

AMENDMENT TO FINAL DEVELOPMENT PLAN WITH A TEXT MODIFICATION

Tenant Signage on Exterior (Rear) of Building Facing I-270.
Atrium I - 5525 Parkcenter Circle, Dublin, OH

DPC3 LP
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Attn: Legal Department [or Property Management as applicable]
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The purpose of this PUD Text Amendment submission is to expand the permissible signage per physical address from one (1) wall sign to two (2) wall signs. This request would accommodate one tenant sign on the North Tower and a second sign on the South Tower, both located on the 5th floor. These sign locations are intended to provide visibility from southbound I-270 and eastbound Rings Road. Many prospective full-floor tenants have requested exterior building signage; therefore, this amendment would provide significant benefit to the property.

The existing language in the text development text allows one (1) wall sign and (1) ground sign, as per the subarea development standards. The proposed language intends to allow two (2) wall signs, in lieu of one (1) ground sign, specifically for subarea A2, as the lack of visibility, from southbound I-270 and eastbound Rings Road, creates special signage needs. Both wall signs would be installed as per the Dublin Code (section 153.159 Signs with special conditions).l

The zoning of subarea A2 currently allows office space usage in the subarea “corporate offices”, and the signages in the proposed development text language would only follow this type of usage, while aligning with Dublin code’s conditions and standards for this type of signage.

The Atrium I building is located at 5525 Parkcenter Circle in Dublin, Ohio. The I-270 freeway is directly adjacent to the west, where the rear of the two (2) towers faces the highway. The building is accessible via Blazer Parkway, between Tuttle Crossing Boulevard and Rings Road.

We intend to maintain all elements of the PUD (ref: § 153.159 Signs with special conditions). However, we are requesting an exemption from the “one sign per address” limitation, and an exemption from the “one color” per signage limitation. Given that the property consists of two (2) distinct towers connected by an enclosed, full-height atrium, the site could reasonably be interpreted as two separate buildings if the atrium were not present.

Therefore, we propose modifying the PUD to permit the installation of one (1) wall sign on the 5th floor of each tower, totaling two (2) wall signs, and to permit a two (2) colors limitation per sign for the signages. While this would exceed the current “Number/Quantity” signage limitation for wall signs and the number of colors allowed, all other requirements will be fully satisfied, including maximum height (not exceeding the roofline, and totaling 300 sq.ft of signage for the building), 14-inch maximum projection, and a minimum separation of more than 30 linear feet between signs.

*See page 2 & 3 for concept photos.

*See accompanying Site Survey for additional site information.

SITE PLAN



SIGNAGES LOCATION

