



# The City of Grove City, Ohio

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Planning Commission Staff Report

Council Chambers

February 6, 2018 1:30pm

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

Project Number: 201712220041

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

Proposal: A preliminary 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 preliminary 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.

A preliminary development text has been submitted as well and will be further reviewed as part of the rezoning application.

**Site Plan**

The 7.2-acre site is proposed to be accessed from two (2) access points. There is a proposed (40') full access curb cut on the western portion providing connectivity to Southwest Blvd. Staff has some concerns about this drive's current configuration in regards to sight distances and space, and the applicant has indicated that it will be revised for the final development plan. A secondary 24' access drive is proposed to connect with the existing private (CVS Pharmacy) drive and gain a second access point onto Southwest Blvd, utilizing 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 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 15 vehicles per access point during peak morning hours and 20 vehicles per access point during peak afternoon/evening hours. While staff is supportive of the use of the shared drive, due to the site not generating much traffic, there are some concerns regarding site distances with the proposed curb cut onto the CVS site. The applicant has indicated that they will work with CVS to coordinate a safe circulation pattern and will submit more information for the Final Development Plan.

A 24' drive is proposed to circulate around the site to connect the different ingress/egress areas as well as the three (3) different parking areas.

Sidewalks are proposed throughout the site connecting to different portions of the building and to the parking areas. Another sidewalk is proposed along Southwest Blvd. and staff has conveyed to the applicant that a bike path is envisioned along that roadway. Therefore, the sidewalk should be reconfigured to a bike path. The applicant has agreed to revise the plans to show a bike path along Southwest Blvd for the final development plan. Additionally, staff feels that crosswalks should be utilized on the site to connect sidewalks over access drives and to the proposed bike path on Southwest Blvd.

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.

A preliminary utility and stormwater plan was submitted showing how the proposed redevelopment will access utilities on the site as well as showing the location of a proposed pond in the southwestern portion of the property. More detail will be required with the final development plan to determine the appropriateness of proposed utilities.

#### Landscaping

A preliminary landscape plan was submitted showing proposed trees and shrubs located around the property. There are 11 trees and a row of planting proposed along the Southwest Blvd. frontage. Seven (7) trees are proposed around the planned retention pond. Each parking island is shown containing one (1) tree with six (6) trees proposed in the island near the building's main entrance. Various other plantings are proposed around the monument sign, building, and sidewalks, including six (6) trees proposed at the buildings entrance. A courtyard is also proposed in the center of the memory care facility. The existing tree line around the south and west property lines is proposed to remain as well.

Additional items including added landscaping around the retention pond and additional screening from the CVS and O'Reilly's sites, as well as details such as species, size, and height of plantings, tree planting typicals, a tree preservation plan, and an irrigation plan will be included with the final development plan.

#### Parking

The site will contain 99 parking spaces including nine (9) ADA parking spaces. The provided parking exceeds what is required in the preliminary development text of 80 spaces minimum (one (1) space per two (2) units). Staff is supportive of the proposed parking as it will accommodate the employees and visitors anticipated on the site at one time. The preliminary development text also states that parking spaces will be 9' by 20' (180 square feet), which meets the minimum size requirement.

#### Buildings

The proposed building will be 102,000 square feet in size, and will have a pitched roof with asphalt shingles. The assisted living portion of the building will be three (3) stories at 44'8", meeting the maximum height requirements of 45' to the average roofline in the preliminary development text. Staff is supportive of permitting the building to be up to 50' in height to the top of the roof instead, due to the building's large setback from Southwest Blvd. of approximately 150'. 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. Gray shake siding and vertical vinyl board and batten siding, off-white in color, will be utilized on other portions of the frontage. The other sides of the building will utilize less brick on the first and second floors, with a brick water table used on most of the building, and primarily utilizing a beige vinyl siding on the majority

of the first and second floors. The grey shake siding and off-white vertical vinyl board and batten siding will be used on the remainder of the side elevations.

The memory care and shared common area portions of the building will be located in the rear and will be one (1) story. These areas will be finished primarily in the beige vinyl siding with off-white vertical vinyl board and batten siding and a brick water table used to create more architectural interest.

A detached shed and dumpster are proposed as part of the development as well. Details for these additional structures have not yet been provided and will need to be shown on the final development plan.

Specific details regarding the percentage utilized, manufacturer, and color of each exterior material will be required for the rezoning and final development plan

Because the proposed development is within Community Reinvestment Area (CRA) #4 and improvements to the property will be tax abated for 15 years, staff will expect buildings to feature quality materials and architectural details beyond what has been provided. Staff has informed the applicant that all elevations visible from Southwest Blvd. and Broadway will need to have a minimum of 50% masonry with additional architectural interest added to break up the mass of the building. The applicant has indicated that they will continue to work on the building elevations that reflect the City's goals.

#### Lighting

The proposed development text states that lighting fixtures will not exceed 20' in height. A photometric plan and lighting specs will be reviewed as part of the final development plan.

#### Signage

A monument sign has been proposed. 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 much traffic 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:** The proposed development is in compliance with the zoning text for 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 use will not generate much traffic, as most of the residents will no longer be driving.

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

**Finding Met:** The preliminary utility plan shows how the proposed development will access utilities as well as general stormwater management. A more detailed review of utilities will be conducted with the review of the final development plan.

- (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 Preliminary Development Plan with the following stipulations:

- 1, The reconfiguration of the access points shall be considered during the final development plan review.
2. Any portion of the building facing either Southwest Blvd. or Broadway shall include at least 50% masonry.