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HUDSON

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: October 7, 2015

TO: City of Hudson Planning Commission for October 12, 2015 Meeting

FROM: Greg Hannan, City Planner
Mark Richardson, Community Development Director

SUBJECT: Conditional Use and Site Plan Review for Omni Lake Parkway
The Danbury of Hudson- Proposed Continuing Care Retirement Community

ZONING: District 6 – Western Hudson Gateway

PC Case No: 2015-26

Project Introduction

Application has been received for the proposed Danbury of Hudson at Omni Lake Parkway (Permanent Parcel #3204066). The proposed Continuing Care Retirement Community contains a three story building with 62 senior apartments, a three story 112 unit assisted living facility, and a one story 38 unit memory care building. The site improvements also include a total of 174 surface parking spaces and an additional 80 enclosed parking spaces.

North and east of the subject property is Lake Forest Country Club golf course and the City of Hudson Boston Mills Park. To the west is office development along Boston Mills Road. South of the subject property is single family residential development within the Oak Point Commons subdivision. This site and the abutting parcels to the west, north, and east are in District 6; the adjacent development to the south is within District 3.

The following information is attached to this report.

1. Site Plan submittal prepared by GBC Design Inc, Submitted October 2, 2015.
2. Letter from Rich Costin of Lemmon and Lemmon, Inc. regarding the proposed use of the facility received October 2, 2015.
3. Letter from Civil and Environmental Consultants, Inc (CEC), dated September 1, 2015 regarding the requested wetland setback modification per Section 1207.18(b)(6)(E)(ii)(b) of the Land Development Code.
4. Wetland documentation prepared by CEC, received on October 2, 2015.
5. Traffic Analysis prepared by TMS Engineers Inc. received September 2, 2015.
6. Comment letter from Thom Sheridan, City Engineer, dated September 29, 2015.
7. Comment letter from Shawn Kasson, Fire Marshal, dated October 5, 2015.
8. Preliminary comment letter, prepared by City Planner Greg Hannan, dated September 18, 2015.

Applicable Zoning District Standards, Section 1205.11

The proposed continuing care retirement community is permitted as a conditional use within District 8. Staff finds the proposal is in compliance with the applicable setback and dimensional standards of Section 1205.11.

Applicable Use Regulations, Section 1206

The continuing care retirement community is a conditional use within District 6. The use is subject to compliance with the general criteria and standards applicable to conditional uses per Section 1206.02(b). Staff provides the following commentary:

- (1) *The use is consistent with the policies and intent of the City of Hudson Comprehensive Plan.*

The 2004 Comprehensive Plan does not propose any land use changes to the current District 6 zoning and indicates the parcel as a potential development site.

- (2) *The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses.*

The significant setback from Boston Mills Road and the placement of the curb access at the northern terminus of Omni Lake Parkway creates a significant separation to the residential uses across Boston Mills Road.

- (3) *The use can generally be accommodated on the site consistent with any architectural and performance standards.*

The design is subject to review and approval by the Design Subcommittee for Development within District 6 and 8 per the standards of LDC Section 1207.18(h).

- (4) *Access points to the property are located as far as possible from road intersections and adequate sight distances are maintained.*

Access points are located along Omni Parkway, 530 feet north of the intersection with Boston Mills Road.

- (5) *On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions.*

A traffic report has been submitted and is under review by the Engineering Department. The submitted report documents a reduced trip generation than the previously considered office development and does not propose the need for improvements within the right of way.

- (6) *The use will be adequately served by public facilities and services.*
Public utilities are available to the facility.

- (7) *The use provides adequate off-street parking.*

The applicant has proposed a parking count in compliance with the LDC standards.

(8) *The use will be screened with fencing and/or landscaping in excess of what is required in Section 1207.04 of this Code, as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefiting from such screening.*

The applicant has proposed a significant setback along Boston Mills Road; however, significant clearing will occur for the installation of the stormwater management basin. In addition to the standards noted in Section 1207 staff recommends the following additional landscaping to screen the use from adjacent property:

1. Incorporate landscaping between Boston Mills Road and the detention basin to provide a continuous landscaping screen along the Boston Mills Road frontage.
2. Incorporate expanded plantings along the north side of the assisted living building, to fill in gaps within existing wooded areas. Staff suggests plantings equivalent to Bufferyard B.

(9) *The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer.*

The proposed facility is an institutional use and is compatible with the adjacent office development and Laurel Lake facility to the east.

Special conditions applicable to Continuing Care Retirement Communities per Section 1206.02(c):

4. *Where applicable, certification or licensing by the sponsoring state or federal governmental agency shall be a prerequisite to issuance of a zoning certificate.*
10. *Adequate vehicle turning areas shall be provided on the site so that vehicles and equipment can be maneuvered on site without interrupting traffic flow or blocking public streets.*
11. *The parking area for the use shall be a minimum of 50 feet from adjacent properties used for residential purposes.*
12. *Safe areas for pick-up and discharge of persons shall be provided.*
14. *Adequate provisions shall be made for emergency medical and fire vehicles on two sides of the building.*

Comment: staff finds the submittal to be in general compliance with the applicable conditions.

Applicable Zoning Development and Site Plan Standards, Section 1207

Staff compared the proposal to zoning development and site plan standards. We comment on the following:

Wetland/Stream Corridor Protection: Several wetland areas are present on the subject parcel. A summary of the wetland areas, the applicable category, and proposed disturbances are as follows:

Wetland	Area (acres)	Category	Fill proposed
A	1.07	I	X (partial)
B	0.06	I/II	
C	0.77	II	
D	0.07	I	
E	0.11	I	X
F	0.20	I	X
G	0.009	I/II	X
H	0.01	I	

The proposed fill of wetlands E and F are Category I and do not have an associated setback per LDC Section 1207.18. Wetland G is listed as a Category I/II. The applicant has proposed a fill of 0.14 acres to wetland A (Category I) and excavation of the remaining portion of wetland A as part of the stormwater management basin. Staff understands the proposed wetland excavation is regulated separately by the ACOE and is not considered a fill. Provided the ACOE authorizes the proposed fill, no setback would be applicable as the wetland would be removed from the property and mitigated per ACOE requirements.

The site additionally contains a Category II wetland and a riparian corridor at the southeast section of the development (wetland C) that is not proposed for disturbance. The proposed grading and a portion of the enclosed garage building; however, encroach into the applicable setback of wetland C. The enclosed garage building is proposed at a setback of 70 feet to the wetland boundary with grading to within 15 feet of the wetland at its closest point. The total area of grading within the 100 foot setback is approximately 12,000 square feet.

Planning Commission may modify the wetland setback regulations upon finding the standards of Section 1207.18(b)(6)(E)(ii)(b) of the Land Development Code have been met. The applicant's wetland consultant has provided documentation regarding the applicable standards noting the various erosion control and stormwater management practices which will be implemented to protect the adjacent wetland area.

Landscaping/Buffering: The submitted landscape plan appropriately conforms to or can accommodate the following applicable standards:

1. Bufferyards –No bufferyards are applicable as the property abuts non-residential uses at the side and rear.
2. Street trees must be restored as needed along Omni Lake Parkway.
3. Front yard: A minimum of 10 % of the front yard setback shall be developed with a mix of trees, shrubs, and plantings. Additional plantings adjacent to the storm water management basin are needed.
4. Perimeter parking lot landscaping (10 ft depth) is required to screen parking lots from Boston Mills Road and Omni Lake Pkwy. The submitted landscaping must be expanded to meet this requirement.

5. Interior island landscaping is required at a ratio of 160 sq ft per 10 parking spaces. Appropriate islands have been proposed; however, the planting areas must be revised to incorporate at least one tree and four shrubs per peninsula area.
6. As noted in the conditional use standards additional screening is appropriate along the Boston Mills Road frontage and to soften the presence of the site from adjacent development to the west and north.
7. Dumpster enclosure: Proposed dumpster locations and plantings are acceptable.

Parking: Assisted Living/Convalescent Care Facilities are required to provide one space for each six beds plus one space for every two employees on the largest shift. Multifamily residential is required to provide two spaces per dwelling unit. Staff notes the following proposed parking which complies with the required minimum parking spaces.

	Required	Proposed
62 unit apartment	124	138
112 unit Assisted living & 38 unit Memory care	25 resident spaces 28 employee spaces	117
Total	177	255

Loading spaces: One loading space has been provided within the interior parking area between the memory care and the assisted living building. The applicant has indicated deliveries to the apartment building will be limited; however, the rear parking field does provide expanded pavement areas.

Access, Circulation, and Traffic Analysis: Transportation Management Services, Inc. has provided a trip generation report and reviewed the proposed project to the originally designed office development proposed when Omni Lake Parkway was constructed. The study indicates the traffic anticipated from the proposed development will be significantly less than the previously intended office development and the currently installed turn lanes and roadway infrastructure should accommodate the proposed traffic. City Engineer Mr. Sheridan has requested additional information related to previously proposed office development and the review of the sight distances at Boston Mills Road and Omni Lake Parkway as it appears a small hill at the northwest corner limits sight distance.

Exterior Lighting: A lighting plan including photometrics must be submitted along with cut sheets of the proposed fixtures.

Engineering: City Engineer Thom Sheridan has completed a review and submitted a letter dated September 29, 2015. Mr. Sheridan's comments include discussion of the following:

1. Stormwater pollution prevention: The stormwater pollution prevention plan must be approved by the Summit Soil and Water Conservation District.
2. Stormwater management: Mr. Sheridan notes a complete design and stormwater calculations will need to be submitted.

3. **Traffic Impact:** Mr. Sheridan has reviewed the submitted trip generation study and requested additional information related to the previous study prepared in 1999 and for additional study of the sight lines at Omni Lake Parkway and Boston Mills Road.

Design Subcommittee: Application for building design approval was submitted with the application for site plan approval. The design subcommittee is scheduled to meet on October 12, 2015 and will provide a recommendation to the Planning Commission at the meeting.

Hudson Fire Department: Fire Marshal Shawn Kasson has completed a review and submitted a letter dated October 5, 2015. Mr. Kasson's comments include the need for designation of fire lanes, incorporation of fire hydrants and fire department connections per city specifications, and demonstration of applicable turning radiuses for emergency vehicles.

Growth Management, Section 1211

The proposed Continuing Care Retirement Community is regulated as an institutional use within the LDC. Section 1211.03(b) exempts institutional development from the requirement of securing a residential development allocation.

Findings, Required Action, and Recommendation

Staff has separated these items between the conditional use approval and the site plan approval. Staff recommends the Planning Commission maintain this separation in its final action.

Conditional Use Findings and Action:

Findings:

The staff finds that the application complies with the purposes and intent of the code, community plans, and the general conditional use criteria of Section 1206.02 except as discussed above and recommended below.

Required PC Action, Chapter 1203.02(d)

The Planning Commission is authorized, according to Section 1202.02, to hold public hearings, review, and take final action on proposed conditional use applications. The PC shall consider the development application, the staff report, and the evidence from the public hearing, and then take final action. The PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Conditional Use Recommendation

Approve the conditional use for Case 2015-26 for The Danbury of Hudson, a Continuing Care Retirement Community, to be located at Omni Lake Parkway according to the plans and information submitted on or about October 2, 2015 and subject to the following condition:

1. The facility must conform to the restrictions noted in the LDC definition of a Continuing Care Retirement Community including the requirement that each dwelling unit shall be occupied by no more than two residents at least one of whom shall be 55 years of age or older.

Site Plan Findings and Action:

Findings:

The staff finds that the application is in substantial compliance with the use, zoning development and site plan, and other governmental regulations, and land disturbance and grading review contained in Section 1204.04.

Required PC Action, Chapter 1203.09(g)(3)

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Recommendation

Approve the site plan for Case 2015-26 for The Danbury of Hudson, a Continuing Care Retirement Community, to be located at Omni Lake Parkway according to the plans and information submitted on or about October 2, 2015 with the following conditions:

1. Planning Commission modifies the setback to allow the proposed development at a 15 foot setback to the delineated edge of the wetland at the southeastern edge of the limits of disturbance.
2. Submit the Army Corp of Engineers authorization to disturb wetland areas A,E, F, and G and the authorization to excavate wetland A.
3. Revise the landscaping plan to incorporate the requirements listed on page two of the staff report dated October 12, 2015 and summarized below:
 - a. Street trees must be restored along Omni Lake Parkway.
 - b. 10 % of the front yard setback shall be developed with a mix of plantings.
 - c. Perimeter parking lot landscaping must be added to screen parking lots from Boston Mills Road and Omni Lake Pkwy.
 - d. Interior island landscaping for the parking fields must meet minimum standards.
 - e. Add landscaping along the Boston Mills Road frontage and at existing gaps in the woods to the north to soften the presence of the site from adjacent development.
4. The comments of City Engineer Thom Sheridan must be addressed per the September 29, 2015 correspondence.
5. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and approves the design of the building.
6. The comments of Fire Inspector Shawn Kasson must be addressed per the October 5, 2015 correspondence.
7. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
8. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.