

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: September 4, 2015
Re: Staff Report for Story Point –Development Plan

Item #5 – Story Point – Development Plan

(PID #201508030054)

Application: Development Plan
Location: Orders & Haughn Roads
Applicant: Jeff Puthoff, Choice One Engineering
Current Zoning: Rural Residential (Jackson Township)
Proposed Zoning: PUD-R, Planned Unit Development - Residential
Current Use: Vacant
Proposed Use: Senior and special care housing

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- Submitted Zoning Text (C-47-15 – Pending Final Approval)

Project Summary:

The applicant is requesting approval of a development plan for a senior and special care housing facility on 15.974 acres of land on the southwest corner of Orders and Haughn Roads. The proposed development would contain one three-story building with a total of 199 units.

The property is currently in the annexation and rezoning processes and had its first hearing at Council on July 20, 2015. The second reading is on the agenda for City Council's September 8th meeting. The property is currently zoned Rural Residential in Jackson Township and is proposed to be rezoned PUD-R, Planned Unit Development Residential with a zoning text. The preliminary development plan for the site was approved by City Council on June 1, 2015.

Site Plan

The proposed development will have two points of access – one 35' curb cut off Haughn Road and a divided entrance off Orders Road with a 14' one-way entrance drive and a 24' one-way two-lane exit drive. Parking is proposed on all sides of the building and access around the site is provided by 24' drive aisles. Sidewalks are

also proposed around the building and parking area. Materials indicate that a bike path will be installed on Haughn Road to connect to the bike path installed by the City as part of the Orders Road improvements, although the location of the proposed Haughn Road trail is not shown on plans. The location and design of the Haughn Road bike path will need to be finalized through the site improvement plan review process.

A 30' x 250' portion of the property to be developed, at the southeast corner of the site, is proposed to be dedicated to the city for right-of-way. Dedicating this land will provide a consistent right-of-way line on the west side of Haughn Road and will provide additional room for the installation of the proposed bike path.

The proposed building and parking lot and drive aisles meet the setbacks outlined in the zoning text for the site, except for the southern building setback which is required to be 248' in the text but is only 240' on the proposed development plan. The southern parking lot is also proposed to infringe by one foot into the required parking lot setback in the zoning text (128' is required in the text and a 127' setback is proposed). Staff believes the proposed setback deviations do not diminish, detract or weaken the overall compatibility between uses in proximity of the property. Staff believes these deviations are consistent and harmonious with the overall intent and character of the development.

A large stormwater retention pond is proposed on the south side of the property. The applicant has indicated that they will work out final stormwater design details through the site improvement plan review.

Building

One three-story building is proposed for this site, which will be 229,420 square feet. There will be a total of 199 units, ranging from independent living apartments to memory care units.

116 "Independent Living" apartments are proposed, 78 of which will be 685 square foot one-bedroom units, 38 will be 965 square foot two-bedroom units, and 8 will be 1085 square foot two-bedroom deluxe units. Amenities include a variety of dining venues, activity areas, shops, multipurpose rooms and others. These amenities will not be open to the public.

35 "Enhanced Living" apartments are proposed, 33 of which will be 640 square foot one-bedroom units, and two will be 950 square foot two-bedroom units. These apartments are for those requiring more services and assistance, but not the intensity required of an assisted or nursing care resident.

48 "A.L. & Memory" apartments are proposed, 44 of which will be 295 square foot one-bedroom units, and 4 will be 450 square foot two-bedroom units. This section of the facility is reserved for seniors with Alzheimer's or other associated dementias affecting memory and other cognitive skills.

The building is proposed to be three stories tall finished in a combination of brick ("Wyandot Modular"), vinyl siding ("Antique Parchment") and vinyl trim ("Glacier White"). The roof will have asphalt shingles ("Dual Black") and aluminum trim ("White"). The proposed zoning text for the site states that "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." Staff believes the proposed architecture meets the intent of the zoning text.

The perimeter edges of the buildings are proposed to be 49'2" in height, within the permitted height (50') in the zoning text for the site. Rooftop mechanical units and the trash dumpsters will be screened per Code.

Parking

178 parking spaces are proposed on the site, meeting the requirements of the proposed zoning text. Nine handicap parking spaces are located on the site, including on both the north and south sides of the building. Although the proposed parking is less than one space per unit proposed in the development, the applicant has indicated that the proposed number of parking spaces will be adequate based on similar sized communities owned by Story Point in other locations.

Landscaping

A variety of landscaping is proposed throughout the site to enhance the development. Decorative landscaping is proposed at entrance features and in building courtyards and drop-off areas. Service structures are proposed to be screened and landscaping is proposed around the perimeter of the site. Perimeter landscaping varies from 6' evergreen trees (Norway spruce, white pine, and Colorado spruce) to decorative trees and shrubs.

Lighting

Lighting fixtures are proposed along all drives and parking lots to provide safe lighting for internal roadways but not to create a nuisance for adjacent roadways and properties. Lighting around the perimeter drive is proposed to be 20' in height, while fixtures at the Haughn Road entrance and at building drop-off locations are proposed to be 9' in height. The photometric plan shows 4' surface mounted fixtures (noted as CL4 on plan) within two of the parking areas. These areas were previously identified for carports, but the applicant has since decided to remove carports from the proposed project. Staff recommends that lighting type CL4 be removed from the photometric plan.

Signage

One 31 square foot monument sign is proposed off the Orders Road entrance. The sign will have a stone or brick base to match the primary structure and will be framed by columns with decorative lighting fixtures on top. The sign, including its base, will be four (4) feet tall. In addition to the entrance sign, eight (8) directional signs are proposed throughout the development. Each directional sign will be placed on a brick base to match the primary structure.

Code 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, in staff's opinion, be detrimental to surrounding uses. The proposed development will have a beneficial effect on the area by providing a new senior and special care housing for those requiring more supervised living conditions.

- (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 number of exceptions from Code are proposed including increased building height and reduced parking; however the proposed development falls within the requirements for the zoning text on the site. Staff feels that the unique nature of the proposed development warrants these exceptions from Code and that the site has been designed to mitigate any potential negative impacts these exceptions from Code could create by adding architectural interest to the building and proposing landscaping throughout 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: The site of the proposed development is bordered by vacant (agricultural) land to the west and south, which can be developed and planned to be compatible with the proposed development. Single-family residential properties are located to the north across Orders Road and east across Haughn Road. The site is also adjacent to the portion of Orders Road currently undergoing

roadway improvements. To coordinate with this, the applicant has agreed to extend a bikeway along Haughn Road to connect with the bikeway to be installed by the city along Orders Road.

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

Finding Met: Staff believes the proposed PUD is in conformance with the general use intent of the area, as a transitional use from the single-family residential developments to the recreational development to the west (Fryer Park and the YMCA). Staff believes the site has been designed to be compatible with the area residences by increasing setbacks and adding architectural interest to the structure.

- (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 drives within the development will be suitable to carry traffic generated by the proposed senior housing facility. Staff believes the streets providing access to the site – Orders and Haughn Roads – will not be negatively impacted by the development due to adequate and appropriately spaced entrances and the new round-about at the northeast corner of the site.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: A utility plan was submitted showing plans for sanitary and water service on the site as well as stormwater management. Although utilities will be examined in more detail with the site improvement plan, staff feels the utilities as generally shown on the development plan area appropriate.

- (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 applicant has not indicated any proposed phasing for the project. As proposed, the development contains the required parking, landscaping, and utility areas to create desirable and stable environment.

- (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 all buildings, parking spaces, landscaping, and utility areas, can be completely developed within seven years.

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 with the following deviations and stipulations:

1. Deviations to the zoning text for the site shall be granted to permit the southern building setback to be reduced by 8' and the southern parking setback to be reduced by 1'.
2. A bike path shall be installed along Haughn Road to connect to the Orders Road bike path.
3. The 0.505 acres at the southeast corner of the site shall be dedicated to the city for right-of-way prior to site improvement plan approval.
4. Lighting fixture type CL4 shall be removed from the photometric plan (sheet ES01).