

17-112AFDP – METRO III SIGN

Site Location

North of Metro Place South, approximately 1,000 feet west of the intersection with Frantz Road.

Proposal

An Amended Final Development Plan (AFDP) for a ground sign along Metro Place South for an existing office building.

Zoning

Planned Unit Development District, Waterford Village

Property Owner

Metro Place Valley Equity Group, LLC.

Applicant/Representative

Lisa Tebbetts, Continental Realty

Applicable Lane Use Regulations

Zoning Code Section 153.050

Staff Recommendation

A. Approval of an AFDP with one condition

Contents

1. Context Map.....	2
2. Overview	3
3. Sign Plan	4
4. Criteria Analysis	4
5. Recommendation	5

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Summary

The applicant is proposing a 48 square foot ground sign along Metro Place South for an existing office building within the Planned Unit Development District, Waterford Village.

Zoning Map

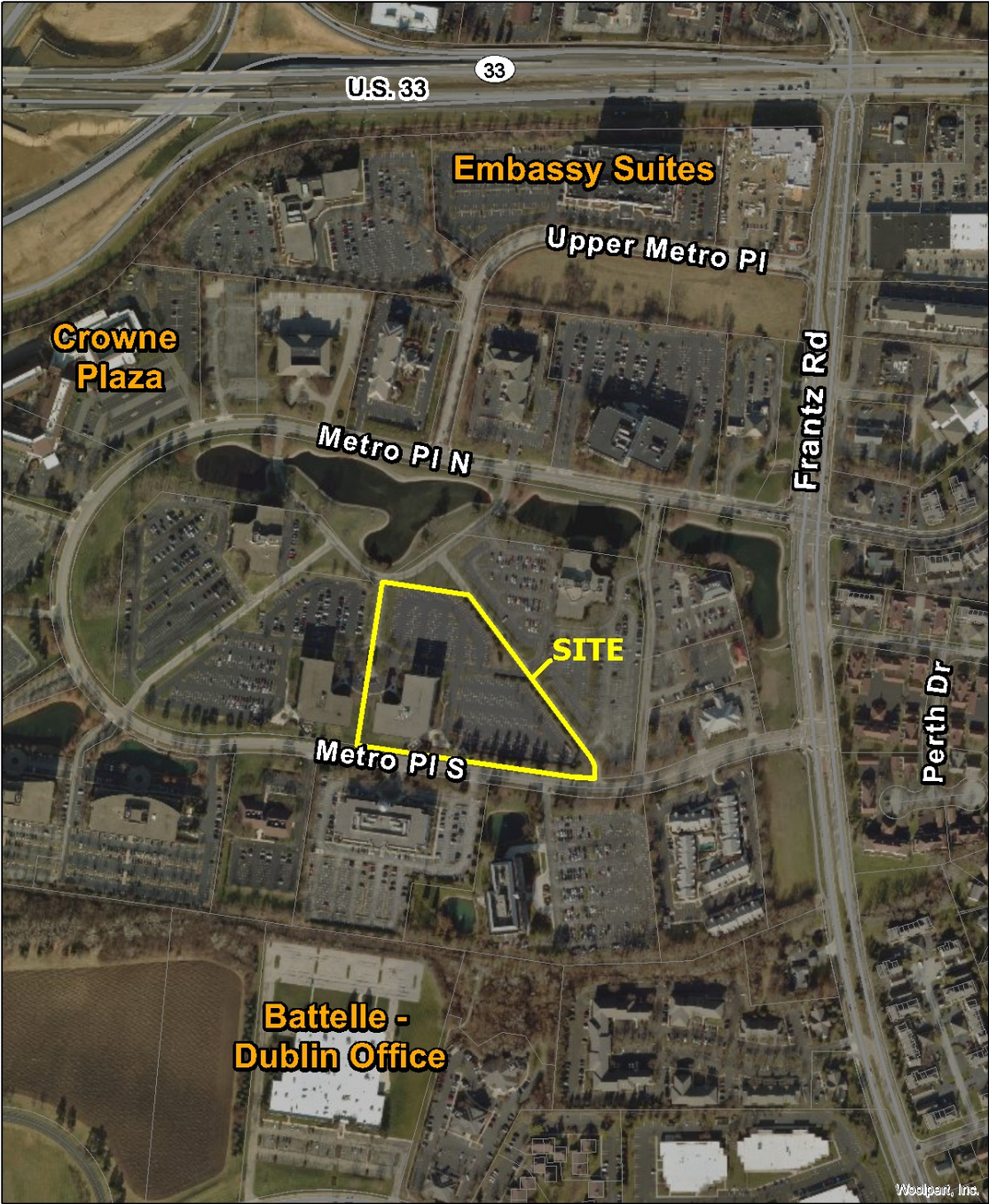


Next Steps

Upon approval from the Planning and Zoning Commission for the Amended Final Development Plan the applicant would be eligible to file for sign permits.

1. Context Map

This property is located north of Metro Place South, approximately 1,000 feet west of the intersection with Frantz Road.



2. Overview

A. Background

The Planning and Zoning Commission approved case 08-086AFDP on September 17, 2009 for an Amended Final Development Plan which modified the directional and identification signs for the Metro Center area.

The site is located within the Waterford Village Planned Unit Development District, which was zoned in 1974. No development texts exists for this PUD and therefore, staff consults the most applicable Standard Zoning District for applicable zoning requirements regarding permitted uses, setback requirements, parking, signs and landscaping.

B. Site Characteristics

1) Natural Features

The site contains landscape features along Metro Place South and an existing directional ground sign. There is also stormwater management at the rear of the building along the north side of the site.

2) Historic and Cultural Facilities

There are no historic or cultural features on the site.

3) Surrounding Land Use and Development Character

- North: Planned Unit Development, Waterford Village
(Stormwater retention basins)
- East: Planned Unit Development, Graeter's Ice Cream (Office)
- South: Planned Unit Development, Waterford Village (Office)
- West: Planned Unit Development, Waterford Village (Office)

4) Road, Pedestrian and Bike Network

The site has frontage on Metro Place South (± 720 feet). There are two access points onto a private drive that connects Metro Place South and Metro Place North. These two access points provide additional access to the adjacent office buildings through a system of private drives.

5) Utilities

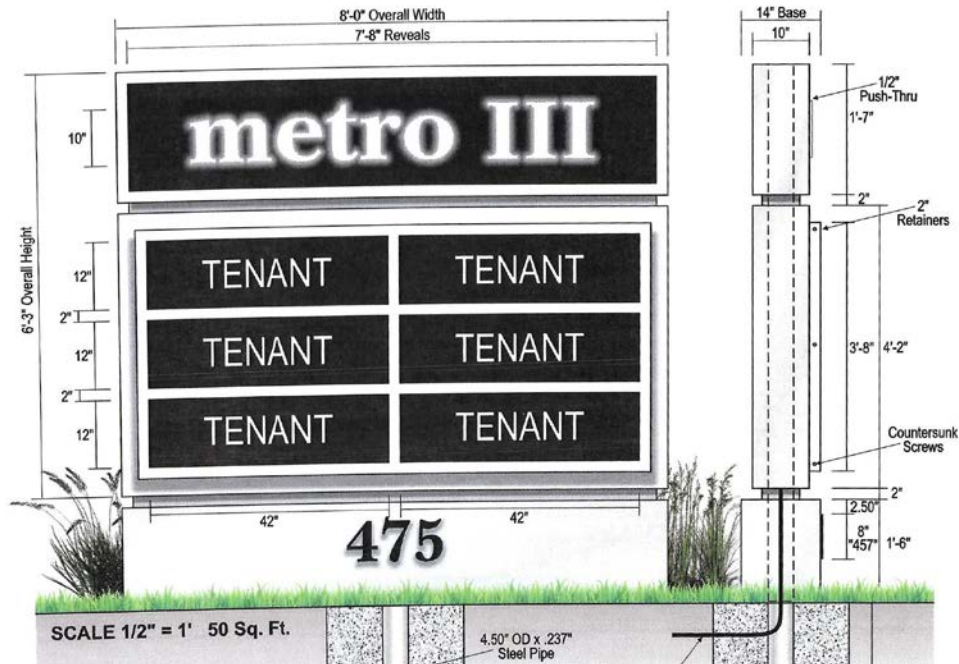
The site is served by public utilities with water provided along the south side of Metro Place South and sanitary provided along the north side of Metro Place North. The proposed ground sign location was reviewed by engineering and placement of the sign will not interfere with any utility lines.

C. Proposal

This proposal is for a ground sign for an existing office building within the Metro Center business park. The proposed ground sign will be located along the southern property line along Metro Place South. The ground sign will be 48 square feet in area and 6 feet 3 inches in height. Code permits a maximum size of 50 square feet for ground signs with a maximum height of 15 feet. The sign consists of six tenant panels that are interchangeable and will vary based on future tenant occupancy. The sign will have white copy for the "metro III" and a black background. Future tenant panels will be limited to the Code required maximum

of three colors per sign with the white copy and black background included. As proposed, all requirements in the Zoning Code are met with this proposal.

3. Sign Plan



4. Criteria Analysis

A. Amended Final Development Plan Analysis [§153.055(B)]

- 1) **The proposal is consistent with the approved preliminary development plan.**
Criteria Met. The proposal is consistent with the preliminary development plan and adheres to the requirements of the development text.
- 2) **Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property.**
Not Applicable.
- 3) **The development has adequate public services and open space.**
Not Applicable.
- 4) **The development preserves and is sensitive to natural characteristics of the site while complying with applicable regulations.**
Not Applicable.
- 5) **The development provides adequate lighting for safe use of the site without emitting light onto adjacent properties.**
Not Applicable.

- 6) **The proposed signs are coordinated within the PUD and with adjacent development.**
Criteria Met with Condition. The proposed sign meets the requirements of the Zoning Code. The applicant will be required to work with staff to move the address letters to another location on the sign due to interference with landscaping.
- 7) **The development had appropriate landscaping to enhance, buffer, and soften the building and site.**
Not Applicable.
- 8) **The development is compliant with stormwater management regulations.**
Not Applicable.
- 9) **If developed in multiple phases, all phases comply with the previous criteria.**
Not applicable.
- 10) **The proposed development is compliant with other laws and regulations.**
Criteria met. The proposal complies with all other known applicable local, state, and federal laws and regulations.

5. Recommendation

The proposed Amended Final Development Plan is consistent with all applicable review criteria. **Approval** is recommended with the following condition:

- 1) That the applicant continue to work with staff to find an appropriate location for the address numbers, prior to the issuance of a sign permit.