

PLANNING REPORT

Planning and Zoning Commission

Thursday, May 21, 2026

Atrium I Building Signage 26-024AFDP

<https://dublinohiousa.gov/pzc/26-024/>

Case Summary

Address	5525 Parkcenter Circle
Proposal	Proposal for an Amended Final Development Plan with a text modification to the sign provisions on an 18.10-acre-acre site.
Request	Request for review and approval of an Amended Final Development Plan with a text modification under the provisions of Code Section §153.053.
Zoning	PCD: Planned Commerce District – I-270/Tuttle Road
Planning Recommendation	<u>Approval of the Amended Final Development Plan and Text Modifications with conditions.</u>
Next Steps	Upon approval of the AFDP, the applicant may apply for permits through Building Standards.
Applicant	Gonzalo Franchini Morales, Olymbec
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Community Planning and Development



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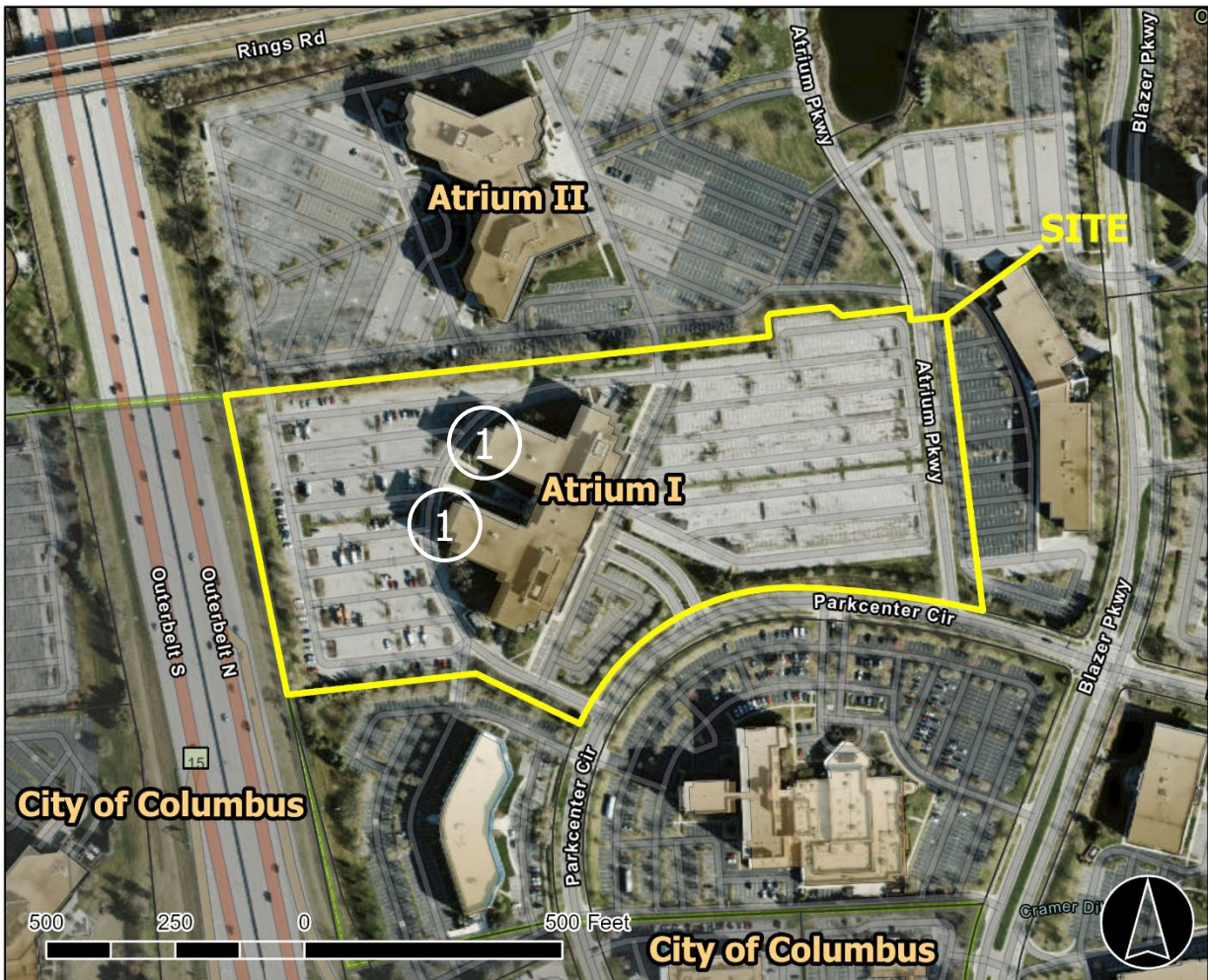
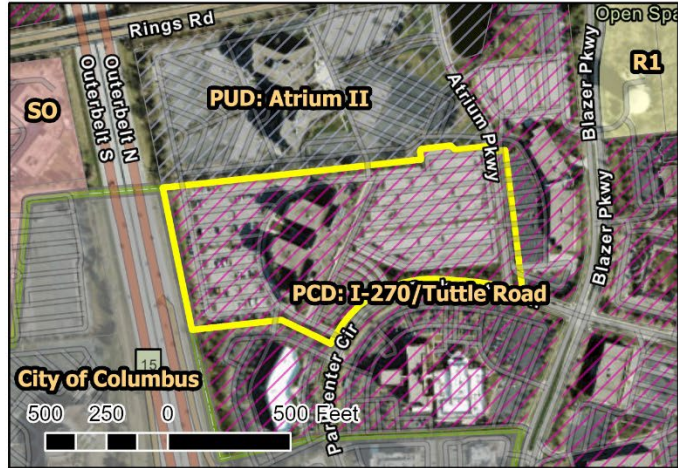
Site Location Map

26-024AFDP - Atrium I Building Signage



Site Features

- 1 Proposed Wall Signs



1. Request and Process

Request

Request for review and approval of an Amended Final Development Plan with a text modification for Subarea A2 of the I-270/Tuttle Road Planned Commerce District to allow for:

- A second wall sign in lieu of ground signage on the I-270 frontage
- An increase in the allowed number of colors for signs along I-270 frontage to allow the logo to have one additional color

Process

Modifications to approved development texts in a PCD that exceed Staff's approving authority require review and approval of an Amended Final Development Plan (AFDP) by the PZC per Code §153.053(G)(3).

1. *Concept Plan*
2. *Preliminary Development Plan (PDP)*
3. *Final Development Plan (FDP)*
4. *Amended Final Development Plan (AFDP)*

2. Background

Site Summary

The 18.10-acre site is located south of Rings Road and west of Blazer Parkway, with frontage along I-270. It is zoned PCD, Planned Commerce District – I-270/Tuttle Road and is located within Subarea A2 of that district. The site contains two five-story office towers connected by a glass atrium totaling approximately 325,000 square feet. Two large parking areas are located at the front and rear of the building, and access to the site is available from Parkcenter Circle.

Case History

December 1995 – Ord. 102-95

City Council approved Ordinance 102-95, rezoning 34.4 acres to the Tuttle I-270 PCD.

June 1995

The Planning and Zoning Commission approved a development plan for the construction of two five-story office buildings with an atrium connector.

February 2013 – 13-001AFDP

The Planning and Zoning Commission approved an Amended Final Development Plan and a Minor Text Amendment to allow an increase in the allowable area for a secondary image for a sign along Parkcenter Circle due to the sign's creativity and high quality. A condition was added requiring future sign modifications be approved by the PZC.

December 2014 – 14-110AFDP

The Planning and Zoning Commission approved an amendment to the Final Development Plan to allow replacement of the sign faces of two existing ground signs along Parkcenter Circle and I-270 with an increased percentage of secondary images.

Other Relevant History

June 2011 - Case 11-034Z/PDP/FDP

The Planning and Zoning Commission recommended approval to City Council for rezoning with Preliminary Development Plan and approved the Final Development Plan for the site located at 5455 and 5475 Rings Road to allow for a second wall sign in lieu of ground signage on the I-270 frontage, and for an increase in the allowed number of colors for signs along I-270 frontage to allow the logo to have one additional color. The site is zoned PUD, Planned Unit Development – Atrium II and is located directly north of the Atrium I site. While it is in another zoning district, the site is similar in that it includes two building wings connected by an atrium.

3. Project

The Atrium I building site is located in Subarea A2 of the I-270/Tuttle Road development. The development text does not currently include any signage requirements for this subarea and therefore refers back to Code requirements. Code allows for one wall sign and one ground sign for buildings along I-270. The applicant is proposing adding new language to the text to allow one wall sign per tower along the I-270 frontage to accommodate their unique building layout. The additional wall sign will be granted in lieu of the currently permissible ground sign along that frontage. The sign locations are intended to provide visibility from southbound I-270 and eastbound Rings Road.

Proposed Signage

The applicant is proposing to install the proposed signage at the fifth floor of each tower, with a maximum area of 300 square feet per sign per Code standards. They have provided an

example showing a sign on the south tower. The sign consists of white aluminum channel letters with white acrylic sign faces. A logo is included with a white background and black lettering. As shown, the sign would be approximately 62'-4" x 4'-10", totaling 300 square feet. While this meets the size requirements, Code § 153.156(C) states all signage shall be designed to fully integrate with the building architecture. If the illustration is to scale, the sign appears to overlap some of the building's horizontal banding and may need to be adjusted to meet the Code requirement. The sign would be lit with internal white LEDs. All other Code requirements are met.



Proposed Sign Plan

Text Modification

The applicant is proposing text modifications that will add a Signage and Graphics section to Subarea A2 of the development text. The text would read as follows:

- 1) "All signage and graphics shall conform to the Sign Code unless modified by this text."
- 2) "The size of the site, the freeway frontage, the obscuration of view from southbound I-270, the obscuration of view from eastbound Rings Road, and the fact that neither wall signage on the freeway side will be visible at the access point on Rings Road create special needs for this site."
- 3) "Two (2) wall signs, each totaling 300 sq.ft. shall be permitted facing I-270 (one on the 5525 Parkcenter Cir,- North tower and one of the 5525 Parkcenter Cir,- South tower building. See towers on the site plan)."
 - 3.1 "The two (2) wall signs shall be limited to 2 colors for any logo and text."
 - 3.2 "Any logo will have to be the same color as the text."
 - 3.3 "The logo may also use white as an additional color."
 - 3.4 "Any signage may be illuminated with white backlit LED's only."

Staff is recommending conditions of approval that would modify the proposed development text to accommodate the applicant's request while meeting all Code requirements and maintaining consistency with previous approvals in the surrounding area. Staff's recommendations are as follows:

- 1) "All signage and graphics shall conform to the Sign Code unless modified by this text."
- 2) "The size of the site, the freeway frontage, the obscuration of view from southbound I-270, the obscuration of view from eastbound Rings Road, and the fact that neither wall signage on the freeway side will be visible at the access point on Rings Road create special needs for this site."
- 3) "Two (2) wall signs, each totaling **up to** 300 sq.ft. shall be permitted facing I-270 (one on the 5525 Parkcenter Cir,- North tower and one of the 5525 Parkcenter Cir,- South tower building. See towers on the site plan). **No ground signage shall be permitted along I-270.**"
 - 3.1 "The two (2) wall signs shall be limited to **1 color for the** text."
 - 3.2 "Any logo will have to be the same color as the text."
 - 3.3 "The logo may also use **white as** an additional color."
 - 3.4 "Any signage may be illuminated with white **backlit** LED's only."
- 4) **Signage is subject to Administrative Approval by Staff, provided it meets all criteria above.**

4. Plan Review

Minor Text Modification: Section 153.053(E)(2)(b)(4)(b)

Criteria

- 1) 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;
- 2) 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;
- 3) 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);
- 4) The principles of §153.052(B) are achieved; and
- 5) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

Request	Review
To amend the I-270/Tuttle Road Development Text to add language on signage for Subarea A2 that will accommodate the unique building form and need for signage visibility along I-270.	<p>Criteria Met with Condition. The request meets the criteria given the following factors:</p> <ul style="list-style-type: none"> • The proposed use will not change. • The existing structure includes two distinct towers that read as two buildings. • The proposal is consistent with the intent of the Community Plan and Subarea A2 of this district to place office uses along the I-270 frontage. • The signage will be consistent with and will not have any adverse impacts on the surrounding properties with the incorporation of the recommended conditions of approval.

Amended Final Development Plan

Criteria	Review
1. The plan conforms in all pertinent respects to the approved Preliminary Development Plan.	Criterion Met: The proposal is consistent with the approved PDP which envisioned office development within Subarea A2. The request for a second wall sign is appropriate given the building layout and is consistent with approvals in adjacent developments.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Not Applicable: The AFDP does not affect pedestrian or vehicle circulation within the site and adjacent property.
3. The development has adequate public services and open spaces.	Not Applicable: The AFDP does not affect public services or open space.

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 the Code.

Not Applicable: The AFDP does not alter existing preserves or natural characteristics of the site.
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.

Not Applicable: The AFDP does not affect the lighting of the site.
6. The proposed signs are coordinated within the PUD and with adjacent development.

Criterion Met with Condition: The proposed language needs to be further refined. The recommended condition of approval below address clarity of the Development Text and will help to ensure the signs are coordinated with this PCD and adjacent development.
7. The landscape plan will adequately enhance the principle 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.

Not Applicable: The AFDP does not affect approved landscape plans.
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 AFDP does not affect stormwater management.

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 is not to 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:** The proposed modifications in the AFDP are in compliance with all local, state, and federal laws and regulations.

Recommendation

Planning Recommendation: Approval of the Amended Final Development Plan and Development Text Modification with the following condition:

- 1) The language of the proposed Development Text modifications shall be amended per Staff's recommendations listed under the *Text Modification* section of this Planning Report.