

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2017.08.16.02**

IN RE: ZC Case 03-2017: Preliminary Development Plan Approval for a Proposed Senior/Assisted Living Facility

WHEREAS, Guttman Development Group, Inc. has submitted an application for Preliminary Development Plan Approval for a Proposed Senior/Assisted Living Facility; and

WHEREAS, the development site is part of 4990 Wilmington Pike, contains 9.773 acres, can be further identified by parcel number L32000100010011900, and is owned by Sugarcreek Golf Course, Inc.; and

WHEREAS, the development is proposed to contain 123 independent living units, 57 assisted living units and 20 memory care units; and

WHEREAS, the Zoning Commission held a public hearing on July 11, 2017 deliberated on the case and made a motion to recommend approval subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.
4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. Detailed elevations will be presented and reviewed during the Final Development Plan stage. The maximization of natural materials is required. Vinyl siding shall not be permitted as a building material within the senior/assisted living site. Section 7.05 of the Sugarcreek Township Zoning Resolution, Architectural Design Standards, will apply to the senior/assisted living site.
6. Prior to approval of the Final Development Plan, the applicant and Sugarcreek Township shall enter into a predevelopment agreement outlining the developer's responsibilities and Sugarcreek Township's responsibilities with respect to improvements deemed necessary to Brown Road by the Greene County Engineer.
7. Only fixtures certified by the International Dark Sky Association as dark sky friendly shall be utilized for lighting proposed within the development. Fixture details shall be included with the submission of the photometric plan at the time the Final Development Plan is submitted for approval.
8. The landscaping plan submitted for approval with the Final Development Plan shall be consistent with the requirements of Article 10 (modifications to buffer yards required will be noted).
9. Approval of the design of gates, garages and dumpster screening will occur at the Final Development Plan stage.

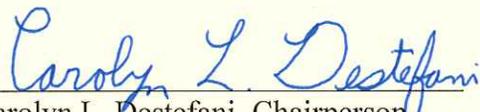
10. The applicant must meet all applicable requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution dealing with private streets.
11. Signage will be unified throughout the development (including signage associated with the proposed adjacent multi-family site) with details to be approved at the Final Development Plan stage.
12. A 6' pedestrian walkway will be required on the west and south sides of Public Road A. A 4' sidewalk will be required on the opposite side of Public Road A.
13. The approved Preliminary Development Plan, including all conditions of approval, for the adjacent multi-family development stands with the exception of the conditions regarding approved signage, the number of beds approved within the senior/assisted living site (limited to what is now being proposed), the ability to vary the boundaries of the senior/assisted living portion of the plan and the need to file a revised Preliminary Development Plan for the senior/assisted living section.

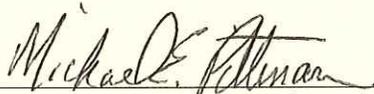
WHEREAS, the Sugarcreek Township Board of Trustees held a public hearing on August 16, 2017 and deliberated on the case;

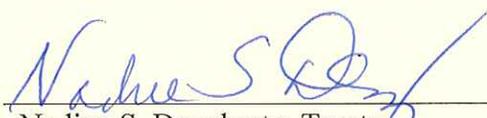
NOW THEREFORE, BE IT RESOLVED, this Board of Township Trustees does hereby approve the Preliminary Development Plan Approval for a Proposed Senior/Assisted Living Facility subject to the conditions as recommended by the Zoning Commission:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.
4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. Detailed elevations will be presented and reviewed during the Final Development Plan stage. The maximization of natural materials is required. Vinyl siding shall not be permitted as a building material within the senior/assisted living site. Section 7.05 of the Sugarcreek Township Zoning Resolution, Architectural Design Standards, will apply to the senior/assisted living site.
6. Prior to approval of the Final Development Plan, the applicant and Sugarcreek Township shall enter into a predevelopment agreement outlining the developer's responsibilities and Sugarcreek Township's responsibilities with respect to improvements deemed necessary to Brown Road by the Greene County Engineer.
7. Only fixtures certified by the International Dark Sky Association as dark sky friendly shall be utilized for lighting proposed within the development. Fixture details shall be included with the submission of the photometric plan at the time the Final Development Plan is submitted for approval.

8. The landscaping plan submitted for approval with the Final Development Plan shall be consistent with the requirements of Article 10 (modifications to buffer yards required will be noted).
9. Approval of the design of gates, garages and dumpster screening will occur at the Final Development Plan stage.
10. The applicant must meet all applicable requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution dealing with private streets.
11. Signage will be unified throughout the development (including signage associated with the proposed adjacent multi-family site) with details to be approved at the Final Development Plan stage.
12. A 6' pedestrian walkway will be required on the west and south sides of Public Road A. A 4' sidewalk will be required on the opposite side of Public Road A.
13. The approved Preliminary Development Plan, including all conditions of approval, for the adjacent multi-family development stands with the exception of the conditions regarding approved signage, the number of beds approved within the senior/assisted living site (limited to what is now being proposed), the ability to vary the boundaries of the senior/assisted living portion of the plan and the need to file a revised Preliminary Development Plan for the senior/assisted living section.

  
Carolyn L. Destefani, Chairperson

  
Michael E. Pittman, Vice-Chairperson

  
Nadine S. Daugherty, Trustee

  
Theodore L. Hodson, Fiscal Officer