



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Council Chambers  
March 6, 2018 1:30pm

**7. APPLICATION: Homestead Senior Living | Preliminary Development Plan**

Project Number: 201801220001

Location: Located just east of the Hoover and Orders Roads intersection (PID 040-009224 and 040-009225)

Proposal: A preliminary development plan for 130 independent senior living units

Applicant: William Andrews, Andrews Architects, 6631 Commerce Pkwy, Studio B, Dublin, OH 43017

**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 senior living facility containing 130 independent living units located just east of the Hoover Road and Orders Road intersection. The facility will contain 106 one-bedroom and 24 two-bedroom units on the 5.5-acre site for an overall density of approximately 23.6 dwelling units per acre. The building will be three-stories with a maximum height of approximately 42', and will be finished primarily with brick masonry and vinyl siding. The proposed use of multi-family residential development is in line with the future land use designation of "Mixed Neighborhood" identified in the GroveCity2050 Community Plan for the site.

**Site Plan**

The 5.5-acre site is proposed to be accessed from the existing curb cut at the intersection of Hoover Road and Orders Road. The primary access drive continues onto the property to the north, owned by the Grove City Church of the Nazarene with two (2) 24' drives off of this connection leading into the site of the proposed development. The applicant has indicated that, while not part of this development, the drive will be extended to the north in the future to connect to the Church's facilities to the north. Staff has concerns with the proposed layout of the configuration of lanes at the site's access point onto Hoover Road. The current configuration shows a median between the two exit lanes, which places the left turn exit lane next to the entrance lane. Staff believes that pavement markings and signage shall be used to indicate the direction of travel for each lane.

Access drives throughout the site will be 24' in width and provide access around the building and to all of the parking areas. The parking lot on the southern portion of the site is proposed to be located 10' from the south property line, which is below the 20' minimum setback between incompatible land uses. Code states that when a PUD-R or multi-family residential development is adjacent to a single-family zoned district, the setback and landscaping shall be determined by Planning Commission. Staff would be supportive of a reduced setback from this property line if enough screening can be provided.

The senior living facility will be centrally located on the site with available parking located around the building. A dumpster enclosure is proposed in the east portion of the site. Sidewalks, five (5) feet in width are proposed around portions of the building and leading to the parking areas.

The Stream Corridor Protection Zone (SCPZ) and 100-year floodplain zone A are located in the northeastern portion of the property. A portion of the proposed parking lot is within both areas. While staff can be supportive of locating this parking within these areas, mitigation will need to be provided to offset impacts. A proposed stormwater retention basin is located in the rear/east portion of the site. Staff has concerns with the location of this retention basin as it is located within the 100-year floodplain zone A and feels that further information about the basin's impact should be further reviewed.

Based on the number of units proposed in the development, 5.824 acres of open space is required on the site. Materials indicate that 0.98 acres of open space is provided in the development, making the development 4.844 acres below the requirement. This open space was calculated according to the city's requirements for dedicated open space and was adjusted to remove area within setbacks and the 100-year floodplain. The remaining open space will need to be provided to the City as a fee in lieu of. It should be noted that the City is currently examining the possibility of installing a pedestrian bridge across I-71 connecting future parkland east of I-71 to the existing trail network on Hoover Road. A portion of the bridge or improvements associated with the bridge may be located on the site proposed to be development. Plans show a potential pedestrian bridge easement area in the northeast corner of the site.

Staff has discussed with the applicant the feasibility of adding a pond near the entrance to the site, to complement the existing pond to the southwest in the Margie's Cove development. While a number of issues have yet to be resolved regarding the final location and design of this pond, staff believes such a pond will add an important piece to the aesthetics of the Hoover Road corridor.

#### Buildings

One (1) building is proposed on the site, which will be approximately 110,000 square feet and three-stories with a maximum height of approximately 42'. Preliminary elevations of the building show that it will be finished primarily in brick and vinyl siding with increased amounts of brick proposed on the west elevation facing Hoover Road (with a portion around the front entrance going up to the roofline), and a pitched roof utilizing asphalt shingles. While staff is supportive of the brick and vinyl materials, staff feels that more brick should be utilized on the building to create more architectural interest, primarily where visible from public rights-of-way. More information regarding the building's materials will be reviewed as part of the rezoning and final development plan phases.

#### Landscaping

A preliminary landscape plan has been submitted showing the location of trees proposed around the site's perimeter and in each of the parking islands. A number of additional plantings will be needed on the site including shrubs, planting around any proposed ground signs, planting around the proposed dumpster enclosure, and plantings around the building. A more detailed landscape plan will be required with the final development plan.

The applicant has indicated their intent to preserve trees in the eastern/rear portion of the lot between the development and I-71, as well. A tree preservation plan will be needed as part of the final development plan.

## Parking

There are 157 parking spaces proposed on the site, including six (6) ADA spaces, equaling 1.25 spaces provided per unit. Staff is supportive of the proposed number of spaces, as it is in line with parking permitted on other recently approved multi-family residential projects including the Broadway Station Apartments and the Stringtown Road Apartments. Each space will be nine (9) feet by 18 feet (162 square feet), which is below the 180 square foot space size minimum; however, staff is supportive of permitting the smaller spaces as they will create less impervious surface on the lot.

## 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 of independent living units matches the site's future land use in the GroveCity2050 plan which is included in the Mixed Neighborhood category, that lists multi-family housing as a primary use. Additionally, many of the surrounding uses are residential including the Margie's Cove development to the west.

- (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 Can Be Met:** There are a few outstanding issues on the site including the amount of provided open space and improvements in the floodplain. Staff is generally supportive of these deviations; however, these can be examined in more detail during the review of the final development plan.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding Met:** While there are not any other independent living facilities in the surrounding area, staff believes that this use is compatible with the surrounding area as it will not create a substantial impact on traffic and is residential in nature.

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

**Finding Met:** The future land use for this site is Mixed Neighborhood according to GroveCity2050, which this development will be meeting.

- (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:** This site will have two separate access drives, the closest one of which currently has a traffic signal. Additionally, proposed traffic on site will typically occur off-peak hours as many of the residents will be retirees.

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

**Finding Met:** A preliminary utility plan has been submitted for the development demonstrating adequate access to utilities on site.

**(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 Can Be Met:** The proposed parking spaces and utility areas will create and sustain a desirable and stable environment. Further information about landscaping will need to be reviewed as part of the final development plan.

**(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**

Noting a number of items to be further addressed with the final development plan, including building architecture, open space, improvements in the floodplain and stream corridor protection zone, and ponds, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.