

20-168AFDP – TURKEY RUN APARTMENTS - SIGN

Summary

Request for review and approval of an Amended Final Development Plan for a ground sign for an existing apartment complex.

Site Location

This site is located southeast of the intersection of Perth Drive and Frantz Road.

Zoning

Planned Unit Development, Waterford Village

Property Owner/Applicant

Frantz Road Village, LLC

Representatives

Darrin Gray, Sign Vision Company

Applicable Land Use Regulations

Zoning Code Section 153.066

Case Manager

Zach Hounshell, Planner I
(614) 410-4652
zhounshell@dublin.oh.us

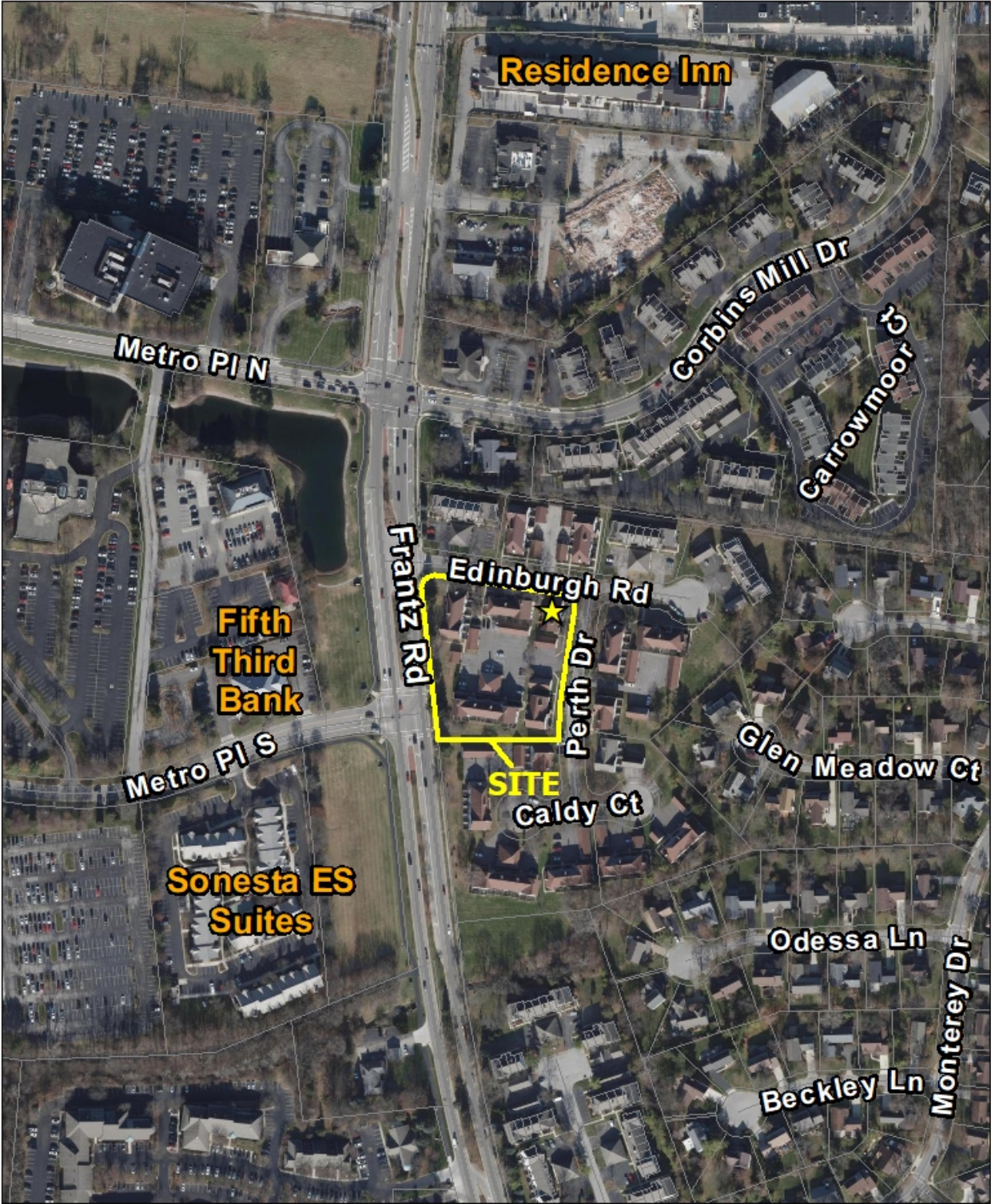
Next Steps

Upon approval from the Planning and Zoning Commission of the Amended Final Development Plan, the applicant will be able to file for Building Permits to begin construction.

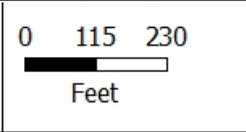
Zoning Map



1. Context Map



20-168AFDP
Amended Final Development Plan
Turkey Run Apartments
219 Perth Drive



2. Overview

Background

Turkey Run Village Apartments is located within the Waterford Village Planned Unit Development District. The apartment complex was built in 1980 and does not have a sign specific to the development. Waterford Village, established in 1970, is one of the earliest PUD zoned areas in the City. It does not have development text and therefore any improvements to the site, including the proposal of signage, is required to adhere to the standards in the Zoning Code. However, as a PUD all new signs are required to be reviewed by the Planning and Zoning Commission.

Site Characteristics

Natural Features

The site is currently developed and no significant natural features exist on the site.

Surrounding Land Use and Development Character

North: PUD, Planned Unit Development District Waterford Village (Residential)

South: PUD, Planned Unit Development District Waterford Village (Residential)

East: PUD, Planned Unit Development District Waterford Village (Residential)

West: PUD, Planned Unit Development District Waterford Village (Retail)

Pedestrian and Bike Network

The site has frontage on Frantz Road to the west, with vehicular and pedestrian access located along Frantz Road. Edinburgh Road, Perth Drive, and Caldly Court offer vehicular access to the individual units within the development.

Utilities

The site is serviced City of Dublin public utilities.

Proposal

The applicant is proposing the installation of a monument sign at the northwest corner of the site near the intersection of Frantz Road and Edinburgh Road. The monument sign would be considered an 'Entry Feature Sign' in the Zoning Code. Entry Feature Signs are permitted 20 square feet in size and shall not exceed 6 feet (72 inches) in height.

The applicant is proposing an approximately 15.2-square-foot monument sign with a 3-square-foot leasing sign below the main sign. The entirety of the sign is 51.5 inches in height. The base of the sign is clad with a synthetic stacked stone. The signs are proposed to be attached to the sign base using 4-inch thick aluminum square tubes painted black. Proposed sign faces are to be made from one-sided Aluminum Composite Material (ACM), with the same



signs attached to either side of the sign base. The copy and logo of the sign are constructed of PVC that are individually attached to the sign. The logo is proposed to be 'PMS 616 Gold' and the primary copy is proposed to be 'PMS 616 Green'. The 3.5-square-foot sign will be painted 'PMS 553 Green' with white vinyl graphics. There is no proposed illumination for this sign.

Staff recommends that the applicant remove the 'Now Leasing' secondary sign from the monument sign. In addition, Staff recommends that the applicant increase the height of the the stacked stone base to the base of the sign, and provide a sign cabinet rather than the tubes, subject to Staff approval.

Landscaping

The applicant has also provided a sign landscape plan with the submitted materials. Landscaping is a requirement for all monument signs within Dublin. Monument signs are required to be landscaped up to a 3-foot perimeter around the monument sign. The applicant should continue to work with Staff to finalize the required landscape plan.

3. Criteria Analysis

Amended Final Development Plan [§153.066(B)]

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan.
Criteria Met with Conditions. The sign meets the requirements of the Dublin Sign Code. The applicant should remove the 'Now Leasing' secondary sign from the monument sign. The applicant should also increase the height of the stone base and provide a sign cabinet, subject to Staff approval.
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.
Criteria Met. The proposed sign will be set backed 8-feet from the right-of-way to assist in wayfinding and safety for pedestrians.
- 3) The development has adequate public services and open spaces.
Not Applicable. No modifications to public services or open spaces are proposed.
- 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 site is developed. No modifications are proposed to the existing development pattern.
- 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 proposal does not include any lighting modifications.
- 6) The proposed signs are coordinated within the PUD and with adjacent development.
Criteria Met. The proposed sign is coordinated towards adjacent developments in the area.

- 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.
Criteria Met with Condition. The applicant should continue to work with Staff to finalize the required sign landscape plan.
- 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. No modifications are proposed to the site layout that impact storm drainage.
- 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. Phasing is not proposed as part of this application.
- 10) The proposed development is compliant with other laws and regulations.
Criteria Met with Condition. The proposal meets most applicable laws and regulations. The applicant should continue to work with Staff to finalize the required sign landscape plan, subject to Staff approval.

4. Recommendation

The proposed **Amended Final Development Plan** is consistent with all applicable review criteria. **Approval** of this application is recommended with the four conditions:

- 1) The applicant remove the 'Now Leasing' secondary sign from the monument sign;
- 2) The applicant provide a sign cabinet instead of two sign faces attached to tubes; subject to Staff approval;
- 3) The applicant increase the height of the stacked stone base to meet the base of the sign; and,
- 4) The applicant continue to work with Staff to finalize the required sign landscape plan.