



# PLANNING REPORT

## Planning & Zoning Commission

Thursday, August 8, 2024

# Mango's Place

## 24-076AFDP

<https://dublinohiousa.gov/pzc/24-076/>

### Case Summary

Address	5600 Rings Road, Dublin, Ohio 43016
Proposal	Request for review and approval of a ground sign at the site of an existing building.
Request	Request for review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055(B).
Zoning	PCD – Planned Commerce District: Thomas Kohler, Subarea E
Planning Recommendation	<u>Approval of the Amended Final Development Plan with conditions.</u>
Next Steps	Upon approval of the Amended Final Development Plan (AFDP), the applicant shall work with staff to satisfy conditions of approval, apply for an Encroachment Agreement through Engineering, and apply for a permanent sign permit through Building Standards.
Applicant	Scott Curtis, Mango's Place Mary Frances Curtis, Mango's Place
Case Manager	Taylor Mullinax, AICP, Planner I (614) 410-4632 tmullinax@dublin.oh.us

### Community Planning and Development



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Dublin, Ohio 43017



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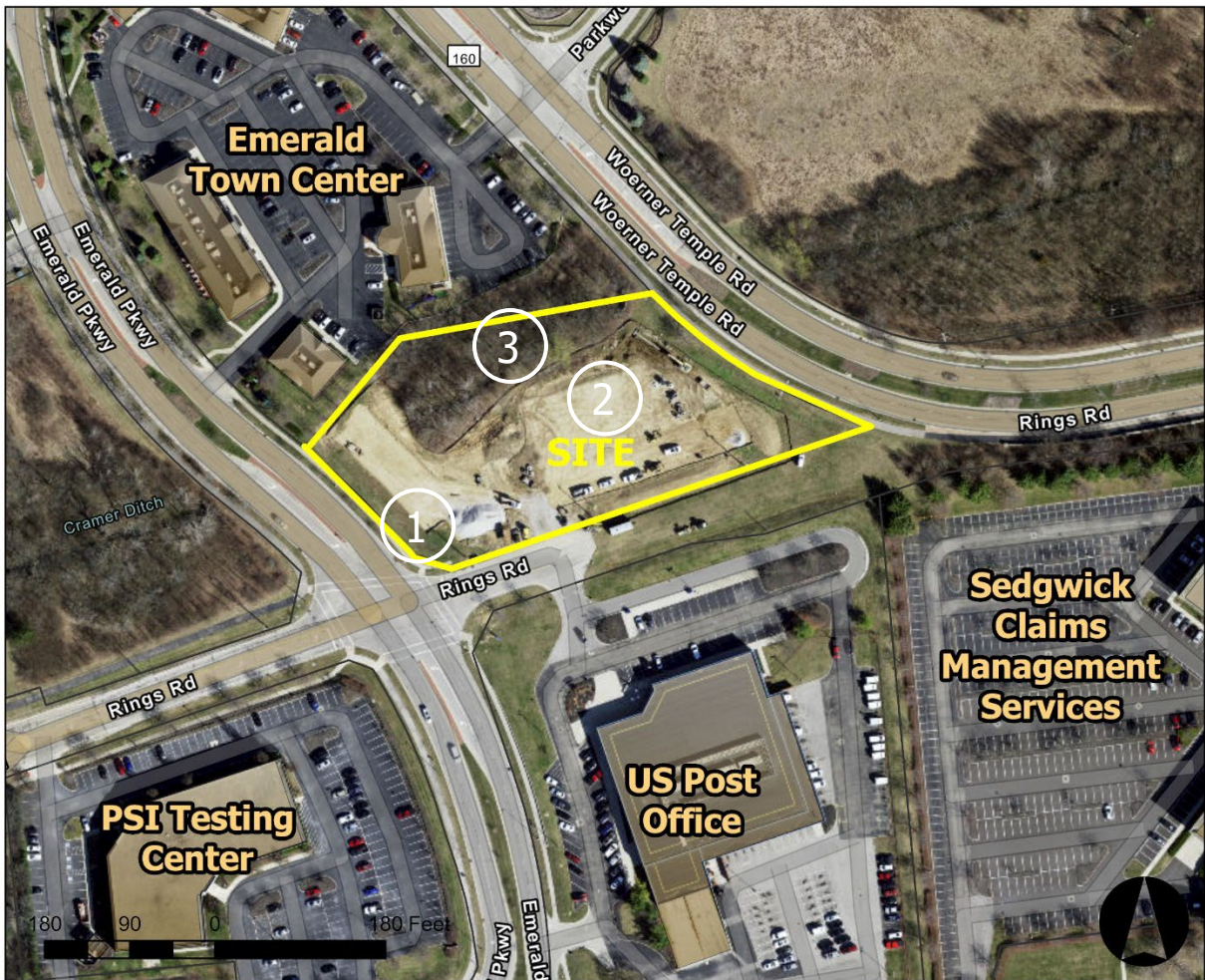
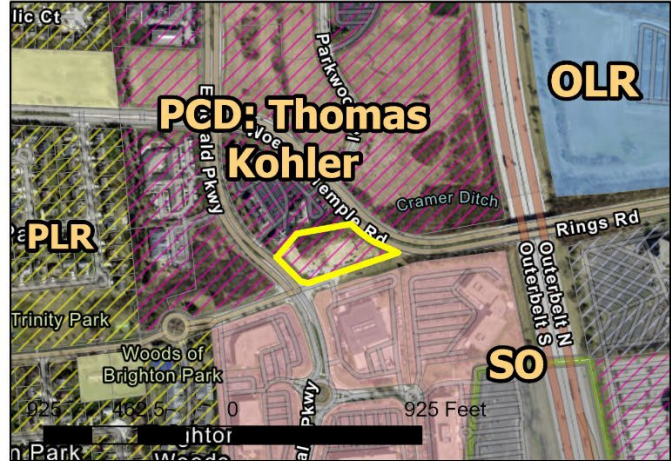
Site Location Map

# 24-076AFDP - Mango's Place



## Site Features

- 1 Proposed sign location
- 2 Existing building location
- 3 Cramer Ditch



## 1. Background

### Site Summary

The 2.19-acre site is located northeast of the intersection of Emerald Parkway and Rings Road, south of the Emerald Town Center. The site has frontage along three streets: Rings Road to the south, Emerald Parkway to the west, and Woerner-Temple Road to the east. Rings Road provides access to the site. The Cramer Ditch runs through the northern portion of the property along with an associated large 100-year floodplain that covers approximately half of the site.

The site is zoned Planned Commerce District (PCD) – Thomas Kohler, which includes 111.7 acres split into subareas with different land uses and development standards, including this site which is located in Subarea E.

### Case History

*May 2020*

The Planning and Zoning Commission (PZC) approved a Final Development Plan (FDP) for a 7,818-square-foot daycare with associated parking and outdoor playground.

*November 2019*

The PZC provided non-binding feedback on an Informal Review application for the development of a new 7,818-square-foot daycare facility.

### Process

- 1) Concept Plan (CP)
- 2) Preliminary Development Plan (PDP)/Rezoning
- 3) Final Development Plan (FDP)
- 4) *Amended Final Development Plan (AFDP)*

The PZC is the reviewing body for an AFDP, which is required for changes to a FDP.

## 2. City Plans and Policies

### Zoning Code

The PCD: Thomas-Kohler Development Text includes general development standards for signs and graphics for all subareas. Unless stated in the Development Text, all signage and graphics shall conform with the standard sign requirements in the Dublin Sign Code Section 153.

## 3. Project

### Summary

This is a request for an AFDP to permit a ground sign for an existing daycare.

### Sign Requirements

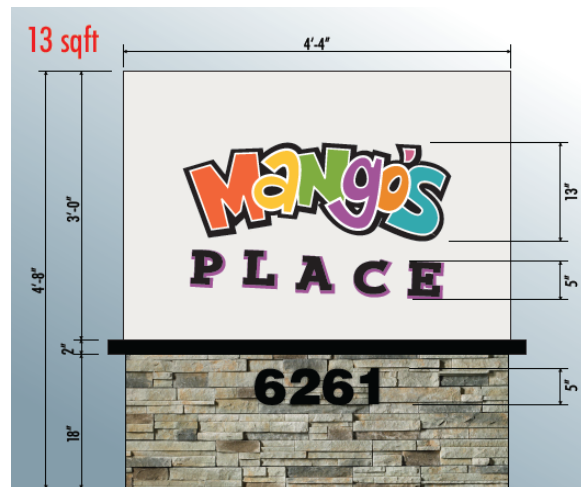
Per Dublin Sign Code Section 153, nonresidential daycares are permitted a maximum 15-square-foot ground sign, at a height of 6 feet, and set back a minimum of 8 feet from the right-of-way. A maximum of three colors are permitted on sign faces, including black, white, and the background. Corporate trademarks can have unlimited colors but count as one color. Per the Development Text, all ground-mounted signs shall be of a monument design, placed on a masonry base, and integrated into a landscape feature.

The size of the ground sign is affected by existing signs on site to meet the maximum permitted sign area. Per the Development Text, one window sign is permitted, which may not exceed 10 square feet and shall be included in the maximum sign area calculation per site. The maximum allowable sign area for the site is calculated based on the permitted use and the proposed sign size in Code Section 153.162 Table of Height, Area, and Setback Requirements. An existing 2-square-foot window sign is on the building entry door; therefore, the ground sign is limited to a 13-square-foot maximum.

### Sign Details

The ground sign is proposed to be located at the southwest corner of the site at Emerald Parkway and Rings Road set back from the public right-of-way 9 feet. The sign would be located within a utility easement, which requires an Encroachment Agreement. Easements exist along all street frontages of the site; therefore, another location would not avoid this issue. The proposed location provides the best visibility and is in proximity to the site access. Staff supports the proposed ground sign location with conditions that the applicant provide a detailed plan showing utility lines (gas and electric) and the ground sign location, and applies for an Encroachment Agreement at sign permit application.

The proposed 13-square-foot ground sign is 4 feet, 8 inches tall constructed of an aluminum cabinet painted SW9542, Natural White, on a stone veneer base to match the building. Material details for the stone base were not provided in the application; therefore, a condition of approval requests that this information be submitted at the time of the sign permit application. The sign face lettering is constructed of 1/2-inch dimensional acrylic with a digitally printed vinyl overlay displaying the "Mango's Place" corporate trademark. A 2-inch black aluminum divider separates the sign face and masonry base. The address letters are 1/2-inch thick PVC. The sign colors are white, black, and the multi-colored corporate trademark.



The ground sign is landscaped with Dwarf Garden Juniper evergreens and Red Switch Grass. The sign is not internally or externally illuminated, therefore screening requirements for illumination do not apply. All Development Text and Code requirements are met, and staff supports the request with conditions.

## 4. Plan Review

### Amended Final Development Plan

Criteria

Review

1. The plan conforms to all pertinent respects to the approved preliminary development plan.

**Criterion Met with Conditions:** The proposed ground sign is generally consistent with the approved development plan.

Recommended conditions of approval require approval of an Encroachment Agreement, a plan showing the proposed sign location will not conflict with existing utilities, provision of base material details, and approval of a permanent sign permit through Building Standards.

2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.

**Criterion Met:** The ground sign location maintains adequate circulation and visibility within the site, adjacent properties, and public right-of-ways.

3. The development has adequate public services and open spaces.

**Not Applicable:** The AFDP does not affect public services and open spaces.

4. The development preserves and is sensitive to the natural characteristics of the site while complying with applicable regulations.

**Not Applicable:** The AFDP does not modify natural characteristics of the site.

5. The development provides adequate lighting for safe and convenient use without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.

**Not Applicable:** The ground sign is not internally or externally illuminated.

6. The proposed signs, as indicated on the submitted sign plan, will be coordinated within the PUD 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.

**Criterion Met:** The ground sign size, design, and colors are coordinated with the building, the rest of the PUD, and the surrounding area. Pedestrian and vehicular circulation on site and near the public rights-of-way is maintained. Conditions of approval are recommended regarding the sign location, material details, and permitting which are captured above.

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.
- Criterion Met:** The landscape plan for the ground sign meets the Development Text and Code requirements.
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:** This request does not require modifications to the existing stormwater management system.
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 AFDP will not be carried out in phases.
10. The City believes the project to be in compliance with all other local, state, and federal laws and regulations.
- Criterion Met with Conditions:** The AFDP meets laws and regulations with conditions regarding the Encroachment Agreement and sign permit which are captured above.

## Recommendation

Planning Staff recommends **Approval** of the Amended Final Development Plan with conditions:

- 1) The applicant provides a detailed plan showing utility lines in relation to the ground sign location, applies for and obtains an Encroachment Agreement for the ground sign location within utility easements, and submits it for staff review and approval prior to obtaining a sign permit.
- 2) The applicant provides material specification details for the stone masonry base at sign permitting.
- 3) The applicant applies for a permanent sign permit for the ground sign through Building Standards.