



February 26, 2018

Kendra Spergel – Development Planner
The City of Grove City
4035 Broadway
Grove City, Ohio 43123

Re: Homestead Senior Living - Located on Franklin County Auditor Tax Parcel Id. No.'s 040-009224 and 040-009225 at the East Side of Hoover Road, East of Orders and Hoover Road intersection Grove City, Ohio ("Property") - Application Number: #201801220001

Dear Ms. Spergel:

We are in receipt of your letter dated February 14, 2018, regarding the above-referenced project. I offer the following clarifications and responses on behalf of the Applicant:

ITEM NO:

1. Please note that the City has plans to construct a pedestrian bridge over I-71 to connect the City-owned property east of I-71 (future park) with the existing sidewalks/paths along Hoover Road. An easement is requested over the proposed property to be developed to provide access from Hoover Road to the proposed pedestrian bridge. The exact location of this easement has yet to be determined; however, the project narrative should discuss the owner's receptiveness to this easement.

Response: The Applicant is willing to work with the City of Grove City ("City") to establish an easement area over a portion of the Property for a City-owned pedestrian bridge for a multi-purpose trail from the City-owned property east of I-71 (future park) to connect to sidewalks/paths along Hoover Road. The Applicant would expect this easement area to be above ground and generally located in the far northeast corner of the Property, as shown on the exhibit/plan sheet entitled, Potential Pedestrian Bridge Easement Area, dated 02-26-2018. The Applicant would like to further discuss with the City the potential for pedestrian access (stairs) to the pedestrian bridge from the Property for the use and benefit of the senior housing residents. In addition, in exchange for this potential grant of easement to the City, Applicant would further expect the City's support to use that easement as criteria for Applicant meeting the "good cause" deviation standard at Section 1101.09(b)(7) of the City Planning and Zoning Code ("Zoning Code") as participating in "providing a significant infrastructure improvements that benefit areas outside the proposed development" in lieu of providing the open space requirements or paying the recovery fee requirements of Section 1101.09(a) and (b) of the Zoning Code. This potential easement, if agreed upon by the parties as to location, and the City's granting a deviation to the Applicant under Section 1101.09(b)(7) of Zoning Code shall be a part of the zoning text for this project.

2. The project narrative should describe the purpose, timing, maintenance responsibility and other information regarding the proposed drive connecting into the Church of the Nazarene property (160-000824) to the north. Please note that an access easement and maintenance agreement will need to be drafted for review with the final development plan.

Response: Please see enclosed project narrative for details regarding the purpose, timing, maintenance responsibility, and other information regarding the proposed access drive on the property to the north. The Applicant will prepare a reciprocal access easement for vehicular and pedestrian egress and ingress over and across the property to the north and the Property as part of the Final Development Plan process.



3. Staff is not supportive of the proposed façade of the building and believes that more architectural interest should be incorporated. This includes providing different architectural features to break up the building's mass and integrating masonry (either brick or stone) on the building with more included on the building's frontages for Hoover Road and I-71.

Response: The Applicant will use vinyl siding (exposed width being 4" and thickness being .040") as the primary material for the construction of the building. The Applicant will also use brick masonry on the building with consideration given to those elevations facing Hoover Road and I-71. Please see Exterior Elevations (Sheet A-201) and 3-D Perspectives (Sheet A-901).

4. The proposed intersection at Hoover Road should be reconfigured to place the median between incoming and outgoing traffic. Additionally, this median should be curbed with decorative landscaping.

Response: The proposed intersection is configured such that the opposing left turn movement from the proposed development is aligned with the existing left turn movement from Orders Road which naturally aligns the medians. This is the appropriate configuration for the operation of the intersection and for safety purposes; however, Applicant welcomes further input and discussions with the City's Engineer as part of the Final Development Plan process.

5. A zoning text should be submitted outlining development standards for the property. If a zoning text is not submitted, the standards will revert to those contained in Section 1135.14 of Code and all other applicable requirements of Grove City Code, which would create a number of deviations and variances with the proposed development. The zoning text will be formally reviewed with the rezoning application, however, staff can preliminarily review them during the Preliminary Development Plan review. An example zoning text is attached.

Response: The Applicant will develop a zoning text for the adoption of development standards applicable to the project and will provide the zoning text to the City at the time of submission of a re-zoning application to re-zone the Property from the SD-2 District to a PUD-R District.

6. To improve the aesthetics of the Hoover Road corridor, staff requests the applicant investigate the feasibility of installing a pond at the front/west portion of the property. The Margie's Cove development, across Hoover Road to the west, currently has a pond along Hoover Road and the City would like to have one on the proposed site to be developed to mirror that of Margie's Cove.

Response: Applicant's engineers have taken staff's request for a stormwater management pond along the east side of Hoover Road, north of the private drive, under consideration and have determined that the location identified by staff is not a feasible location for the following reasons:

There is a very small area of property from the north curb line of the private drive into the Property to the north property line which is not enough area within the Property to install a stormwater management pond meeting the design requirements of the City's stormwater design manual and the post-construction water quality requirements of the Ohio EPA. The Applicant does not own or control the property to the north, currently owned by Grove City Church of the Nazarene, to allow a stormwater management pond to be constructed.

In addition, there are certain utility obstacles in that location, as there is an existing 10" sanitary sewer running north-south approximately 60 feet east of the road right-of-way of Hoover Road. The existing sanitary sewer would need to be relocated at a significant cost in order to push the pond closer to the road similar to the Margie's Cove development.

7. Provide information about the anticipated amount of traffic generated by the proposed use and the proposed connection to the site to the north. Please be advised that a traffic study or traffic impact analysis may be



requested with the rezoning application.

Response: A separate traffic impact analysis memo has been provided as part of this Preliminary Development Plan application showing peak hours and the anticipated amount of traffic generated by the proposed use as well as the future connection to the property to the north. **8.** A portion of the proposed parking lot and access drive are within the 100-year floodplain. Any work completed in this special flood hazard area requires a Special Flood Hazard Area Development permit through the Building Division. The location of the floodplain is shown in blue on the image on the following page.

Response: The proposed parking lot and access drive on the Property are located within Special Flood Hazard Area Zone A according to the FEMA FIRM No. 39049C0402K, which has no base flood elevations determined. Our engineer is proposing to provide a flood plain study to determine the base flood elevations within the Property. As necessary, the development will propose fill within the flood plain under a Special Flood Hazard Area Development Permit application or grade the parking lot and access drive at existing ground elevations with no proposed fill within the flood plain. The Applicant will work with the appropriate City department regarding this matter

9. A portion of the proposed parking lot and access drive are within the Stream Corridor Protection Zone (SCPZ). Any development in this area is prohibited unless mitigated for per Section 8 of the Grove City Stormwater Design Manual. Please see the image on the below for the location of the SCPZ outlined in yellow.

Response: Under Section 8.7 - Exemptions of the City's Stormwater Design Manual, the Applicant is requesting a full exemption (or waiver) from the SCPZ requirements for this development, as Applicant is unable to provide for the required mitigation due to site area constraints.

10. Additionally, the landscape plan (Sheet LS-100) states that the floodplain is the "100-year floodway." Please change this label to be "100-year floodplain" as there is no floodway on this property.

Response: Please note that the label on the landscape plan (Sheet LS-100) dated 02/26/2018 (the "Landscape Plan") has been revised to "100-year flood plain".

11. The southern parking lot is currently 10 feet from the property to the south. This setback should be increased to at least 20 feet with increased landscaping to better screen from the single-family properties to the south.

Response: The Applicant will provide in its zoning text a deviation from Section 1136.06(c)(Option A) (Rear and Side Yards Adjacent Incompatible Use Districts) and/or Section 1136.07 (Landscape Buffer Relating to Uncomplimentary Land Uses and Zones) for a twenty (20) foot parking and drive aisle setback and for the full landscaping requirements listed therein from the south property line. However, Applicant will provide for appropriate screening along the south property line to screen Applicant's use and development from the residential property to the south. In addition, prior to the Planning Commission meeting on this application for Preliminary Development Plan, Applicant will attempt to meet and discuss the project with the adjacent property owners to the south.

12. Elevations of the dumpster enclosure will be required with the Final Development Plan. Please note that the walls shall be constructed of brick or masonry that matches that utilized on the building and the gates shall be stained, solid wood and 100% opaque.

Response: The material used for the dumpster enclosure will be similar to the high quality materials used on the building. Final elevations, including the plan details for the dumpster enclosure, will be included in the Final Development Plan application.

13. Provide the number of proposed beds for the facility in the project narrative.



Response: The proposed number of one- and two-bedrooms in the senior living facility will be one hundred and thirty (130). Please also refer to the project narrative submitted as a part of this Preliminary Development Plan application.

14. Include the proposed height of the building on the elevations and in the project narrative. The maximum height permitted in the City is 35 feet; however, staff is supportive of permitting up to 50 feet at the building's highest point.

Response: The proposed height of the building has been added to Exterior Elevation A on Sheet A-201.

15. Provide the width of the proposed sidewalks on the plans. Please note that per a new ADA requirement sidewalks are required to be at least five (5) feet in width.

Response: The proposed sidewalks are shown on the site plan dated 02/26/2018 (the "Site Plan") and are dimensioned at five (5) feet in width.

16. Provide a plan showing fire apparatus (ladder truck) maneuverability throughout the site. Please note that the ladder truck must be able to maneuver the parking lot without running over curbs, etc. Please provide a plan showing ladder truck maneuverability throughout the parking lot.

Response: A fire apparatus maneuverability exhibit has been added to the plans, marked as Fire Apparatus Maneuverability Exhibit dated 02/26/2018 (the "Fire Apparatus Plan") in accordance with Jackson Township Fire Department ladder truck specifications.

17. On-site hydrants are required, when a portion of the building is more than 400 ft. from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building. This distance is extended to 600 feet if the building is sprinklered. In the case one on-site is needed, the hydrant along with its water connection will need to be shown on the plans.

Response: Since the proposed building is sprinklered, one (1) on-site fire hydrant and a fire service line have been added to the Utility Plan sheet dated 02/26/2018 ("Utility Plan") providing for a fire hydrant within 600 feet of any portion of the building.

18. The Urban Forester provided a few comments regarding landscaping on the site that will need to be addressed with the Final Development Plan. Please see those comments below.

a. Overall more detail is required on the landscape plan submitted as part of the Final Development Plan. These details include height (for shrubs and evergreen trees), caliper (for deciduous trees), Genus and species, common name, and amount of each. A plant list shall be included.

b. Complete a tree inventory for all existing trees that have 6" or larger dbh, per Section 1136.05(b). Please mark on this plan the trees that will be removed during the construction process.

c. All service structures, including the dumpster enclosure, shall be screened per Section 1136.08. Please note that the preliminary landscape plan does not show any additional landscaping around the dumpster, and this will need to be added. Additionally, add a note to the landscape plan stating that all service structures shall be screened per Section 1136.08.

d. Please note that while there is landscaping proposed around the building's perimeter, more will be required per Section 1136.09(a)(3). There shall be a tree planted for every 40 lineal feet of building perimeter or fraction thereof and shall be a minimum 2" caliper. 6' minimum height evergreen trees may be substituted for 30% of deciduous tree requirement. Trees are to be arranged on all sides of the building. In addition, a minimum of 40 square feet of landscaped area shall be required for each 50 lineal feet of building perimeter or fraction thereof.

e. Free standing signs and flag poles are to be set in landscaped areas. These landscaped areas are to be a minimum two feet larger than the foundation of the free standing signs or flagpoles on all sides and are to be



landscaped on all sides with permanent shrubs. When submitting sign for approval, please include a landscape plan that meets the requirements of Section 1136.09(a)(3).

f. An Irrigation Plan will be needed with the Final Development Plan. Per Section 1136.09(a)(3), irrigation shall be required on 75%-100% of the entire property with emphasis on areas along primary and secondary roadways and 100% of all landscape areas adjacent to the structure.

g. Tree planting typicals are required that show when the tree is planted 50% of the wire cage and burlap will be removed from the rootball of the tree and any twine or trunk wrap needs to be removed completely (see Section 1139.09(d) for more information).

h. A tree preservation plan is needed that shows which trees will remain and how those trees will be preserved during construction, such as with fencing or signage, per Section 1136.10.

i. Add a note to the landscape plan stating that when grass seed is used hydro seed or Penn Mulch shall be used with the seed. No straw mulch shall be used per Section 1136.11

Response: The Applicant will provide more detailed landscape plans during the Final Development Plan phase. Any landscaping variances that are requested by Applicant will be shown on the landscape plans and will be added to the project narrative and zoning text.

19. Please note that a trench for the water service connection across Hoover Road is not permitted.

Response: It is the Applicant's understanding that the existing 12" water main is located within the southbound lane of Hoover Road, across the frontage of the Property. Further discussions are necessary with the City's engineering department as part of the Final Development Plan process on the water service connection.

I trust that the above addresses the City's comments. Please contact me, or Rebecca J. Mott with the Plank Law Firm, LPA, if you have any questions or require further information.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shital Galani'.

Shital Galani, AIA, ACHA
Project Architect
Andrews Architects, Inc.
766.1117 ext. 380

Project Narrative
Homestead Senior Living

Applicant, AB Partners, LLC, is proposing the development of a senior independent living apartment facility on the real property containing approximately 5.511 acres commonly known as Franklin County Auditor Tax Parcel Id. No.:’s 040-009224-00 and 040-009225-00, currently owned by Grove City Church of the Nazarene and located at the east side of the intersection of Hoover Road and Orders Road (the “Property”).

The front entrance for the building will be along the west side. Monument signage will be installed at the front entrance of the Property. Details for the signage and front feature with landscaping will be submitted in the future as part of the Final Development Plan.

The proposed market rate, active senior, apartment development on the Property will consist of 130 dwelling units contained in a single, three-story, building with elevator service. The Property will consist of one- and two-bedroom units and feature a well-appointed community town square. The property will provide an appealing living option for residents with a targeted age demographic of 55 and older.

The hub of the property will be the centrally located “town square”. The town square will feature a wide range of activity areas for senior-focused programs and activities including: fitness, wellness, crafts, and other social events. Other amenities include conveniently located laundry, storage, and refuse collection on each floor, as well as on-site leasing and 24-hour maintenance. Residences will benefit from several outdoor living spaces including green space, covered porches, a patio with grill, and a dog park, all of which will be depicted in plans submitted as part of the Final Development Plan application.

The exterior of the building will have a colonial and stately architectural design and appearance. The exterior of the building will be finished primarily with a carefully selected pallet of vinyl siding products (exposed width being 4” and thickness being .040”) and trim products, with some brick masonry (consideration given to the elevations facing Hoover Road and I-71). The building will have dimensional asphalt shingles with pre-finished gutters and downspouts. The Property will have a landscape design which will be compliant with the Property’s zoning text.

Surface parking will be available to residents, occupants, and guests along the west, south, and east sides of the building. There will be 1.25 spaces provided per unit with handicapped spaces provided per ADA requirements. An enclosed trash receptacle will be located towards the rear (east) of the Property. The dumpster enclosure will be constructed with high quality materials similar to the exterior of the building.

The life and culture of the development project will revolve around a resident-appointed governing council, which will put the residents at the center of creating and managing programs tailored to their interests. The impact will be an energizing, vibrant community for Grove City-area seniors who want to stay active and engage and achieve their highest quality of life.

The property owner to the north, Grove City Church of the Nazarene, and the Applicant, as the purchaser of the Property, have agreed to enter into a reciprocal access easement agreement (to be signed and recorded in the land records at the closing) for pedestrian and vehicular egress and ingress to and from the Property and the property to the north for an additional access route for both properties' owners, guests, residents, occupants, lessees, students, teachers, parents, etc., to and from Hoover Road. The easement agreement will provide for access rights, construction obligations of the parties, maintenance obligations of the parties for each of their respective portions of the easement area (as specifically defined and delineated in the easement agreement), as well as indemnity, insurance, and other miscellaneous provisions. The property to the north is used as a football stadium and recreational facilities for the private school, which is controlled and managed by the Grove City Church of the Nazarene.

Applicant will construct its portion of the access drive as stubbed on the property to the north, as shown on the Site Layout Plan, Utility Plan, and Landscape Plan, all of which are dated 02-26-2018, as part of this Preliminary Development Plan application. Grove City Church of the Nazarene will construct its portion of the access drive at some undetermined future time.

February 23, 2018

Kyle Rauch, AICP, ADFP
Development Director, City of Grove City
4035 Broadway
Grove City, Ohio 43123

Re: Homestead Senior Living
Traffic Volumes

Mr. Rauch:

As requested, E.P. Ferris & Associates, Inc. has prepared a discussion of trips generated by the proposed Homestead Senior Living development, located on the east side of Hoover Road at Orders Road. This memo provides information for the senior living development only; any potential connection to other sites is not analyzed.

The proposed site will use an existing access point on Hoover Road opposite Orders Road at the traffic signal. The site will maintain access for the existing Church of the Nazarene administrative building on the site, and provide potential access to the athletic field area to the north.

The development is planned to consist of 130 attached senior living units. Site traffic was generated using Institute of Transportation Engineers (ITE) Trip Generation Manual, 2017.

Table 1 – Trip Generation – Senior Adult Housing - Attached							
Land Use	ITE Code	Units	Time Period	ITE Average Rate or Equation *	Total Trips	Trips Entering	Trips Exiting
Senior Adult Housing - Attached	252	130	Daily	$T=4.02 \times (X) - 25.37$	497	249	248
			AM Peak	0.20	26	9	17
			PM Peak	0.26	34	19	15

* Showing highest of rate or fitted curve equation calculations.

The proposed development is expected to generate 26 external AM trips and 34 external PM trips. This will be approximately one new car every two minutes during a peak hour, which is a relatively low impact.

The 497 daily trips equates to 3.8 trips per dwelling unit, which corresponds with observations and expected trips for a senior living development. Most trips by residents of senior living developments are typically and intentionally made off-peak since they have the time flexibility, so site traffic should have a minimal impact on the adjacent street and intersection.

Trip Generation Memo

Traffic generated by the proposed Senior Adult Housing was compared to a likely development that could occur on the site. The site was also modeled as ITE Land Use 220 – Multifamily Housing (Low Rise).

Table 2 – Alternate Trip Generation – Multifamily Housing (Low-Rise)							
Land Use	ITE Code	Units	Time Period	ITE Average Rate	Total Trips	Trips Entering	Trips Exiting
Multifamily Housing (Low Rise)	220	200	Daily	7.32	1464	732	732
			AM Peak	0.46	92	21	71
			PM Peak	0.56	112	71	41

Comparing the two trip generation scenarios shows that the proposed senior housing would generate fewer peak hour and daily trips than another residential use that could be situated on the development site. The senior living development could generate a third of the trips that would be generated from another residential use.

If you have any questions or need additional information, please contact me directly at (614) 299-2999.

Sincerely,



Heather L. Mackling, PE, PTOE
Traffic Engineer

EXHIBIT "A"

Situated in the State of Ohio, Franklin County, Jackson Township, Virginia Military Survey No. 6840, and being part of a 50.43 acre tract described in Deed Book 3452, page 585, Franklin County Recorder's Records, and being more particularly described as follows:

Beginning, for reference, at a FCGS Monument #4480 at the intersection of Old Hoover Road and Orders Road marking the Southeast corner of Virginia Military Survey No. 1383 and a West corner of Virginia Military Survey No. 6840;

Thence North 7° 21' 21" East 463.01 feet, along the center of Old Hoover Road, to a rebar found at the Northwest corner of a 1.292 acre tract described in Official Record 17516, page E03 and marking The True Point of Beginning;

Thence North 7° 21' 21" East 199.51 feet, along the center of Old Hoover Road, to an iron pipe set;

Thence South 83° 49' 22" East 735.60 feet, to an iron pipe set on the North line of Interstate 71;

Thence South 50° 12' 50" West 292.56 feet, along the North line of Interstate 71, to an iron pipe found at the Northeast corner of said 1.292 acre tract;

Thence North 82° 39' 46" West 536.44 feet, (passing a rebar found at 511.44 feet), to The True Point of Beginning, containing 3.004 acres, more or less.

This description is based on a survey by the Jerry A. Malott Surveying Co. in april of 1992. Bearings are based on the centerline of Interstate 71.

Parcel 2:

Situated in the State of Ohio, Franklin County, Jackson Township, Virginia Military Survey No. 6840, and being part of a 50.43 acre tract described in Deed Book 3452, page 585, Franklin County Recorder's Records, and being more particularly described as follows:

Beginning, for reference at a FCGS Monument #4480 at the Intersection of Old Hoover Road and Orders Road marking the Southeast corner of Virginia Military Survey No. 1383 and a West corner of Virginia Military Survey No. 6840;

Thence North 7° 21' 21" East 662.52 feet, along the center of Old Hoover Road, to an iron pipe set marking The True Point of Beginning;

Thence North 7° 21' 21" East 195.51 feet, along the center of Old Hoover Road, to a railroad spike found marking the southwest corner of a 34.221 acre tract described in Official Record 12805, page A09;

Thence South 83° 49' 22" East 924.36 feet, along the South line of said 34.221 acre tract (passing an iron pipe found at 38.21 feet), to an iron pipe found on the North line of Interstate 71;

Thence South 50° 12' 50" West 277.46 feet, along the North line of Interstate 71, to an iron pie set;

Thence North 83° 49' 22" West 735.60 feet, to The True Point of Beginning, containing 3.801 acres, more or less.

This description is based on a survey by the Jerry A. Malott Surveying co. in April of 1992. Bearings are based on the centerline of Interstate 71.

LESS AND EXCEPTING THEREFROM THE FOLLOWING 1.294 ACRE TRACT AS CONVEYED BY GROVE CITY CHURCH OF THE NAZARENE TO THE DISTRICT ADVISORY BOARD OF THE CENTRAL OHIO DISTRICT CHURCH OF THE NAZARENE BY INSTRUMENT NUMBER 200504180071317, RECORDER'S OFFICE FRANKLIN COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number

6840, and being 0.962 Acres out of an original 3.004 acre tract and 0.332 acres out of an original 3.801 Acre tract, conveyed to the Grove City Church of the Nazarene, Instrument Number 200207030164295, in the Franklin County Recorder's Office:

Beginning for reference with a set 3/4" iron pipe, 30" in length with a plastic ID cap stamped CEC at the Southwest corner of Lot 85 of Briarwood Section 8, P.B. 79, page 02, also the being the southwest corner of said subdivision on the Easterly Right-of-Way line of Hoover Road;

Thence North 85° 14' 17" West leaving said Right-of-Way line, a distance of 50.00 feet to a point on the centerline of Hoover Road;

Thence with the following two (2) courses along the centerline of Hoover Road:

1. South 04° 45' 43" West, a distance of 685.98 feet to a point;
2. South 04° 49' 01" West, a distance of 1332.70 feet to a set railroad spike, said spike being the Point of Beginning;

Thence South 85° 10' 35" East crossing said 3.801 acre tract, a distance of 207.82 feet to a set 3/4" iron pipe, 30" in length with a plastic ID cap stamped CEC, (Passing a set 3/4" iron pipe, 30" in length with a plastic ID cap stamped CEC at a distance of 30.00 feet);

Thence South 04° 49' 01" West crossing said 3.801 acre tract and said 3.004 acre tract, a distance of 271.28 feet to a set 3/4" iron pipe, 30" in length with a plastic ID cap stamped CEC;

Thence North 85° 10' 35" West following the Northerly line of a 1.292 acre tract conveyed to Dale S & Denise M. Weygandt, Official Record 17516, Page E03, a distance of 207.82 feet to set railroad spike, (passing a set 3/4" iron pipe, 30" in length with a plastic ID cap stamped CEC at a distance of 177.82 feet);

Thence North 04° 49' 01" East following the centerline of Hoover Road, a distance of 271.28 feet to the Point of Beginning, containing 1.294 acres, more or less, Subject to any easements, right-of-ways, and restrictions of record.

This description was based on an actual field survey by Civil & Environmental Consultants, Inc. in December, 2004.

Bearings were based on the centerline of Hoover Road as being North 04° 45' 43" East as shown in P.B. 79, Pg. 02, in the Franklin County Recorder's Office.

Parcel Nos.: 040-009224 and 040-009225