



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

Planning Commission Staff Report

Council Chambers

April 3, 2018 1:30pm

3. APPLICATION: The Ashford of Grove City | Development Plan

Project Number: 201802210006

Location: Located on the south side of Southwest Blvd, approximately 325 feet west of Broadway (PID 040-013660)

Proposal: A development plan for a 160 unit senior living facility

Applicant: Nicole Boyer, Wallick Asset Management, 160 West Main Street, Suite 200, New Albany, OH 43054

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

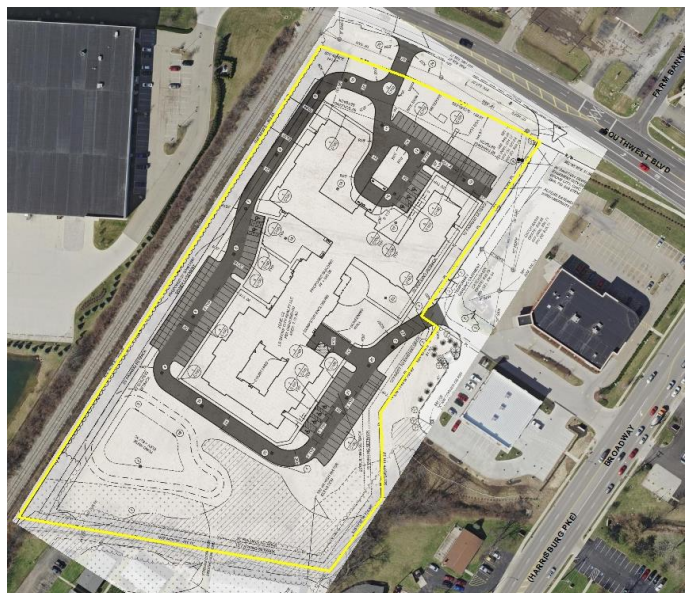
Project Summary

The applicant is requesting approval of a development plan for a new 160-unit senior living facility. This facility will be approximately 102,000 square feet in size and will have 130 assisted living units (The Ashford) and 30 memory care units (The Grove). The proposed development will contain one (1) building with a three (3) story front portion that faces Southwest Blvd. for the assisted living units, a one (1) story portion in the rear for the memory care units and a shared one (1) story common area between the different wings. The applicant has indicated that the facility will have approximately 50 employees.

Planning Commission recommended approval and City Council approved the preliminary development plan for the project in February 2018. Planning Commission recommended approval of the rezoning application to zone the property PUD-R with zoning text at the March 6 meeting, and the rezoning will go before City Council for its second reading in May.

Site Plan

The 7.2-acre site is proposed to have two points of access: a 24' full access curb cut onto Southwest Boulevard and a secondary 24' access drive connecting to the existing private drive on the adjacent CVS property to gain a second access point onto Southwest Boulevard (through the existing right in, right out curb cut) as well as gaining access to the existing full access curb cut onto Broadway from the CVS site. The preliminary development plan was approved with a stipulation that the reconfiguration of access points be considered with the final development plan. To address this stipulation, the applicant



shifted the Southwest Boulevard access point to the west to align with a cut across the street and straightened the entrance drive off this cut. To address concerns related to the access point off the shared CVS drive, the applicant has indicated that a stop sign will be placed on the proposed drive and that they will reach out to CVS about further traffic-calming on CVS's drive. Staff is supportive of further traffic-calming for this drive, such as creating a three-way stop at this new drive. Additionally, the applicant has indicated that the site will not generate much traffic, with most traffic being generated from employees and visitors. It is estimated that there will be approximately 22 vehicles split between both access points during peak morning hours and 34 vehicles during peak afternoon/evening hours.

A 24' drive is proposed to circulate around the site to connect the different ingress/egress areas and the three (3) different parking areas including around the building's main entrance.

Sidewalks are proposed throughout the site connecting to different portions of the building and to the parking areas. The site details sheet (C101) indicates that the sidewalks will be 4' in width; however, recent changes to ADA requirements now require they be at least 5' in width.

The City has plans to extend a bike path along the south side of Southwest Boulevard, but the final design and location for this path has not yet been determined. The applicant has agreed to provide a monetary contribution for the installment of this bike path.

The proposed building will be located in the center of the site with the assisted living facility in the front/north portion and the memory care facility in the rear/south portion. A shared common area will be located between the two (2) facilities and a courtyard is proposed in the center of the memory care facility. The site's dumpster enclosure is proposed in the northeast corner of the memory care facility.

A retention pond is proposed in the southern portion of the property. While staff is supportive of the proposed stormwater management on the site, a few additional items are needed around the pond, including a path and additional landscaping, to bring the pond into compliance with the City's pond design standards. Staff recommends the path installed around the pond as well as to meet the required pond landscaping requirements.

Open Space Requirement

During the preliminary development plan and zoning processes the applicant and the Development Department have been discussing the proposed use in order to determine the appropriateness of applying open space requirements as set forth in Section 1101.09(b). In previous reviews, the proposed development was considered to be an equivalent facility StoryPoint. However, following additional review of StoryPoint's application materials it has been determined that their facility provided "Enhanced Living" not assisted living. Staff's opinion is that The Ashford should be considered to more involved, as this facility focuses on medical care with assisted living and memory care only without the independent living.

Landscaping

A landscape plan was submitted meeting most of the requirements of Chapter 1136. The site's frontage along Southwest Blvd will be landscaped with a combination of Sea Green Juniper and Mint Julip Juniper shrubs at 24" in height, which will need to be increased to 36" in height to meet the requirements of Section 1136.06(a)(2). Other frontage landscaping includes eight (8) Skyline Thornless Honeylocust, one (1) Patriot Elm, one (1) Japanese Lilac, one (1) Red Maple, and two (2) Chinkapin Oak trees, as well as a variety of perennials and other groundcovers. The south property line will be landscaped with a combination of evergreen and deciduous trees including Patriot Elm, Tulip, Chinkapin Oak, Norway Spruce, Serbian Spruce, and Hinoki False Cypress

trees, as well as Isanti Dogwood shrubs and other groundcovers. The west and east property lines will be screened with existing trees that are to be preserved. Each parking island is proposed to contain one (1) Patriot Elm tree. The dumpster enclosure, with only one (1) side visible, will be landscaped with one (1) Sweetbay Magnolia tree, two (2) Hinoki False Cypress trees, Oakleaf Hydrangea shrubs, and other plantings. Various other plantings are proposed around the monument sign, building, and sidewalks.

Seven (7) trees are proposed around the retention pond including two (2) Red Maples, three (3) Chinkapin Oaks, and two (2) Tulips. While staff is supportive of these plantings around the pond, additional plantings are needed including deciduous shrubs landscaping 20% of the linear pond edge and three (3) additional ornamental trees.

Irrigation has been proposed along the front entrance of the site, at the access point off of Southwest Blvd and along the front of the building. Based on Section 1136.09(a)(3), irrigation is required on 75% to 100% of the entire property with emphasis on areas along primary and secondary roadways. The applicant has requested a deviation to permit what is proposed on the landscape plan. Staff is supportive of granting a deviation from this requirement as most of the site is bounded by the railroad tracks to the west and a wooded area to the south, without those areas being visible from any roadway.

Parking

The site will contain 99 parking spaces including nine (9) ADA parking spaces. The provided parking exceeds what is required in the zoning text of 80 spaces minimum (one (1) space per two (2) units). Staff is supportive of the proposed parking as it will accommodate the percentage of residents anticipated to have vehicles (based on the operational experience at similar facilities of the applicant), employees and visitors anticipated on the site at one time. Parking spaces will be 9' by 20' (180 square feet), which meets the minimum size requirement in Code and the zoning text for the site.

Buildings

The proposed building will be 102,000 square feet in size, and will have a pitched roof with asphalt shingles (CertainTeed "Weathered Wood"). The assisted living portion of the building will be three (3) stories at 45'8", meeting the maximum height requirements of 50' to the average roofline in the zoning text. The memory care and shared common area portions of the building will be located in the rear and will be one (1) story. The assisted living portion that faces Southwest Blvd will be finished primarily in brick with the entire first floor utilizing brick and a portion of the second floor. The memory care and shared common area portion will utilize brick as a water table and up to the roofline on other portions. The zoning text requires that at least 50% of the building's frontages facing Southwest Blvd and Broadway be finished in brick or masonry. The provided elevations meet the requirements of the zoning text. There are two (2) types of brick proposed around the building with Glen-Gery "Rustic Burgundy" proposed as an accent on various portions of the building and Glen-Gery "Madison" proposed mostly along the first floor, as a water table, and with some portions going to the second floor.

Other materials on the building include vinyl board and batten siding (CertainTeed "Colonial White"), horizontal vinyl siding (CertainTeed "Herringbone"), and vinyl shake siding (CertainTeed "Flagstone") will be utilized throughout the building to create additional architectural interest. These additional materials are permitted as designated in the site's zoning text.

A detached shed and dumpster are proposed as part of the development as well. The dumpster enclosure will be finished in brick veneer matching the brick utilized on the building with a cultured stone wall cap, and the gates will have stained wood. Details for the shed were not provided as

part of the development plan and will need to meet the requirements of the zoning text if installed at a later date.



Lighting

The zoning text states that lighting fixtures will not exceed 20' in height. The proposed lighting will be downcast LED lights and be bell shaped for the site lighting and a square shaped fixture utilized on the building. The fixtures will be black in color matching that utilized on area developments. Due to the use of the property being residential, there is not a footcandle requirement for the senior living facility, and a photometric plan was not necessary.

Signage

A monument sign is proposed at the primary entrance to the site along Southwest Boulevard. The sign will be 5.5' in height with a brick base and sides, as well as a stone cap on the top of the sides. The sign face will sit in an olive green colored cabinet and will be 40 square feet in size. The face will feature two (2) separate signs, one (1) for The Ashford of Grove City Senior Living Community and the second for The Grove of Grove City Memory Care Community. These signs will utilize three (3) different shades of green lettering with The Ashford utilizing some black lettering and include a leaf design.

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 be detrimental to present and potential surrounding uses, as it will be a less intense use than the surrounding commercial and industrial uses and not contribute as much traffic compared to other uses in the surrounding 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: A few deviations from Code requirements are requested, including the density and number of parking spaces provided for the 'multi-family' site; however, staff believes these deviations are appropriate based on the nature of the proposed use on the site.

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

Finding Met: Surrounding areas can be planned in coordination with this proposed development as it is utilizing existing connectivity of roadways and sidewalks.

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

Finding Met: While the area is currently zoned as C-2 (Retail Commercial), which does not permit residential uses, this property will generate jobs and provide additional residents who may frequent businesses in the surrounding area.

- (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 development will have two (2) access points onto Southwest Blvd., one (1) full access drive on the site and a second right in, right out as part of a shared drive with the neighboring CVS Pharmacy. A third full access drive will be utilized on the CVS Pharmacy site onto Broadway. Additionally, the proposed assisted living and memory care uses will not generate much traffic, as most of the residents do not drive. The applicant has submitted a traffic summary showing that traffic generated by the proposed use will be considerably less than (and off-peak from) other residential and commercial uses.

- (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 utilities to create a stable environment. The development will be completed in one (1) phase.

- (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

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following deviation and stipulations:

1. A deviation shall be granted from Section 1136.09(a)(3) to permit areas for irrigation as shown on the landscape plan, sheet L1.0, of the final development plan.
2. The applicant shall provide a monetary contribution for the installment of the Southwest Boulevard bike path.

3. All sidewalks on site shall be at least five (5) feet in width.
4. Additional landscaping shall be provided around the proposed retention pond that meets Grove City Standard Drawing C-GC-98.
5. A path shall be provided around the proposed retention pond that meets Grove City Standards Drawing C-GC-98,
6. The evergreen hedge along the Southwest Blvd frontage shall be at least 36" in height at installation.