



HAMILTON COUNTY

Regional Planning Commission

STAFF REPORT

FOR CONSIDERATION BY THE REGIONAL PLANNING COMMISSION ON OCTOBER 1, 2018
FOR CONSIDERATION BY THE ANDERSON TOWNSHIP ZONING COMM. ON OCTOBER 22, 2018

**ZONE
AMENDMENT
CASE:**

ANDERSON 2018-03

6201 & 6301 CLOUGH PIKE

REQUEST:

FROM: "A" Single Family Residence
TO: "DD" Planned Multiple Residence District

PURPOSE:

To construct a three-story assisted living building with a total of 180 units, 134 parking spaces, and two access drives off Clough Pike.

APPLICANT:

Cincinnati AL Investors, LLC (applicant); SWGR Clough, LLC and KinderEight, LLC (owners)

LOCATION:

Anderson Township: south side of Clough Pike (Book 500, Page 360, Parcels 24, 31, 39, 48 & 404)

**SITE
DESCRIPTION:**

Tract Size: 8.98 acres
Frontage: Approximately 715 feet on Clough Pike
Topography: Flat
Existing Dvlpmt: House and Shed

**SURROUNDING
CONDITIONS:**

	<u>ZONE</u>	<u>LAND USE</u>
North:	"A" Single Family Residence	Single-Family Homes
South:	"DD" Planned Multiple Residence District	Wooded & Clough Creek
East:	"DD" Planned Multiple Residence District	Apartments
West:	"A" Single Family Residence	Vacant

**ZONING
JURISDICTION:**

Anderson Township Trustees

**SUMMARY OF
RECOMMENDATIONS:**

DENIAL

PROPOSED USE: The applicant is proposing to construct a three-story assisted living facility in the middle of the site with a total of 180 units. The building would be three-stories, 44-foot tall with an access drive surrounding the building connecting to multiple rows of parking. The applicant letter states that a total of 60 senior adult housing units and 120 assisted living units, of which 32 are memory care units, would be provided.

These two access drives allow parking in the front, side, and rear of the building. The applicant has proposed a sidewalk along the access drives connecting to adjacent property. A 50-foot wide landscape buffer easement has been proposed on the northern boundary of the site. A 20-foot wide buffer has been proposed on the eastern boundary of the site.

ZONING PETITION HISTORY: There is no known zoning petition history for this site.

ANALYSIS: **Land Use Plan Consistency**

Applicable Policies and Recommendations: The Regional Planning Commission has an adopted land use plan for this area of Anderson Township. The adoption and review history of the *Anderson Township Comprehensive Plan* is as follows:

- Last Comprehensive Plan Update Approved: February 2, 2017

Findings:

- The Comprehensive Plan Future Land Use Map designates the site as “Single Family Residence”, which is defined as “low-density detached housing and related compatible uses”.
- Staff finds the proposed multi-family development is not consistent with this land use designation. The site was likely designated as single family residence to serve as a transition between the apartments to the east and the greenspace to the west.
- Staff finds that the proposed multi-family development would not be a related compatible use or considered low density as the proposal is for 180 units on 8.98 acres which equates to 20 dwelling units per acre.
- Staff also reviewed the proposal with the text of the Comprehensive Plan and did not find any language specific to this area.

RECOMMENDED MOTION: To accept staff findings that consistency with the adopted land use plan is required and that the zone amendment is not consistent with the adopted land use plan, and therefore to recommend denial of the zone amendment.

ANALYSIS: **Zoning Compliance**

It appears that the submitted site plan would generally comply with the Anderson Township Zoning Resolution. However, since staff could not find consistency with

the adopted and current Anderson Township Land Use Plan, staff did not conduct a thorough review of the plan for specific zoning compliance.

CONCLUSION:

Based on the above findings, staff cannot support the zone change request. The proposed planned multiple family residence district would not comply with the Anderson Township Land Use Plan Map. In this case, the proposed assisted living facility would undoubtedly have an impact on the surrounding properties. Staff finds that the zone change would not be appropriate for this site and recommends denial of the request.


RECOMMENDED MOTION:

To find consistency with the adopted land use plan and to recommend approval of case Anderson 2018-03, a request for a zone amendment from "A" Single Family Residence to "DD" Planned Multiple Residence District.

NOTE: Recommendations and findings in this staff report reflect the opinions of the staff of the Hamilton County Planning and Zoning Department, but may not necessarily reflect the recommendation of any Commission. This staff report is primarily a technical report on the level of compliance with adopted land use regulations and plans. The report is prepared in advance of public hearings and often in advance of other agency reviews. Additional information from other agency reviews and public review is considered by appointed commissions and elected boards. Therefore, the advisory and final decisions of such commissions and boards may result in findings and conclusions that differ from the staff report.

Prepared By: _____ Associate Planner
Nick Keeling

Reviewed By:  _____ Development Services Administrator
Bryan D. Snyder, AICP

Approved By:  _____ Interim Executive Director
Steve Johns, AICP

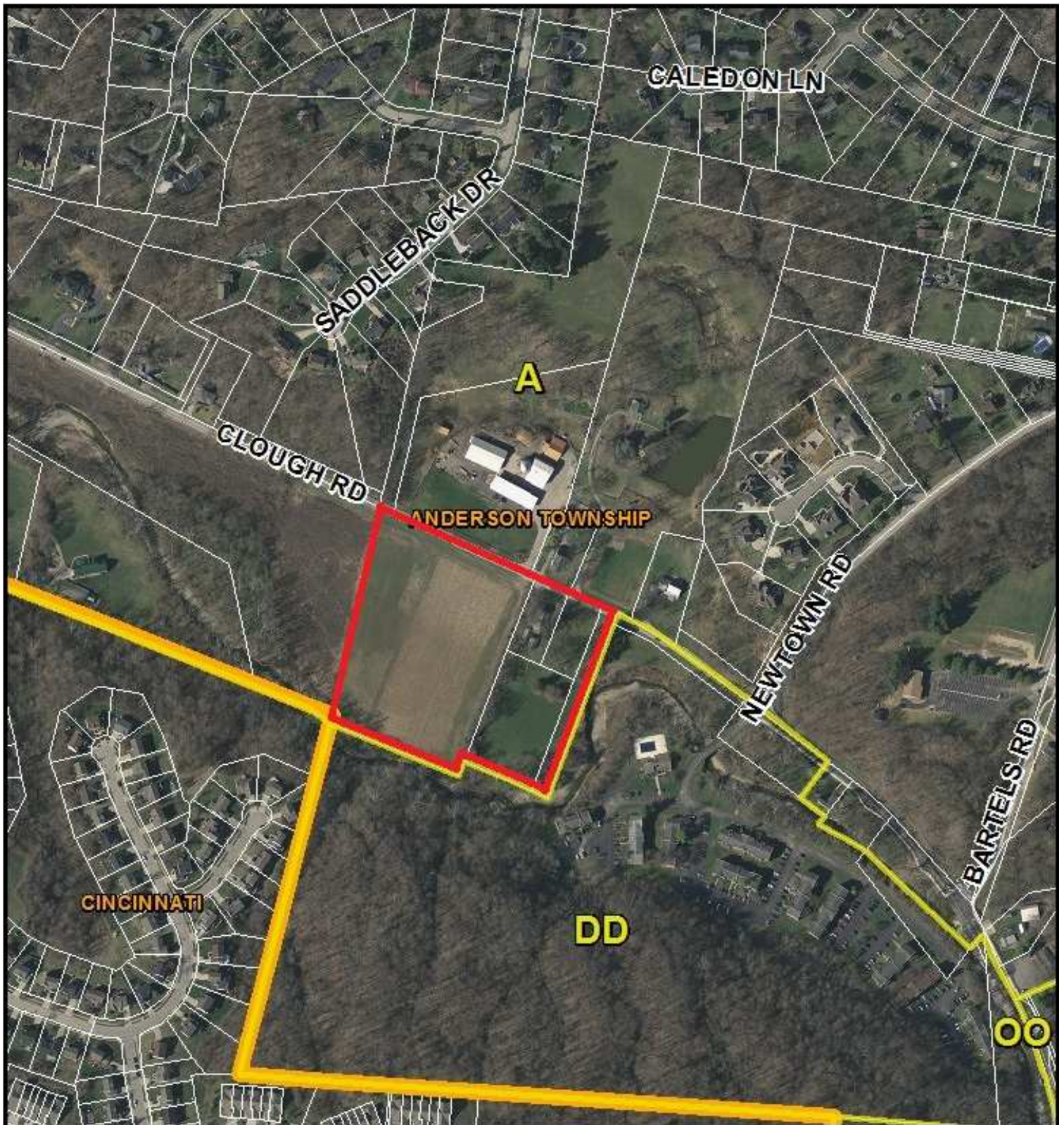
SITE PHOTOS



Looking Southeast from Clough Pike at the proposed site (google streetview)

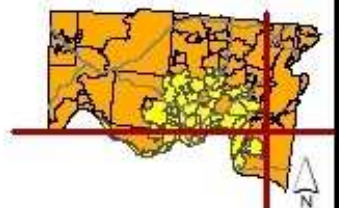


Looking Southwest from Clough Pike at the proposed site (google streetview)

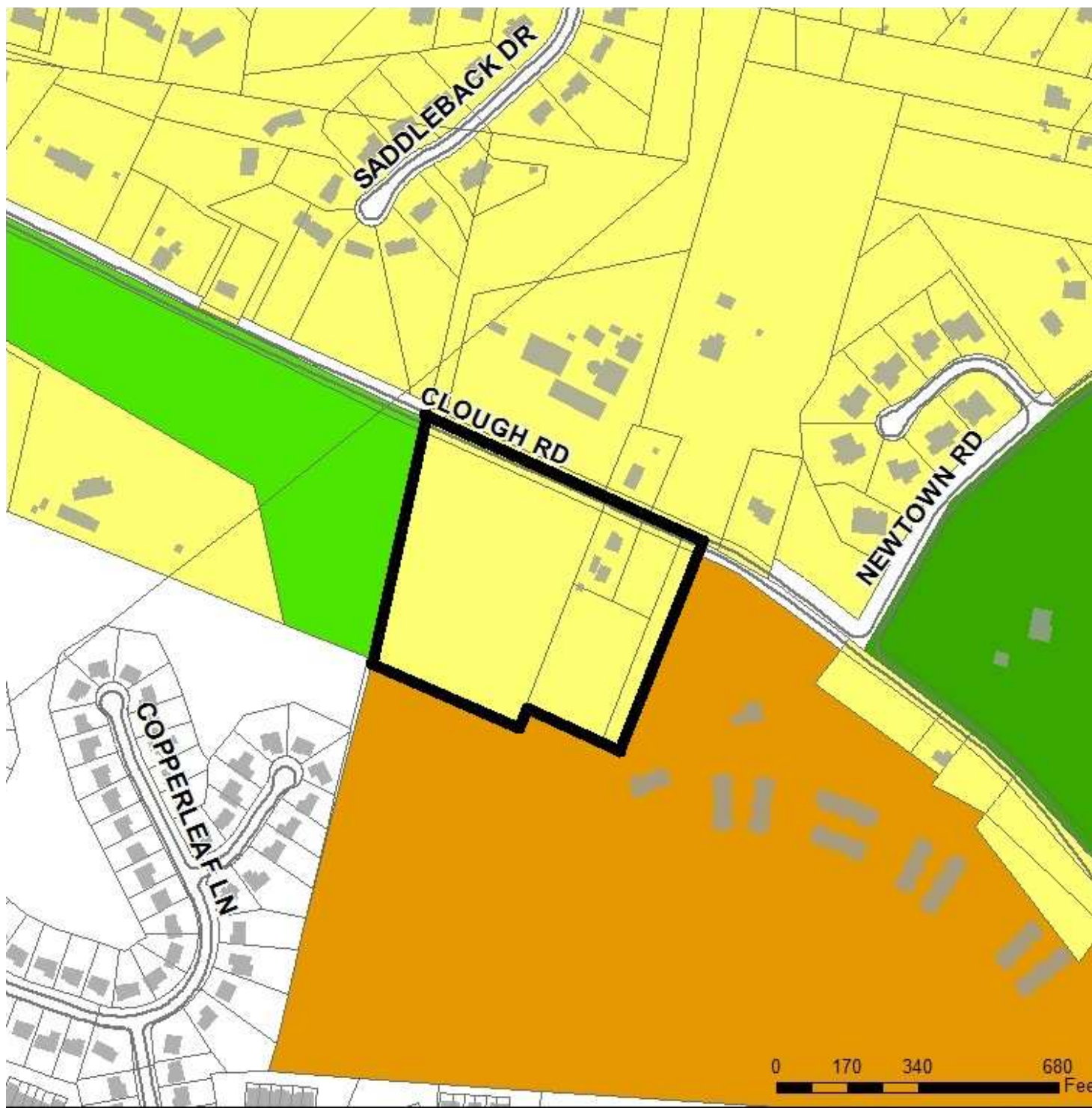


VICINITY MAP





Case: Anderson 2018-03; 6201/6301 Clough Pike
Request: FROM "A" Single Family Residence
TO: "DD" Planned Multiple Residence District



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Land Use Plan Legend

- | | |
|--|--|
|  Rural Residence Agriculture |  General Retail |
|  Single Family Residence |  General Mixed Use |
|  Transitional Residence |  General Office |
|  Single Family Cluster Residence |  Heavy Industry Excavation |
|  Multi-Family Residence |  Light Industrial |
|  Transitional Mixed Use |  Green Space, Agriculture |
|  Neighborhood Retail |  Public, Semi-Public, Institutional |

Anderson Township Land Use Plan Map

Zone Case: Anderson 2018-03



THE HAMILTON COUNTY
rpc Regional Planning
Commission 10/4/2018

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RENDERINGS



Looking southeast from Clough Pike



Looking southeast from Clough Pike (no landscaping)

APPLICANT LETTER

SMITH/PACKETT MED-COM LLC

www.smithpacket.com

September 4, 2018

Mr. Paul Drury
Director - Planning and Zoning
Anderson Township
7850 Five Mile Road
Anderson Township, Ohio 45230

Re: Harmony Senior Living at Anderson

Dear Mr. Drury,

We are seeking a rezoning to DD (Planned Multiple Resident District) for the 9 acres located on Clough Pike. We believe this will be a good transition from the Woods of Turpin Apartments and the single family residences on the other side of Clough Pike. Our facilities are designed to enhance and contribute to the surrounding communities. The zoning application, the application fee check and ten sets of civil engineering plans are attached.

The community will offer three lifestyle choices to meet the individual needs of our residents: Independent Living, Assisted Living, and Memory Care dedicated to providing special services for those residents with Alzheimer's disease and other forms of dementia. The ability for us to offer someone the opportunity to age in place is unique and provides a sense of security, as well as, a feeling of home.

Design: Attached is **EXHIBIT H** showing a perspective of the building and **EXHIBIT G** showing a perspective of the building with the proposed landscape berm screening the community. Harmony Senior Living at Anderson Township will be three stories to minimize walking/traveling distances from residents' units to centrally located dining rooms and other amenities. We feel that this is an amenity for the township, as a whole, since we provide many of the services needed by our residents, while enabling them to stay on-site. Common amenities include:

- Chapel/Theatre Room
- Physical Therapy and Fitness Rooms
- Activity Rooms
- Outdoor Courtyards
- Billiards Room
- Commercial Kitchen
- Grand Dining Rooms
- "Pub" and Bistro areas
- Library
- Beauty/Barber shop
- Visiting Physician's offices.

In addition, the Anderson Township's 2016 Comprehensive Plan states on page 28 that the Township has among the oldest populations in the region. It also states that "there is a perception of a lack of housing opportunities for older adults who may be looking for options other than a large home on a large lot." The Plan further shows on page 29 that the market - supported residential opportunities for Anderson Township far exceed what we are proposing for Independent and Assisted Senior living. Additionally, the Plan shows on page 29 that Senior Independent and Assisted Living communities were both 100% occupied at that time proving the need for additional senior housing.

The site plan meets all required setbacks. In addition, we have also agreed to site the building further away from Clough Pike to allow for additional Right-of-Way dedication to the County for future widening of Clough Pike. We have also agreed with the Township to install a sidewalk along the front of the property and add a landscape berm and additional landscaping along Clough Pike to screen the communities parking. Please refer to **EXHIBIT A, EXHIBIT C, and EXHIBIT D.**

We would like to address additional points about our project:

1. Floodway: Flooding in Clough Creek is an existing condition. Anything that we do in the Floodway has to meet Army Corp standards and be reviewed by the Hamilton County Floodplain Administrator as part of the site plan approval process. The Army Corp standards do not allow us to create any upstream or downstream impacts. Further we are not performing any permanent earthwork in the Floodway. Please refer to **EXHIBIT B and EXHIBIT D**.
2. Our storm water ponds are excavated out of the existing ground and are not just man-made berms. The storm water ponds are sized to handle an additional 20% of rain volume above what is required for added redundancy. Please refer to **EXHIBIT E**.
3. Traffic: In comparison to residential or commercial uses, senior housing produces little traffic, especially during peak driving hours. Peak hour volume is typically about 28-35 commuters for one of our facilities. Please refer to **EXHIBIT F**. Memory Care residents do not drive, Assisted Living residents rarely drive and Independent Living residents typically reduce their amount of driving after moving into one of our facilities or give up their car altogether. Additionally, trips are not typically made during peak hours. Traffic impact is further minimized by the van transportation services we provide to many of the local shops, medical offices and other community services. Another key point about our traffic generation is that we have the flexibility to schedule our employee work shifts so that they do not coincide with neighborhood peak traffic, such as school pick up and drop off. The employment shifts for the facility are designed to offer 24-hour coverage, while not overlapping with peak AM and PM travel times.
As part of the site plan process we are required to have a traffic impact analysis (TIA) done. This analysis requires that school be in session in order to obtain the correct traffic counts. At this point, a TIA has not yet been completed, but we will complete one and comply with any conditions or requirements of the agency holding jurisdiction (AHJ).
4. Our community will generate 100-110 new jobs for the Township once fully occupied.

In summary, we feel that our planned senior living community will be a great addition to the neighborhood. It will allow senior residents in the Township and County an option for housing choices. In addition to the community creating very little traffic as previously mentioned, our residents do not have school-aged children and will not create an additional burden on schools. We believe it to be one of the least impactful development types.

Please reach out to Troy DeHaven (tdehaven@smithpackett.com) or me at wbishop@smithpackett.com with any questions or concerns, or by phone at 540-774-7762. We would be happy to meet to further discuss our company and Harmony Senior Living at Anderson with you at your convenience.

Sincerely,



Winn Bishop
Senior Vice President of Development and Construction
Smith/Packett Med-Com, LLC