

20-185AFDP – GRECO LAW SIGN

Summary

Proposal for the installation of a 15-square-foot ground sign for an existing office building.

Site Location

The site is located south of Bradenton Avenue, approximately 400 feet southwest of the intersection with Frantz Road.

Zoning

PUD, Planned Unit Development District, Llewellyn Farms

Property Owners

Orthopedic Medical Properties, LLC.

Applicant/Representative

Abbey Freese, Morrison Signs

Applicable Land Use Regulations

Zoning Code Section 153.050

Case Manager

Chase Ridge, AICP Candidate, Planner I
(614) 410-4656

cridge@dublin.oh.us

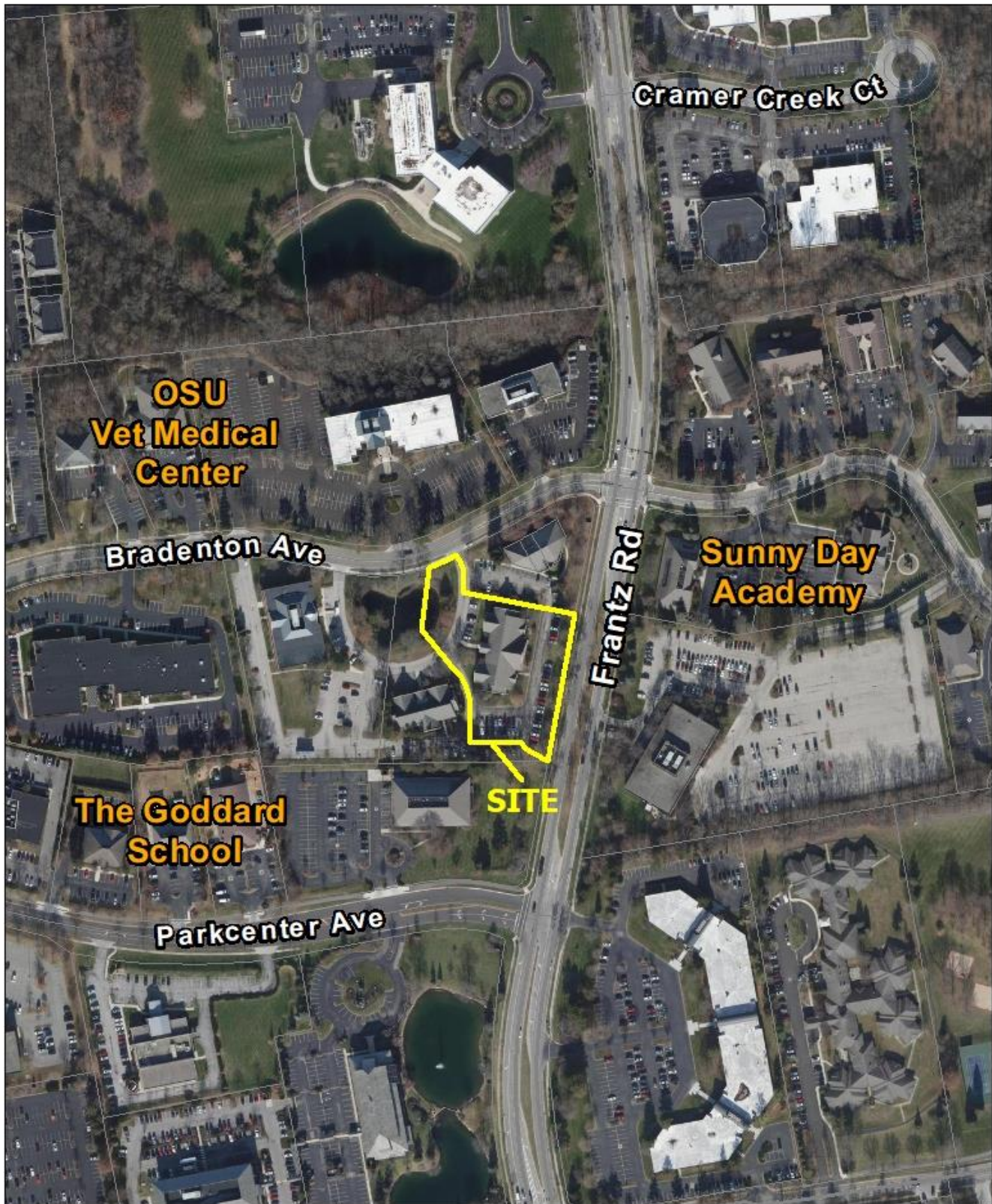
Next Steps

Upon review and approval from the Planning and Zoning Commission (PZC), the applicant will be required to file for a permanent sign permit.

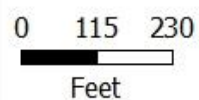
Zoning Map



1. Context Map



20-185AFDP
Amended Final Development Plan
Greco Law - Sign
4945 Bradenton Avenue



2. Overview

Background

The original approximately 147-acre tract was zoned PUD – Planned Unit Development, Llewellyn Farms in 1980 (Ord. 78-80). The Planned Unit Development is comprised of single-family, multi-family, and commercial uses. This site is a commercial use site. There is a ground sign on the property, affixed to two wood posts, painted white. The background of the sign is white with graphics and text in black, blue and orange. The sign is an irregular pentagon shape.

Site Characteristics

Natural Features

The site is developed and no natural features exist that would be impacted by the proposed sign.

Historic and Cultural Facilities

There are no historic or cultural features present on site.

Surrounding Land Use and Development Character

North: PUD: Llewellyn Farms (Commercial)

East: PUD: Llewellyn Farms (Commercial)

South: PUD: Llewellyn Farms (Commercial)

West: PUD: Llewellyn Farms (Commercial)

Road, Pedestrian and Bike Network

The site is accessible by a private access drive off Bradenton Road. There are sidewalks and shared use paths along both Bradenton Road and Frantz Road that connect to the larger sidewalk network.

Utilities

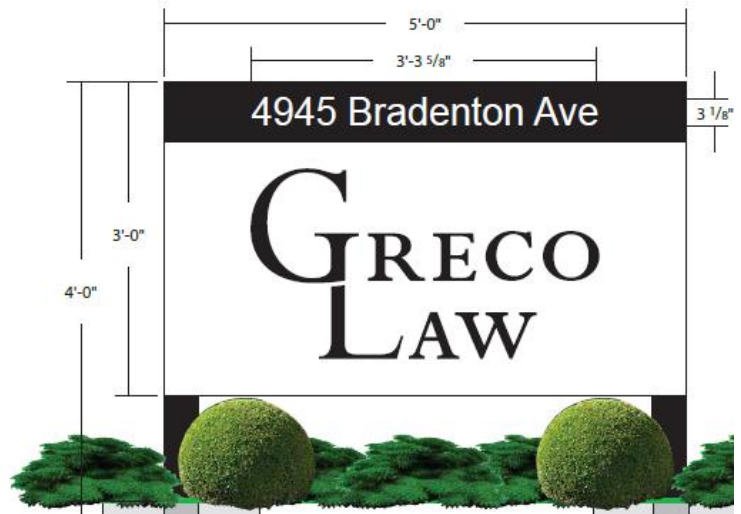
The site is served by public utilities, including sanitary, water and electrical. The proposal will not impact the existing utilities.

Proposal

Sign Details

This is a request to install a new ground sign immediately west of the main building, replacing an existing ground sign of a different shape and size. The sign is proposed to be located along the private service drive, which connects the business park to Bradenton Avenue. Per Code, the applicant is permitted to have a single ground sign with a maximum size of 50 square feet and a maximum height of 15 feet.

The proposal is for a 15-square-foot ground sign. The sign face will be three feet in height and five feet in width. The



sign will be single faced with push-through copy. The sign is internally illuminated using white LED lights. The aluminum sign cabinet will be supported by two four-inch aluminum posts, which will be painted black. The sign cabinet will be mounted one foot above established grade. The proposed sign consist of two colors, black and white. Staff is recommending that the applicant place the sign on a solid base of masonry to match the building.

Ground signs are required to be a minimum of eight feet setback from public right-of-way or property boundaries. The location of the sign is significantly further than eight feet from the right-of-way, and the applicant has indicated that the sign is approximately 34 feet away from the nearest property line. There are no other wall or ground signs on this site visible from adjacent properties or the right-of-way. The applicant should continue to work with Staff to finalize landscape details prior to submitting for a permanent sign permit through Building Standards.

3. Criteria Analysis

Amended Final Development Plan [§153.055(B)]

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan.
Criteria Met. The proposal does not significantly alter any approved plans.
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.
Criteria Met. The proposal does not significantly impact pedestrian or vehicular circulation on the site.
- 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.
Criteria Met. The proposed modifications do not impact the natural features 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.
Criteria Met. Newly proposed sign will be internally illuminated but will have little impact on light emitted within the area.
- 6) The proposed signs are coordinated within the PUD and with adjacent development.
Criteria Met with Condition. The proposed sign is appropriately sized and will only display neutral colors (black and white). However, in order to create a high quality sign, representative of the standards of the community, the applicant should provide a masonry base for the sign.
- 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 on finalizing landscape details prior to submitting for a permanent sign permit through Building Standards.

- 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. Additional stormwater analysis is not required with the Amended Final Development Plan request given the limited impact of the proposed modification.

- 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. The proposal meets all other applicable laws and regulations.

4. Recommendation

Staff recommends **Approval** of this application with three conditions:

- 1) The applicant continue to work with staff to finalize landscape details prior to submitting for a permanent sign permit through Building Standards.
- 2) The applicant provide a masonry base for the sign, subject to Staff approval.
- 3) The applicant apply for, and obtain approval of, a permanent sign permit through Building Standards prior to installation of the ground sign.