

# Planning Report

Thursday, August 8, 2013

## Post Road Retirement Village - Dublin Senior Community

### Case Summary

Agenda Item	1
Case Number	13-045FDP
Proposal	The construction of an 80-unit, 81,000-square-foot assisted living and memory care facility and associated site improvements within Subarea A, and a modification to the parking requirements within Subarea B of the Post Road Retirement Village Planned Unit Development District.
Request:	Review and approval of a final development plan application under the provisions of Zoning Code Section 153.050.
Site Location	6470 and 6480 Post Road Located on the north side of Post Road, west of the intersection with Avery-Muirfield Drive.
Owner/Applicant	Rocky Goins, Senior Star.
Case Manager	Claudia D. Husak, AICP, Planner II   (614) 410-4675   <a href="mailto:chusak@dublin.oh.us">chusak@dublin.oh.us</a>
Planning Recommendation	<p><u>Approval of Minor Text Modifications</u></p> <p>In Planning's analysis, the requested text modifications are minor in nature and will allow the site and the facility to function as intended at the rezoning stage, fulfilling a need for residents of the community. Planning recommends approval of four minor text modifications:</p> <ol style="list-style-type: none"><li>1) To modify the development text to require 80 parking spaces for the independent living facility in Subarea B and allow the assisted living facility in Subarea A to provide up to 22 required parking spaces off-site through shared parking agreement with Subarea B.</li><li>2) To modify the development text to permit a memory garden in Subarea A, including all memory garden amenities including paths, structures and fence with columns to be located within the required front yard building and pavement setbacks along Post Road a maximum distance of 35 feet from the right-of-way.</li></ol>

- 3) To modify the development text to permit an open, wrought-iron style fence at a height of six feet to enclose the boundaries of a memory garden within Subarea A.
- 4) To modify the development text to permit evergreen trees to count as replacement trees for up to 45 inches of required replacement trees.

#### Approval of Final Development Plan with 7 Conditions

In Planning's analysis, this proposal complies with the proposed development text and preliminary development plan, the final development plan criteria and existing development in the area. Planning recommends approval of this request with seven conditions.

#### Conditions

- 1) That the plans be revised to change the interior floor plans to accurately show PTAC units on the first floor only;
- 2) That the applicant work with Planning to wrap the mound proposed along the frontage of the memory garden around the sides as much as possible and lower the height of the fence on top of the mound to four feet, subject to approval by Planning;
- 3) That the applicant install an eastbound left turn lane along the Post Road frontage and pay a fee in lieu of construction of the required bikepath along Post Road;
- 4) That the applicant prove compliance with the City's Flood control code with the building permit submission;
- 5) That the applicant ensure foundation plantings are spaced a minimum of three to four feet away from the building;
- 6) That the applicant provide a final stormwater management plan at the building permit stage verifying compliance with the City's recently updated design manual; and
- 7) That the applicant provide all easements and right-of-way dedications prior to obtaining a building permit.



 <p>City of Dublin</p>	<p>13-045FDP Final Development Plan Dublin Senior Community 6480 &amp; 6470 Post Road</p>	<p>0 150 300 Feet</p> 
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<b>Facts</b>	
Site Area	13.7-acre site with development concentrated on the western 5.33 acre parcel (Subarea A)
Zoning	PUD, Planned Unit Development District (Post Road Retirement Village). The current PUD zoning permits an 89,000-square-foot senior care facility and related ancillary and accessory uses with a maximum of 88 units.
Surrounding Zoning and Uses	<p>South: Office uses within the Perimeter West and Riverside North Planned Districts.</p> <p>West: City-owned parkland and the access drive to the Red Trabue Park, which is located north of the site. Further to the west are the Gordon Farms condominiums.</p> <p>North: Across the park, are single-family homes in the Lowell-Trace neighborhood.</p> <p>East: Existing Dublin Senior Community facility as well as the Convallarium and the Northwest Presbyterian Church.</p>
Site Features	<ul style="list-style-type: none"> <li>• Frontage: 580 feet along Post Road total, 300 feet along Subarea A.</li> <li>• Character: Irregular shape. A stream runs through the site along the northern portion and a large area of the site is located within floodplain, limiting the developable area to 2.2 acres. This portion of the site is a flat, seeded area with a few existing trees along the southern property line. To the rear of the site are walking paths, a large pond and mature vegetation.</li> <li>• Use: Subarea A is vacant and the adjacent parcel, Subarea B, contains an approximately 150,000-square-foot, 3-story building, which accommodates 134 beds. Parking for this facility is provided in two areas to the south and north of the building. An internal drive circulates around all sides of the building.</li> <li>• Access: Shared drive off Post Road.</li> </ul>
Site History	<p><i>2013</i></p> <p>The Commission provided informal feedback to the applicant regarding this proposal. Commissioners agreed that the proposed memory garden surrounded by a six-foot, wrought-iron style fence within the required 30-foot side yard setback is not appropriate given the sensitive location of the site adjacent to the M.L. Red Trabue Nature Preserve. Commissioners recalled discussions from the 2007 rezoning application stressing the importance of an adequate setback along the west side of the site. The Commission recognized this important aspect of their operations but encouraged the applicant to find an alternative location.</p> <p>The Commission also was concerned about the proposal to install PTAC units (packaged terminal air conditioner units) along all elevations of the proposed 3-story building.</p>

<b>Facts</b>	
Site History	<p><i>2007</i></p> <p>City Council approved a rezoning on September 4, 2007 of approximately 13.7 acres on the north side of Post Road adjacent to the ML “Red” Trabue Nature Preserve, from PUD, Planned Unit Development District, to PUD. The rezoning permitted the development of the western portion of the PUD with an additional senior care facility. The Planning and Zoning Commission recommended approval to City Council of a rezoning with preliminary development plan on July 12, 2007.</p> <p>City Council and the Commission concerns included building height and the proposed location adjacent to the City-owned ML “Red” Trabue Nature Preserve entrance drive. There were other concerns about architectural details and building materials, lack of detailed landscape plans and the Post Road frontage treatment. The applicant revised the text and the plans prior to the approval of the rezoning to decrease the building size and increase the setback from the park drive.</p> <p><i>1987</i></p> <p>The site was originally part of the Morse Mast Planned Unit Development District. In June of 1987, the Planning and Zoning Commission approved a final development plan for 100 beds in the Convallarium nursing facility and 134 beds in the Dublin Retirement Village.</p>

<b>Details</b>	<b>Final Development Plan</b>
Proposal	<p>This proposal includes:</p> <ul style="list-style-type: none"> <li>• 81,050-square-foot building, with 80 units and 100 beds</li> <li>• Memory garden in front (south side) and underground stormwater management to the west</li> <li>• Shared access with Subarea B from Post Road</li> <li>• 27 parking spaces concentrated along the east side of the building and in the southeast corner of the site</li> <li>• Architecture with a residential character and rich materials and colors</li> <li>• Landscaped courtyards interior to the building and within and around the memory garden and the western and southern site boundaries</li> <li>• A six-foot fence around the memory garden</li> <li>• Mounding and landscaping along the Post Road frontage</li> <li>• Shared parking agreement with Subarea B, bike rack, and informal seating within the plaza area</li> <li>• Site amenity details</li> <li>• Dedication of Post Road right-of-way as required by the Thoroughfare Plan</li> </ul>

Details	Final Development Plan
Use	<p>The senior care facility and related ancillary and accessory uses are permitted uses. The maximum building size is 89,000 square feet and the number of units is limited to 88. The proposal is for a building with 81,050 square feet and 80 units. The total number of beds is 100 based on fewer double occupancy units.</p>
Layout	<p>Subarea A is 5.3 acres and the proposal shows development of approximately 2.2 acres of the parcel, near Post Road. The proposed building is three stories tall with an 86-foot building setback from Post Road. The building has two courtyards with landscaping in the center.</p> <p>Parking for 27 cars is along the east side of the building. Parking adheres to the required 40-foot setback along Post Road. The rear and side yard setbacks are met.</p> <p>The applicant has relocated the proposed memory garden to the front of the building within the 86-foot required building setback along Post Road. The design includes a mound that slopes up from Post Road approximately three to four feet. The memory garden is located six feet below the mound and will be retained with a six-foot tall versa lock wall. A six-foot fence is proposed on top of the mound and around the sides.</p> <p>The plans show a relocation of a sanitary sewer line and the accompanying easement which is necessary due to the length of the proposed building.</p>
Access	<p>The new facility will share access to Post Road with the Dublin Retirement Village. The applicant will be required to contribute funds for the installation of a required eastbound left turn lane on Post Road.</p> <p>A drive aisle is along the east side of the building with a covered drop off area at the front door. The drive aisle continues to the north, ending at the north side of the building where a delivery area is planned.</p> <p>The plans indicate a bikepath and accompanying easement along Post Road and the development text states that the applicant will work with Engineering on issues relating to the costs and construction specifications for the bikepath. The applicant will be required to contribute funds for the installation of the required bikepath. A walkway to the proposed public path along the Post Road frontage is shown which also extends along the eastern frontage of the building.</p>

Details	Final Development Plan
Parking	<p>The development text requires the facility provide minimum of 25 parking spaces based on the required ratio of one space per every six units and one space per employee on the largest shift. This number is based on the operational information anticipated at the time of rezoning. As part of this final development plan, the applicant projects required parking to be 49 spaces based on a higher number of employees.</p> <p>The plan provides 27 parking spaces on the site. The applicant is proposing to share the remaining 22 spaces with the Dublin Retirement Village independent living facility to the east. The development text for Subarea B, the independent living portion, requires 102 parking spaces for the facility or the exact amount of spaces on site. Sharing of parking spaces will require a development text modification.</p>
Architecture	<p>The preliminary development plan indicated a building design similar to the existing Dublin Retirement Village building. The building will be three stories with a pitched roof and gables. The building materials will be earth-tone and consist of brick, stone, and stucco. There was discussion at both the Commission and Council regarding the height of the proposed building during the preliminary development plan review and the applicant revised the text at that time to limit the building height to 35 feet. The plans indicate the maximum height building height as 35 feet to the mid-point of the roof.</p> <p>The building will include brick (Beldon Brick) in a light red color and stone (Eldorado Stone, Amber Falls) with some color variation of warm and cool hues. Cementitious siding in light beige has a white trim. The shingles will be asphalt and manufactured by Certainteed (Heather Blend).</p> <p>At the informal review of this proposal, the Commission encouraged the applicant to find alternative means of addressing the HVAC needs of the building rather than the proposed indicate Packaged Terminal Air Conditioners (PTACs). The Commission has previously been concerned about the aesthetic appearance, particularly along roadway frontages, and noise issues with these units. There was discussion by the Commission and Council about mechanical units serving the site. Specific concerns centered on noise from ground mounted units and the applicant committed to house the units within the roof.</p> <p>The development text requires mechanical equipment or other utility hardware on the roof, ground or buildings be screened from public view with materials harmonious to the nearest building on the site.</p>

Details	Final Development Plan
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Architecture	<p>The elevations indicate PTAC units are proposed on the first floor on all sides of the building. However, the floors plans appear to show PTAC units for each unit on all floors. These must be updated prior to submitting for a building permit. The applicant has provided details indicating each unit will have a beige screen to blend with the architecture.</p> <p>Landscaping is also proposed along each of the areas with a PTAC unit. The plans show Green Velvet Boxwood, Broadmoor Juniper and Karl Foerster grass as foundation plantings. Green Columnar Junipers are proposed at the building corners and the front elevation in addition to the other plant material.</p>
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Memory Garden	<p>The plans show a memory garden for use by the residents within the front building and pavement setbacks. The garden is proposed approximately 35 feet from the right-of-way line along Post Road and 55 feet from the existing edge of pavement. The applicant has chosen this location based on the feedback at the informal review from the Commission that indicated little support for this feature within the side yard setback as previously proposed. Given the site constraints with the entrance drive to the M.L. "Red" Trabue nature preserve to the west, the sanitary sewer to the north and the floodway north of that, there are few, if any, options to locate this feature. The applicant has indicated that this garden is an essential part of the facility's care plan.</p> <p>Elements proposed for the memory garden are a walking path, chairs and benches, a built-in grill with counter space, arbors and trellises, glider swing, labyrinth maze garden, clothes line, garden beds, mailboxes, a car with a carport or sunshade and extensive landscaping. The design includes a mound sloping up from the Post Road elevation approximately four feet.</p> <p>There is a six-foot tall, black, wrought-iron style fence proposed on top of the mound. The fence extends around the sides, fencing in the perimeter of the memory garden. The plans show two stone columns proposed for the fence. Extensive landscaping is also shown along the exterior of the fence with Colorado Spruce, English Oak, Redmond Linden, Norway Maple and Kentucky Coffee trees proposed along the front and sides of the memory garden. A six-foot retaining wall interior to the memory garden allows the garden to sit approximately six feet below the top of the mound.</p> <p>The Zoning Code does not permit encroachments into the required yards and requires that it be maintained during its life and not be reduced below the minimum requirement or be occupied by another use or structure. The applicant is proposing to occupy the required front yard with structures (items listed above), which will require a development text</p>
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Details	Final Development Plan
Memory Garden	<p>modification for approval.</p> <p>The memory garden is proposed to be enclosed with a six-foot tall, wrought-iron style fence with two masonry columns. Fences of this size are not permitted by Code. However, the Commission has recently approved six-foot tall fences for elderly care and child care facilities. Approval of this fence will require a development text modification. The Commission has typically requested that masonry columns be included when fences higher than four feet are requested. The proposal includes two such columns. Given the sensitive location of the fence along Post Road, fewer masonry columns may be appropriate in this instance. While the fence seems appropriate along the memory garden area beyond the mound, a four-foot fence on top of the mound should provide sufficient safety measures to prevent anyone from falling off the mound. The applicant should work with Planning to wrap the proposed mound around the sides of the memory garden as much as possible.</p> <p>Planning is concerned about the view of the memory garden from Post Road, particularly the elements proposed to be located within the garden within the building setback. The applicant has provided perspective renderings showing the potential view of the memory garden from Post Road and landscaping to minimize the view of the structures.</p> <p>Given the site constraints, including the sanitary sewer (which will be relocated 20 feet to the north accommodate the building footprint) and the floodway to the north, the potential locations for a memory garden on the site are limited.</p>
Landscaping	<p>The plans show Code requirements for landscaping will be met. The mound required along the Post Road frontage is included in front of the proposed parking spaces and Sea Green Junipers fulfill the vehicular use area screening requirements. The proposal will require the removal of 16 trees (120.5 inches) in good and fair condition. The plans show full replacements; however the proposal includes 18 evergreen trees or 45 inches of evergreens. Code requires deciduous trees as replacement trees and a minor text modification will be required to permit the evergreens to be counted toward replacement inches.</p> <p>The plans show plantings along the building foundation to screen the proposed PTAC units. The applicant should ensure the foundation plantings will be installed three to four feet from the building wall with the building permit set.</p>
Sign	<p>The plans do not indicate a sign for the proposed facility and the applicant has indicated a revision to the existing wall signs in anticipated. As long as the size remains the same this can be approved administratively.</p>

Details	Final Development Plan
Lighting	The development text required adherence to the Dublin Exterior Lighting Guidelines, which were in effect when the site was zoned. The plans show lighting will meet Zoning Code requirements in terms of lighting levels and fixture style.
Utilities & Stormwater Management	The plans indicate underground stormwater management for the development along the west side of the building. The applicant will be required to verify compliance with the City's recently updated design manual. The applicant will also need to show how compliance with the city's Flood Control ordinance.

Analysis and Recommendation	Minor Text Modifications
Process	Code Section 153.053(E)(2)(b)4b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the appropriate provisions are satisfied.
Requests	<p>The requested development text modifications are:</p> <ol style="list-style-type: none"> <li>1) To require 80 parking spaces for the independent living facility in Subarea B and allow the assisted living facility in Subarea A to provide up to 22 required parking spaces off-site through shared parking with Subarea B.</li> </ol> <p>The applicant has provided parking counts for the independent living site which demonstrate that sufficient parking is available to share the proposed 22 spaces with the assisted living facility. Planning supports the request for a minor text modification to reduce the parking requirement to 80 spaces in Subarea B and allow parking to be shared between both Subareas.</p> <ol style="list-style-type: none"> <li>2) To permit structures, associated with a memory garden, including arbors, trellises, and a fence with columns to be located within the required front yard building and pavement setbacks along Post Road within Subarea A a maximum distance of 35 feet from the right-of-way.</li> </ol> <p>The applicant has worked with Planning to find an appropriate location for the memory garden. While the Post Road frontage has been historically more scenic with ample building setback and parking screened by mounds, the applicant has provided landscaping and mounding to minimize the view of the memory garden and the associated structures.</p>

## Analysis and Recommendation

## Minor Text Modifications

### Requests

Planning finds the requested text modification to locate structures associated with a memory garden a maximum of 35 feet from the Post Road right-of-way and within the required building and pavement setbacks appropriate given the increased landscaping the applicant is providing and the site constraints of Subarea A.

- 3) To permit an open, wrought-iron style fence at a height of six feet to enclose the boundaries of a memory garden within Subarea A.

Fences exceeding the Code stipulated maximum height of four feet have been proposed and approved for other similar facilities in the city. The applicant is proposing a six-foot tall fence to enclose the memory garden.

Planning recommends approval of the requested text modification to permit an open, wrought-iron style fence at a height of six feet to enclose a memory garden within Subarea A given the increased safety concerns for a memory care and assisted living facility.

- 4) To permit evergreen trees to count as replacement trees for up to 45 inches of required replacement trees.

The proposal requires the removal of 120 inches of healthy trees including five evergreen trees. Code requires all replacement trees to be deciduous regardless of the species of the removed tree. Planning has previously supported the limited replacement of trees with evergreens where appropriate.

Planning supports the requested text modification to allow tree replacement with evergreens for up to 45 inches of required replacements considering the necessary tree removal includes evergreens and the replacements trees are planted to address screening concerns for the memory garden.

These minor text modifications will allow the facility to provide a needed service to the community and specifically the residents of the assisted living facility.

Analysis	Final Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
<p>1) <i>Consistency with the preliminary development plan.</i></p> <p><b>Conditions 1 and 2</b></p>	<p><b>Criterion met with text modifications and conditions:</b> This proposal is consistent with the requirements of the proposed development text and preliminary development plan, except as noted. The plans should be revised to change the interior floor plans to accurately show PTAC units on the first floor only.</p> <p>The applicant should work with Planning to wrap the mound proposed along the frontage of the memory garden around the sides as much as possible and lower the height of the fence on top of the mound to four feet.</p> <p>Planning supports the applicant's requests for minor development text modifications to address parking needs, to permit structures associated with a memory garden and a six-foot tall fence all within the required building and pavement setbacks along Post Road.</p>
<p>2) <i>Traffic and pedestrian safety</i></p> <p><b>Condition 3</b></p>	<p><b>Criterion met with condition:</b> The plans provide for adequate safety and circulation for both pedestrians and vehicles. On-site walks are adequately sized to allow for parked vehicle overhang. The applicants will be required to install an eastbound left turn lane and bikepath along their frontage. The City has agreed to accept fees in lieu of construction.</p>
<p>3) <i>Adequate public services and open space</i></p>	<p><b>Criterion met:</b> The site has adequate public services. No open space dedication is required.</p>
<p>4) <i>Protection of natural features and resources</i></p> <p><b>Condition 4</b></p>	<p><b>Criterion met with text modification and condition:</b> The proposed plans indicate a portion of the proposed tree replacement with evergreen trees, requiring the approval of a minor development text modification. Planning supports this request.</p> <p>The applicant will need to prove compliance with the City's Flood control code with the building permit submission.</p>
<p>5) <i>Adequacy of lighting</i></p>	<p><b>Criterion met:</b> The proposed lighting plan and the proposed fixtures meet Code.</p>
<p>6) <i>Signs consistent with preliminary development plan</i></p>	<p><b>Criterion met:</b> The plans do not indicate a sign for the proposed facility and the applicant has indicated a revision to the existing wall signs in anticipated. As long as the size remains the same this can be approved administratively.</p>

Analysis	Final Development Plan
<p>7) <i>Appropriate landscaping to enhance, buffer, &amp; soften the building and site.</i></p> <p><b>Condition 5</b></p>	<p><b>Criterion met:</b> The landscape plan meets Code and text requirements. The plans show extensive landscaping in and around the memory garden as well as the building foundation to screen the proposed PTAC units. The applicant should ensure that foundation plantings are spaced a minimum of three to four feet away from the building.</p>
<p>8) <i>Compliant stormwater management</i></p> <p><b>Condition 6</b></p>	<p><b>Criterion met with condition:</b> Stormwater management for the site is accommodated as shown in the plans. At the building permit stage, the stormwater management plan will be finalized to verify compliance with the City's recently updated design manual.</p>
<p>9) <i>All phases comply with the previous criteria.</i></p>	<p>Not applicable.</p>
<p>10) <i>Compliance with other laws &amp; regulations.</i></p> <p><b>Condition 7</b></p>	<p><b>Criterion met with condition:</b> The proposal complies with all other known applicable local, state, and federal laws and regulations. All easements and right-of-way dedications will be required prior to obtaining a building permit.</p>

Recommendation	Final Development Plan
<p>Approval</p>	<p>In Planning's analysis, this proposal complies with the proposed development text and preliminary development plan, the final development plan criteria and existing development in the area. Planning recommends approval of this request with seven conditions.</p>
<p>Conditions</p>	<ol style="list-style-type: none"> <li>1) That the plans be revised to change the interior floor plans to accurately show PTAC units on the first floor only;</li> <li>2) That the applicant work with Planning to wrap the mound proposed along the frontage of the memory garden around the sides as much as possible and lower the height of the fence on top of the mound to four feet, subject to approval by Planning;</li> <li>3) That the applicant install an eastbound left turn lane along the Post Road frontage and pay a fee in lieu of construction of the required bikepath along Post Road;</li> <li>4) That the applicant prove compliance with the City's Flood control code with the building permit submission;</li> <li>5) That the applicant ensure foundation plantings are spaced a minimum of three to four feet away from the building;</li> <li>6) That the applicant provide a final stormwater management plan at the building permit stage verifying compliance with the City's recently updated design manual; and</li> <li>7) That the applicant provide all easements and right-of-way dedications prior to obtaining a building permit.</li> </ol>

## MINOR TEXT MODIFICATION

### Section 153.053(E)(2)(b)4,b)

4. Compliance with the preliminary development plan. In reviewing the application, the Planning and Zoning Commission shall determine if the final development plan substantially complies with all specific requirements, the purposes, intent and basic objectives of the preliminary development plan, and any commitments made or conditions agreed to with the adoption of the preliminary development plan and if it represents an expansion and delineation of the approved preliminary development plan.
  - a. Planning and Zoning Commission may determine that the proposed plan complies with the preliminary development plan and may proceed to review the Final Development Plan in accordance with the procedures of this section.
  - b. The Planning and Zoning Commission may, in reviewing the final development plan, approve a modification of a provision of the development standards text if they determine that all of the following provisions are satisfied:
    - (i) The Planning and Zoning Commission determines that, for this PD, the code compliance is not needed in order to ensure that the PD is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
    - (ii) Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
    - (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
    - (iv) The principles of § 153.052(B) are achieved; and
    - (v) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.
  - c. Any proposed modification to a preliminary development plan that fails to meet the above criteria shall require a zoning amendment to the preliminary development plan according to § 153.234.

## AMENDED FINAL DEVELOPMENT PLAN

### Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 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 this 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;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain 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;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 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; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.