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June 23, 2015

Ms. Kimberly Shields
City of Grove City Development Department
4035 Broadway
Grove City, OH 43123



RE: Story Point Senior Living Facility

Dear Ms. Shields:

This letter is in response to the comment letter for the above development which will be before the Planning Commission on July 7, 2015. The following corrections have been made under the Development Department section:

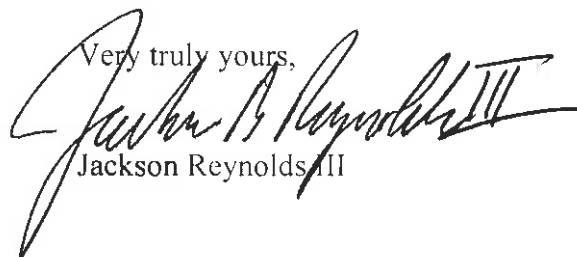
1. Tax mailing list is included in this letter
2. Pavement width has been modified in text
3. "Final development plan" has been substituted throughout the text
4. Height section has been modified to include maximum

Under the Urban Forestry section the following changes have been made:

5. The street tree sanction has been modified to include language that the developer will follow Section 1136.09(b) of the Grove City Zoning Code.

The revised text and tax mailing list is attached to this letter for circulation to the Board members and should you need any additional information, please contact me.

Very truly yours,



Jackson Reynolds III

JBR/clh

Enclosures

RECEIVED

JUN 24 2015

GC PLANNING COMMISSION

PROPERTY OWNER

Joseph D & Marcia L Brown
2208 West Pineview Drive
Muncie, IN 47303

Grand Communities Ltd.
2670 Chancellor Drive #300
Ft. Mitchell, KY 41017

Richard & Diana Chaney
c/o CoreLogic
1 First American Way
Westlake, TX 76262

Claybrooke Crossing Community Assoc.
570 Polaris Parkway, Suite 125
Westerville, OH 43082

Betty D Gardner
5150 Haughn Road
Grove City, OH 43123

SURROUNDING PROPERTY OWNERS

Michael L Haughn
3704 Orders Road
Grove City, OH 43123

Kyle & Mary Dupler
c/o Wells Fargo Real Estate
MAC X2302 04D
1 Home Campus
Des Moines, IA 50328

Richard Wirtz
3786 Orders Road
Grove City, OH 43123

Dorothy Miller
c/o Union Savings Bank
Escrow Dept.
8534 East Kemper Road, Fl. 2
Cincinnati, OH 45249

Betty L Sherrod
c/o Betty Thompson
1609 Chestnut Farms Loop
Grove City, OH 43123

Kyle S & Mary J Dupler
3718 Orders Road
Grove City, OH 43123

Michael & Rebecca Absten
c/o Ocwen Loan Servicing LLC
1661 Worthington Road #100
West Palm, FL 33409

**STORY POINT SENIOR LIVING FACILITY
PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)
ZONING TEXT**



- I. INTRODUCTION. This Zoning Text (the "Text") establishes the permitted land use, residential density, and other development standards for the development comprising the 15.97± acres of land generally located south of Orders Road, and west of Haughn Road, as more accurately depicted on the Preliminary Development Plan dated April 15, 2015 and described in the legal description submitted with the zoning application (the "Property"). The Property or, as sometimes referred to herein, Story Point, is a senior living facility. The general design of the Property is to reflect and continue the characteristics and continuity of the adjacent community.
- II. SEVERABILITY. All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
- III. APPLICABILITY. The standards and provisions outlined within the Text shall apply to the 15.97± acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.
- IV. CONFLICT. When there appears to be, or there is in fact, a conflict between the Text and the Final Development Plan, the more restrictive requirement/standard shall apply.
- V. DEVIATION. The standards, requirements and uses may be deviated from upon the request of City or Developer during the final development plan review process as long as such requests are consistent and harmonious with the overall intent and character of the development and do not diminish, detract or weaken the overall compatibility between uses in proximity of the Property. Deviations shall not be granted to individual homeowners, such individuals seeking relieve from the Text or Zoning Code shall do so through the appeals process as set forth in Grove City Code.
- VI. GENERAL REQUIREMENTS.
 - A. Streets / Sidewalks
 - 1. Pavement Width. Private drives shall have a minimum pavement width of 22 feet measured from face-of-curb to face-of-curb.
 - 2. Side Walks. Sidewalks shall be installed along Orders Rd. per the final development plan.
 - 3. Service Walks. Walks will be installed throughout the site to provide accessibility to parking and service areas.
 - B. Landscaping.
 - 1. Entrance Features. The general massing and location of plants and hardscape proposed as part of the entry features and the species of plants shall be approved with the final development plan.

2. Street Trees. The provision for street trees shall be administered under Section 1136.09 of the Grove City Zoning Code.
3. Site Landscaping. The site will be landscaped per the final development plan and will include a variety of plant species and trees to provide screening and natural amenities to highlight the site.

VII. Requirements

1. Intent. The intent of this subarea is to provide senior living housing choices.
2. Permitted Uses. Independent Living; Enhanced Living; Assisted Living/Memory Care
3. Lot Size. The facility will be located on the 15.97± acre site.
4. Unit Sizes: Total Building - 186,415 SF; Units vary from 480 SF - 1085 SF – 92 apartments will be made up of seventy-two (72) 685 SF one-bedroom units, twelve (12) 965 SF two-bedroom units and eight (8) 1085 SF 2-bedroom deluxe units.
5. Yard Dimensions:

VII. Story Point Proposed Set Backs			
	Main Building	Accessory Building (Carports)	Parking/Drive Aisle
North	146'	170'	38'
South	248'	248'	128'
East	63'	58'	20'
West	106'	54'	18'

6. Unit Types: The housing programs for those requiring more services/assistance include The Harbors – an independent living program with 30 additional apartments offering “catered” services providing moderate assistant to those with slightly higher needs, but not the intensity required of an assisted or nursing care resident. The Harbors, located in the southwest quadrant, is a 1-story wing (Approx. 27’-0” tall) made up of four (4) 480 SF Studios, twenty-four (24) 640 SF 1-bedroom units and two (2) 950 SF 2-bedroom units. A specialized 1-story environment for seniors with Alzheimer’s or other associated dementias affecting memory and other cognitive skills is planned as a corrected, yet stand-alone 36 unit, housing option for those unique seniors. The A.L. & Memory, located in the southeast quadrant, is a 1-story wing (Approx. 30’-0” tall) made up of thirty-two (32) 295 SF 1-bed units and four (4) 450 SF 2-bed units.
7. Amenities: Amenities will include a variety of dining venues, indoor and outdoor activity areas, shops, postal services, bank, salon/barber, library and computer classroom and multi-purpose rooms for larger gatherings, fitness or other group activities. The use of these amenities are limited to the residents and their guests and are not open to the public.

8. Site and Building Design.
 - a. Materials. Four-sided architecture with brick or stone foundations on all sides and common window fenestration will be encouraged to reflect a continuity of materials and architectural design for all elevations. Building materials including brick or stone and vinyl siding will be utilized on exterior walls.
 - b. Building Height. The maximum building height shall be (50) feet measured from the grade to the highest decorative element on the building and an average of (48.5) feet measured from the grade to the ridge line of the main roof for the 3-story portion.
 - c. Roof. All roof pitches must fall within the range of 6/12 – 12/12 with the exception of porch roof pitches which may not be less than 4/12 and minimal flat roof areas used to conceal mechanical equipment with parapet walls. The roof material will be dimensional architectural shingles at pitched roofs and membrane roofing at flat roof areas.
 - d. Driveways. Driveways shall be constructed of stone base, concrete curbs and asphalt paving.
 - e. Detached Structures. Car Ports covering (26) parking spaces.
 - f. Outdoor Space. Outdoor areas will serviced with patios, courtyards and ADA accessible sidewalks with widths and locations per the submitted plan.
9. Parking. There will be (178) parking spaces provided for staff, visitors and tenants.