

**Conditions Considered by Planning Commission  
Friends Care Senior Apartments  
321 Xenia Avenue**

**Suggested for Inclusion as a Condition**

- Installation of Green Roof on roof structure which could bring reduced stormwater runoff, vicinity heating a provide a sink of CO2 emissions.
- Use of permeable pavement in the parking areas
- Providing adequate secure, covered bike parking
- Development considered for Senior housing using the state definition of senior housing as a condition of development
- Use of Energy Star appliances – in units dishwashers, refrigerators, microwaves. Use of Energy Star washers and dryers in common laundry facility.
- Trees not in conflict with structures or surfaces will be saved to the extent that the improvement does not overlap the dripline of the trees.
- Parking on-street along Limestone roughly to equate to the current number of spaces (or lineal space) to the extent allowed by sound engineering practice.
- Use of geothermal heating and/or cooling if possible and feasible
- Density and number of units (34) as proposed is acceptable.
- Sidewalk width to be 5' wide using sound engineering practice
- Site plan and PUD includes an area set aside for future senior-related services.
- Parking requirement is 1 space per unit with no parking allowed for boats, recreational vehicles.
- Parking areas must be suitably screened from neighboring properties; the perimeter plantings shall be retained and/or expanded with evergreens in final plan proposal where suitable.
- Completion of a traffic study to determine the impact on levels of service, changes in traffic counts, and evaluate the potential for a in-only access point on Xenia Avenue.
- Applicant shall request parcel transaction grantor to segregate parcel to allow Barr house to be located on the site, and if so approved by Grantor, request Council provide a 12 month time allowance and funding to facilitate moving on a reimbursable basis. If grantor does not approve, applicant shall provide 3 months from approval of preliminary plan to consider offers to move the building off the site and should no suitable offers be received applicant is authorized to remove the structure using a salvage process.

**Passed along to be addressed in potential final development plan – more detail is needed**

- Frontage improvements – curb, gutter, sidewalk, trees, lighting, sidewalk – this is more complicated due to the elevations of the roads are different, as is the elevation of the sidewalks. More detail is needed to determine the best course of action using sound engineering practice.
- Adequacy of sewer and stormwater facilities.

**Not suggested for Inclusion as a Condition**

- Saving the more significant trees on site
- Type, style or aesthetic of the architectural style on the structures
- Positioning and setback of the building on the site different than proposal
- Changing the mass or bulk of the building being proposed in relation to other buildings in the area.
- Open space being expanded above what is required and accomplished in proposal
- Changing the distance of the proposed structures to other existing structures
- Hypothesizing the fit of the proposal into the future of the Village and some sort of assurance that this is the “right thing to do”.