

ASHFORD AT STURBRIDGE
Proposed Planned Unit Development Modification Application

CURRENT ZONING:	(PUD) Planned Unit Development (formerly R-5)
PROPOSED ZONING:	(PUD) Planned Unit Development
EXISTING PROPERTY ADDRESS:	3750 Sturbridge Court, Hilliard, Ohio
EXISTING PARCEL ID:	050-002080
OWNER:	Sturbridge Green Apartments, LLC
APPLICANT:	Wallick Asset Management LLC, as the agent for Owner
DATE OF TEXT:	July 29, 2016
APPLICATION NUMBER:	_____

INTRODUCTION

The applicant requests the approval of a proposed development for the construction and operation of an assisted living facility on the subject property, as shown on the site plan attached as Exhibit A (the "Site Plan"). The existing 9.088 acre parcel currently contains a senior independent living facility of 50 units, and the entire property is zoned as a PUD (Planned Unit Development). When originally developed in 1980, the parcel was zoned R-5 (Planned Residential Development) by Ordinance Number 80-44. Due to recent changes in the zoning code, the parcel is now zoned as a PUD.

The applicant desires to modify the existing site and develop an assisted living facility on a 3.810 acre portion of the 9.088 acre property (the "Property"). This proposed development requires approval of the Site Plan and the lot split of the Property. The lot split will divide the property into two parcels, one containing the existing independent senior living garden units (5.278 acs.) and one containing the proposed assisted living facility (3.810 acs.) to occur after the final Site Plan is approved, as preliminarily described on Exhibit B.

This proposed assisted living facility will offer personal and assisted living care services to its residents, as defined by the Ohio Administrative Code rules 3701-17 to 3701-17-26 and licensed by Ohio Department of Health. The proposed development contemplates a community focused on resident wellness and will offer multiple social destinations, restaurant-style dining and spacious private rooms and bathrooms, all under a single roof. The community will offer health and wellness classes, social activities, healthy flexible meal plan options as well as spiritual and educational opportunities. Aesthetically, the building will reflect the City of Hilliard's design.

As required by Section 1117.05 of the City of Hilliard Zoning Code (the "Code"), the applicant has met with the City Planner to discuss the proposed development of the Property, the applicable requirements and materials, the qualifying conditions, the review procedures and the proposed development concept. The applicant now submits this application for your review and approval.

OWNERSHIP.

Sturbridge Green Apartments, LLC, an Ohio limited liability company, is the current owner of the Property. If the proposed development is approved, the property will be sold to a single purpose entity that is an affiliate of Wallick Asset Management LLC, the agent for Owner.

PROPOSED CHARACTER OF THE PLANNED UNIT DEVELOPMENT.

The proposed development contemplates expanding the senior housing options within the City of Hilliard community. The details of the proposed modification are outlined below. Parcel ‘A’ describes the existing independent senior living facility after the parcel is divided, and Parcel ‘B’ describes the planned assisted living facility.

SITE SIZE:	9.088 acres (split into 2 parcels as outlined below)
Parcel ‘A’:	5.278 acres
Parcel ‘B’:	3.810 acres
 BUILDING(S) AREA:	
Parcel ‘A’:	9 buildings (50 independent senior apartment units) totaling 117,807 square feet
Parcel ‘B’:	1 building (120 senior assisted living units) totaling no more than 90,000 SF
 SCHEDULE OF USES:	
Parcel ‘A’:	Residential
Parcel ‘B’:	Nursing/Convalescent Home/Assisted Living Facility
 PROPOSED DENSITY:	
Average Both Parcels:	18.7 Units per Acre
Parcel ‘A’:	9.47 Units per Acre
Parcel ‘B’:	34.12 Units per Acre
 COMMON PUD OPEN SPACE:	20% Required for a of Min 1.82 Acres
Both Parcels Combined:	2.07 acres provided
 DEDICATION SPACE REQUIREMENT:	2,800 Square feet or .064 Acres has been previously dedicated to the City of Hilliard
 MINIMUM LOT AREA:	10,000 Square Feet
Parcel ‘A’:	See site size above
Parcel ‘B’:	See site size above
 MINIMUM LOT WIDTH:	200’-0”
Parcel ‘A’:	Exceeds 200’-0” (See Site Plan Exhibit A)
Parcel ‘B’:	Exceeds 200’-0” (See Site Plan Exhibit A)
 MAXIMUM ROOF HEIGHT:	
Parcel ‘A’:	35’-0” Max Height (Measure to the Average)
Parcel ‘B’:	45’-0” Max Height (Measure to the Average)
 BUILDING SETBACKS:	
Parcel ‘A’:	Front = 30’-0” Sides = 8’-0”

	Parcel 'B':	Rear = 30'-0" Front = 30'-0" Sides = 15'-0" Rear = 30'-0"
LOT COVERAGE:	Parcel 'A':	16%
	Parcel 'B':	22%
	Combined PUD:	19%
OFF STREET PARKING REQ:	Parcel 'A':	Senior Apartments 54 existing spaces provided
	Parcel 'B':	Nursing / Convalescent home, plus Employee 120 beds/3 = 40 + 20 employ = 60 spaces. 60 Spaces provided
SITE LIGHTING REQ:	Parcel 'A & B':	All site light fixtures shall be cut off fixture with a maximum pole height of 20'-0"
SIGNAGE:		All signage shall meet the provisions of the City Sign Code
EXTERIOR MATERIALS:		Suggested Manufactures Listed on Elevations Manufactured synthetic stone Full, thin set and synthetic brick Fiber cement siding and trim Vinyl siding, trim and accessories Metal and aluminum siding, trim and accessories Asphalt, metal and membrane sheet roofing

SECTION 1117.04(C) DENSITY BONUS.

The proposed development will achieve more than the minimum required three (3) amenities of Section 1117.04(c) of the Code. The proposed development on the Property will achieve the following purposes of Section 1117.04(c) of the Code:

1. Dedicated common open space is provided in excess of the minimum required. The proposed development contemplates the inclusion of a bike/walking trail, landscaped area and pond as designed areas intended for the use and enjoyment of the users of the development and the inclusion of a bike/walking trail use and enjoyment of the general public. If the proposed development is approved, the owner of the property will enter into an easement to be recorded against the property records to reflect these dedicated open spaces.

The area of common space comprises 22% of the planned development, exceeding the required 20%. Further, the total green space is greater than 50% of the planned development, exceeding the required 20% for the total development.

The common open space is configured so that it is reasonably accessible to and usable by residents, visitors and other users of the development. See Exhibit C showing the open spaces. This common space will be both centrally located and adjacent to dwellings, creating shorter walking distances for the residents. The common space is structured to create sight lines through the community for a feeling of openness and to protect and enhance views for the residents. In addition, the common space is located to preserve significant natural features and is distributed throughout the site to interconnect other open spaces throughout the development or on contiguous properties.

2. Parking Structures for the Minimum Parking Requirements. A parking lot will be built to accommodate 60 parking spaces for the proposed development, together with the parking on the existing development, the minimum parking requirements of parking spaces will be satisfied.
3. Varying housing types (e.g., single family detached, two-family, townhomes and/or multiple family) will be incorporated into the development. The Project aligns with the goals of the City of Hilliard Comprehensive Plan by providing a wider verity of housing types and styles to better accommodate the aging population. The PUD will allow for the Property to function as a senior campus community with opportunities for residents to remain active in the City of Hilliard community through financially viable housing options. The existing 50-unit senior independent living community provides affordable housing through the Housing and Urban Development Section 8 program as well as through the Low Income Housing Tax Credit program. The new assisted living facility will provide an economical housing option for residents through competitive rent advantages to comparable projects in the community.
4. Facilities (e.g., shelter or turn-out) will be provided to support transit service. As a service to the assisted living community, private transportation will be provided to the community's senior residents. These services will connect residents to social activities, doctor's appointments, grocery stores and other various destinations.
5. The proposed development clearly demonstrates conformity with specific goals and recommendations of the City's Comprehensive Plan. The Project demonstrates conformity with specific goals and recommendations of the City's Comprehensive Plan through the sustainable development of land within the City of Hilliard. As an infill development, the Site Plan provides the best economic value to the City and community through the use of existing infrastructure and optimizes development potential in ways that benefit current and future citizens in ways demonstrated throughout this application. The assisted living facility will provide new employment opportunities within the central city limits while considering the surrounding land uses. The Project will promote a better connected community as well as healthy and active lifestyles via the onsite walking paths and expansion of the City's existing multipurpose trail. Most importantly, the Project will provide a wider variety of assisted living housing options by providing a new community that is in a desirable central city location and at a price point that is attainable.

6. Three or more public benefits, as identified in Section 1117.02(g), will be achieved. As demonstrated above, the proposed development will achieve the following four (4) public benefits: (i) a complementary mix of land uses or housing types; (ii) connectivity of preserved open space with adjacent open space, greenways, or public trails; (iii) coordinated development of multiple small lots or parcels; and (iv) removal or renovation of deteriorating buildings, sites or contaminated clean up.

PROPOSED DEVELOPMENT SCHEDULE AND ANTICIPATED PHASES.

Subject to timely approvals and obtaining financing as anticipated, development could commence in the Spring of 2017. Construction is expected to take 14 months, with the building being completed in the Summer of 2018. Lease-up and full occupancy of the Property is anticipated 18 months after the completion of the building. The project is expected to occur in one phase.

INTENDED AGREEMENTS, PROVISIONS AND COVENANTS TO GOVERN THE USE OF THE DEVELOPMENT, APPROVAL OF BUILDING MATERIALS AND ARCHITECTURAL STYLES AND ANY COMMON OPEN SPACE AREAS TO BE PRESERVED.

If the Site Plan is approved, the owner of the Property will enter into the necessary easements and agreements, to be recorded against the property records, to reflect the following and to be based upon the needs of the proposed development: (i) the dedication of open spaces, as required by the approval of the Site Plan and described in this application; (ii) for ingress and egress over the existing development to Sturbridge Court; (iii) the possible reciprocal use of open space and exterior facilities between the proposed development and the existing development; and (iv) for the minimum road frontage requirements.