



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

City of Dublin Planning and Zoning Commission

Planning Report

Thursday, August 21, 2014

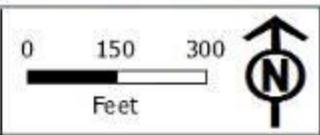
Riverside Planned Commerce District North Subareas A₃ - The Perimeter - Starbucks

Case Summary

Agenda Item	6
Case Number	14-069Z/PDP/FDP/CU
Site Location	6510-6570 Perimeter Drive On the north side of Perimeter Drive, between the intersections with Avery-Muirfield Drive and Hospital Drive.
Proposal	A Starbucks Coffee Shop with a drive-thru and associated site improvements for an existing shopping center within Subarea A3 of the Riverside PCD North Planned District on the north side of Perimeter Drive, between the intersections of Avery-Muirfield Drive and Hospital Drive.
Requests	<ol style="list-style-type: none">1) Review and recommendation to City Council under the Planned District provisions of Zoning Code Section 153.050 for a <u>rezoning with preliminary development plan</u>.2) Review and approval of a <u>final development plan</u> under the Planned District provisions of Zoning Code Section 153.050.3) Review and approval of a <u>conditional use</u> under the provisions of Zoning Code Section 153.236
Owner/Applicant	Centre at Perimeter, LLC; represented by Paul Ghidotti, The Daimler Group.
Case Manager	Claudia D. Husak, AICP Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	<p>In Planning's analysis the proposal complies with all applicable review criteria and the existing and anticipated development standards. Planning recommends:</p> <ol style="list-style-type: none">1) Approval to City Council of the <u>rezoning with preliminary development plan</u> with no conditions.2) Approval of the <u>final development plan</u> with 1 condition.3) Approval of the conditional use. <p><u>Rezoning/Preliminary Development Plan Condition</u></p> <ol style="list-style-type: none">1) That the applicant update the traffic information provided to more accurately reflect the existing uses within the Planned District; subject to the satisfaction of the City Engineer. <p><u>Final Development Plan Condition</u></p> <ol style="list-style-type: none">1) That the applicant revise the size of the menu board to 32 square feet prior to applying for a sign permit.



14-069Z/PDP/FDP/CU
Rezoning/Preliminary Development Plan/
Final Development Plan/ Conditional Use
Riverside PCD North, Subarea A3 - The Perimeter Starbucks
6510-6570 Perimeter Drive



Facts	
Site Area	2.93 acres
Zoning	PUD, Planned Commerce District (Riverside North plan, Subarea A ₃)
Surrounding Zoning	<p>South: PUD, Planned Unit Development District (Avery Square plan) containing the Avery Square shopping center.</p> <p>All Others: PCD, Planned Commerce District (Riverside North plan) containing office, daycare and commercial uses, including the Shoppes at Avery restaurant and retail center.</p>
Site Features	<ul style="list-style-type: none"> • Rectangular parcel with 450 feet of frontage along Perimeter Drive. • Access is provided by two private drives from Perimeter Drive. • Existing sidewalk located along Perimeter Drive. • A 14,000-sqaure-foot shopping center with 126 parking spaces was constructed earlier this year.
Development Context	<ul style="list-style-type: none"> • The subject parcel is in Subarea A₃ of the Riverside North development, which includes 24 acres at the northwest corner of Perimeter Drive and Avery-Muirfield Drive. • Divided into three Subareas, with specific permitted uses, such as office, medical office, daycare, retail and restaurant, depending on the Subarea. • The PCD has been under development for several years and currently includes the Shoppes at Avery shopping center, Huntington National Bank, Champaign Bank, the Primrose School daycare and medical office buildings. • Subarea A₃ was rezoned in 2013 to allow restaurants within a single building and to permit additional retail uses. • The site was approved with a parking agreement with Champaign Bank, immediately to the east of the site. • Among other permitted uses, the development text permits casual and fine dining restaurants and eating and drinking establishments up to 11,000 square feet. Additional restaurant square footage may be approved by the Planning and Zoning Commission. The text specifically states that those establishments shall at no time include a drive-thru.
Background	<ul style="list-style-type: none"> • On June 6, 2014, the Planning and Zoning Commission commented informally on a request for review and feedback for a Starbucks Coffee Shop with a drive-thru. Commissioners were concerned about the impacts of the proposal on parking, circulation, screening and potential noise. They suggested contacting adjacent neighborhoods who were previously concerned about commercial development north of Perimeter Drive. Members suggested the applicant revise the development text to limit

Facts

	<p>drive-thrus to certain uses and requested operational details for a Starbucks drive-thru as well as stacking data and peak time use data.</p> <ul style="list-style-type: none"> • City Council approved the rezoning for Subarea A₃ in January of 2013. • The Commission recommended approval of the rezoning on December 6, 2012 after reviewing an informal proposal in September of 2012. • Ordinance 118-03 approved Planned Commerce District on April 19, 2004. Preliminary and Final Plats approved on August 2, 2004. • The Commission has approved numerous final development plans for a variety of office and commercial uses within this District.
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Community Plan

	<p><i>Future Land Use</i> The Community Plan's Future Land Use Map shows the site as <i>General Commercial (6,500 – 8,700 SF per acre)</i> and the current zoning allows restaurants and office but excludes retail uses. The Plan describes this land use classification as retail and commercial development that is heavily dependent upon the automobile with a mix of retail, restaurant and personal services. The plan also states this type of commercial development is outdated and should not be used in the future due to the reliance on the automobile.</p> <p><i>Land Use Principles</i> Land Use Principles 3 and 4 suggest places with integrated uses that are distinctive and sustainable, and contribute to the City's overall vitality. The Plan states it is important to provide some retail services closer to residential areas as an amenity. The Plan also highlights design considerations.</p>
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Details

Rezoning with Preliminary Development Plan

<p>Process</p>	<p>This is a request for review and recommendation to City Council of approval of a rezoning with preliminary development plan to revise the development text for Subarea A₃ of the Riverside North Planned District to allow a drive-thru for a Starbucks coffee shop. Rezoning to a Planned Unit Development requires approval of a development text to serve as the zoning regulation for the development requirements noted.</p> <p>The proposal is a request to rezone 2.9 acres from PUD (Planned Unit Development District, Riverside PUD North, Subarea A₃) to the same district but creating a new PUD with standards and regulations only applicable to this Subarea. No changes are proposed to Subareas A₁ and A₂.</p>
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Details	Rezoning with Preliminary Development Plan
Development Text	<p>This development text modifies the permitted uses for Subarea A₃. A coffee shop is a permitted use within Subarea A3 of this Planned District however, a drive-thru is explicitly prohibited in this Subarea. The revised permitted uses and prohibited use sections of the development text (Page 6) deletes the drive-thru prohibition. Text has been added to permit one drive-thru as a conditional use in Subarea A₃, including an allowance for a menu board sign.</p>
Preliminary Development Plan	<p>This use is to occupy the easternmost tenant space, converting the previously proposed patio area into a drive-thru window and lane. To accommodate the stacking spaces, the proposal eliminates an internal driveway into the site from the east side and 14 parking spaces.</p> <p>The drive-thru is proposed to be accessed from the north driveway into the site with drive-thru circulation on the east side. A landscape island separates the drive-thru circulation from parking spaces. Pavement markings will indicate the intended traffic flow for the drive-thru.</p> <p>The Commission previously expressed concerns regarding the potential for vehicles stacking beyond the 12 required stacking spaces. This proposal provides the 12 spaces and in the event stacking occurred beyond this point, the parking spaces that would be potentially blocked are relatively remote from the rest of the center.</p>
Architecture	<p>The architecture was part of the previous approval for this Subarea. The changes to the elevations are minimal. The drive-thru window will add approximately 200 square feet to the building and remains integrated into the building architecture.</p>
Parking	<p>The development text requires parking by the Zoning Code. As a "shopping center" the parking requirement is 1 space/150 square feet of building, or 99 spaces. The site was approved with 126 spaces. The applicant has a shared parking agreement with the owner of the adjacent Champaign Bank allowing shared parking on evenings and weekends.</p> <p>This proposal requires the removal of parking spaces and provides 111 spaces. While the development text would be met as proposed, the Commission was concerned at the rezoning stage that popular restaurants could stress the on-site parking. The applicant has indicated that other shared parking agreement options may be available should parking become an issue.</p>

Details		Rezoning with Preliminary Development Plan
Signs	The development text permits one menu board sign for a drive-thru to be approved at the final development plan stage. The menu board may be 32 square feet and 6 feet and is permitted in addition to the other signs permitted for the tenant (2 wall signs and 1 projecting sign).	
Traffic Study	A traffic analysis has been provided to the City Engineer. The study reviews the area originally studied for The Fairway Traffic Study in 2003. A comparison was made between the anticipated trip generation in 2003 and the currently developed and planned areas. The trips are balanced. Therefore no new transportation infrastructure is anticipated. The City Engineer is requesting minor revisions and a resubmission of the analysis.	

Analysis		Rezoning with Preliminary Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a rezoning/preliminary development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.	
1) <i>Consistency with Dublin Zoning Code</i>	Criterion met: The proposed development text modifications address the unique needs of this Subarea and includes appropriate regulations.	
2) <i>Conformance with adopted Plans</i>	Criterion met: The Future Land Use Plan of the 2007 Community Plan identifies the land use for this site as <i>General Commercial</i> , which is met.	
3) <i>Advancement of general welfare & orderly development</i>	Criterion met: The preliminary development plan encourages development as a cohesive and complementary development to the surrounding area.	
4) <i>Effects on adjacent uses</i>	Criterion met: The proposed development fits well within the existing development pattern of this area. The drive-thru circulation is proposed in a manner that avoids off-site conflicts. Code required stacking is met, with the potential for several additional stacking spaces. With the main entrance at the north side of the center, the likelihood of conflict on the public street, or on the adjacent private drive is remote.	
5) <i>Adequacy of open space for residential</i>	Not applicable.	
6) <i>Protection of natural features and resources</i>	Criterion met: The proposal includes additional landscape screening to limit views of the drive-thru.	

Analysis	Rezoning with Preliminary Development Plan
7) <i>Adequate infrastructure</i>	Criterion met: All required public infrastructure is in place.
8) <i>Traffic and pedestrian safety</i> Condition 1	Criterion met with Condition: The applicant provided traffic analysis, which accounts for the proposed use. The City Engineer is requesting an update to the traffic information provided to more accurately reflect the existing uses within the Planned District. Code required stacking spaces are met and with the location of this use at the end of the shopping center, the conflict with pedestrian movement is minimized.
9) <i>Coordination & integration of building & site relationships</i>	Criterion met: The proposal provides for a coordinated and integrated development consistent architectural and landscaping details.
10) <i>Development layout and intensity</i>	Criterion met: The proposed use meets lot coverage requirements, has adequate parking and circulation. The layout is cohesive in relation to the existing development.
11) <i>Stormwater management</i>	Criterion met: The applicant has provided the necessary information to satisfy City requirements.
12) <i>Community benefit</i>	Criterion met: The proposal will provide an additional retail service near residential and commercial areas, giving the community more options.
13) <i>Design and appearance</i>	Criterion met: The proposed development uses high quality materials consistent with the previously approved development text and other developments in the area.
14) <i>Development phasing</i>	Criterion met: This will be constructed in a single phase.
15) <i>Adequacy of public services</i>	Criterion met: There are adequate services for the proposed uses.
16) <i>Infrastructure contributions</i>	Criterion met: No public infrastructure contributions are required.

Recommendation	Rezoning with Preliminary Development Plan
Approval	Based on Planning's analysis, this proposal complies with the rezoning/preliminary development plan criteria, provides the opportunity for additional retail options within the city and includes a cohesive campus development. Approval is recommended with one condition.
Condition	1) That the applicant update the traffic information provided to more accurately reflect the existing uses within the Planned District; subject to the satisfaction of the City Engineer.

Details	Final Development Plan
<p>Proposal/ Development Details</p>	<p>The proposed improvements include:</p> <ul style="list-style-type: none"> • 228 square foot building addition for a drive-thru window for a Starbucks coffee shop • Elimination of east driveway to accommodate drive-thru lane • Removal of parking spaces, east of the building • Landscape islands to separate drive-thru activity from circulation • Pedestrian crossing from parking area to building • Architecture with a residential character and rich materials and colors
<p>Access and Circulation</p>	<p>Access for this site was determined at the time of the original rezoning and the proposed plan eliminates an access point along the eastern site boundary. The removal of this access point allows for drive-thru stacking and alleviates conflicts between the drive-thru lane and parking spaces. The site meets Code requirements for vehicular stacking and circulation through the site. The Washington Township Fire Department has access from the internal drives surrounding the site.</p> <p>Pedestrian circulation includes a five-foot wide sidewalk immediately along the south side of the building. A minor change is proposed to allow for the drive-thru turn toward the pick-up window proposed on the eastern side of the building. Six-foot wide sidewalks connect to the public sidewalk along Perimeter Drive.</p>
<p>Drive-Thru</p>	<p>The proposal includes 12 stacking spaces total, which circulate around the east side of the building. Two large landscape islands separate the drive-thru circulation from the parking lot. A crosswalk is provided across the drive-thru to provide a marked pedestrian crossing from the parking area in the eastern portion of the site to the building. The applicant will be asked to work with staff to provide pavement markings or directional signs that indicate the drive-thru entrance.</p> <p>A landscape island is also proposed near the drive-thru exit to address previous concerns raised by Planning regarding conflicts with parking spaces and exits from the drive-thru lane.</p> <p>The menu board is proposed in a location that forces patrons onto the drive-thru aisle therefore eliminating the potential of cut-through using the adjacent parking area.</p>

Details	Final Development Plan
Parking	The plan provides 111 spaces, which meets Code. There were some concerns mentioned by the Planning and Zoning Commission at the informal review of this proposal regarding the parking impacts of popular restaurants. Given the development pattern of this area, it is likely that off-site parking areas may be available during evening or weekend peak times for restaurants. The applicant has an arrangement with Champaign Bank to allow employee parking at the bank weekday nights after 6 p.m. and on weekends should parking prove to be insufficient.
Architecture	The proposed architecture meets the development text requirements for traditional architecture with a residential character and natural materials. A storefront with an ordering window will be added to the east elevation. An awning will be included over the window.
Landscaping	The proposal meets the Code required landscaping as well as the text requirements for mounding and landscaping along Perimeter Drive. The plan includes large landscape islands in the parking lots and smaller pockets of plantings in the plaza area in front of the building. Substantial screening has been proposed along the southeast side of the drive-through to filter views of stacked cars and the menu board.
Signs	The proposal includes one menu board in the southeast portion of the site. The proposed development text limits the size of the menu board to 32 square feet in accordance with Code. The proposal shows the menu board at 48 square feet, which must be reduced in size to meet the text.
Stormwater Management	Stormwater management for this Subarea will be handled similarly to the other areas of this development using parking lot ponding and controlled release at the one-year release rate to the existing pond along Avery-Muirfield Drive. Water quality will be provided by an underground unit prior to discharging to the private sewer.
Utilities	Existing water and sanitary sewer services are adequate to serve this proposal.

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.
<i>1) Consistency with the preliminary development plan.</i>	Criterion met: This proposal is consistent with the requirements of the proposed development text and preliminary development plan.

Analysis	Final Development Plan
2) <i>Traffic and pedestrian safety</i>	Criterion met: The plans provide for adequate safety and circulation for both pedestrians and vehicles. On-site walks are adequate sized to allow for parked vehicle overhang.
3) <i>Adequate public services and open space</i>	Criterion met: The site has adequate public services. No open space dedication is required.
4) <i>Protection of natural features and resources</i>	Criterion met: The proposed plans show additional landscape screening to enhance the site.
5) <i>Adequacy of lighting</i>	Criterion met: No changes are proposed to the lighting plan.
6) <i>Signs consistent with preliminary development plan</i> Condition 1	Criterion met with Condition: Any signs for the Starbucks tenant space will be required to adhere to the details in the development text. The proposed menu board must be reduced in size to 32 square feet.
7) <i>Appropriate landscaping to enhance, buffer, & soften the building and site.</i>	Criterion met: The landscape plan meets or exceeds Code and text requirements.
8) <i>Compliant stormwater management</i>	Criterion met: Stormwater management for the site is accommodated in the stormwater management plan and will be finalized at the building permit stage.
9) <i>All phases comply with the previous criteria.</i>	Not applicable.
10) <i>Compliance with other laws & regulations.</i>	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation	Final Development Plan
Approval	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 one condition.
Condition	1) That the applicant revise the size of the menu board to 32 square feet prior to applying for a sign permit.

Details	Conditional Use
Proposal	This is a proposal for a drive-thru for a coffee shop for an existing retail center.
Development Text	The site is within Subarea A ₃ of the Riverside PCD North Planned District. This application is based on the proposed rezoning to allow a drive-thru for this site as a conditional use. Drive-thrus are typically considered a conditional use in the Code
Operational Details	<ul style="list-style-type: none"> • The proposal includes 12 stacking spaces which meets Code. • The applicant has indicated that peak times at area Starbucks locations are 7 a.m. to 9 a.m. • While the data does not show the drive-thru use, it indicates total visits in 30-minute intervals at three different Columbus locations. • The highest number of visits is 65 at the East Broad Street location near Mount Carmel East hospital between 7:30 and 8 a.m. This would equate to about one car for every two minutes if they all used the drive-thru.

Analysis	Conditional Use
1) <i>Will not have a hazardous or negative impact on surrounding uses.</i>	Criterion met: Proposed operations are arranged to be contained within the site.
2) <i>Will provide adequate services and facilities.</i>	Criterion met: The drive-thru provides a convenient service for area residents.

Analysis	Conditional Use
3) <i>Will not harm the economic welfare.</i>	Criterion met: This proposed use contributes positively to the economic climate of the city.
4) <i>Create no use or characteristic that is detrimental to the surrounding uses.</i>	Criterion met: The use will not be detrimental to the surrounding area.
5) <i>Vehicular circulation will not interfere with existing circulation.</i>	Criterion met: The applicant has included landscape islands and pedestrian crossings to streamline on-site circulation. Stacking meets Code and is located away from other main activity of the center.
6) <i>Not detrimental to property values in the vicinity.</i>	Criterion met: This proposal will not be detrimental to property values.
7) <i>Will not impede the development or improvement of surrounding properties.</i>	Criterion met: This proposal uses are contained on site and will not impede development or improvement to the surrounding properties.
8) <i>Vehicular circulation will not interfere with existing circulation.</i>	Criterion met: The changes are proposed to provide additional parking.
9) <i>Not detrimental to property values in the vicinity.</i>	Criterion met: This proposal will not be detrimental to property values.

Analysis	Conditional Use
<i>10) Will not impede the development or improvement of surrounding properties.</i>	Criterion met: This proposal uses are contained on site and will not impede development or improvement to the surrounding properties.

Recommendation	Conditional Use
Approval	Planning recommends approval of the proposal with no conditions as it complies with the conditional use review criteria.

REZONING/PRELIMINARY DEVELOPMENT PLAN CRITERIA

The purpose of the PUD process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process can consist of up to three basic stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and**
- 3) Final Development Plan (Commission approves/denies).

The general intent of the preliminary development plan (rezoning) stage is to determine the general layout and specific zoning standards that will guide development. The Planning and Zoning Commission must review and make a recommendation on this preliminary development plan (rezoning) request. The application will then be forwarded to City Council for a first reading/introduction and a second reading/public hearing for a final vote. A two-thirds vote of City Council is required to override a negative recommendation by the Commission. If approved, the rezoning will become effective 30 days following the Council vote. Additionally, all portions of the development will require final development plan approval by the Commission prior to construction. In the case of a combined rezoning/preliminary development plan and final development plan, the final development plan is not valid unless the rezoning/preliminary development plan is approved by Council.

Review Criteria

Section 153.050 of the Zoning Code identifies criteria for the review and approval for a Rezoning/Preliminary Development Plan. In accordance with Section 153.055(A) *Plan Approval Criteria*, Code sets out the following criteria of approval for a preliminary development plan (rezoning):

- 1) The proposed development is consistent with the purpose, intent and applicable standards of the Dublin Zoning Code;
- 2) The proposed development is in conformity with the Community Plan, Thoroughfare Plan, Bikeway Plan and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
- 3) The proposed development advances the general welfare of the City and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
- 4) The proposed uses are appropriately located in the City so that the use and value of property within and adjacent to the area will be safeguarded;
- 5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
- 6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
- 7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
- 8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
- 9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
- 10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plan's contribution to the orderly development of land within the City;

- 11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
- 12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Dublin Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
- 13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the City;
- 14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
- 15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area; and
- 16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

FINAL DEVELOPMENT PLAN CRITERIA

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Final Development Plan (Commission approves/denies).**

The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that the updated standards would not cause undue hardship.

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.