

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: September 28, 2012
Re: Staff Report for Long Term Care Nursing Facility – Development Plan

Item #1 – Long Term Care Nursing Facility - Development Plan (PID #201207300034)

Application: Development Plan
Location: Southeast corner of Buckeye Parkway and Blue Star Drive
Applicant: Chris Inverso, Suburban Grove City LLC
Zoning: PUD-R
Use: Skilled Nursing Care Facility

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

Project Summary:

The applicant is proposing to construct a new 99-bed skilled care nursing facility on 9.66 acres of land at the southeast corner of Buckeye Parkway and an extension of Blue Star Drive. The site of the proposed development is zoned PUD-R; however there is no zoning text associated with this PUD and permitted uses revert to those outlined in section 1135.14. The applicant has requested that the proposed skilled nursing care facility be considered for the site as an “other use as approved by the Planning Commission.” The area proposed for development is shown on the approved development plan for Meadow Grove Estates as being the site of single family homes; however no lots were ever platted in this area.

The proposed facility will be located off an extension of Blue Star Drive, which the applicant has indicated will be developed concurrently by Rockford Homes as the proposed site is developed. Because the area to be developed is currently part of a larger parcel owned by Rockford Homes (PID 040-005225) that spans Buckeye Parkway, the proposed development will require a plat be submitted to create a unique parcel for the proposed nursing care facility as well as to dedicate the shown extension of Blue Star Drive to the city as a public roadway.

Site Plan

The proposed facility will be constructed on a 9.66 acre site located off an extension of Blue Star Drive, which the applicant has indicated will be developed concurrently by Rockford Homes as the proposed site is developed. Two 24' curb cuts off the proposed Blue Star Drive will access the site and a 24' wide drive will provide access around the structure and to parking on the north, east, and south sides of the building. Sidewalks, walking paths, and courtyards are proposed throughout the site, including connections to the existing sidewalk along Buckeye Parkway and to the walking path around the retention pond on the site to the south.

Building

The proposed structure is single story, approximately 22' in height, and approximately 66,485 square feet in area. The exterior of the building is proposed to be finished in a combination of stone and siding in earth tones to match the materials required of residential structures in the area. The building has been designed to have multiple roof forms and projections as well as a variety of materials to break up the mass of the structure. The entire building will sit on a cultured stone base and stone watertable and the wall above the watertable will be comprised of either stone or siding. Dimensional shingles, "Brownwood" in color, are proposed for the roof.

Parking

177 parking spaces are proposed for the facility, located to the north, east, and south of the proposed structure. Six of the spaces will be handicap spaces, located near the main entrance to the structure. All parking areas are proposed to end in landscape areas and are of adequate size (9' x 20'). The parking lot is proposed to be set back 15' from Blue Star Drive, with adequate landscaping within this area.

Lighting

14 Grande Jefferson lighting fixtures are proposed around the perimeter of all parking areas. Because this is considered a residential development in a residential district, there are no minimum lighting requirements.

Signage

An entry monument sign is proposed on the northwest corner of the area proposed for development, at the corner of Blue Star Drive and Buckeye Parkway. The proposed sign will be 6'2" in height with a stone base and cap to match the stone on the building. The proposed sign face will be 4' wide and 4' tall at its peak.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: Staff does not feel that the proposed skilled nursing care facility will be detrimental to present and potential surrounding uses. Although the area proposed for development was originally identified for single-family homes on the approved development plan for Meadow Grove Estates in 2003, staff feels that the applicant has taken appropriate measures including increased setbacks and appropriate landscaping to ensure that this structure will not negatively affect the character of the area. Furthermore the proposed development will be utilizing similar building materials as required of single

family structures in the area and has designed the structure with architectural elements to break up the mass of the structure to be more appropriate in a residential area.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: The proposed development meets the setback and other supplementary standards outlined in section 1135.14 for "Other Uses" in a PUD.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The site of the proposed development is part of Meadow Grove Estates, which was designed to ensure that land in the area is compatible. The site is bordered by an open space reserve to the south, and undeveloped property proposed for single family development to the north and west. The approved development plan for Meadow Grove Estates North shows a reserve to the east of the site proposed for this development.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: The site for the proposed development is zoned PUD-R with no zoning text and is shown on the approved development plan for Meadow Grove Estates as single family residences. Although the proposed use is residential in nature, section 1135.14 also permits some institutional uses (religious institutions and schools) in PUD-R districts, as well as other uses approved by the Planning Commission; therefore staff feels that the proposed skilled nursing care facility is in conformance with the general use intent of the PUD-R with no limiting zoning text.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: The proposed skilled care facility will be adequately served by an extension of Blue Star Drive. The applicant has indicated that this work will be conducted by Rockford Homes concurrently with the development of the site and that no vehicular traffic will be permitted to the site until the roadway has been developed to public standards and accepted by the city as a public roadway.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: Proposed utility services are adequate for the proposed development.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: The proposed development contains the required parking spaces, landscaping, and utility areas necessary to create a desirable environment.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The proposed project, including the building, parking, landscaping, and utility areas can be completely developed within seven years.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.