

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: April 3, 2015
Re: Staff Report for Story Point Senior Living Facility – Preliminary Development Plan

Item #4 – Story Point Senior Living Facility – Preliminary Development Plan (PID #201503230014)

Application: Preliminary Development Plan
Location: SW Corner Orders Road & Haughn Road
Applicant: Choice One Engineering
Current Zoning: RR (Jackson Township)
Proposed Zoning: PUD-R
Current Use: Vacant
Proposed Use: Senior Living Facility

Relevant Code Section(s):

1135.14 Zoning Districts and Regulations – Planned Unit Development
District, Preliminary Plan Content

Project Summary:

The applicant is requesting approval of a preliminary development plan for a new residential development, Story Point Senior Living Facility, located on the southwest corner of Orders Road and Haughn Road. This facility is to be approximately 180,000 square feet, developed with private roads. The development is to offer a wide range of housing options ranging from 92 senior living apartments, 30 independent living apartments to accommodate those with a higher level of need, as well as a 36 unit area providing specialty memory care. A total of 158 units are proposed.

The applicant is also in the process of filing an annexation with Franklin County and will be pursuing a zoning upon annexation as part of their efforts. In order to accommodate the desired rezoning (to PUD-R) a preliminary development must be submitted prior to the rezoning application in accordance with 1135.14 and subsequently before its annexation into the City.

Site Plan

A total of 158 units are proposed on the 15.974 acre site that is accessed from two curb cuts, one on Orders Road and one on Haughn Road. The access on Orders Road will have separate entrance and exit points, each with a width of 24 feet. The access on Haughn road will have a width of 34 feet. The road with a width of 24 feet that circles around the proposed building will be privately owned and maintained.

Building

The building will contain 158 units and is approximately 180,000 square feet with an approximate height of 50 feet and is setback more than 140 feet from the Orders Road right-of-way. The facility steps down from a three-story structure to the north to a single-story structure towards the southern portion of the site. This building is to be finished in a combination of stone and vinyl siding with dimensional asphalt shingles.

Parking

The applicant has proposed 152 uncovered parking spaces and 26 carports for a total count of 178 spaces. Nine handicap parking spaces are proposed near the main and back entrance of structure. Information provided by the applicant indicates that a total of 114 employees will be working at the site with a maximum of employees working during the day (62 employees). With a total of 178 parking spaces, staff is supportive of this amount because of the nature of use and understanding that a significant number of residents will not have a car and will be utilizing provided busing service.

Landscaping

Landscaping will be installed around the proposed building. Updated landscaping plans will be submitted in the final development plan.

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: The proposed use will not, in the opinion of staff, be detrimental to surrounding uses. The site is bordered on the north and east sides by residential uses and the west and south sides are mostly vacant. With the building setback more than 100 feet from adjacent rights-of-way enables the site to transition into the surrounding area as well as provide for a substantial landscaping and screening.

The overall density of the development is 5.76 dwelling units per acre. Furthermore, landscaping is proposed around the perimeter of the site to screen the development from adjacent properties.

- (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: Based on the level of detail, architectural design and size of the proposed site, staff is supportive of a taller structure due to the proposed building setback from adjacent rights-of-way.

- (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 proposed development does not prohibit or otherwise diminish the area's ability to develop in coordination with the proposed use.

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

Finding Met: The proposed PUD is in conformance with the general intent of the area, as the area is a transitional area containing single-family houses, condominiums and public recreation and utility facilities.

- (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 private street network within the development will be suitable to carry traffic generated by the proposed residential units, provided that "No Parking" signs are located on all streets for emergency vehicle access as directed by the Jackson Township Fire Department.

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

Finding Met: Preliminary plans show proposed utility locations including sanitary, water and storm water. Staff feels the proposed utilities can adequately service 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 site is proposed to be developed in one phase with a potential future phase. As proposed, the site will contain the required parking, landscaping, and utilities to create a stable 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 building, parking spaces, landscaping, and utilities 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 Preliminary Development Plan with the following stipulations:

1. An annexation petition be filed with the Franklin County Commissioners prior to approval of a preliminary development plan.