

21-177AFDP – AMERICAN SHARE INSURANCE – SIGN

Summary

Review and approval of an approximately 13.4-square-foot ground sign for an existing office building.

Site Location

Northeast of the intersection of Frantz Road and Bradenton Avenue.

Zoning

PUD, Planned Unit Development District – Llewellyn Farms

Property Owners

National Deposit Guaranty Corporation

Applicant/Representative

Abbey Freese, Morrison Signs

Applicable Land Use Regulations

Zoning Code Section 153.150-164

Case Managers

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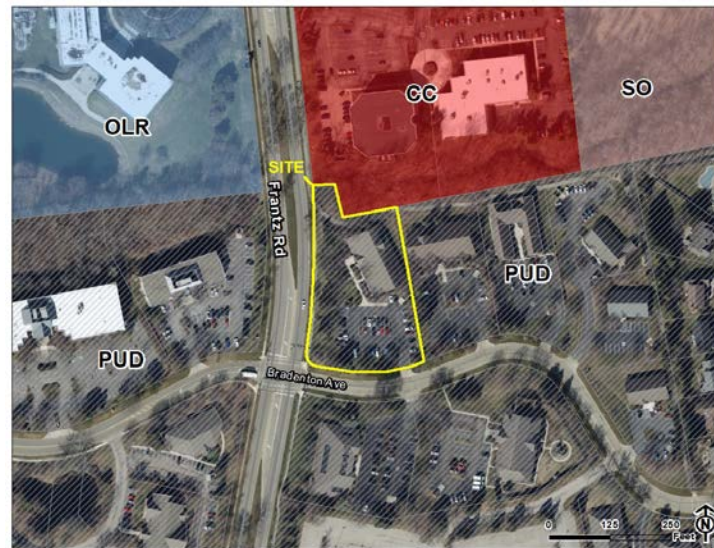
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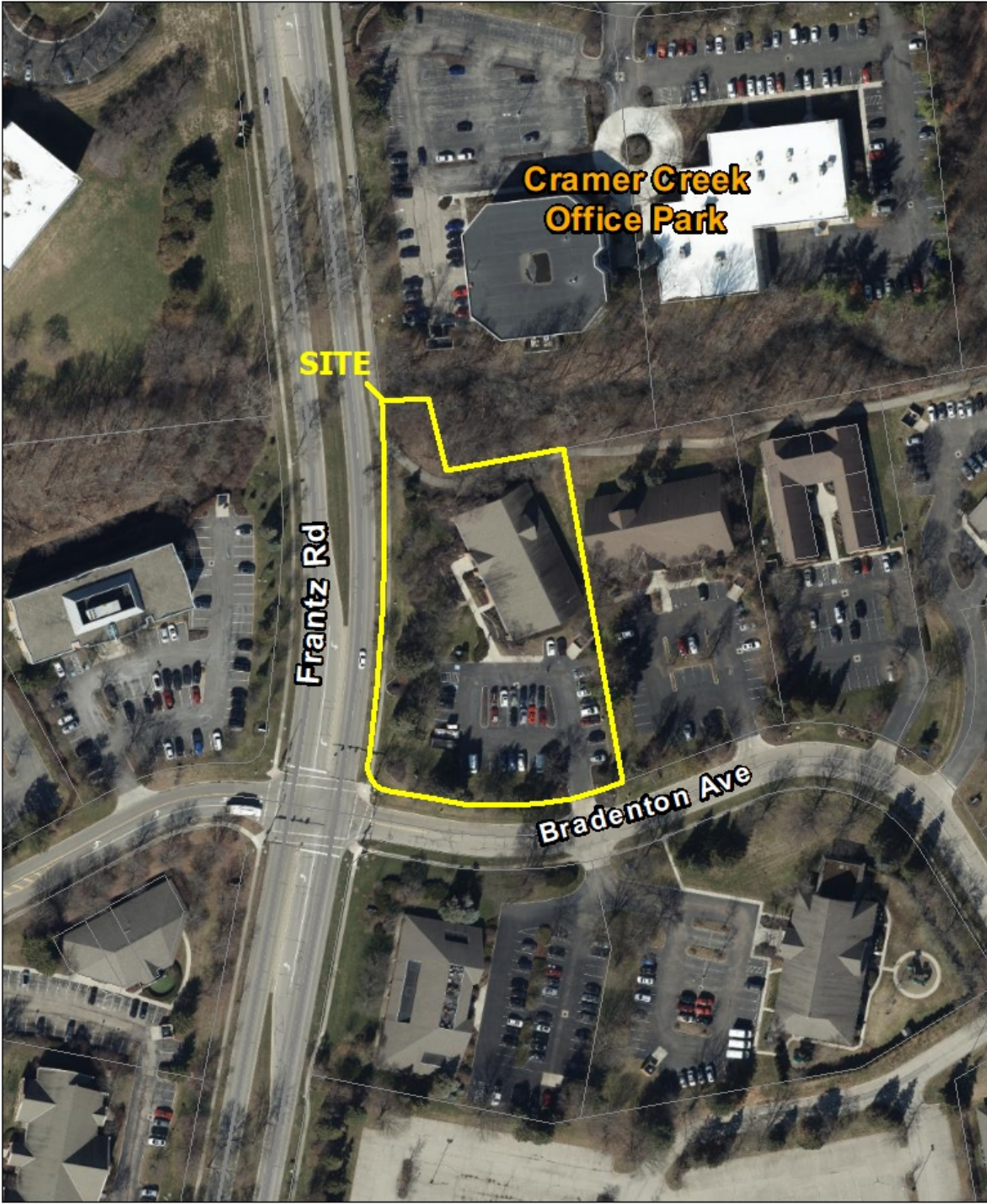
Next Steps

Upon review and approval from the Planning and Zoning Commission (PZC), the applicant may submit for a permanent sign permit through Building Standards.

Zoning Map



1. Context Map



21-177AFDP
Amended Final Development Plan
American Share Insurance
5656 Frantz Road

0 50 100
Feet

2. Overview

Background

American Share Insurance is located at 5656 Frantz Road, northeast of the intersection of Frantz Road and Bradenton Avenue. The 1.56-acre site is located within the Llewellyn Farms Planned Unit Development District. This PUD does not have an approved development text and therefore any improvements to the site including the proposal of signage, is would default to the most compatible Zoning Coder section to define the development requirements. For this site, that district would be the Suburban Office and Institutional District (SO). All new signs within a PUD are required to be reviewed by the Planning and Zoning Commission.

Presently, the site contains one existing ground sign along Frantz Road that will be removed with this proposal. The existing 20-square-foot ground sign is affixed to a black-aluminum cabinet. The sign face is polycarbonate with opaque vinyl graphics, with illumination for only the text and logo. This sign will be removed with this application.

Site Characteristics

Natural Features

The site is fully developed. No significant natural features are present on the site.

Surrounding Land Use and Development Character

North: CC, Commercial (Cramer Creek Office Park)

East: PUD, Planned Unite Development District – Llewellyn Farms (Office)

South: PUD, Planned Unite Development District – Llewellyn Farms (Office)

West: PUD, Planned Unite Development District – Llewellyn Farms (Office)

Road, Pedestrian and Bike Network

The site has frontage on Bradenton Avenue (± 240 feet) to the south and Frantz Road (± 370 feet). Vehicular access to the site is provided from Bradenton Avenue. There is a bike path at the rear of the property that curves and follows Frantz Road north. There is a sidewalk along the east side of the property along Frantz Road, which connects to the bike path to the north.

Utilities

This site is currently served by public utilities, including sanitary and storm water. The proposed location of the ground sign is not in conflict with any utilities.

Proposal

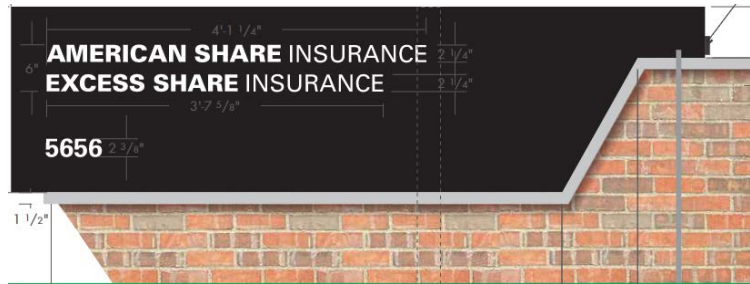
The applicant is requesting review and approval of an approximately 13.4-square-foot monument ground sign located on Frantz Road. The proposed sign will replace the existing 20-square-foot ground sign located on the site.

Ground Sign

The applicant is proposing an approximately 13.4-square-foot monument ground sign located on the west side of the property, replacing the existing 20-square-foot ground sign. The smaller sign meets the maximum 50-square-foot limit for office uses. The sign is 8 feet in width, 14 inches in depth, and 3 feet in height, meeting the maximum 15-foot height limit. The sign is located approximately 14 feet - 3 inches from the property line, meeting the minimum 8-foot setback required by Code.

Details

The proposed black aluminum sign cabinet will be affixed to an approximately 2.5-foot tall brick base with a limestone cap and mounted to a concrete foundation. The applicant should match the brick base to the existing brick on the building. The sign copy is translucent white acrylic letter pushed through the sign face by 0.75 inches. The copy is internally illuminated with white light and will be controlled by a controlled time clock. The sign also includes the address of the property below the copy of the business.



Landscaping

The City of Dublin Zoning Code requires a 3-foot perimeter around monument signs to provide some visual buffering from the base of the sign. There is existing landscaping surrounding the existing sign that includes a mulch base with evergreen shrubs and pine trees. The applicant will work with Staff to assure landscaping compliance for the new ground sign that will be reviewed as part of the sign permit process.

3. Criteria Analysis

Amended Final Development Plan

- 1) *The plan conforms in all pertinent respects to the approved preliminary development plan.*
Criteria Met with Condition. The proposed sign conforms with the approved development plan for the site. The applicant will work with Staff to ensure the brick base of the monument sign is compatible with the brick on the exterior of the existing building. This will be subject to Staff approval and will be reviewed as part of the sign permit process.
- 2) *Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.*
Criteria Met. The sign will be set back 14 feet – 3 inches from the vehicular right-of-way which will allow for adequate space for pedestrian movement and circulation.
- 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.*
Criteria Met. The proposed sign is internal lit and will be activated by a controlled system which will prevent unnecessary spilling or emitting of light to adjacent properties.

- 6) *The proposed signs are coordinated within the PUD and with adjacent development.*
Criteria Met. The proposed sign is coordinated with 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 will work with Staff to assure landscaping compliance for the new ground sign that will be reviewed as part of the sign permit process.
- 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 work with Staff to assure landscaping compliance for the new ground sign, subject to Staff approval.

4. Recommendations

Planning recommends **approval** of the proposed Minor Project with conditions:

- 1) The applicant work with Staff to assure landscaping compliance for the new ground sign that will be reviewed as part of the sign permit process;
- 2) The applicant match the brick base to the existing brick on the building.; and,
- 3) The applicant obtain a Sign Permit through Building Standards prior to replacement of the ground sign.