



proposed, as well as community park space and small scale commercial, office and industrial uses. The proposed assisted living use will add to the mixed use environment of the area. The proposed development is also in alignment with the five Redevelopment Principles of the Beulah Park Conceptual Framework, including an emphasis on quality design and connectivity within the development and to the larger network.

### Site Plan

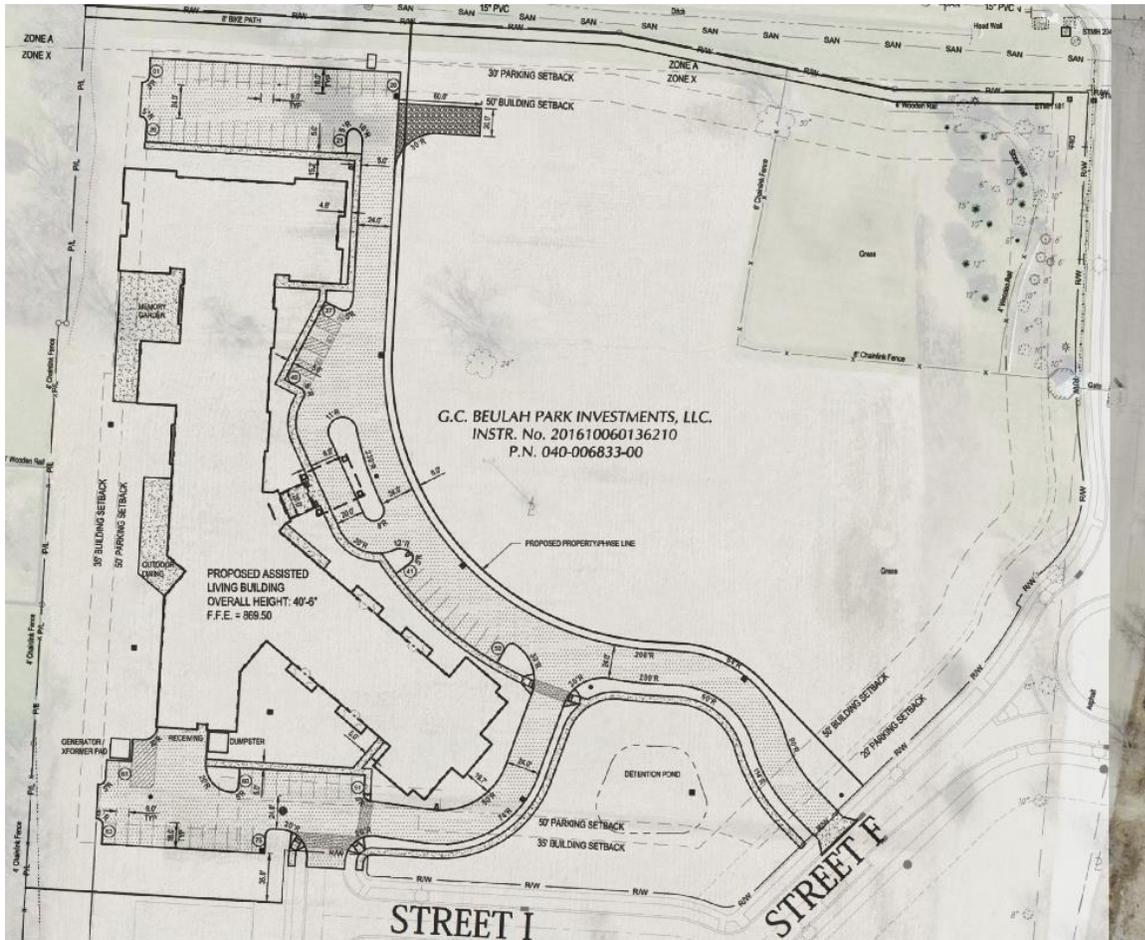
The 10.23-acre site is proposed to have two points of access, both 24' in width, with one (1) curb cut off of Street "F" and the second off of Street "I", part of the Beulah Park public roadway network reviewed at the July 24, 2018 Planning Commission meeting. Drive aisles throughout the development are proposed to be 24-foot wide and provide access around the north, south and east sides of the structure. A temporary fire apparatus turnaround area constructed of gravel aggregate is provided in the northern portion of the site to allow trucks to properly maneuver around the site. Per Code Section 1137.11, this area must be constructed with concrete or asphalt instead. Curbing on site is proposed to be 18" straight curbing.

The proposed facility will have two (2) separate wings with a central community space. A memory garden and outdoor dining area are proposed along the rear/west portion of the building. The proposed building meets the setback requirements in the Beulah Park zoning text. This building, located in the western portion of the site, is the first phase of development for the subarea. A proposed second phase for a future expansion of the facility, on the subarea's eastern portion, will be reviewed as part of a separate development plan.

Sidewalks are proposed throughout the site and will be five (5) feet in width. The sidewalks will connect with the proposed sidewalks along Streets "F" and "I", along the eastern/front side of the building and will connect to each of the proposed parking areas. Three (3) stamped brick crosswalks are proposed on the site to connect the sidewalks over the access drives; however, a detail for the crosswalks will need to be added to the site details to show how they will be constructed. A bike path is shown along the northern edge of the property in accordance with the Beulah Park zoning text, which states that "pedestrian and bike connectivity shall be integrated throughout the site and along Southwest Boulevard."

An onsite stormwater detention pond is proposed in the southeast corner of the subarea. A more in-depth review of proposed stormwater detention and proposed drainage will occur during the Site Improvement Plan phase.

Plans show the location of a four (4) and six (6) foot chain-link fence. The applicant has indicated that the fencing is existing and will be removed during the demolition of the site with no new chain-link fencing proposed. Staff is not supportive of any chain-link fencing as it is not in character with the Beulah Park development.



## Landscaping

A landscape plan was provided showing compliance with the Beulah Park zoning text and most requirements of the zoning code. A few items on the landscape plan need to be revised such as updating the minimum heights of some of the plantings, adding a note regarding the screening of service structures and revising information on the Tree Planting Typical. While plans do not show the specific areas on the site to be irrigated, Sheet L-101 states that the contractor will provide an irrigation system to the entire site. More detail on the irrigation system will need to be submitted with the final site engineering plans to ensure compliance with City standards, including irrigation at all entry features.

Pin Oaks, White Spruce and Norway Spruce trees will be provided along each frontage of the site along Southwest Boulevard and Streets "F" and "I". These areas are proposed to be sodded as they are prominently seen from the roadways. Additionally, a three-foot high mound is proposed along Southwest Boulevard, as required in the approved Beulah Park zoning text. A row of Red Maples are proposed along the Phase I boundary line, just to the east of the main drive aisle.

Each parking island is proposed to be landscaped with one (1) shade tree, containing a Skyline Honeylocust, Red Maple or Pin Oak tree. Supplemental landscaping will be provided around the entire building with a combination of different shrubs, such as Late Hydrangea, Medium Junipers and Boxwoods, as well as Serviceberry trees, grasses and perennials. Shrubs around the building will need to be a minimum 24 inches in height at installation, along the building's perimeter, in order to comply with Code standards.

A six (6) foot white vinyl fence is proposed along the western property line to screen the residential properties located adjacent and to the west of the site. Additionally, a row of evergreen trees (both Norway and White Spruces) and six (6) shade trees (Pin Oaks and River Birch) will be located just to the east of the proposed fencing. This will provide additional screening and break up the visual mass of the fencing. The Beulah Park Zoning Text requires an 80% continuous landscape hedge, fence, wall or combination, and the proposed screening will exceed this requirement.

Buildings

The proposed facility will be within one (1) 88,432 square foot building that will be two-stories, with a maximum height of 40'6". The facility will have a total of 88 suites with a combination of efficiency, one-bedroom and two-bedroom options. A shared community space and offices will be located in the center of the building. The building will be finished primarily in vinyl siding (Alside Odyssey Plus "Monterey Sand") with face brick (Redland Allegheny Handcraft "Red") accents on the first and second floors and vinyl shake siding (Alside Odyssey Plus "Tuscan Clay") accents on the second floor and first floor service wing. A stone watertable (Cassi di Sassi "Premier Mountain") is proposed around the entire building as well. Some of the suites have balconies and patios with white railings (Alside "Ultraguard") and windows and doors are proposed to have white frames as well. The roof is proposed to be pitched with asphalt shingles (Certainteed "Landmark"). All sides of the structure feature architectural elements and a variety of materials to break up the horizontal mass of the structure. Staff is supportive of the proposed building as it features four-sided architecture, as required in the Beulah Park zoning text, and will utilize similar materials and colors as has been approved with Subarea H (Beulah Park Apartments) for a cohesive development.

The dumpster enclosure is proposed to be finished in brick with a stone watertable matching that utilized on the building. Gates for the enclosure are proposed to be stained wood that will be 100% opaque.



Parking

The zoning text for Beulah Park requires institutional uses in this subarea to provide ½ parking space for every bedroom in the facility as well as one (1) space for each employee at peak shift. Plans state that 98 bedrooms are within the facility and an estimated 15 employees will be on the site at peak shift, requiring a total of 64 parking space on the site. The proposed parking exceeds the required minimum, with a total of 75 parking spaces on the site, including four (4) ADA parking spaces.

The parking spaces will be located on the north, south and east sides of the building. The northern and southern parking lots will be located 45' from the residential properties to the west of the site. The Beulah Park zoning text requires a 50' minimum setback. Staff is supportive of granting a deviation to this setback, as the additional five (5) feet will not adversely impact those properties and due to the western property line being heavily screened with fencing and plantings, further reducing any impacts.

Plans indicate that all parking lot striping and pavement markings will be white. Each parking space is proposed to be 162 square feet in size (9'x18'), which matches the size and dimensions of parking spaces approved in other Beulah Park subareas.

### Lighting

Cast aluminum lighting fixtures with a style similar to the Town Center lighting and lighting in other Beulah Park subareas are proposed throughout the site along the edges of the parking lot and sidewalks. A photometric plan has been submitted showing that the pedestrian and vehicular areas will be lit to at least 0.5 footcandles, while maintaining a zero lighting level along property lines where adjacent to the existing residences to the west.

### Signage

Details on signage were not submitted as part of the development plan; however, site plans show a proposed entry sign at the Street "F" entrance. The applicant has indicated that a signage package will be submitted at a later date for review. Sign details should be submitted to the City for review to ensure they are in character with other entrance features and signage within the Beulah Park development.

### 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 for Planned Unit Development districts 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 is Met:** The proposed assisted living facility meets the requirements of the approved Beulah Park Zoning Text in terms of the proposed use and the design of the site. The proposed project will result in a quality development through the proposed materials on the building, the proposed landscaping with maintained greenspace and the shared community spaces inside and outside of the building. This includes the memory garden and sidewalks throughout the site that will connect to the greater Beulah Park path network.

- (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 is Met:** A number of exceptions from Zoning Code are proposed including increased building height and reduced parking; however, the proposed development meets the requirements of the approved Beulah Park zoning text. Staff believes that the nature of the proposed development warrants these exceptions from Code and that the site has been designed to be in character with other developments on the Beulah Park site, by adding architectural interest to the building and proposing landscaping throughout the site, which mitigates any potential negative impacts.

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

**Finding is Met:** The proposed development is the first phase of Subarea I of the Beulah Park PUD and has been designed in conformance with the approved subarea map and zoning text. The development is designed to connect with the remainder of the proposed roadway and trail network in the Beulah Park development.

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

**Finding is Met:** The proposed assisted living development is in conformance with the Beulah Park zoning text. Representatives for the Beulah Park development have noted that one of the intentions of the Beulah Park development is to allow residents to age in place, allowing empty nesters to remain in the same area even after downsizing. The Beulah Park development provides different living options with traditional single family homes, townhomes, patio homes and apartments. The proposed assisted living facility continues the idea of aging in place, allowing residents to potentially remain close to friends and family members and be where they want to live. Additionally, the design of the building meets the quality of development that staff has intended for the Beulah Park site. The Beulah Park Conceptual Framework recommended that greater connectivity and quality design be provided. The proposed sidewalks on the site will provide multiple connectivity points for pedestrian access and a bike path is proposed along Southwest Boulevard to create further connectivity in the city's trail network.

**(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 is Met:** The site will have two points of access, one onto Street "F" and another onto Street "I" which are part of the larger Beulah Park public street network. These roads provide access primarily onto Southwest Boulevard and Demorest Road, with other connections throughout the Beulah Park development.

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

**Finding is Met:** The existing and proposed utility services are adequate for the proposed development. A more detailed review of utilities will be conducted with the engineer / site improvement 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 is Met:** The proposed development is the first phase of development in Subarea I, with a second phase proposed for future development that will be reviewed on a separate development plan. The proposed initial phase of the development will provide adequate parking, landscaping and utilities to create and sustain a 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 is Met:** The proposed project, including building, parking spaces, landscaping and utilities can be completely developed within seven years.

## **GroveCity2050 Guiding Principles Analysis**

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles:

- (1) **The City's small town character is preserved while continuing to bring additional employment opportunities, residents and amenities to the community.**

**Finding is Met:** The site utilizes quality designs that meet the intent of the Beulah Park redevelopment, with materials that match the proposed building designs utilized in the Subarea H (Beulah Park Apartments) development. The proposed development will bring a new housing and care opportunity for the aging population as well as employment opportunities in the health care field. The development also includes a number of amenities for residents of the facility.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

**Finding is Met:** Staff believes that the building materials stated in the text and shown on the provided renderings, including brick, stone, vinyl and others, will create an attractive and quality development, as well as the proposed site layout with landscaping. Additionally, shared community spaces inside and outside of the building and sidewalks will create a quality public realm for the subarea's residents.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.**

**Finding is Met:** This site will provide two vehicular access points to safely enter and exit the site. Furthermore, the site will provide sidewalks throughout, that will connect with the proposed Beulah Park sidewalk and path network. This subarea is just north of the proposed future community park in P1 of the Beulah Park development; the proposed sidewalks on the site will allow residents to walk to this additional amenity. Furthermore, a bike path is shown along the northern edge of the property, along Southwest Boulevard, to create a safe off-street cycling option for the area.

- (4) **Future development that will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.**

**Finding is Met:** The proposed subarea will incorporate different landscaping and screening to maintain green space around the building and provide a buffer for the residential properties to the west. Additionally, this subarea is close to the future community park located on the south side of Street "F". The sidewalks provided on the site will connect directly with this park, allowing residents to walk to this community amenity.

- (5) **Development provides the City with a net fiscal benefit.**

**Finding is Met:** The proposed assisted living facility will create new jobs in the health care industry, creating a benefit to the City. Additionally, the increase in property value from the quality development of the site will be an overall asset to the community.

## **Recommendation**

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations.

1. The 20' fire-turn around area shall be constructed of asphalt or concrete as required in Section 1137.11.
2. No chain-link fencing shall be permitted and any existing chain-link fencing on the site shall be removed.
3. A note shall be added to the plans stating that all service structures shall be screened per Section 1136.08.
4. The height of proposed shrubs around the building shall be updated to be 24 inches minimum at installation.
5. The Tree Planting Typical shall be updated to state that 50% of the burlap and wire cage are to be removed from the rootball of the tree.
6. Sign details shall be submitted to the City for review to ensure they are in character with other entrance features and signage within the Beulah Park development.