

## Higher Ground Montessori Amended Final Development Plan Statement

Higher Ground Montessori is proposing to redevelop an existing development at 6000 Memorial Drive into a Montessori Preschool/Daycare. The site is currently occupied by an existing two-story office building with a parking lot and extensive surrounding landscape area.

The proposed redevelopment includes renovation to the interior of the building, construction of two playground areas and site work related to the playground construction. The playground areas will consist of concrete sidewalk, mulched area and playground equipment. Site improvements are minimal, and the majority of existing site features are proposed to remain as-is. Minimal changes are being made to the exterior of the building. An elevator is being installed on the inside of the building and will extend past the existing roofline, but not above the existing ridgeline, as depicted on the included architectural elevations. The proposed exterior materials will match the existing shingles, siding and paint colors. The interior of the building will be retrofitted with a reception area, multiple classroom spaces for up to approximately 132 students and staff preparation areas.

The property is located within the Muirfield Village PUD and the proposed daycare use is permitted by right under the existing PUD guidelines, which primarily reference the Suburban Office Complex (SO) Zoning Criteria. Outside of the proposed site modifications, the project is consistent with the originally approved Final Development Plan for the site and is consistent with the City's Final Development Plan review criteria. Also, all required setbacks outlined by applicable City codes and the PUD have been met.

All items requested by the City during the initial Pre-Application Review meetings have been included with this application, as summarized below:

- Amended Final Development Construction Plan Documents
- Landscape Plan
- Tree Survey
- Tree Preservation Plan
- Tree Replacement Plan
- Color Architectural Elevations & Floorplans
- Trip Generation Memo
- Stormwater Feasibility Assessment (*Per Appendix D of City Stormwater Criteria Manual*)
- Playground & Fencing Details
- ALTA Survey
- Plan Statement
- Owner Authorization
- Columbus Water Plan (Also Submitted to Columbus Water)
- Preliminary Sign Design Information (To Be Formally Submitted with a Sign Permit)