



September 28, 2017

John Talentino, AICP
City of Hilliard
3800 Municipal Way
Hilliard, Ohio 43026

Re: Application #17-0334LC – Trilogy Health Services – PUD modification, PUD Final Development Plan, & Sign variance – 4549 Davidson Road (Parcel number 050-008254)

Dear Mr. Johan Talentino, AICP:

We received your comments dated September 15, 2017 for the above referenced project. Your comments and our responses follow below. Application documents updated as described below are attached. Please feel free to contact me with any additional questions or comments.

- 1) Describe the nature of the proposed uses in the continuum of care facility including the number of beds for independent living (if any), assisted living, licensed care, etc.
 - a. The proposed facility will consist of approximately 22 independent living units, 43 assisted living units, and 50 skilled / licensed care beds. This will allow residences the option of ageing in place.
- 2) Provide cross access easements with the adjacent property to the east.
 - a. A proposed cross access easement has been added to the plan. The easement will be put in place at the time of closing on the parcel.
- 3) Provide floor plans so the minimum required number of off-street parking spaces can be verified.
 - a. Floor plans have been attached.
- 4) Revise the plans to show that the required mound along Davidson Road will be not less than 4 feet in height.
 - a. Spot elevations have been added to the grading plan to better illustrate that the proposed mound is a minimum of 4-feet in height.
- 5) Revise the landscape plans as follows:
 - a. Provide a tree survey for all existing trees greater than 6 inches in caliper (including trunk diameter, location, and species). All trees with a Diameter Breast Height (DBH) greater than 6 inches that are removed for this development must be replaced on an inch-per-inch basis. Identify all existing trees to be removed and all proposed replacement trees. Replacement trees are in addition to other required trees.
 - i. All existing trees 6-inch and greater have been added to the site survey. 38 trees

meeting this requirement totaling 418 DBH will need removed as part of the proposed project. This would require 168 – 2.5 inch caliber replacement trees. Since this is an impractical requirement to achieve, the PUD text was modified to omit this requirement for continuum of care facilities.

- b. Specify the area of building coverage and vehicular use area coverage and provide trees consistent with the provisions of the PUD text.
 - i. The building coverage and vehicular use area was added to the plan and trees have been provided that are consistent with the PUD text.
 - c. Provide additional landscaping to screen the east and west ends of the proposed storm water basin from view from Davidson Road and Library Way.
 - i. Additional landscaping was added along the east and west of the proposed basin. Due to the west side of the basin being a dike, we are unable to add trees, but a combination of the proposed shrubs and the existing tree line on the wester parcel will provide screening for the basin.
 - d. Provide vehicular use area perimeter landscaping consistent with Hilliard Code Section 1125.05(b). Along Library Way, two large or medium trees per 100 linear feet and 30 shrubs per 100 linear feet are required. Along the south and east property lines, two small trees per 100 linear feet and 30 shrubs per 100 linear feet are required.
 - i. Additional trees and shrubs were added to the plan to meet the requested code.
 - e. Provide vehicular use area interior landscaping consistent with Hilliard Code Section 1125.05(c). Each single row parking island/peninsula must contain one large or medium tree and four evergreen or deciduous shrubs or ornamental grasses. Each double row parking island/peninsula must contain two large or medium trees and eight evergreen or deciduous shrubs or ornamental grasses. Any area of interior lot landscaping not occupied by trees or shrubs must be planted in turf or other approved ground cover in an appropriate density to achieve complete cover within two years.
 - i. Additional trees and shrubs were added to the plan to meet the requested code.
- 6) Revise the truck turning plan to meet the requirements of Norwich Township Fire Department.
 - a. Updated truck turn is attached.
 - 7) Revise the site plan to show the proposed ground sign and directional sign locations.
 - a. Signage has been added to the site plan.
 - 8) Ground signs must be not less than 15 feet from the right-of-way line. Revise the plans to show that the ground sign is not greater than 7 feet in height at the highest point of the structure, that the sign base is 18-24 inches in height, and that the sign face is flush with the stone base and pillars.
 - a. Ground sign has been relocated to be 15-feet from the right-of-way. Sign has been revised as requested.
 - 9) Revise the plans by removing the company name and logo from the directional signs and parking signs, and by reducing the size and height of the directional signs to be more consistent with the provisions of the Sign Code.
 - a. PUD text has been modified to accommodate the proposed site signage.

10) Revise the proposed text as follows:

- a. Include a definition of "Senior Continuum of Care Facility."
 - i. Definition added as requested.
- b. Show original text to be deleted in strikeout type.
 - i. Revision made as requested.
- c. Section B2.01.2- Revise to state "There shall be a maximum density of 10,000 square feet per acre, except for Senior Continuum of Care Facilities which shall have a maximum density of 10,500 square feet per acre."
 - i. Revision made as requested.
- d. Section B2.02.1 – Specify a parking ratio for Senior Continuum of Care Facility.
 - i. Parking ratio added as requested
- e. Section B2.02.3- Revise to state "There shall be no parking in front of the building along Davidson Road and Britton Parkway, except that for Senior Continuum of Care Facilities parking may be located in front of the building provided that parking spaces are not located between the access drive and the right-of-way line of Davidson Road or Britton Parkway."
 - i. Revision made as requested.
- f. Section B2.04.I.b – Leave the existing text as is, and to the end add "except that for areas approved for storm water management facilities, the mound location may be adjusted subject to the approval of the Planning and Zoning Commission."
 - i. Revision made as requested.

Sincerely,



Michael Brand
Civil Municipal Group Manager