

Project Narrative

**Sugar Maple Commons
February 2019**

The Applicant, Treplus Communities, LLC, is proposing to develop a 105-unit luxury apartment community for residents aged 55 and older, in compliance with the Housing for Older Persons Act of 1995 (HOPA). Sugar Maple Commons will be located at the south east corner of Holton Road and Jackson Pike, adjacent to the Scioto Grove Metro Park. The parcel is currently zoned SF-1 and contains approximately 21.08 acres, commonly known as Franklin County Auditor Parcel # 040-013869. The property was formally approved in 2005 as part of the "Riverwalk" PUD plan with a density of 6 units per acre.

The community is a low-density apartment development (4.98 units per acre) that is designed to be very walkable and connected to the community. As part of the construction of the project, Treplus will be constructing approximately 1,500 linear feet of multiuse path, mounding, and landscape buffers along Jackson Pike and Holton Road. Large open spaces (4.9 Acres) are reserved for a community garden, walking paths and benches, a decorative pond with fountain, and a natural wetland basin. Sugar Maple's creative site design proposes conserving five of the seven major trees on the site and preserving and repurposing an existing barn for a dog park. Further, Sugar Maple's single-story, agrarian architecture compliments the character and architecture at Scioto Grove Metro Park and helps preserve the rural feel of the area.

Sugar Maple will provide large single-story floorplans with 1, and 2+ bedroom units ranging in size from 1,200 – 1,600 square feet. All will have attached garages and driveways. Additional guest parking is provided as well. The apartments have a stylish agrarian look and adhere to the principals of Universal Design creating an ideal environment for long term residency. The apartments offer residents true maintenance free living without large personal capital commitments. Baby boomers and empty nesters in Grove City are on the go and want a home that is as user friendly as possible while still providing luxurious living close to their community.

The apartments are open plan and oversized with gourmet kitchens, private patios, powder rooms, laundry rooms with hook-ups, and loft ceilings. In keeping with the key elements of Universal design, the apartments include no-step designs including zero threshold showers, wide doorways and halls, single floor living, accessible electrical controls, lever door and faucet handles and superb lighting.

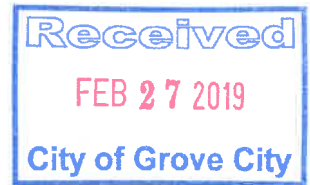
Most importantly, the development features a Commons center with a fully equipped gym; Wi-Fi café; meeting spaces; yoga and activity areas for a wide range of programming directed by the interests of residents with the assistance of property management to create a strong sense of community. Sugar Maple will offer a high level of concierge service through on-site management, local service referrals and a 24-7 virtual concierge app. However, the community will not offer any health-care or food service and will therefore, not be direct competition for nearby continuing care retirement communities. Residents are welcome to contract with services to provide in-home care if they need or desire.

Sugar Maple will have a vehicular access point to Jackson Pike, the entrance will line up with the current Scioto Grove Metro Park Entrance, and a limited access point on Holton Road. Treplus will work with the City regarding a proposed Holton Road realignment and signal. The project is scheduled to begin construction in 2019 and would be fully completed by the end of 2020.

SUGAR MAPLE COMMONS

PUD-R ZONING DISTRICT

February 27, 2019



I. INTRODUCTION:

A. Development Intent: The Sugar Maple Commons PUD-R Zoning District (the “Zoning District”) is being created to facilitate the development of an upscale residential community for residents that are age 55 and older in accordance with the “Housing for Older Persons Exemption” (codified at 42 U.S.C. § 3607) (the “HOPA Exemption”) of the federal law known as The Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601–3619) (the “Act”). The Act and the HOPA Exemption provide in part that, in order for a residential development to meet the requirements to be age-restricted, at least 80 percent of the units in the development must have at least one occupant who is 55 years of age or older. The applicant, Treplus Communities, LLC, is making the commitment to subject this community to the requirements of this law.

The central Ohio housing market continues to demand expanded residential opportunities for empty nesters and older adults. There is a segment of the Grove City population that desires to continue to live in the City but seeks to transition to smaller residences after their children have grown and moved away. These individuals want to continue to live in a high-quality home without the responsibility to maintain it. The product to be provided on this property will be unique in many respects, providing high-quality residences for-rent for older adults. Individual units will include open floor plans, oversized gourmet kitchens, private patios, powder rooms, laundry rooms, and loft ceilings. In keeping with the key elements of Universal Design, the apartments include no-step designs including zero threshold showers, wide doorways and halls, single floor living, accessible electrical controls, lever door and faucet handles and an emphasis on interior lighting.

The project is intended to foster a sense of community and will encourage its residents to be social and interactive. The development features a “Commons Center” building with a fully equipped fitness center, Wi-Fi café, meeting spaces, yoga areas, community garden, dog park and/or other recreational spaces, and areas to accommodate a wide range of programming directed by the interests of residents with the assistance of property management. Sugar Maple Commons will offer a high level of concierge service through on-site management, local service referrals, and a 24-7 virtual concierge app. The community will not offer any healthcare or food service, meaning it functions like a customary multi-family community, only with older residents. This community will immediately and positively diversify the City’s housing opportunities.

B. Size and Location: This Zoning District consists of 21.08+/- acres located to the northwest of and adjacent to the intersection of Jackson Pike and Holton Road.

C. Age Restriction: This community shall be age restricted in accordance with the Act and the HOPA Exemption so that a minimum of 80% of the homes shall be required to have at least one occupant that is age 55 or older. Should the Act and/or the HOPA Exemption be amended at any time following the effective date of this zoning text so that it becomes illegal to market and operate this community in accordance with the immediately preceding sentence, then this Zoning District shall be permitted to be developed and operated in accordance with the amended law. Prior to being issued a temporary or permanent certificate of occupancy for the first residential unit in this Zoning District, the owner of the property that is included in this Zoning District shall deliver written and legally binding documentation to the City to provide confirmation that the project legally complies with the Act and the HOPA Exemption. The issuance of a zoning compliance permit, building permit, or any other permit required to be issued by the City for the development of this Zoning District shall not constitute a representation or warranty by the City or any of its administrative or elected officials that the development project does, in fact, comply with the requirements of the Act and/or the HOPA Exemption. Compliance with the Act and the HOPA Exemption shall be the sole responsibility of the property owner.

The owner of the real property within this Zoning District shall be responsible for undertaking all actions which are necessary in order for the community to comply with the requirements of the Act and HOPA Exemption as contemplated herein. Such obligations shall include, but shall not be limited to, (i) the publishing of and adherence to policies and procedures that demonstrate the intent to operate as “55 or older” housing; and (ii) compliance with the Department of Housing and Urban Development’s (HUD’s) regulatory requirements for age verification of residents. No more frequently than once per calendar year, the City may request any written reports and any other required information that have been most recently filed by the property owner with HUD or other regulatory authorities as required by the Act, the HOPA Exemption, and/or applicable federal administrative regulations, and the property owner shall promptly provide the City with copies of the same.

II. DEVELOPMENT STANDARDS: Improvements within this Zoning District shall comply with the development standards in this text. To the extent that a development or design standard is not addressed in the submitted drawings or in this written text, the development standards contained in relevant provisions the Codified Ordinances of the City of Grove City (the “Code”) shall apply to this Zoning District. If there is a conflict between the development standards contained in the Code and this text, the standards contained in this text shall govern.

A. Permitted Uses: Permitted uses shall be as follows:

1. Multi-family residential, located in buildings containing a minimum of two and a maximum of six residential units.

2. One private amenities center/clubhouse, also referred to herein as the “Commons Center,” which may include offices for the leasing of on-site multi-family residential units, a fitness center, gathering spaces, cafes, outdoor community gardens, patios, and grilling areas, and/or other recreational and social facilities, amenities, and improvements serving only the residents living in this Zoning District.

3. The existing barn located in this Zoning District may remain and be used for recreational or social purposes serving the Sugar Maple Commons Community. Should the barn be damaged or destroyed, it shall be permitted to be reconstructed subject to the prior review and approval of its architecture as part of an amended final development plan.

B. Density, Lot and Setback Commitments:

1. Number of Units: There shall be a maximum of 105 multi-family units in this Zoning District.

2. Minimum Area: Each unit shall have a minimum of 1,200 square feet of living area, measured exclusive of garages.

3. Setbacks:

(a) Holton Road: There shall be a minimum pavement and building setback of 35 feet from the right-of-way of Holton Road after the right-of-way dedication is completed as contemplated in Section II.C.1 below. Patios to the rears of residential units shall be permitted to encroach up to 5 feet into this minimum setback.

(b) Jackson Pike: There shall be a minimum pavement and building setback of 45 feet from the right-of-way of Jackson Pike after the right-of-way dedication is completed as contemplated in Section II.C.1 below. A paved multi-use path shall be permitted to be located within this minimum setback. Patios to the rears of residential units shall be permitted to encroach up to 5 feet into this minimum setback.

(c) Perimeter Boundaries: There shall be a minimum pavement and building setback of 35 feet from the southern boundary line of this Zoning District. There shall be a minimum pavement and building setback of 35 feet from the western boundary line of this Zoning District. Patios to the rears of residential units shall be permitted to encroach up to 5 feet into these minimum setbacks.

(d) Building Separation: There shall be a minimum distance of 10 feet between exterior walls of buildings.

C. Access, Loading, Parking, Pedestrian, and Traffic-Related Commitments:

1. Right-of-Way: Prior to the issuance of the first building permit in this Zoning District, the property owner shall (a) dedicate right-of-way to the City for a distance that extends 30 feet from the centerline of Jackson Pike and (b) dedicate right-of-way to the City that is adequate to accommodate the City's plans for the realignment of Holton Road as generally illustrated on the accompanying preliminary development plan. The exact location and size of this additional right-of-way shall be reviewed and approved as part of a final development plan. The realignment of Holton Road shall be the responsibility of the City.

2. Garage Parking: Residential units with one bedroom shall be served by an attached one-car garage, and residential units with two bedrooms shall be served by an attached two-car garage. Each garage shall be served by a driveway which will accommodate parking one and two automobiles. Outdoor parking spaces shall be available for all residents of and visitors to this Zoning District and shall not be dedicated for the use of any individual unit.

3. Other Parking: A maximum of 45 parking spaces shall be provided within the Zoning District outside of garages and driveways to accommodate visitors. At least 11 of these parking spaces shall be located adjacent to the Commons Center. Final locations of these exterior parking spaces shall be approved as part of a final development plan. No parking should be permitted on private roads.

4. Vehicular Access: Vehicular access to and from this Zoning District shall be provided (a) at a full movement access point along Jackson Pike at approximately the midpoint of the southern boundary of the Zoning District and (b) at an access point on Holton Road that will be limited to right-in, right-out, left-out turn movements. An internal system of paved private roads shall be provided within the Zoning District for interior site circulation. Such private roads shall be either 24 feet or 20 feet in width and shall accommodate two-way traffic.

5. Sidewalks: A private sidewalk with a width of 5 feet shall be provided along one side of all internal private roads.

6. Multi-Use Paths: An asphalt multi-use path with a width of 8 feet shall be constructed by the developer along Jackson Pike in accordance with the accompanying plans. The final location for this path shall be approved as part of a final development plan. The City may elect to install an asphalt multi-use path along the realigned Holton Road. The developer shall not be responsible for installing this path.

D. Buffering, Landscaping, Open Space and Screening Commitments:

1. Open Space: Open spaces and parkland shall be provided as generally indicated in the accompanying plans. Final detailed locations and sizes of these open spaces shall be approved as part of a final development plan. The open spaces shall be owned and maintained by the owner of the multi-family development.
2. Internal Roads: The number, spacing, and species of trees to be provided along internal private roads shall be reviewed and approved as part of a final development plan.
3. Yards: Landscaping to be provided within building yards and other green space shall be reviewed and approved as part of a final development plan.
4. Major Thoroughfares Landscaping Treatment: A landscaping treatment shall be required within the required setbacks from the rights-of-way for each of Jackson Pike and Holton Road. This treatment shall consist of grassed mounding with a minimum height of 2 feet and a maximum height of 6 feet at its crest, with a maximum slope of 3:1. The landscaping treatment shall include landscaping and shall have a design and specifications that shall be presented for approval as part of a final development plan.
5. Fountains: Fountains shall be permitted to be installed in pond basins which are used for purposes of storm water management.

E. Architectural Standards:

1. Design Intent: Drawings with examples of the design intent for the buildings within this Zoning District accompany this text.
2. Maximum building height: Buildings shall be one story in height and shall have a maximum height of 35 feet as measured in accordance with the Code.
3. Design: The designs of buildings are included in architectural drawings which accompany this text. The drawings which are approved as part of the rezoning shall provide the architectural design intent for structures within the Zoning District in addition to the standards that are provided in this text. The final designs of the buildings shall be approved as part of a final development plan. Buildings are intended to be agrarian in their designs, incorporating angular elements and flat roofs with lowly sloped pitches. All buildings shall be of a similar architectural design.
4. Primary Exterior Materials: Permitted primary exterior materials for buildings shall include stone, stone veneer, and vinyl siding. Secondary building materials may include any of the foregoing in addition to EIFS, metal, and wood.
5. Lighting:

(a) Pole lighting shall be utilized to illuminate private internal roads and at the entrance into the community from Jackson Pike. These light poles shall not exceed 20 feet in height and shall be dark in color. Fixture types and colors and light pole spacing shall be presented for approval as part of a final development plan. Street light poles and fixtures shall be consistent in height, color, and appearance throughout the Zoning District.

(b) Lighting of the entry feature and any additional proposed lighting shall be provided and approved at the time of final development plan. Ground mounted lighting, when used, shall be shielded and landscaped.

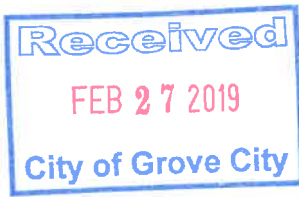
(c) Fully shielded, cut-off type lighting fixtures shall be required. Exterior lighting fixtures shall be similar in appearance throughout the Zoning District.

6. Garbage Collection: Each residential unit shall be provided a wheeled trash receptacle. A trash compactor shall be provided within the Zoning District and will serve as a centrally located collection point.

F. Signage Commitments: One ground-mounted entry feature sign shall be permitted at each of the vehicular access points into the Zoning District along Jackson Pike and Holton Road. The sign shall be no more than 8 feet in height as measured in accordance with Code. This sign shall use materials and shall have a design that is complimentary to the buildings on the Zoning District and shall be internally illuminated. Other ground signage shall be permitted to be utilized to identify the Commons Center and/or to promote wayfinding within the community. Wall signs shall not be permitted other than for the purposes of identifying addresses or unit numbers.

G. Utilities: All new utility lines and wiring shall be installed underground. Utility easement locations and widths shall be determined in the final development plan.

H. Mailboxes: Cluster box units (CBUs) or similar elements incorporating groups of mailboxes shall be provided through the Zoning District in accordance with United States Postal Service (USPS) regulations. Mail boxes located near individual residential units shall be permitted only if allowed by USPS regulations. The final designs and locations of CBUs, mailboxes, and similar elements shall be approved as part of a final development plan.



DESCRIPTION OF A 21.084 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Grove City, and being in Virginia Military Survey Number 478 and being part of that 35.000 acre (original) tract of land described in a deed to Davidson Phillips, LLC, of record in Instrument Number 200608210165413, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further described and bounded as follows:

BEGINNING at a railroad spike found at the intersection of the centerline of Holton Road and the centerline of Jackson Pike, said railroad spike being the northeast corner of said 35.000 acre (original) tract, being the southwest corner of Jahn Estates, as recorded in Plat Book 32, Page 17-B, being the northwest corner of that 160.667 acre tract described in a deed to Board of Parks Commissioners and Franklin County Metropolitan Park District, of record in Instrument Number 201012300178739, and being the southeast corner of a 5.495 acre (original) tract described in a deed to Malcom C. Mogren and Barbara J. Macewen-Mogren, of record in Instrument Number 200108070181475;

Thence **South 02 degrees 59 minutes 52 seconds West**, along the centerline of Jackson Pike, a distance of **1478.85 feet** to a point;

Thence **South 04 degrees 06 minutes 52 seconds West**, continuing along the centerline of Jackson Pike, a distance of **5.85 feet** to a railroad spike found at the southeast corner of said 35.000 acre (original) tract, being the northeast corner of that 124.333 acre tract described in a deed to Southeastern Conservation Club, Inc., of record in Deed Book 2100, Page 291, and Deed Book 2100, Page 294, and being a northwest corner of that 165.806 acre tract described in a deed to Board of Parks Commissioners and Franklin County Metropolitan Park District, of record in Instrument Number 201212190195409;

Thence **North 74 degrees 33 minutes 33 seconds West**, along the south line of said 35.000 acre (original) tract, and along the north line of said 124.333 acre tract, a distance of **789.40 feet** to the southwest corner of said 35.000 acre (original) tract, (reference an 3/4" pipe found being North 03 degrees 06 minutes 08 seconds West at a distance of 0.45 feet);

Thence **North 15 degrees 05 minutes 58 seconds East**, along the west line of said 35.000 acre (original) tract, and along the east line of said 124.333 acre tract, a distance of **1447.36 feet** (passing the northeast corner of said 124.333 acre tract, being the southeast corner of that 16.876 acre (original) tract described in a deed to Donald P. Hickman, Trustee, of record in Official Record 28389 D06, at a distance of 1337.19 feet, passing a 3/4" iron pin found with a "HOCKADEN" plug at a distance of 455.29 feet, passing a 3/4" iron pin found with a "HOCKADEN" plug at a distance of 1357.18 feet, passing a 3/4" iron pin at a distance of 1411.78 feet) to the northwest corner of said 35.000 acre (original) tract on the centerline of Holton Road, being the northeast corner of said 16.876 acre (original) tract, and being on the south line of that 1.179 acre tract described in a deed to John Sherron and Patricia Badgero, of record in Instrument Number 201606170077201 (reference a railroad spike found being South 13 degrees 51 minutes 00 seconds West at a distance of 0.55 feet);

Thence **South 74 degrees 51 minutes 38 seconds East**, along the centerline of Holton road, a distance of **478.24 feet** (passing the east line of said 1.179 acre tract, being the west line of said 5.495 acre (original) tract, at a distance of 147.22 feet) to the **TRUE POINT OF BEGINNING** for this description.

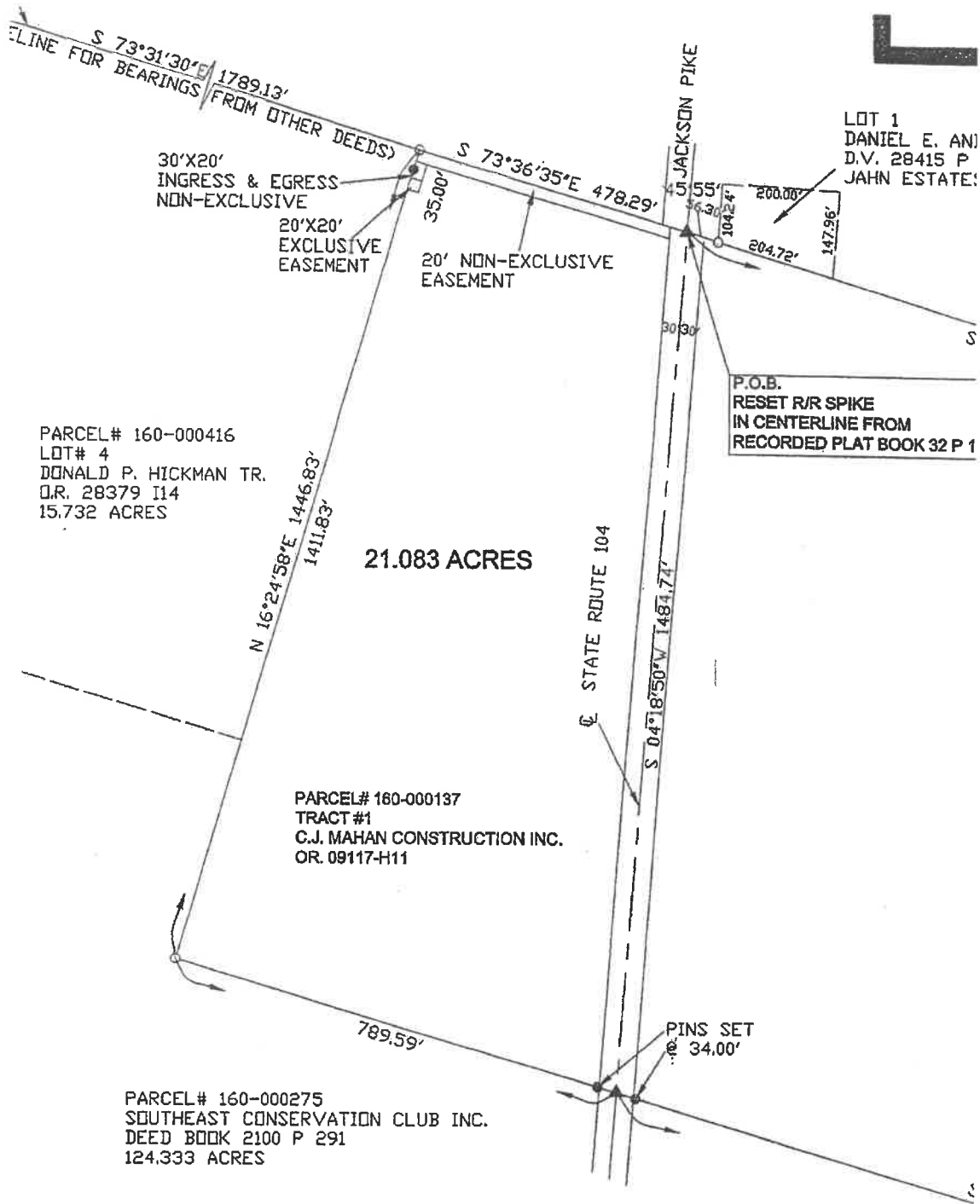
The above described parcel contains a total of **21.084 acres** (1.333 acres lies within the present road occupied) located within Franklin County Auditor's parcel number 040-013869.

The above description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on January 8, 2019, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham, PS
Registered Professional Surveyor No. 8438

Date



I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE SECTIONS AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR NO. 6065
 P. ARNOLD

POINT "A"

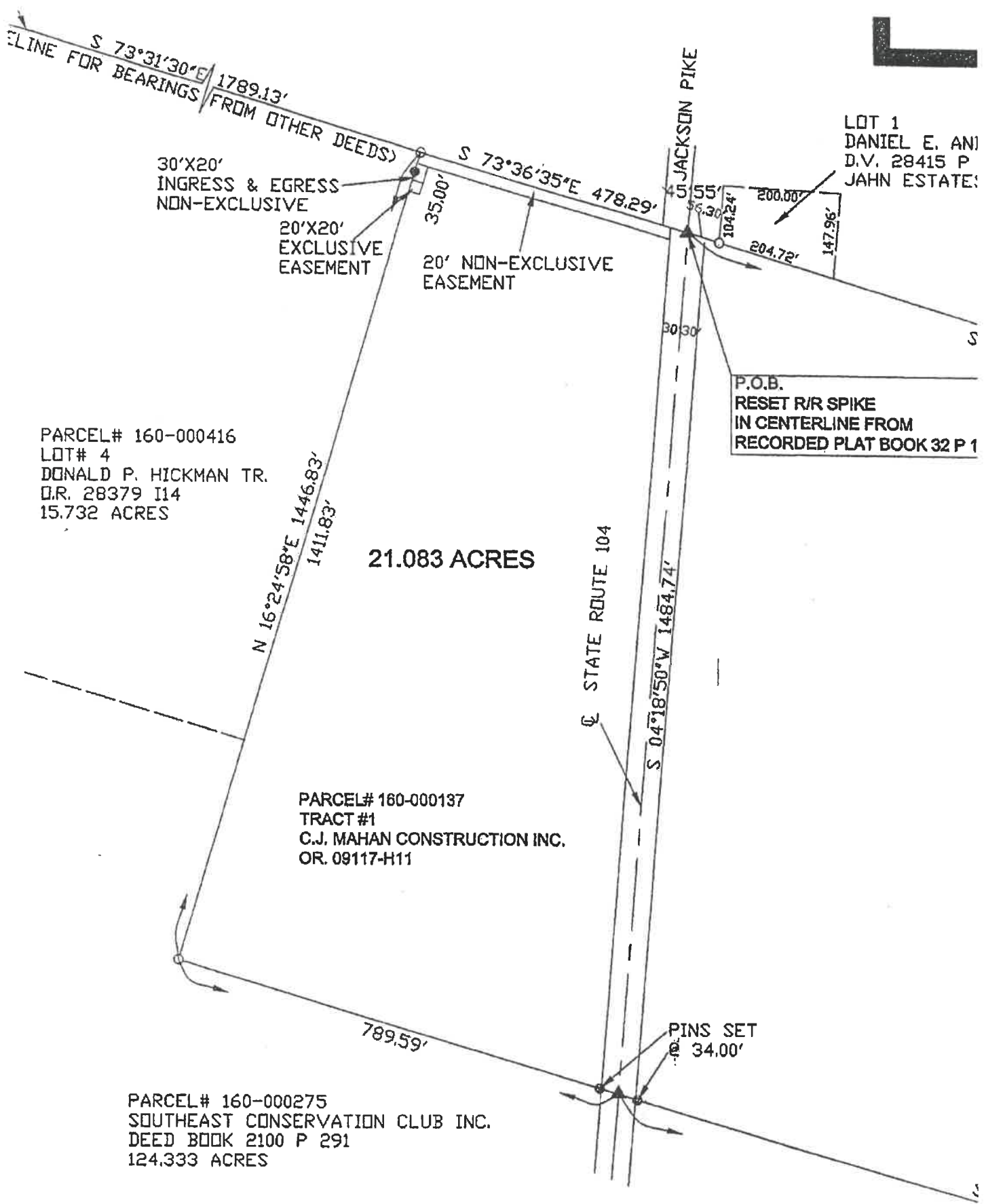
16" HACKBERRY

POINT "B"

22" HACKBERRY

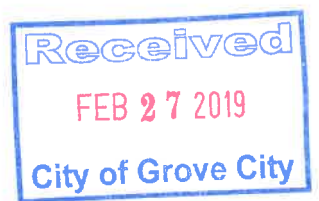
POINT "C"

6" MAPLE



I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM
 INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE
 PREMISES AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF.

SURVEYOR NO. 6065
 P. ARNOLD



POINT "A"
 6" HACKBERRY

POINT "B"
 22" HACKBERRY

POINT "C"
 6" MAPLE

Tax Mailing Address List

Property Owner	Address	City	State	Zip Code	Parcel #
DAVIDSON PHILLIPS INC	3675 PARAGON DR	COLUMBUS	OH	43228	040-013869
SHERRON JOHN T TR	1080 HOLTON RD	GROVE CITY	OH	43123	160-002937
BADGERO PATRICIA A TR	1080 HOLTON RD	GROVE CITY	OH	43123	160-002937
MOGREN MALCOLM C	5079 JACKSON PIKE	GROVE CITY	OH	43123	160-000138
MACEWEN-MOGREN BARBARA J	5079 JACKSON PIKE	GROVE CITY	OH	43123	160-000138
LOEWENDICK ANDREW	5100 JACKSON PIKE	GROVE CITY	OH	43123	160-001692
BOARD OF PARK COMMISSIONERS OF THE, METRO PARK	1069 W MAIN ST	WESTERVILLE	OH	43081	040-013525
SOUTHEAST CONSERVATION CLUB INC	1060 BORROR RD	GROVE CITY	OH	43123	160-000275

