



PLANNING REPORT

Planning and Zoning Commission

Thursday, June 9, 2022

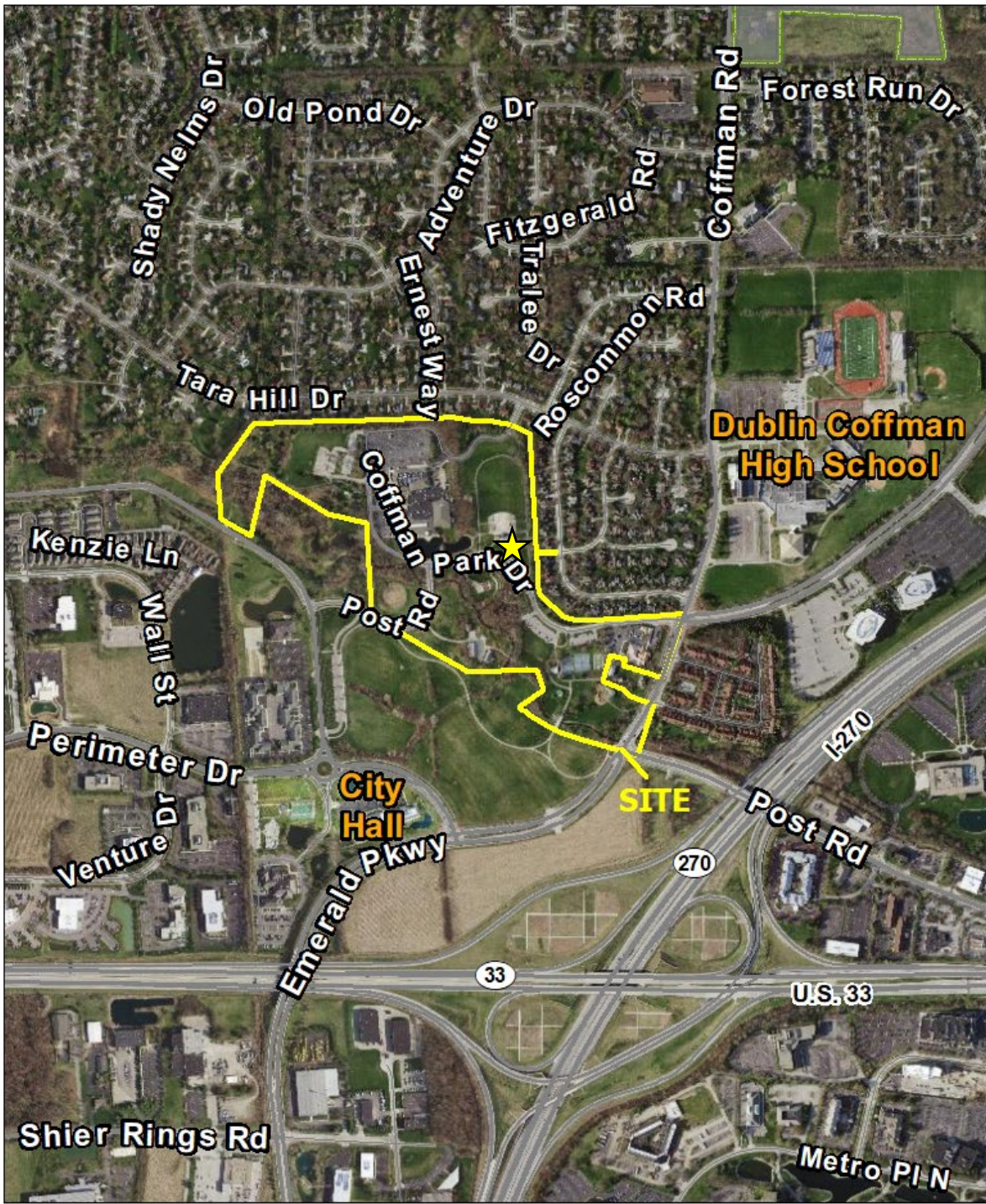
COFFMAN PARK – PEACE POLE 22-071AFDP

www.dublinohiousa.gov/pzc/22-071

Case Summary

Proposal	Installation of an 6-foot 9-inch Peace Pole located in Coffman Park.
Request	Review and approval for the construction of a pole sign under the provisions of Zoning Code Section §153.055.
Zoning	PUD, Planned Unit Development District – Coffman Park Master Development Plan
Planning Recommendation	<u>Approval of an Amended Final Development Plan</u> Planning recommends approval with one condition.
Next Steps	Upon approval of the Amended Final Development Plan, the applicant may file for a Permanent Sign Permit.
Applicant	Dana L. McDaniel, City Manager, City of Dublin on behalf of the Dublin Rotary
Case Manager	Maddie Capka, Planning Assistant (614) 410-4497 mcapka@dublin.oh.us

Site Location Map



22-071AFDP
Amended Final Development Plan
Coffman Park
5200 Emerald Parkway

0 350 700
Feet

A scale bar showing 0, 350, and 700 feet. To the right is a north arrow symbol with the letter 'N' above it.

1. Overview

Background

The site is located within the Coffman Park Planned Unit Development District. Coffman Park contains the Dublin Community Recreation Center (DCRC), the City of Dublin Development Building, the Coffman Homestead, and various Dublin bikeways and outdoor recreation amenities.

In February 2022, the Planning and Zoning Commission (PZC) reviewed and approved an Amended Final Development Plan (AFDP) for the construction of a Mobility Hub located at the Dublin Community Recreation Center. This proposal included a Minor Text Modification to the Coffman Park Master Development Plan to include one digital changeable copy sign.

Similarly, the proposed Peace Pole meets the definition of a sign. As such, a Minor Text Modification with Amended Final Development Plan to permit the sign type, location, and design is required.

Site Information

Natural Features

The site is currently partially developed and has various vegetation around the exterior and denser foliage in the northwest corner. There is also a stream running through the southern area of the site.

Road, Pedestrian and Bike Network

The site has frontage on Post Road (± 406 feet) and Emerald Parkway (± 760 feet). Vehicular access is provided from Post Road to the south, Tara Hill Drive to the north and Emerald Parkway to the east. Pedestrian access is provided along each of these roads. Additionally, there is an extensive network of sidewalks and bike paths throughout Coffman Park.

Utilities

The site is served by public utilities, including sanitary sewer, storm sewers, and water infrastructure.

2. Proposal

The applicant is proposing a Peace Pole sign that is a total of 6 feet 9 inches tall from grade and 2 feet below grade (total 8 feet in height). The sign is hexagonal and has six faces, each inscribed with the phrase "May Peace Prevail on Earth" in two different languages; 12 languages in total. The diameter for the pole is 12 inches. The sign is to be constructed of Western Red Cedar and finished with a long-lasting resin oil. It will be anchored into the ground with a concrete footer that is sloped at grade to direct water to drain away from the pole. The base of the sign will be surrounded by three petite pillar dwarf boxwoods and four fire alarm heucheras. The sign is not proposed to be illuminated.

The pole will be located on the northern side of Coffman Park Drive, forward and east of the existing Coffman Park Pavilion. It



will be located 8 feet from the right-of-way and 17 feet 6 inches southeast from the existing sidewalk that leads to the Pavilion.

A Minor Text Modification is required to permit a ground-mounted pole sign.

3. Plan Review

Minor Text Modification

Request. To modify the development text; under Coffman Park Master Development Plan, subsection Coffman Park Master Plan Elements:

The Coffman Park Pavilion shall be permitted one ground-mounted hexagonal pole sign in Subarea A in accordance with the following:

- 1) The maximum sign height is 8 feet.*
- 2) The maximum sign diameter is 1 foot.*
- 3) The sign is located outside of all utility easements and a minimum of 8-feet from Coffman Park Drive.*

Criteria met. The proposed text modification retains consistency with the recommendations of the Community Plan and accommodates a sign that contributes to the sense of place. The ground-mounted pole sign is equal or higher quality to what is permitted within the City of Dublin Sign Code.

Amended Final Development Plan

Criteria	Review
1. The plan conforms in all pertinent aspects to the approved preliminary development plan.	Criteria met with Minor Text Modification: The proposed AFDP conforms to the approved Preliminary Development Plan for the site with approval of the Minor Text Modification.
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 AFDP is required to be located a minimum of 8 feet from Coffman Park Drive and does not hinder any pedestrian or vehicular circulation within 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	Not Applicable: The modifications proposed with the AFDP do not affect the natural characteristics of the site.

Criteria	Review
in a manner that complies with the applicable regulations set forth in the Code.	
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 sign is not proposed to be illuminated.
6. The proposed signs are coordinated within the PUD and with adjacent development.	Criteria Met with Condition: The proposed sign type is unique and only one is permitted within the Coffman Park PUD. Should the quality of the sign deteriorate over time from the element, the sign should be replaced or removed.
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: The AFDP provides adequate landscaping at the base of the sign in accordance with Code.
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: The proposed modifications do not affect current stormwater management.

Criteria	Review
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: There are no phases proposed as part of the AFDP.
10. The proposed development is compliant with other laws and regulations.	Criteria Met: The proposed sign meets all applicable laws and regulations.

Reccomendation

Planning Recommendation: Approval of Amended Final Development Plan with one condition:

- 1) Should the sign deteriorate, at the determination of the Planning Division, the sign shall be replaced or removed.