

ASHFORD AT STURBRIDGE
Qualifying Conditions Statement

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: _____

QUALIFYING CONDITIONS (SECTION 1117.02)

- A. **Location.** The Property is located within the City of Hilliard at 3750 Sturbridge Court Hilliard, Ohio 43026.
- B. **PUD Purposes.** The proposed development will achieve more than the minimum required two (2) purposes of Section 1117.01 of the Code. The proposed development on the Property will achieve the following:
1. Provide for flexibility in development that will result in a better project for the developer, residents and users, as well as for the City in general. The proposed development: (a) provides an opportunity to develop an underutilized piece of land in close proximity to community services and amenities without creating additional burden on the City of Hilliard infrastructure; (b) will provide a needed mix of senior housing and services for such seniors to allow existing residents to remain in the City of Hilliard community; and (c) will provide jobs and tax base to the community through the creation of a new assisted living facility.
 2. Accomplish a more desirable and sustainable residential environment than would be possible through the strict application of minimum requirements of the Code. The proposed development will: (a) redevelop a landlocked usable section of property for an expansion of senior housing community by creating a campus that will allow residents to age-in-place and remain in the City of Hilliard community; (b) encourage a mix of housing types and income levels on the same site; (c) create the availability and security needed (and expected) for the senior population of the City of Hilliard community.
 3. Encourage the utilization of open space and the development of recreational amenities generally located within walking distance of all living units by providing ample opportunity for sociability, personal development, and community participation. The proposed development will achieve these elements by enhancing the connectivity of preserved open space within the development and the adjacent public walking trails. The site owner has worked with the City of Hilliard since 2013 to provide dedicated easements for the expansion of the existing bike/walking trail onto the subject parcel to help connect the property to other areas of the City of Hilliard. All internal open green space will be connected through walking paths including a new health and wellness path

around the pond. The assisted living facility will be adjacent to the existing senior living community to allow all residents the benefit of these enhancements on the site. In addition, educational and social programs will be developed to encourage resident participation both onsite and throughout the community and to provide the residents with access to other business and services of the City of Hilliard.

4. Encourage the use of lands in ways which are most in accord with their character and adaptability. By redeveloping a landlocked and otherwise unusable usable section of a property for an expansion of the existing senior housing community in the City of Hilliard, the proposed development will create a campus that will allow residents to age-in-place and remain active in the City of Hilliard Community.
5. Encourage the efficient use of land by facilitating economical and suitable arrangements for buildings, streets, utilities and other land use features by utilizing existing private site infrastructure. Pursuant to the Site Plan, private roads will provide access to the interior of the site and no additional curb cuts or access points to city streets are required.

- C. Size.** The existing parcel consists of 9.088 acres, with the existing independent senior living garden units built upon 5.278 acres. The proposed development an assisted living facility will be built upon the remaining 3.810 acres pursuant to a lot split from the 9.088 acre parcel. See the proposed legal description of the 3.810 acre site that is the subject of this application and the proposed development an assisted living facility attached as Exhibit B.

As proposed, the site plan contains less than the minimum required acreage; however, the site will advance the purposes of the planned unit development District as follows:

1. The proposed PUD will not result in a significant adverse effect upon nearby properties. Instead, the proposed development will provide the City of Hilliard community with a new assisted living facility that will provide the aging community members an economic option to remain within their community, in a close, safe, modern and easily accessible property.
2. The proposed uses will complement the character of the surrounding area. The existing property consists of traditional senior rental housing with no services or living assistance. The proposed assisted living development will provide an economic assisted living housing option within the City of Hilliard while tying into the existing senior housing. The property is adjacent to Woodview Court, a multi-story senior rental housing; Heritage Club, a single-story garden-style condominium community; and is in close proximity to the City of Hilliard Senior Center. The residential use of the building complements the surrounding neighborhood and the building architecture of the proposed development will be designed in a manner to complement the surrounding residential uses. Materials, lighting, and site work will enhance the property and seamlessly tie into the existing community. In addition, the Project will feature internal pathways to allow for resident circulation on-site as well as provide connectors to allow access to the multipurpose trail.
3. The purpose and qualifying conditions of the PUD District can be achieved within a smaller area. The property owner will work with City of Hilliard to provide a new

assisted living facility on an area of land that is currently underutilized. The infill development will capitalize on existing infrastructure by connecting utilities to the existing systems through the City of Columbus. In addition, the new facility will provide new employment opportunities within the City of Hilliard city limits without increasing the multi-family apartment housing volume.

4. The PUD zoning is not being used as a means to circumvent conventional zoning requirements. The Property is currently zoned as a PUD and allows for senior living; however, the requested modification will allow the Property owner to expand and continue the senior living options by providing a campus that will offer independent and assisted living housing within the City of Hilliard community. The modification to the existing PUD zoning is being used as an opportunity to increase the senior housing density through infill development of a vacant section of land in close proximity to the City of Hilliard Senior Center. The construction of this facility will help the city achieve the goals of the Comprehensive Plan through sustainable development of the community without requiring the infusion of the City's limited resources. The Project will capitalize on existing private utility connections and access roads and, once the Project is fully operational, the facility will provide new employment opportunities within the City.

- D. **Housing Variety.** The Project provides a wider variety 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.

Aesthetically, the new three-story assisted living building will complement the existing garden-style homes that are adjacent to the Property. The site plan will connect the open spaces within the developable area for internal use by the residents as well as to the regional multi-use path system that runs along the south edge of the property.

- E. **Utilities.** The proposed planned unit development will be and is currently served by public water and sanitary sewer facilities. The development is outside of the Big Darby Accord and public water and sanitary sewer will be provided by the City of Columbus.
- F. **Ownership and Control.** The PUD Application is signed by Wallick Asset Management LLC, an agent of the current property owner and the entity that will develop and be an affiliate of the owner the assisted living facility.
- G. **Recognizable Public Benefit.** The proposed development will achieve recognizable and substantial benefits. The following benefits will accrue to the City of Hilliard community as a result of the proposed PUD:

1. A complementary mix of land uses or housing types. The proposed development will expand of the existing senior housing community by creating a campus that will allow residents to age-in-place and remain active in the City of Hilliard Community. The newly constructed assisted living facility will be marketed at a competitive price point that is lower than the comparable facilities in the community and will provide an affordable housing option within the market. The new three-story building will complement the existing garden-style homes that are adjacent to the property and will provide a mix of available housing types within the community. The plan also connects the open spaces within the developable area for internal use by the residents as well as to the regional multi-use path system that runs along the south edge of the property.
2. Preservation of common open space beyond the minimum required. The proposed Site Plan provides more open common space than required by the Code. The Site Plan includes adding trees to the Project and improving the current storm water quality and site drainage by creating a retention pond and removing the low areas that do not drain.
3. Connectivity of preserved open space with adjacent open space, greenways or public trails. As depicted on the site plans, the open green space within the developable area shall be connected through walking paths including a new health and wellness path around the pond for internal use by the residents. The plan connects to the regional multi-use path system that runs along the south edge of the property.

In addition, the site owner has worked with the City of Hilliard since 2013 to provide dedicated easements for the expansion of the existing bike/walking trail onto the subject parcel to help connect the City trail. These conversations are contingent upon the City of Hilliard budget and phasing; however, the proposed Site Plan and new construction will not impact the previously discussed City funded expansions or identified easement areas.

4. Coordinated development of multiple small lots or parcels. This proposed PUD will permit an assisted living facility on the property, which will complement the existing independent senior living development on the property. The proposed Site Plan allows for the maximum economic benefit for the Property, as it could not be used alternatively by a different developer. As it exists, the land would otherwise remain unused. In addition, placing an assisted living facility on this development streamlines costs to the City, as building a new facility elsewhere would require greater expense on infrastructure, such as utilities and access roads.
5. Removal or renovation of deteriorating buildings, sites or contamination clean-up. The proposed development will correct existing site drainage issues / migrating damp and non-draining areas by adding a retention pond with fountain as an amenity and for better storm water quality.