



JUSTIFICATION STATEMENT
Large Grocery Store Wellington Green B
MUPD Architectural Review Board

Request

On behalf of the Petitioner, Shawnick Wellington, LCC, MPLD Consulting is requesting approval from the Architectural Review Board for our modifications to the front and rear elevations, paint colors associated with elevations and branding/signage, and any other very minor changes to the appearance of our new Publix Grocery Store. The scope of our project located at 10600 Forest Hill Blvd, Wellington Green Square includes an expanded foot print that involves absorbing adjacent units along with bump outs on the rear and front elevations. Our parking lot is being re-paved and striped to meet the required format for Publix and the rear of our building is being modified to reflect Publix's deliveries and needs. We have only very minor changes to our landscape to accommodate the expansion.

The proposed improvement is aligned with previously approved selections with the Architectural Review Board. The new building elevations are designed to enhance and blend with the remaining shopping center's design and level of finishes and are in harmony with the existing elevations and designs. The proposed changes align with the surrounding areas of the existing project, and Sec 5.2.3 of the Wellington Municipal code. We believe this will be a very positively impactful project to the Village.

Site Characteristics

The subject property is located within Wellington Green, on the south side of Forest Hill Blvd and east side of Wellington Green Drive. The site is rectangular in shape with a site area of approximately 15.312 Acres.

The following chart outlines the land use, zoning, and existing uses of the surrounding areas.

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	<i>Land Use Designation</i>	<i>Zoning District</i>	<i>Existing Use</i>
<i>North</i>	<i>RES E</i>	<i>AR/SE/PUD</i>	<i>Multi-Family Residential</i>
<i>South</i>	<i>LS/MU (CH)</i>	<i>MUPD</i>	<i>Hotel</i>
<i>West</i>	<i>LS/MU (CH)</i>	<i>MUPD</i>	<i>Restaurant</i>
<i>East</i>	<i>LS/MU (CH)</i>	<i>MUPD</i>	<i>Bank</i>

Technical Deviation

On behalf of the Petitioner, Shawnick Wellington, LCC, MPLD Consulting is requesting a technical deviation for the height of the proposed Publix sign exceeding the maximum height of 66". Please refer to Drawing A-6 for proposed sign sizes and areas. We are requesting a technical deviation for the two-line copy of the 'Publix' 'Food & Pharmacy' sign which exceeds the aforementioned 66". New adjacent retail bay sign areas will vary based on future tenant's ultimate sign design either all upper case or upper- and lower-case letters.

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