

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
May 16, 2016**

MEMBERS PRESENT: Susan Hendel, Art Hupp, Jim Williams
Doug Rinnert, Bruce Fisher

MEMBERS ABSENT: Jim Hahn

STAFF PRESENT: Michael Juengling, Director
Timothy Dawson, Township Planner
Beverly Worley, Administrative Assistant

LOCATION: Township Hall

CALL TO ORDER: 6:30 p.m.

ADJOURNMENT: 7:18 p.m.

Mr. Hupp called the meeting to order. Mr. Dawson called the roll.

Mr. Dawson was sworn in by Mr. Hupp.
Mr. Dawson swore in case participants.

Beckmark II – Spectrum Senior Living Community – RPDP – 04-16-A

The applicant is Spectrum Acquisition West Chester Inc. They are requesting a Revised Preliminary Development Plan for a 1 and 2 story, 100 unit senior living community.

The subject property is located along Hamilton-Mason Road, approximately 1000 feet west of Cincinnati-Dayton Road.

Subject property consists of 6.34 acres having approximately 700 feet of frontage along Hamilton-Mason Road. The site is characterized as rolling from north to south, partially vegetated with mature trees along the south property line, and consists of six (6) single-family dwellings on 7.92 acres/lot.

CASE HISTORY

The West Chester Board of Trustees approved a Zoning Map Amendment from A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development District) on February 10, 2015, in conjunction with a Preliminary Development Plan for four (4) single-story office buildings and four (4) single-story retail buildings on 6.43 acres.

The Comprehensive Land Use Plan recommends an Office/General Retail land use classification.

The proposed land use conforms to the comprehensive land use plans recommendations of the Office/General retail land use classification and the West Chester Zoning Resolution, Article 19 as a Principal Permitted Use.

In consideration of the adjacent zoning districts and land uses, staff has provided considerations to the Principal Permitted uses of the O-1, O-2, and B-1 Districts, excluding bed & breakfasts facilities, public and private schools, funeral homes, broadcasting studios, and billboard signs.

The purpose of the application is to develop a one and two story, 100 unit, senior living community which involves: assisted living and memory care. The total square footage is 89,750 with one and two floors.

In consideration of the existing residences to the south, the Final Development Plan shall remain consistent with the proposed one-story transition along the south property line depicted on the Preliminary Development Plan.

The Fire Department has indicated that the main building to be located within 400' of a fire hydrant and the portico or "porte cochere" as labeled on the RPDP shall be 13' or greater in height.

The applicant is proposing 62 parking spaces; 40 parking spaces are required.

Pedestrian facilities throughout and along Hamilton-Mason Road.

The remaining three (3) parcels which are depicted as open space on the RPDP will remain subject to the West Chester Zoning Resolution, Article 26.18, which requires a Major Change to the PUD for any future revised plans to develop the open space.

The applicant is providing 47% open space when 15% is required.

The applicant is proposing 100 units, total of 88,500 sq. ft. nursing/rest home use, which includes amenities and 1,250 sq. ft. office use.

At the Final Development Plan stage, detailed floor plans are to be provided regarding the unit sizes, staff offices, and amenities; as well as detailed (color) building elevations, which demonstrate a quality exterior design with a minimum of 50% brick/masonry utilized throughout.

STAFF RECOMMENDATIONS

The four (4) separate parcels totaling 3.67 acres for the development site need to be consolidated and recorded as one parcel due to the proposed building and parking locations and in conformance with the BCEO.

The BCEO indicated that the Final Development Plan shall illustrate the appropriate right-of-way dedication on Hamilton-Mason Road, as required by the BCEO Thoroughfare Plan, or as otherwise required. The right-of-way shall be dedicated with the recording of the final plat.

The main access drive on Hamilton-Mason Road needs to meet all BCEO requirements at the Final Development Plan stage.

Cross-access easements are to be provided for granting legal access throughout the C-PUD and the maintenance responsibilities shall be clearly defined. This easement needs to be recorded but before it is recorded it shall meet the approval of the West Chester Community Development Department Staff prior to the issuance of a Zoning Permit.

The common open space and common elements are to be held in private ownership and the owner shall be responsible for maintaining all drainage ways and keep all landscaping in good condition. The three remaining parcels under difference ownership, which are illustrated as open space for the PUD shall be maintained by the property owners.

A detailed landscaping plan will need to be submitted at the Final Development Plan stage, which is consistent with the PDP. In consideration of the residences to the south, extensive landscaping needs to provide adequate screening along the south property line. All major landscaping areas are to be irrigated with a permanent system prior to issuance of a Final Zoning Certificate.

The 50' landscaping buffer along the south property line needs to be illustrated and dimensioned on the Layout and Landscape Plan at the Final Development Plan stage.

A Photometric analysis is to be provided at the Final Development Plan stage which demonstrates acceptable light levels are being maintained along the south property line.

One Ground Mounted, Monument Sign is illustrated on the RPDP along Hamilton-Mason Road. No sign details were submitted for the sign. Therefore, the signs are only to be permitted through the Final Development Plan process if they are determined to be an appropriate size and constructed with quality building materials and all signage shall meet the West Chester Township Zoning Resolution, Articles 10 and 17.

In contrast to the existing Preliminary Development Plan approval, the current proposal decreases the built environment of the C-PUD from 7 parcels (6.43 ac.) to 4 parcels (3.67 ac.); decreases the intensity of the land use, which decreases the traffic impact and decreases the parking from 243 spaces to 62 spaces; while it increases the total floor area from 69,600 sq.ft. to 89,750 sq. ft., the building footprint decreases and the

overall open space increases from 16% to 47%.

OTHER AGENCY COMMENTS

Butler County Engineer's Office

A detailed grading plan, utility plan, and drainage plan needs to be submitted at the Final Development Plan stage and will be subject to approval of the BCEO.

A traffic impact study was not required.

The two-way left turn lane and median islands are to be converted to a 300' westbound exclusive left turn lane.

Butler County Environmental Services

Abandoned water and sanitary services shall remain un-serviced.

West Chester Fire Department

All structures shall be located within 400' of a fire hydrant.

The south drive behind the building is to be marked "No Parking; Fire Lane".

Tree plantings shall not obstruct fire apparatus.

ACTION:

The Zoning Commission is to approve, approve with modifications, or deny the submitted Final Development Plan, unless additional information is deemed necessary to make an informed decision.

**Applicant: Mr. Mike Longfellow
Spectrum Retirement Communities
200 Spruce St.
Denver, CO 80230**

I'd like to give an introduction of who we are and what we do. We are an owner/operator and developer of senior living communities across the country. We are owner/operators first; developers second. We have over 2000 employees; 20 are in development. We are long-term owners. We operate independent living, assisted living and memory care facilities. Many of our communities have all three. We are only proposing 2 of the 3 levels for this facility; assisted living and memory care. These facilities are designed to enhance and support the lifestyle of the residence.

Assisted Living

45% of the space is common areas: multiple dining spaces; all meals served out of commercial kitchen, 3 meals a day in a restaurant style environment. Also have a movie theater, salon, ice cream parlor, and libraries. We have studio, 1 bed and 2 bed units. Activities are an extremely important part of the facility. We have a very robust activity program.

We currently have 42 properties in 12 states with 3700 units open; 32 operating the remaining are under construction/development. We are as far northwest as Oregon and northeast as Upstate New York. We are headquartered in Denver, CO. We really are concentrating on the Midwest; Ohio, Illinois, Missouri, and Indiana. We have 6 properties in various stages in Columbus, OH. This is the first site in the Cincinnati area.

Memory Care

This is part of the assisted living facility but the activities and dining are geared for patients with Alzheimer's and dementia. This part of the area is secure. The comings and goings are monitored. We have 24 hour staff and monitoring. These are 100% studios.

Questions:

Mr. Williams – are these units predominantly 1 or 2 bedrooms?

Mr. Longfellow – 1 bedroom.

Mr. Williams – what is the rental range?

Mr. Longfellow – \$3,000 - \$6,000.

Mr. Fisher – when do you anticipate completion of this project?

Mr. Longfellow – construction is approximately 12 months. We would like to start this fall otherwise it would be spring of 2017 and then a year from there be open for business

Ms. Hendel – what is your absorption rate of getting the units rented?

Mr. Longfellow – that certainly varies depending on parts of the country. Here we are looking at a 12-18 month period.

Mr. Hupp – I have an architectural question – Juliet balcony. Where did this come from?

Mr. Longfellow – yes definitely comes from Shakespeare. Some are even called Julian balconies.

Mr. Dawson – Nursing / rest home is a term the staff uses in the Zoning Resolution to interpret the use for the requirements of the parking.

Proponents: **Mark Sennet**
 8685 Cincinnati-Dayton Rd
 West Chester, OH 45069

There is access from the Sennet building onto that property. This is not a safe access point. I have discussed with the Trustees and this was blocked off on the Final Development Plan. I suggest that it be stopped right there; the rest I have no problem with. I hope that the red brick would be consistent with the area and please consider the shingles to match the other buildings in the area for consistency.

Opponents: **None**

Neutral: **None**

Mr. Hupp called the applicant back up to address Mr. Sennet's comments.

Mr. Longfellow – in terms of the cross access – certainly we want to do whatever is safest. We will improve, delete or move it. Architecture – brick and shingle color – it's a good idea to match/compliment to what exists.

Mr. Dawson – the cross access would be a consideration for the ZC. This would still be reviewed by the County Engineer's Office. I have spoken to the architect to keep the style the same. The elevations were revised to have more red brick and charcoal shingles. This will be reviewed at the Final Development Plan.

Deliberations

Mr. Williams – Did the cross access easement allow for the revision to eliminate the comment by the FD that says provide secondary ingress / egress access?

Mr. Dawson – That was a requirement of the FD. He allowed me to eliminate the comment because the easement was provided in the plan.

Mr. Williams – I just want it to be clear that FD comment that required the ingress/egress to the east was eliminated because it was shown on the plan.

Mr. Rinnert – will all this be reviewed by the County Engineer?

Mr. Dawson – yes sir.

Mr. Williams made a motion to approve Case # Beckmark II – Spectrum Senior Living Community – RPDP – 04-16-A; with the revisions as submitted and the minimum conditions as recommended by staff and other agencies. Mr. Rinnert seconds it.

Aye: Ms. Hendel, Mr. Fisher, Mr. Hupp, Mr. Williams, Mr. Rinnert

Nay:

Motion carries 5 – 0

Administrative Matters:


Mr. Hupp recognized Mike Juengling on his retirement and thanked him for his service.

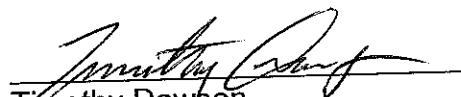
The next meeting is June 20, 2016 @ 6:30 p.m.

Mr. Hupp adjourned the meeting at 7:18 p.m.

Board Member:

Secretary:


Jim Williams


Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 16-6
Beckmark II C-PUD – Spectrum Senior Living Community, RPDP**

WHEREAS, on February 10, 2015, the West Chester Board of Trustees approved a Zoning Map Amendment from A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development District), in conjunction with a Preliminary Development Plan for four (4) single-story office buildings and four (4) single-story retail buildings (69,600 square feet total) on 6.43 acres.

WHEREAS, on April 11, 2016, Spectrum Acquisition West Chester, Llc. submitted an application for a Revised Preliminary Development Plan approval for a one and two story, 89,750 square foot, 100 unit, senior living community on 6.43 acres; and

WHEREAS, on May 16, 2016, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid Revised Preliminary Development Plan.

NOW, THEREFORE BE IT RESOLVED, that the West Chester Township Zoning Commission does hereby recommend approval of the Revised Preliminary Plan to the Beckmark II C-PUD for the aforesaid application consistent with the submitted site plan with the following conditions:

- 1.) The land use conforms to Comprehensive Land Use Plan's recommendation of the Office/ General Retail land use classification and the West Chester Zoning Resolution, Article 19, as a Principal Permitted Use.
- 2.) The remaining three (3) parcels included in the C-PUD, which are illustrated as open space on the Revised Preliminary Development Plan (RPDP), shall remain subject to Article 26.18 of the West Chester Zoning Resolution, which requires a Major Change to the PUD for any future revised plans to develop the open space.
- 3.) Permitted uses shall include the Principal Permitted Uses of the West Chester Zoning Resolution's O-1, O-2, and B-1 Districts, excluding Articles 18.024, 18.026, 19.024, 19.025, and 21.025.
- 4.) A detailed grading plan, utility plan, and drainage plan shall be submitted with the Final Development Plan (FDP) for review by the Butler County Engineer's Office (BCEO) to ensure compliance with all requirements.
- 5.) The appropriate water and sanitary sewer connections shall be illustrated on the FDP.
- 6.) A Traffic Impact Study was not required by the BCEO.
- 7.) The FDP shall reflect that the two-way left turn lane and median islands are converted to a 300 foot westbound-exclusive left turn lane.

- 8.) The main access drive on Hamilton-Mason Road shall meet all BCEO requirements at the FDP stage.
- 9.) The FDP shall illustrate the appropriate right-of-way dedication on Hamilton-Mason Road, as required by the BCEO Thoroughfare Plan, or as otherwise required. The right-of-way shall be dedicated with the recording of the final plat.
- 10.) Cross-access easements shall be provided for granting legal access throughout the C-PUD for the properties to the east, west, and south to provide access to the planned signalized intersection and the maintenance responsibilities shall be clearly defined. This easement shall be recorded, but before it is recorded, it shall meet the approval of the West Chester Community Development Department Staff prior to the issuance of a Zoning Permit.
- 11.) The four (4) separate parcels totaling 3.67 acres for the development site shall be consolidated and recorded as one parcel, due to the proposed building and parking locations and in conformance with the BCEO requirements, prior to issuance of a Zoning Permit.
- 12.) As required by West Chester Fire Department: All structures shall be located within 400' of a fire hydrant; The south drive behind the building shall be marked "No parking fire lane;" Tree plantings shall not obstruct fire apparatus; and, The "porte cochere" shall be 13' or greater in height.
- 13.) The parking plan for each land use and the percentage of open space shall meet all requirements of the West Chester Township Zoning Resolution, Articles 10 and 17 at the FDP stage.
- 14.) The proposed building shall be limited to one-story along the south property to provide a transition to the adjacent residential district, at the FDP stage.
- 15.) At the FDP stage, detailed floor plans shall be provided regarding unit sizes, staff offices, and amenities; as well as detailed (color) building elevations, which demonstrate a quality exterior design with a minimum of 50% brick/ masonry is being utilized throughout.
- 16.) The common open space and common elements shall be held in private ownership and the owner shall be responsible for keeping all open space areas and common elements maintained and free from trash and litter; maintaining all drainage ways to ensure the rain garden detention area performs the designated function; and maintaining all landscaping in good condition. The three remaining parcels under different ownership, which are illustrated as open space for the C-PUD shall be maintained by the property owners.
- 17.) A detailed landscaping plan shall be submitted at the FDP stage, which depicts extensive landscaping throughout and provides adequate screening along the south property line. All major landscaping areas shall be irrigated with a permanent system prior to issuance of a Final Zoning Certificate.
- 18.) A 50' landscaping buffer along the south property line shall be illustrated and dimensioned on the Layout and Landscape Plan at the FDP stage.

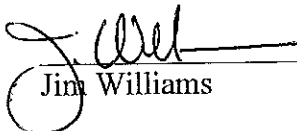
- 19.) A photometric analysis should be provided At the FDP stage, which demonstrates acceptable light levels are being maintained along the existing residential property to the south.
- 20.) One (1) Ground Mounted, Monument Sign is illustrated on the RPDP along Hamilton-Mason Road. No sign details were submitted for the sign. Therefore, the signs shall only be permitted through the FDP process if they are determined to be an appropriate size and constructed with quality building materials. All signage shall meet the West Chester Township Zoning Resolution, Articles 10 and 17.
- 21.) The applicant shall meet all other agencies' requirements for the submittal of the FDP to the Zoning Commission.

BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval as modified by this resolution. This action shall take effect this 16th day of May, 2016.


West Chester Township
Butler County

Board Member:

Secretary:



Jim Williams



Timothy Dawson
Township Planner