

Amended Final Development Plan Statement

- A. Explain the proposed development and how the proposal related to existing development in the vicinity.

The applicant is proposing to add the color black to the permitted color palette for awnings for both Subareas 5A and 5B (excepting the outparcel currently occupied by a Chase Banking Branch). The applicant will match the architecture and landscaping found in the shopping center to the south to maintain a consistent theme along the Sawmill Road Corridor except the Applicant is requesting this amendment to add back as an approved awning color.

- B. State how the proposed final/amended final development plan relates to the Dublin Community Plan and the approved preliminary development plan. If there is a modification from the preliminary development plan, explain the nature and location of the proposed modification.

The proposed modification to the final development plan is to add the color black as a permitted color for awning for building within Subarea 5A and 5B (excluding the Chase Bank parcel).

- C. Explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission (Code Section 153.055(B)).

See attached statement.

- D. For an amended final development plan, explain how the proposal is different from the approved final development plan.

The proposed amendment would add black as a permitted color for awnings with Subarea 5A and 5B (except the Chase Bank outparcel).

- E. Explain how the proposal is consistent or non-consistent with the development text for the Planned District.

The proposed amendment is consistent with the existing text as it will add the color black as an approved color for tenant awnings.

Final Development Plan Approval Criteria

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 Section 153.053(E)(4);

The proposed development will adhere to the adopted developed standards with the only exception being the addition of the color black as an approved color for tenant awnings to Subarea 5A and 5B (excluding the Chase Bank outparcel).

2. Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;

Adequate provision has been made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property Subarea 5A and Subarea 5B.

3. The development has adequate public services and open spaces;

The proposed development does have access to public services and has the open space required by the adopted development text.

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;

The site is basically an open field with a few small trees located on it. The developer will abide by any tree replacement requirements that might be triggered by the development of the property. Additionally trees and other landscaping will be added to the site per the requirements of the Dublin Zoning 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'

The proposed development will provide adequate lighting for the site but will do so without spilling or emitting light onto adjacent properties in 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;

A signage plan has been submitted with the final development plan that adheres to the requirement of the Dublin Zoning Code for both 5A and 5B and the package now will include black awnings in addition to the presently adopted colors. The building will only utilize wall signage to identify the tenants and forego any ground signage for the site.

7. The landscape buffer 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.

A landscaping plan was submitted with the final development plat that adheres to the requirements of the Dublin Zoning Code.

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;

A stormwater plan was submitted with the final development plan that meets all applicable requirements of the City of Dublin Engineering Department and those requirements of the OEPA.

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

The development will be done in one phase.

10. The Commission believes the project to be in compliance with all other local, state and federal laws and regulations.

The applicant believes that all other local, state and federal laws and regulations have been addressed and complied with.