



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Staff Report
Council Chambers
March 6, 2018 1:30pm

- 6. APPLICATION:** **The Ashford of Grove City | Rezoning (C-2 to PUD-R)**
- Project Number: 201801240003
- Location: Located on the south side of Southwest Blvd, approximately 325 feet west of Broadway (PID 040-013660)
- Proposal: To rezone a 7.2-acre property from C-2 to PUD-R
- Applicant: Nicole Boyer, Wallick Asset Management, 160 West Main Street, Suite 200, New Albany, OH 43054

Relevant Code Section(s):

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification

Project Summary

The applicant is proposing to rezone a 7.2-acre parcel on the south side of Southwest Blvd, approximately 325 feet west of Broadway (Parcel 040-013660) from C-2 (Retail Commercial) to PUD-R (Planned Unit Development- Residential). The applicant is proposing to develop a senior living facility on the site that will contain a maximum of 160 units (170 beds) for assisted living and memory care.

The site is bordered by C-2 (Retail Commercial) zoned properties to the east and to the north, across Southwest Blvd. An A-1 (Multi-Family) zoned property is located to the south. The CSX railroad tracks and property zoned as IND-2 (Heavy Industry) is located to the west.

A zoning text for the site is included with the application to set the standards for the site's development. In addition to assisted living and memory care, permitted uses in the text also include independent senior living as well as a provision allowing all C-2 uses that meet all requirements and following all approval procedures under the Grove City Zoning Code.

As noted in the proposed zoning text, the senior living campus is proposed to be finished in one (1) phase and have a maximum of 160 units (170 beds). Site standards including setbacks and parking are outlined as well as building requirements which include allowing a maximum building size of 102,000 square feet, not to exceed three stories and 50' in height. Permitted exterior building materials include full, thin set and synthetic brick, fiber cement, vinyl, and metal and aluminum siding and trim, with asphalt shingles for roofing. All of the colors used on the building will include natural earth tones and/or warm neutral colors. The text states that at least 50% of the building frontages along Southwest Boulevard and Broadway will consist of masonry as well as additional architectural details that help break up the mass of the building.

Some items in the text refer to being approved as part of the final development plan, including landscaping, sidewalks, fencing, and open space. While staff is supportive of these items being approved with the development plan, the open space section states that open space shall be permitted to deviate from Section 1101.09(b). Due to the primarily residential nature of the

proposed use, staff is not supportive of deviating from this requirement and believes that if the amount of required open space cannot be met, then the missing amount shall be given to the City as fee in lieu of.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning with the following stipulation:

1. The zoning text shall state that open space shall meet the requirements of Section 1101.09(b).