

Motion and Vote

Mr. Taylor made the motion to approve this Conditional Use application because it complies with the conditional use criteria with six conditions:

- 1) That right-of-way of 35 feet be dedicated to the City of Dublin;
- 2) That the property owner pay a fee as determined by the City Engineer in lieu of construction of a pedestrian path;
- 3) That the applicant revise the plan to meet all landscaping comments contained in this report, prior to applying for a building permit and/or a Certificate of Zoning Plan Approval;
- 4) That the parking area meet setback and space size requirements;
- 5) That the property owner meet all requirements of the City and the Franklin County Board of Health regarding the existing septic system, or tie into public sanitary sewer, if required by either agency; and
- 6) That parking will only be permitted within designated parking spaces.

Mr. Zimmerman seconded the motion.

Christopher T. Cline, attorney, on behalf of the applicant, agreed to the above conditions as listed in the Planning Report.

The vote was as follows: Ms. Kramb, yes; Mr. Walter, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

**2. Metro Center PUD – Sign Plan
08-086AFDP**

**Metro Place North and South
Amended Final Development Plan**

Chair Chris Amorose Groomes introduced this case which involves modifications to the directional and center identification signs for the Metro Center Planned Unit Development, located on the west side of Frantz Road between Metro Place North and Metro Place South. She swore in those intending to speak in regards to this case including the applicants, John Gleason and Molly Wood, Crawford Hoying, and City representatives.

Jennifer Rauch presented this request for review and approval of a sign plan for properties located within the Metro Center planned district that addresses identification and directional signs. She said the Commission had informally reviewed this proposal in September 2008, and was generally supportive of the proposal with modifications. She said the Metro Center development is 40 acres, comprised of nine parcels. She presented a graphic showing 14 signs within this portion of Metro Center that will be approved as part of this application. Ms. Rauch said they include two center identification signs and 12 directional signs. She said all of the proposed signs would be located in the same place as the existing signs, with the exception of the two new directional signs. She said all the signs have a coordinated design theme with matching colors, font, and overall design. Ms. Rauch said each sign is located within a landscaped bed with no lighting proposed at this time.

Ms. Rauch said Signs 1 and 8 are joint identification signs. She said the applicant is proposing to replace the existing eight-foot tall signs located at the intersection of Frantz Road and Metro Place North and South with seven-foot, seven-inch tall signs. She said the design of these signs is a dark green background with satin silver bands with the Metro Center text. She said the three-sided signs are rectangular. Ms. Rauch said the signs meet Code for height, design, color, and area. She explained that the existing joint identification signs, as are the proposed signs, are located within the right-of-way. Ms. Rauch said at the September, 2008 Commission meeting, the members requested additional information to ensure that the signs do not negatively impact sight visibility and safety, and Engineering has confirmed this with the submission of materials by the applicant. She said these signs would have to be approved by City Council for right-of-way encroachment.

Ms. Rauch said the second set of signs, external directional signs, are located on the perimeter of the development at the private street intersections. She said the six signs are similar to the joint identification signs with a dark green background and silver panels. She said the applicant has decreased the height from the previous proposal to four feet, six inches tall, which are closer to meeting the Code requirement of three feet, which addresses the Commission's concerns in September. She said the role of these signs is to help guide business patrons and clients from the public right-of-way into the development, so the increased height is appropriate in Planning's opinion for these particular signs. Ms. Rauch said the applicant has also increased the size of the numbers and the individual tenants' names have been removed from the sign proposal, also requested by the Commission at the last meeting. She said the back of the signs include traffic directional signs, such as stop signs for those traveling on the internal private street system.

Ms. Rauch said the final set of signs are the six internal directional signs located along the private streets, adjacent to the various buildings, which help guide the user into the parking lots for the particular buildings. She said the applicant has decreased the overall height of these signs to three feet, which meet Code. Ms. Rauch said these six signs match the two other proposed sign types and incorporate the larger numbers with no individual tenant names.

Ms. Rauch said the application meets the review criteria for site circulation and safety, as well as the site details, but an approval of the text modification is required to permit the external directional signs with a height that exceeds Code and to permit signs within the right-of-way, in addition to the condition that the applicant gain approval of the right-of-way encroachment from City Council. She said Planning recommends approval of the text modification and the amended final development plan.

John Gleason, the applicant, commented that Ms. Rauch and Ms. Husak had been great to work with during this process. He reported they had a meeting scheduled Tuesday with the owners association and he thought they would be very happy with the result.

Ms. Amorose Groomes asked if there was anyone wishing to speak in regards to this application. [There was no one.] She asked for Commission discussion.

Amy Krumb confirmed that the sign was a rounded triangular shape.

Kevin Walter, who pulled the case from the Consent items, said he did not think these were better signs. He said they were worse because the directional arrows were very confusing. He said it took him several times to realize the arrows were not pointing to the right. He said with the existing signs, the directional arrow is either on the left side or on the right side. Mr. Walter said his preference would be that the numbers are centered with the arrows on either the left or right side. He said they aesthetically look better as proposed, but he was not sure they would assist anyone with wayfinding.

Ms. Kramb agreed with Mr. Walter and said the font of the arrow was confusing, and that the aesthetics of the sign were better. She said she was confused with the curved-triangle look.

Mr. Gleason agreed that the development was confusing. He asked if it was acceptable to move the arrow from the right side to the left side, so if you are turning left, it would be on the left side of the number, and if you were going right, it would be on the right side of the number. Mr. Walter said that would be acceptable, and if the numbers had to be centered in the sign that was fine.

Liz Navarro, Signage Consultants, Inc., representing the applicant, was sworn-in by Ms. Amorose Groomes. Ms. Navarro said if the numbers were centered through the middle of the available graphic space, there would not be room for arrows pointing opposite directions. Ms. Amorose Groomes asked if the arrow could be placed on the appropriate side. Ms. Navarro agreed.

Mr. Walter said this satisfied his concern and asked that this be made a condition. Ms. Husak provided Condition 2, *That the arrows on the signs be located in the appropriate direction to which they refer.* She clarified that Conditions 1 and 2 were applicable to the Amended Final Development Plan for the second motion, and that the first motion was only for the development text modification.

Motion #1 and Vote – Text Modification - Sign Height and Right-of-Way Location

Mr. Taylor made the motion to approve the modification to the development text to allow directional signs to exceed Code required height, and joint identification signs within right-of-way to aid in wayfinding for the development. Mr. Fishman seconded the motion.

The vote was as follows: Mr. Walter, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; Ms. Kramb, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (6 – 0)

Motion #2 and Vote – Amended Final Development Plan

Mr. Taylor made the motion to approve the Amended Final Development Plan because it complies with the amended final development plan criteria with the approval of the text modification with two conditions:

- 1) The applicant obtain approval from City Council for the right-of-way encroachment for Signs 1 and 8, prior to sign permit issuance; and
- 2) That the arrows on the signs be located in the appropriate direction to which they refer.

John Gleason agreed to the two conditions.

The vote was as follows: Mr. Walter, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; Mr. Zimmerman, yes; and Mr. Taylor, yes. (Approved 6 – 0)

Ms. Amorose Groomes said the Commission appreciated the applicant's cooperation and that the Commission's recommendations were followed. She said she thought they have a much better sign package.

**3. Perimeter Center PCD, Subarea E – McDonald's 6830 Perimeter Loop Road
09-006AFDP Amended Final Development Plan**

~~Chair Chris Amorose Groomes introduced this application that involves the configuration of the drive-thru lane for an existing McDonald's Restaurant located at the intersection of Perimeter Loop and Avery-Muirfield Drive. She swore in those intending to speak in regard to this case including the applicant's representative, Gust Mecera, McDonald's Ohio Regional Construction Manager, and City representatives.~~

~~Jennifer Rauch presented the request for review and approval of an Amended Final Development Plan for modifications to the McDonald's site. She said the current configuration results in excessive stacking, off-site to the private drive and onto Perimeter Loop Road. She said the application was tabled at the May 2009 meeting to allow the applicant to address comments and concerns raised by the Commission including the potential vehicular conflicts in the southeastern corner of the site, the design aesthetic of the drive-thru, and tree replacement. She said the Commission was supportive of a reduced parking number and asked the applicant to evaluate the predominant use of the site, whether it was more drive-thru or walk-in oriented.~~

~~Ms. Rauch said the plans were revised to show a separation of the entrance drive and the exit drive, restricting the existing single access point to exit only, and creating a new entrance at the northern end of the site, adjacent to the dumpster. She said a new exit area would include a concrete pork chop to orient traffic flow to the right and left. Ms. Rauch said Planning and Engineering support the separated ingress/egress for the site, but request additional modifications to the exit drive which include reducing the width of the apron area and modifying the radii of the two corners to further discourage traffic from entering the site at that point, in addition to more 'Do Not Enter' directional signs where appropriate.~~

~~Ms. Rauch said a double drive-thru configuration is incorporated at the northeast corner of the building with the relocated drive-thru entrance at the southeastern corner. She said this arrangement also focuses stacking closer to the building and outside of the main circulation drive. She said the existing order station, located on the northern side of the building will be re-oriented and moved to the northeast corner of the building, and will require reconstruction of a new island to accommodate an additional menu board. Ms. Rauch said the drive-thru lane is separated from the internal access drive by a two-foot wide raised curb to encourage drivers to enter the site and circle the building.~~



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Creating a Legacy

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 4, 2008

The Planning and Zoning Commission took the following action at this meeting:

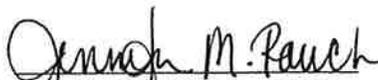
2. Metro Center PUD – Sign Plan
08-086AFDP

Informal Review
Metro Place North and South

- Proposal: Modifications to the directional and center identification signs for the Metro Center Planned Unit Development District located on the west side of Frantz Road between Metro Place North and South.
- Request: Informal review of an amended final development plan under the Planned District provisions of Code Section 153.050.
- Applicant: Conni Hale, Crawford Hoying Smith; represented by Liz Navarro, Signage Consultants Inc.
- Planning Contacts: Claudia D. Husak, AICP, Planner II or Jennifer M. Rauch, AICP, Planner II.
- Contact Information: (614) 410-4600, chusak@dublin.oh.us or jrauch@dublin.oh.us

RESULT: The Commission informally commented on this proposal for modifications to the directional and center identification signs for the Metro Center Planned Unit Development District located on the west side of Frantz Road between Metro Place North and South. The Commission agreed that improvements to the internal directional signs are necessary for this business park, but encouraged the applicant to revise the sign plan to meet the Code requirements as closely as possible. The Commissioners were not in favor of allowing tenant names on directional signs. The Commission directed the applicant to decrease the height of the directional signs and to provide more information regarding potential safety concerns for the joint identification signs located within the right-of-way.

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Planner II

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~~amount of issues identified by the Commissioners. Mr. Fishman and Mr. Zimmerman agreed that the Planning Report was great.~~

~~Mr. Zimmerman concluded this Informal Review by thanking Mr. Rowe.~~

**2. Metro Center PUD – Sign Plan
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**Informal Review
Metro Place North and South**

Claudia Husak presented this request for an Informal Review of an Amended Final Development Plan application filed for the Metro Center Sign Plan. She described the 40-acre site within the Metro Center PUD affected by this application. She said the Metro Center PUD, zoned in 1974 was one of the first planned districts in Dublin and it did not include a development text or development plan, so all that is available to use is the existing development plan and the Zoning Code.

Ms. Husak explained that some of the current Sign Code requirements did not exist when the development was built and signs were installed. She said the location of the two existing joint identification signs were on the corners of Metro Place North and Frantz Road, and Metro Place South and Frantz Road. She described the existing white four-sided identification signs, canted on top, with copy on two sides identifying the center. Ms. Husak said numerous directional signs on the site provide direction from the exterior public roads and are interior to the site. She said they also function at some locations as stop signs. Ms. Husak said the directional signs include numbers of buildings and arrows to aid motorists in finding the buildings. Ms. Husak said that Graeter's, Max and Erma's, and Fifth/Third Bank have three off-premise signs within the public open space along Frantz Road co-owned by all the businesses in the development.

Ms. Husak said the applicant has indicated that they would like to update the signs for maintenance reasons and to aid in way-finding. She presented the proposed sign plan which indicated the location of 14 signs. She said 12 signs are replacements and two are new signs (Signs 5 and 7). She said the two, eight-foot tall center identification signs are to be changed out for the new joint identification signs and are proposed to be a dark green with a silver horizontal band detail with the copy on the top of the bands. Ms. Husak said the sign design and the landscaping will be cohesive throughout the entire Metro Center area.

Ms. Husak said Code permits two center identification signs for the property because it is located with enough frontage on two roads, Frantz Road and Metro Place. She said Code limits them to be 15 feet in height and they are being proposed to be 7.5 feet high. She said Code also requires that the signs be set back 8 feet from the right-of-way, and the existing signs are located in the right-of-way with the reason unknown. Ms. Husak said the proposed signs will be placed in the same location.

Ms. Husak said the existing directional signs are a maximum of four feet tall and vary in size. She said the proposed signs are 6 feet tall, and indicate the building numbers and have arrows with the stop sign in the locations where the signs are located close to the public right-of-way. Ms. Husak said the Code limits directional signs to 3 feet in height and 4 square feet in size. She said there is no set back requirement other than they cannot be in the right-of-way and should be on the premise to which they refer. She said as proposed, the signs are six feet in height, 9.7 square feet in size, and not located in the right-of-way, but some are not located on the premise

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that they refer due to the internal roadway system. Ms. Husak said directional signs 2 and 7 are also proposed to have text on them to identify the commercial businesses that are accessed by the internal road in Metro Center, and that is not something that Code would permit normally on directional signs. She added that neither sign is located on the premise that they identify; the one to the north is on the common open space premise and the southern sign is on the Fifth/Third Bank property.

Ms. Husak said in previous applications reviewed by the Commission there have been proposals that did not meet the development text and in this case there is no text, just the Zoning Code, so the Commission would be permitted to make a motion that the development standards can be modified, but the Commission has to make that determination.

Conni Hale, Crawford Hoying Smith, the applicant, said she managed several buildings in the Metro Center office park, as well as the owners' association. She pointed out that the proposed signs would also serve the tenants on the exterior of Metro Place. Ms. Hale said curb appeal is important and the existing signs are very embarrassing and do not serve the purpose needed. She said the office park has an outdated image. She said the City is putting in a bike path, changing the bus stops, upgrading the lighting, and improving the office park. Ms. Hale said there were public safety issues with the directional sign heights, and the signs were raised because they were not visible during a large snowfall. She asked that this proposal is considered as a beautification, public safety, and way-finding issue. Ms. Hale said the tenants within the office park have expressed difficulty with occupancy because it was viewed as a tired park and they wanted to address that as quickly as possible.

Flite Freimann asked how it was determined which tenants would be allowed to have their name on the directional sign.

Ms. Hale said the two retail tenants, Graeter's and Max and Erma's, would be allowed to include their names on one directional sign because it was difficult to navigate to the site from Frantz Road. She said the owners' association had approved the proposed sign changes and is eager to get started. She said the owners association also agreed to donate the land the City is using for their improvements.

Mr. Zimmerman invited anyone in the audience who had questions or comments regarding this Informal Review to come forward. [No one responded.] He requested that the Commissioners address the four discussion points provided in the Planning Report. [Discussion points are listed in *italics*, followed by the Commissioners' comments made on each.]

Mr. Fishman confirmed that neither the proposed sign plan nor the existing signs met the Sign Code. Ms. Husak clarified that there was no text. Mr. Fishman asked if the signs could be changed to meet Code.

Ms. Amorose Groomes did not think the signs could be made to meet Code because of the unique layout of the facility, given what Code allows for signs in terms of frontage. She said she did not know if way-finding signs throughout the complex that meet Code were possible in all aspects.

Is the Commission concerned about the proposed location of the signs?

Does the Commission agree with Planning that identifying businesses on directional signs is not a precedent that we want to set?

Chris Amorose Groomes agreed that there were way-finding issues throughout the property and it was a maze. However, she said she did not know if these types of signs were clear enough to read at 35 mph. She said the area for the sign text seems to be very small and she said if the Commission were to entertain changing the signs, the design would have to be much simpler in format than what is proposed. Ms. Amorose Groomes said the directional signs had a long way to go for clarity purposes.

How does the Commission view the proposed center identification signs in relation to the existing commercial business signs along the Frantz Road frontage?

Ms. Husak said the joint identification Signs 1 and 8 meet Code as far as height and content, but the issue is the location of the signs within the right-of-way. She requested the Commissioners comments. She said Council can grant a right-of-way encroachment, however the Commission would have to vote on the Amended Final Development Plan and allow them to be there first.

Mr. Freimann asked if the two existing identification sign locations could be considered a pre-existing condition. Mr. Langworthy said from a zoning perspective, not after a sign is removed.

Ms. Husak reiterated that the Commission would have to vote on something that did not meet Code with the understanding that City Council can grant it or not. She said the City Engineer will also have to sign off to ensure there were no visibility issues. Mr. Zimmerman said he would like that information before the decision is made.

Ms. Amorose Groomes said she did not necessarily want the signs out of the right-of-way if they were not causing safety issues. She did not want to impose a financial burden because someone in the past made a bad decision.

Mr. Freimann said they may be creating a problem if the sign is set back so far that drivers can not see them, as opposed to where they are currently located.

Mr. Zimmerman said he thought Engineering should check to see how it lines up, and if there is a problem, the identification sign would have to be moved.

After review of the application details, does the Commission interpret this application as meeting the criteria and therefore allow the application to proceed as an amended final development plan, or does the proposal exceed the scope of the criteria and require the applicant to proceed with a rezoning/preliminary development plan?

Ms. Amorose Groomes said there are definitely way-finding issues, so it is the Commission's responsibility to help them resolve those things. She said if what the applicant wanted did not meet Code, then an amended final development plan was necessary. Ms. Husak said the only other option would be for the Commission to say the five criteria are not met and that the modification from the Code is too great to do via an amended final development plan and they would have to rezone.

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Ms. Amorose Groomes said a rezoning would be very time-consuming and require a lot of steps which would not help the tenants. She said she preferred working things out through an amended final development plan. Ms. Husak said then, the option would be to come closer to what Code required and that would maybe make the five criteria a little easier to be met.

Ms. Amorose Groomes said it was important for the Commission to work with them as corporate citizens to help them get the office park to where it needs to be. She said however, the City's standards and the applicant's proposal need to be brought closer together, and she did not see the two things coming together as proposed tonight.

Mr. Zimmerman and Mr. Fishman said they agreed with Ms. Amorose Groomes about the amended final development plan process.

Mr. Fishman said he did not want to set a precedent, but he wanted to get the signs as close to Code as possible. He said he always could see the large numbers on the directional signs even on snowy days, but the building addresses did not seem to be sequential. He suggested there be some internal navigation such as arrows for the addresses. He reiterated that he wanted to see this sign plan as close to Code as possible. He agreed it needed to be done and that the Commission wanted to help them.

Ms. Husak confirmed that Mr. Fishman was okay with the directional signs being off-premise where a number located on the 450 that pointed to 350, if the plan was closer to Code with the size or height of the sign. Mr. Fishman said the problem was with finding a building in the office park.

Mr. Freimann said he disagreed with the Commissioners because he did not know a way to meet the Code with the proposed signs. He suggested an amended final development plan. He said however with the landscape requirements, he did not know that at 35 mph a 3.5-foot high sign could be seen and he did not think six feet high was exuberant. He said he would be willing to give the applicant three feet on the internal directional signs, considering the fact that the applicant is willing to give 7.3 feet on the two front signs. Mr. Freimann said for Signs 4, 5, and 6, he was will to defer to Planning's expertise that the drawings presented were not actually representative, and that people will be able to see the signs and follow the arrows.

Ms. Amorose Groomes asked if this discussion point was talking about removing the signs along Frantz Road for Graeter's and Max and Erma's.

Ms. Husak explained that it was more a question on Planning's part about the cohesive sign plan that the center is now doing with updating it, making them all match, and the sign in close proximity to the Fifth/Third, Max and Erma's, and Graeter's signs not matching the rest of them.

Mr. Zimmerman said as had been done with other centers' tenant signs, when they left, the sign was changed out on the panel to be more aesthetic to what is current for those three signs.

Mr. Fishman asked if the numbers on the signs will be as big as they are now. Ms. Husak said she thought they were close; they were just higher on the sign. Mr. Fishman said he had always liked the large numbers on the signs.

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Ms. Hale said she believed the numbers could be large but she would need to confirm that with the consultant.

Ms. Husak said Planning noticed that there were two feet on top of the sign that did not really function as anything other than to make the sign taller. She said there were no restrictions in the Code as to how large the numbers or copy could be, so Planning could look into how big the numbers are in comparison to the existing ones, and maybe make the bands wider and the numbers bigger.

Ms. Amorose Groomes said that the Commission would like an effort made by the applicant to meet the Code as far as they can with maintaining their way-finding. Mr. Zimmerman agreed.

Mr. Zimmerman ended this Informal Review by thanking everyone.

**3. Stoneridge Village PUD – National Church Residences – Stoneridge Plaza II
08-071CP**

**3895 Stoneridge Lane
Concept Plan**

Rachel Swisher presented this request for an informal review and feedback for a concept plan involving 35 attached, one-story senior housing units in the Stoneridge Village PUD, located on the south side of Stoneridge Lane near the intersection with Dublin Center Drive

Ms. Swisher said it was Planning's opinion that the Future Land Use Map designation has been met with the proposed senior housing use and that the proposed density is also consistent with the Community Plan. She noted that there were some significant development issues with this site including a continuous 100-foot wide AEP easement for a high-intensity electric transmission line that runs through the site.

Ms. Swisher described the proposed site plan, noting the provision of access, setbacks, sidewalks, parking, storm water management, and gathering spaces for residents. She explained that a laundry and mechanical facility is proposed to the east of the AEP easement, and Planning has suggested that the applicant consider relocating this facility to provide a focal point at the end of the internal driveway and a gathering space for residents.

Ms. Swisher presented a slide showing a preliminary rendering of the proposed architectural concept for this development. She said that the proposed building materials include dimensional asphalt shingles, aluminum or vinyl framed windows, vinyl lap siding, and cultured stone accents. She said that although not shown on the plans, the applicant has indicated that the units will be differentiated to assist residents and guests with way-finding. Ms. Swisher said that Planning is supportive of differentiating the individual units; however they are recommending that the design theme should utilize a consistent, complimentary exterior materials palette and that the buildings should coordinate throughout the development. She said this could include making the individual unit entrances more prominent or applying exterior building materials differently on each of the buildings. Ms. Swisher added that Planning will continue to work with the applicant on the proposed architectural concept based on the Commission's feedback.

Ms. Swisher concluded by saying that Planning recommends that the
of this site based on their evaluation of this concept plan, and addi

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