



CAP Summary

BUTLER COUNTY, OHIO

ACCELA SYSTEM

Application: PLN-ZT15-01297

File Date: 11/18/2015

Address(es):

Owner(s):

CHESTERWOOD COTTAGES REAL ESTATE II LTD

Application Type: Planning / Zone Change Application / Township Zoning Change / NA

Application Specific Information:

Date Accepted: 11/18/2015

Township: West Chester

Existing Zoning District 1: R-PUD, Residential Planned Uni

Existing Zoning District 2:

Existing Zoning District 3:

Requested Zoning District 1: R-PUD, Residential Planned Unit

Requested Zoning District 2:

Requested Zoning District 3:

Reason for Application: Modification to existing R-PUD to add skilled nursing facility

Land Use Category 1:

Land Use Category 2:

Land Use Category 3:

CASE #: WCTZ 15-08

Contact Information:

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**DESCRIPTION OF REQUEST AND REASONS FOR MAJOR CHANGE TO PUD DISTRICT
WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT
9577 Beckett Road, Suite 100, West Chester, Ohio 45069
Telephone: (513) 777-4214**

FOR WEST CHESTER COMMUNITY DEVELOPMENT DEPARTMENT USE ONLY:

CASE # _____

DATE RECEIVED: _____

NOTE: THIS APPLICATION SHOULD BE TYPEWRITTEN

The area of land sought to be changed contains approximately 6.887 acres, having frontage of approximately 6000' feet located (1) along the South side of West Chester Blvd. approximately 960' feet South of Tylersville Road. Or (2) at the N/A corner of the intersection of - N/A and N/A.

THE APPLICANT SHOULD PREPARE DEFINITIVE STATEMENTS REGARDING THE FOLLOWING: (USE ADDITIONAL SHEETS IF NECESSARY)

- 1) What are the specific changes in the character and conditions of the area, which have occurred to make the property no longer suitable or appropriate for the existing PUD classification or to make the property appropriate for the proposed PUD district?

The existing PUD Classification R-PUD was approved on September 29, 1986. The approval included the development of a church, school, recreation area, retirement center and a retail area of 80,000 sq. ft., including a Kroger store.

Over the years several modifications have occurred.

The most recent modification to the retirement center occurred on April 18, 2005, which included the following:

A three story congregate living facility along the south property line adjacent to the existing senior housing single story residential cottages.

The specific changes in the character and conditions which have occurred in the area are as follows:

A three story senior housing project was constructed several years ago adjacent to the existing Chesterwood Village Care Center and closer to Tylersville Road. This building and the units contained within took the place of the three story building proposed and approved in 2005.

The current proposed modification is to build 125 bed single story skilled nursing center which will meet the following design and planning concepts:

The building will be a one story building in lieu of a three story, along the north, east, west and south property lines. The only exception to this to this will be a two story portion located on the Chesterwood Blvd. at the northwest corner of the site.

The parking garages and drive along the south property line will be significantly reduced and replaced with mounding and plantings located within the existing 50.00' building setback line.

Traffic will be reduced since the occupants of the building no longer operate automobiles.

- 2) What is the benefit that the neighborhood or community as a whole will derive from this change?

The benefits the neighborhood will derive from this change are as follows:

The three story building currently approved will be replaced with a one story building.

Cars, parking and garages along the south property line will be noticeably reduced or gone from the plan.

The development will provide local care for the elder seniors who are relatives and neighbors of the new development.

- 3) Will the site be accessible from public roads, which are adequate to carry the traffic that will be imposed upon them if the change is granted, or will road improvements be required?

Access to the development will be provided from Tylersville Road via Chesterwood Blvd. (private) and existing Kohl's/Church drive (private). Based upon discussions with Matt Loeffler of the Butler County Engineer's Office, roadway improvements are not necessary to accommodate this development.

- 4) Has this change been discussed with regard to traffic design with the Butler County Engineer's office? When? Who?

The proposed development was discussed with Matt Loeffler, Traffic Engineer with the Butler County Engineer's Office on Friday, November 6, 2015. See attached correspondence.

- 5) Is the property currently or can it be serviced by public sewer and water and can proper drainage be provided?

Public sanitary sewer and water are currently available along Chesterwood Blvd. A retention basin currently exists to the west of the development. Proposed storm sewers will outlet into the existing basin.

- 6) What is the anticipated proposed use of property and character (architectural treatment) of the development?

The apposed use for the property is a skilled care center which is one of the components of a retirement community.

The proposed Architectural treatment will be as follows:

A majority one story building which will reduce the massing and height of the structure along the property lines. The one story structure will increase lines of sight and be more compatible with the existing cottages to the east and the 2 story homes to the south.

The elevations along the south will be residential in nature with approved Architectural detail an fenestration in lieu of a row of parking spaces, garage doors and access drive.

The landscape Architecture of the project will tie into the existing plantings and will include the following:

Mounding and screen plantings along the west, and south property lines, with plantings only on the east property line.

APPLICATION FOR A MAJOR CHANGE
TO A PUD DISTRICT
WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT
9577 Beckett Road, Suite 100, West Chester, Ohio 45069
Telephone: (513) 777-4214

FOR WEST CHESTER COMMUNITY DEVELOPMENT DEPARTMENT USE ONLY:

CASE # _____ DATE RECEIVED: _____

FEE RECEIPT # _____

RECEIVED BY: _____

THIS APPLICATION MUST BE TYPEWRITTEN - USE ADDITIONAL SHEETS IF NECESSARY

NAME OF APPLICANT Hillandale Communities, Brent M. Dixon, President

ADDRESS 8073 Tylersville Road

CITY/STATE/ZIP West Chester, Ohio 45069

PHONE NO. 513-678-2288, 513-326-0004 FAX NO. 513-326-00002

EMAIL bdixon@hillandale.com

NAME, ADDRESS & PARCEL NUMBER OF EACH PROPERTY OWNER OF RECORD
WITHIN THE PROPERTY WHICH IS REQUESTED FOR THE MAJOR CHANGE:

1. See Attachments
2. _____
3. _____

REQUEST RE-DESIGNATION OF AREA FROM Existing R-PUD TO Proposed R-PUD

TOTAL ACRES 6.887 Acres

LOCATION OF PROPERTY FOR MAJOR CHANGE:

SECTION 11 TOWN 3 RANGE 2
PARCEL (S) Union Township, Butler County, Ohio

PROPERTY ADDRESS Vacant - South side of Chesterwood Blvd. West Chester, OH 45069

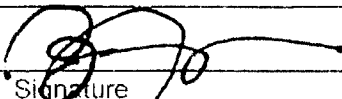
(MY) (OUR) INTEREST IN THE PROPERTY TO BE RECLASSIFIED IS AS:

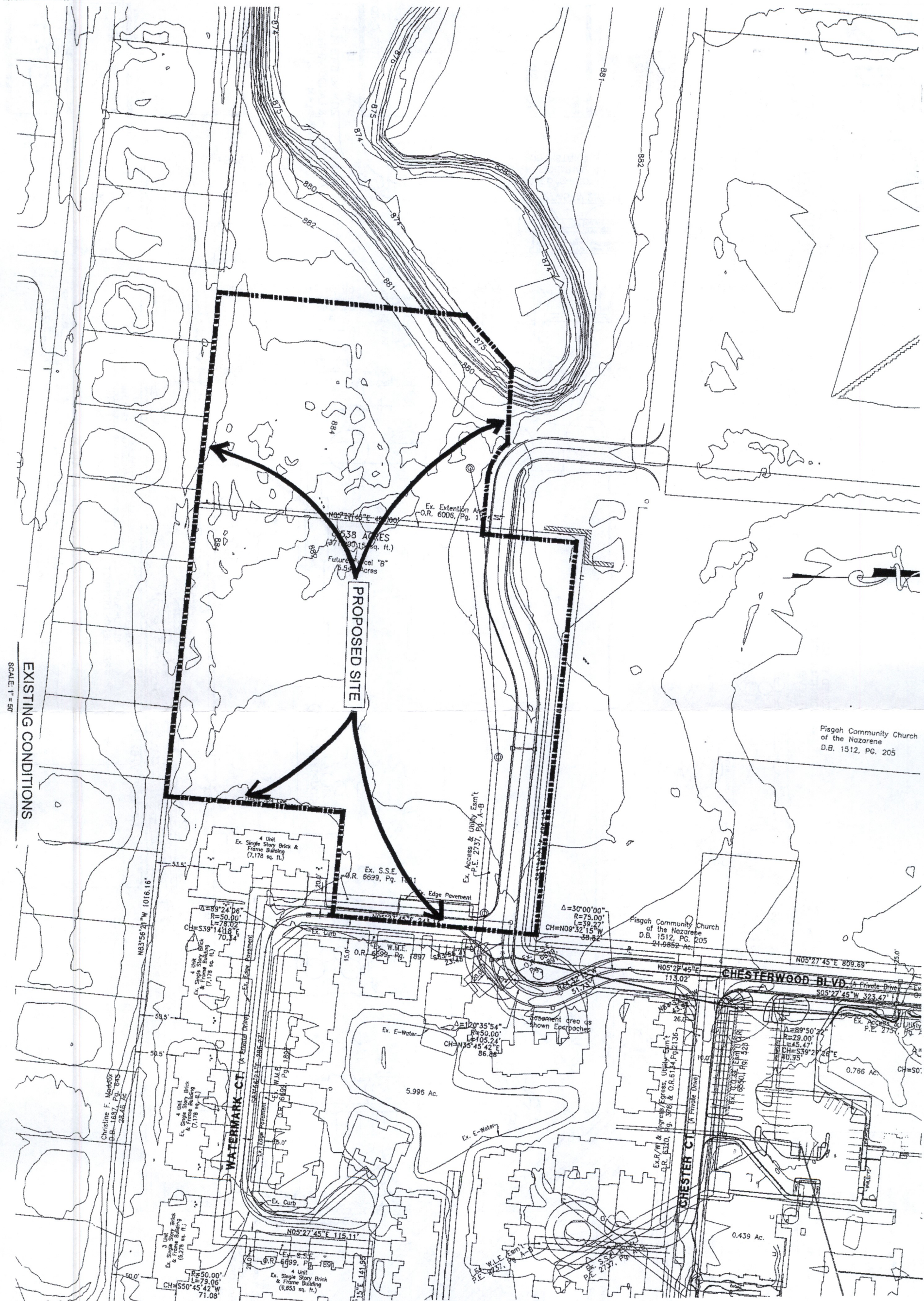
OWNER X AGENT X LESSEE _____ OPTIONEE _____

APPLICANT Hillandale Communities, Brent M. Dixon, President, 8073 Tylersville Road, West Chester, Ohio 45069

Signature _____ Address _____ Phone Number _____

OWNER (S) Hillandale Communities


Signature _____ Address 8073 Tylersville Road, West Chester, Ohio 45069 Phone Number _____



EXISTING CONDITIONS
SCALE: 1" = 50'



KONTOGIANNIS
& ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2383
FAX: 614-224-4736
E-MAIL: arch@kontogiannis.com

PROJECT:
CAREPOINTE
NURSING

WEST CHESTER, OHIO

DRAWING TITLE:
EXISTING
CONDITIONS

DATE:
REVISED:

GEORGE J. KONTOGIANNIS, LICENSE #1914
EXPIRATION DATE 12/31/2015
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■ ZONING SET 11/17/2015
1. BID SET
2. PERMIT SET
3. CONSTRUCTION SET

EX-1

SITE AREA DATA	
TOTAL ACRES	20.88
TOTAL SQUARE FEET	1,458,000
TOTAL LOT AREA	1,458,000
TOTAL LOT NET AREA	1,458,000
TOTAL LOT NET PERCENTAGE	100.00%
LOT COVERAGE DATA	
LOT COVERAGE	100.00%
LOT COVERAGE PERCENTAGE	100.00%
LOT COVERAGE PERCENTAGE	100.00%
PARKING DATA	
REQUIRED SPACES	100
PROPOSED SPACES	100
1100 SQ. FT. OF PARKING SPACE	100
1100 SQ. FT. OF PARKING SPACE	100
1100 SQ. FT. OF PARKING SPACE	100
BUILDING DATA	
1100 SQ. FT. OF BUILDING SPACE	100
1100 SQ. FT. OF BUILDING SPACE	100
1100 SQ. FT. OF BUILDING SPACE	100

