.

**Not Applicable:** The proposed development will not be implemented in phases.

10) The proposed development is compliant with other laws and regulations.

**Criteria Met:** The proposal meets all other applicable laws and regulations.

## Recommendations

**Planning Recommendation:** Approval of Amended Final Development Plan with one condition:

- 1) The applicant shall submit an encroachment permit concurrent with the permanent sign permit, subject to review and approval by the City Engineer.