

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** January 31, 2014  
**Re:** Staff Report for Carriage Court of Grove City – Development Plan

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### **Item #3 – Carriage Court of Grove City – Development Plan (PID #201312300047)**

**Application:** Development Plan  
**Location:** 2320 Sonora Drive  
**Applicant:** Randall Woodings, AIA, Kontogiannis & Associates  
**Zoning:** A-1  
**Use:** Assisted Living Facility

#### **Relevant Code Section(s):**

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

#### **Project Summary:**

The applicant is proposing to construct a 12- unit memory care addition to the existing Carriage Court assisting living facility at 2320 Sonora Drive. The facility will offer care services for residents experiencing the symptoms of age related dementia and Alzheimer’s disease.

#### **Site Plan**

Access to the site will remain from the existing single drive off Sonora Drive. Aside from minor parking lot improvements, work on the site will be conducted in the northeast portion of the property. The proposed building expansion will create an “L” connecting the north and east wings of the existing structure, with a small courtyard area in the center. The existing dumpster will be shifted slightly to the south to make room for the expansion, with a new dumpster enclosure proposed to be constructed of brick to match the primary structure with a limestone cap. A small, 432 square foot storage building is proposed to be constructed to the west of the new paved parking area, west of the primary parking lot. The proposed building expansion, storage building, and parking areas meet setback requirements for the site.

### Building

The proposed expansion will be 8,387 square feet and will contain 12 units for memory care patients. The addition will also contain activity areas, dining facilities, life skills stations, and other care areas specifically designed for people with memory related problems.

The proposed 12-unit addition will be finished in vinyl siding and brick to match the existing structure. The proposed storage structure will be finished in vinyl siding with trim to match the existing primary structure. Additionally, a new canopy with brick columns is proposed to be added to the main entrance as well as a new patio off the western portion of the primary structure. The proposed patio will be enclosed by a combination of a 3' decorative fence and 3' brick wall with a limestone cap.

### Parking

Eight additional parking spaces are proposed to be installed to the south of the existing parking lot, utilizing the existing drive aisle. An additional six spaces are proposed in a new paved parking area near the proposed storage building west of the parking primary parking lot. All new spaces are proposed to be 9'x20' with white striping.

### Signage

No signage is proposed with this application.

### **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.