

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: March 4, 2011
Re: Staff Report for Telhio Credit Union – Development Plan Amendment

Item #1 – Telhio Credit Union – Development Plan Amendment (PID#201101310001)

Application: Development Plan Amendment
Location: 4236 Buckeye Pkwy
Applicant: **Carolyn Hucek, Telhio Credit Union**
Zoning: PUD-C (Planned Unit Development – Commercial)
Use: Credit Union

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- Parkway Centre East Outlot Development Text, Approved by CR-29-07, July 2, 2007

Project Summary:

The applicant is proposing to make changes to the approved signage for the Telhio Credit Union at 4236 Buckeye Parkway, outlot 43 of Parkway Centre East. The original development plan for the site was approved by City Council in 2010 with CR-40-10 and included a monument sign and wall signs on the north and west elevations of the structure. The applicant is proposing a new design for all signage to display the new Telhio logo.

The applicant is also requesting to add an additional wall sign, on the south side of the building being the same size as the signs on the north (fronting the Parkway Centre East entrance drive) and west (fronting Buckeye Parkway) elevations. Each wall sign will have an area of approximately 40 square feet, for a total of approximately 120 square feet of signage on the structure. The area of all proposed signage will be similar to signage totals permitted on other establishments within the Parkway Centre East outlots. The Development Text for the Parkway Centre East outlots states that signage may vary from the requirements of Section 1145 but must meet the “theme” of Parkway Centre signage. The proposed monument sign will have the same dimensions as the previously approved monument sign and will be set in a landscaped area with a brick base to match the brick used on the main structure.

Recommendation(s):

Staff feels that the proposed wall signs and monument sign meet the “theme” of Parkway Centre signage and are appropriate for the structure; therefore the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment as submitted.