

**VILLAGE OF YELLOW SPRINGS
PLANNING COMMISSION
SPECIAL SESSION: WORK SESSION
October 18, 1-3pm**

The Village of Yellow Springs Planning Commission will meet in regular session on Monday, October 18, 2018 at 7PM in Village Council Chambers on the second floor of the Bryan Community Center, 100 Dayton Street, Yellow Springs, Ohio 45387

CALL TO ORDER

ROLL CALL

WORK SESSION

Consideration of Preliminary PUD Plan (Home, Inc. Senior Housing)

Planning Commission will review all presented documents in detail. All questions and clarifications will be addressed by the Home, Inc. team and/or Village team either during the work session or at the Public Hearing on November 12.

ADJOURNMENT



TO: PLANNING COMMISSION
FROM: Denise Swinger, Zoning Administrator
MEETING DATE: Thursday, October 18, 2018 – Work Session
RE: Yellow Springs Home, Inc. PUD Application

At Council's meeting on Monday, October 15th, staff received approval for Planning Commission to continue with the PUD preliminary development plan application for the property owned by Home, Inc., off Xenia Avenue between East Marshall and East Herman Streets.

This report contains the sections of the Planned Unit Development code specific to the preliminary development plan review. During the November 12th Planning Commission meeting and Public Hearing, a recommendation will be made, which will then go before Council. If the preliminary development plan is approved, Home, Inc. will need to submit a final development plan within 12 months of Village Council's approval of the preliminary development plan and PUD rezoning. This final development plan will follow the requirements of 1268.05 for Site Plan Review, which will include a comprehensive review of the building plans, in addition to utilities, storm water management, lighting, parking lot design, landscaping, etc.

The October 18th working session is for the review of the documents submitted by Yellow Springs Home, Inc. that are required in the preliminary plan application. This will be an opportunity to ask questions and seek clarification on the documents from the Home, Inc. team prior to the November 12th PUD preliminary development plan review and public hearing. Additional information can also be requested at this meeting for inclusion in the November 12th Planning Commission packet.

ZONING DISTRICT: R-B, Moderate Density Residential

APPLICANT: Yellow Springs Home, Inc.

PROPERTY OWNER: Yellow Springs Home, Inc.

REQUESTED ACTION: Request to rezone a property to PUD following the guidelines of the Yellow Springs Zoning Ordinance Chapter 1248 Residential Districts, Chapter 1254 PUD, Chapter 1258 Schedule of Uses by District, and Chapter 1264 Off-Street Parking and Loading for the purpose of constructing a four story, 54-unit senior apartments building.

GREENE COUNTY PARCEL ID #'s: F19000100080030300; F19000100080030200; F19000100080030100; F19000100080030000; F19000100080029900; F19000100080031500; F19000100080031600; F19000100080031700; F19000100080031800; F19000100080031900

PROPERTY INFORMATION AND ANALYSIS: Yellow Springs Home, Inc. recently purchased the property formerly owned by Wright State University. The site is located between East Marshall and East Herman Street, and directly behind the parcel purchased by Miami Township for their future fire station (**Exhibit A**). The property is zoned R-B, Moderate Density Residential, and consists of ten parcels totaling **1.856 acres**.

STAFF ANALYSIS OF THE APPLICATION: Yellow Springs Home, Inc., along with their partner St. Mary Development Corporation and their architect ATA Beilharz Architects, are proposing the construction of a four-story, 56,000+ square foot building with 54 apartment units (**Exhibit B1 and B2**). The units will provide affordable senior housing by creating a new residential community for seniors.

The Zoning Code requires the Planning Commission make a recommendation to Council on all preliminary PUD applications, and consider the operational characteristics of the proposed use.

CHAPTER 1248 RESIDENTIAL DISTRICTS

1248.01 PURPOSE:

"R-C," High Density Residential District. The R-C District is intended to promote a high quality mix of residential units, including multiple-family dwellings, at a density of up to 14 units per acre. Other compatible, nonresidential uses may also be permitted. Public sanitary sewer and water facilities are required.

<i>Table 1248.02 Schedule of Uses: Residential Districts</i>				
<i>Use</i>	<i>R-A</i>	<i>R-B</i>	<i>R-C</i>	<i>Specific Conditions</i>
Residential				
Dwellings, Multiple-family		C	P	

Multiple-family dwellings are allowed in the underlying zoning district R-B, Moderate Density.

- (a) All lots and buildings shall meet the minimum area and width requirements of Table 1248.03. New lots shall not be created, except in conformance with these requirements.

<i>Table 1248.03 Lot and Width Requirements: Residential Districts</i>		
Zoning District	Minimum Lot Area (Sq. Ft.)¹	Minimum Lot Width (Ft.)
R-C, High-Density Residential	4,800³	40
<p>1 Public water and sanitary sewer is required for all property in these districts.</p> <p>3 Two-family, attached single-family and multi-family dwellings are permitted a density up to 14 units per acre.</p>		

The 10 lots combined meet the minimum lot area and width. Home, Inc. is requesting a variance to the maximum density of 28 dwelling units on 1.856 acres, and is proposing a total of 54 dwelling units, for a variance of 26 units.

- (b) All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 1248.03a.

Table 1248.03a Dimensional Requirements: Residential Districts						
Zoning District	Maximum Building Height (Ft./stories)	Minimum Yard Setbacks (Ft.)				Max. Lot Coverage (%)
		Front	Side		Rear	
			Total	Least		
R-C	35/3	20	10	5	15	50

The property contains 10 parcels. If the plan moves forward with a final development plan review, staff suggests a condition that the parcels be combined into one. The building currently meets the setback requirements following the guidelines for a property that has combined parcels. The lot coverage does not exceed the 50% maximum at an estimated 24% per the architect. Parking lots are not considered in maximum lot coverage requirements.

Home, Inc. is requesting a variance to the height limits as the proposed design exceeds the 35 feet/3 stories maximum. Home, Inc. is proposing a height of 56 feet and 4 stories, for a variance of 21 feet and one additional story.

CHAPTER 1254 PLANNED UNIT DEVELOPMENT

1254.01 PUD PURPOSE: The Planned Unit Development (PUD) District is established as an optional development tool to permit flexibility in the regulation of land development; to encourage innovation in land use, form of ownership and variety of design, layout and type of structures constructed; to achieve economy and efficiency in the use of land; to preserve significant natural, historical and architectural features and open space; to promote efficient provision of public services and utilities; to minimize adverse traffic impacts; to provide better housing, employment and business opportunities particularly suited to residents; to encourage development of convenient recreational facilities; and to encourage the use and improvement of existing sites when the uniform regulations contained in other zoning districts alone do not provide adequate protection and safeguards for the property and surrounding areas. It is the further intent of the PUD regulations to promote a higher quality of development than can be achieved from conventional zoning requirements in furtherance of the vision and goals of the adopted Comprehensive Plan and Vision: Yellow Springs and Miami Township.

1254.02 QUALIFYING CONDITIONS: In order to qualify for PUD approval, the project must satisfy the conditions of this section. It is the applicant's responsibility to demonstrate, in writing, that each of the following criteria is or will be met by the proposed PUD:

(a) Recognizable Benefit. A PUD shall achieve recognizable and substantial benefits that would not be possible under the existing zoning classification(s). At least three of the following benefits shall be accrued to the community as a result of the proposed PUD:

(1) Preservation of significant natural features;

(2) A complementary mix of land uses or housing types;

(3) Extensive open space and recreational amenities;

(4) Connectivity of open space with new or existing adjacent greenway or trail corridors;

- (5) Preservation of small town appeal;
- (6) Improvements to public streets or other public facilities that mitigate traffic and/or other development impacts;
- (7) Coordinated development of multiple small parcels; or
- (8) Removal or renovation of blighted buildings, sites or contamination clean-up.

Highlighted above are five benefits Home, Inc. named in their proposed project - Exhibit C. Staff suggests Planning Commission review these at the working session.

Staff submitted a report to Council for their October 15th meeting regarding Section (b) 1-4. The majority of this report has been added below in italics and bold font.

(b) Size. Each PUD shall contain a minimum of five acres; provided sites containing less than five acres may be considered for rezoning to PUD, if the Village Council determines that the site will advance the purposes of the PUD District. When determining the appropriateness of areas less than the applicable minimum required, the Village Council shall determine that:

- (1) Rezoning the area to PUD will not result in a significant adverse effect upon nearby or adjacent Village lands;

The applicant has indicated that the building, which at its highest peak measures 56 feet, will have several roof lines of varying heights in addition to porches and overhangs in order to visually break up the building's size (Exhibit B1 and B2). A smaller footprint of 28 units was suggested by staff (following the PUD requirement for multi-family density), but Home, Inc. indicated the funding opportunity through the Ohio Housing Finance Agency is highly competitive and a minimum of 54 units is required.

- (2) The proposed uses will complement the character of the surrounding area;

The use as Senior Apartments will be adjacent to the Friends Care Center on the south side of Herman Street. Friends Care Center contains a nursing and rehab care facility as well as independent living units (two-families). On the north side of Marshall Street and to the east are single family dwelling units. To the west will be the future home of Miami Township Fire-Rescue's new station. The applicant has indicated in their design of the development that they will create a buffer between the fire station and the apartment building by putting hard surface paving towards the west, and having open green spaces and amenities towards the residences on the north, south and east sides of the property.

- (3) The purpose and qualifying conditions of the PUD District can be achieved within a smaller area;

In making this determination, Council was asked to review the purpose of the PUD noted on page 3 of this report – 1254.01, in addition to the qualifying conditions – 1254.02. Home, Inc. has responded to the qualifying conditions in their letter to Council (Exhibit C). Although staff recognizes the benefits this project can provide, staff expressed significant concerns relating to Home, Inc.'s request for modification to the density and height requirements on a property 1.856 acres in size. Specifically noted in the report to Council:

Density – The zoning code allows 14 units per acre for R-C, High-Density Residential. For this property the code allows a density of 28 dwelling units. Home, Inc. is requesting 54 units which is almost double the maximum.

Building Height – the maximum building height and number of stories allowed in the zoning code is a height of 35 feet and 3 stories. Home, Inc. is requesting a height of 56 feet and 4 stories. In comparison, the Mills Park Hotel received a variance to allow a building height of 44 feet. (Public buildings such as churches, schools and government offices are exempted from height restrictions).

Parking/Traffic Impact – the zoning code requires 1.25 spaces for senior apartments or senior independent living. The zoning code requires 68 parking spaces for this project. Home, Inc. is requesting only 54 parking spaces. Staff cannot evaluate the impact on E. Marshall or E. Herman and suggests the Planning Commission consider a traffic impact study.

Staff stated in the report that if Council is willing to consider this proposal on less than five acres, they can vote to allow it to move forward. This will enable the proposal to move to the next step which is the working session with the Planning Commission on October 18th, and subsequent PUD preliminary development plan review and public hearing on November 12th. Planning Commission will then review the details of this project and make an informed recommendation to Council. At a future meeting, Council will either accept, modify or deny Planning Commission's recommendation on the preliminary development plan.

Staff also stated in the report that if Council does not want to consider this proposal on less than five acres, they can vote to deny the request.

- (4) The PUD is not being used as a means to circumvent conventional zoning requirements.

The property is currently zoned R-B which allows up to 16 units on 1.856 acres. When considering a multi-family building under PUD, the zoning code allows the R-C district designation. The R-C district allows 28 units on 1.856 acres.

(c) Utilities. The PUD shall be served by public water and sanitary sewer. ***The Public Works Director studied the capacity requirements for water/sewer/electric. Staff has provided this information in Exhibit D, which includes a letter from Matt Hoying, P.E. at Choice One Engineering.***

(d) Ownership. The PUD application shall be filed by the property owner, lessee or other person with legal interest in the property and written consent by the owner. The proposed development shall be under unified ownership or control, so one person or entity has proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions indicating that the development will be completed in its entirety as proposed.

The preliminary development plan application was submitted by the property owner Yellow Springs Home, Inc. If Home, Inc. is able to move forward with the project, the Planning Commission will be securing more detailed documentation on how the property will be managed and maintained in the final plan review. A PUD agreement with the Village of Yellow Springs will also be required, in recordable form, "setting forth the applicant's obligations with respect to the PUD.

(e) Comprehensive Plan and Vision. Proposed uses and design of the PUD shall be substantially consistent with the Village's adopted Comprehensive Plan and the principles for land stewardship contained in the Vision: Yellow Springs and Miami Township.

(f) Pedestrian Accommodation. The PUD shall provide for integrated, safe and abundant pedestrian and bicycle access and movement within the PUD and to adjacent properties. ***A proposed bicycle and pedestrian walking path and a bicycle parking area are indicated in A-001.***

(g) Architecture. Building forms, relationships, scale and styles shall be harmonious and visually integrated. *See Exhibit B1 and B2 designs from ATA Beilharz Architects. The Planning Commission may want to require a scaled street view of the building in relationship to the two homes on the eastern border of the property (135 East Herman Street and 114 Marshall Street).*

(h) Traffic. The PUD shall provide for safe and efficient vehicular movement within, into and out of the PUD site. Traffic calming techniques, parking lot landscaping, and other sustainable design solutions shall be employed to improve traffic circulation, storm water management, pedestrian safety and aesthetic appeal.

Parking/Traffic Impact – the zoning code requires 1.25 spaces for senior apartments or senior independent living. The zoning code requires 68 parking spaces for this project. Home, Inc. is requesting to provide only 54 parking spaces. Without a traffic study, staff cannot evaluate the impact on E. Marshall or E. Herman.

(i) Eligible Districts. Land within any zoning district may qualify for PUD zoning.

Please refer to Exhibit C – Yellow Springs Home, Inc. 's demonstration in writing of the qualifying criteria.

1254.03 PUD REQUIREMENTS:

(a) Permitted Uses. Any use permitted by right or conditional approval in any zoning district may be permitted within a PUD, subject to the provisions of Section 1254.02 Qualifying Conditions, and the requirements of this section.

(b) Minimum Lot Size and Zoning Requirements. Lot area, width, setbacks, height, lot coverage, minimum floor area, parking, landscaping, lighting and other requirements for the district applicable to the proposed use, as provided in Table 1254.03, shall be applicable for all such uses within a PUD, unless modified in accordance with Section 1254.03(d). In the case of a mix of uses, the zoning requirements applicable to each use category shall apply to that use.

<i>Table 1254.03 Minimum Zoning Requirements</i>	
<i>Land Use</i>	<i>Applicable Zoning District</i>
Single-family	R-B
Two-family	R-B
Townhome	R-B
Multiple-family	R-C
Retail, office, service business	B-2
Industry	I-1
Institutional	E-I

Multi-family dwellings are a conditional use in R-B, Moderate Density Residential, but for PUD rezoning, a multi-family building follows the zoning requirements for R-C, High-Density Residential where it is a permitted use.

(c) Connectivity. Pathways for bicycles and pedestrians shall be incorporated throughout the development and along all perimeter streets to ensure connectivity between uses and with adjacent properties. The pathways shall be paved and shall be designed to Village standards. ***See site plan – page A-001.***

(d) Modification of Minimum Requirements. District regulations applicable to a land use in the PUD may be altered from the requirements specified in Table 1254.03, including but not limited to, modification from the lot area and width, building setbacks, height, lot coverage, signs and parking. The applicant for a PUD shall identify, in writing, all intended deviations from the zoning requirements. Modifications may be approved by the Village Council during the preliminary development plan review stage, after Planning Commission recommendation. These adjustments may be permitted only if they will result in a higher quality and more sustainable development consistent with the purposes of PUD expressed in Section 1254.01. The modifications shall also satisfy at least four of the following criteria:

(1) Preserve the best natural features of the site;

(2) Create, improve or maintain open space for the residents, employees and visitors beyond the minimum required by subsection (f) of this section; ***Home, Inc. has indicated they intend to create open space for residents and visitors that will exceed what is required.***

Please refer to (f) Open Space as the requirement must exceed 15% and cannot include section (1) A – F below. Section (2) A – J may be considered.

(3) Commit that at least ten percent of all dwelling units in the PUD will be "permanently" affordable units or 20% affordable units, or commit to a payment in lieu of constructing such units, as agreed to with the Village Council; ***Home, Inc. has indicated that all of the units will be affordable senior dwellings.***

(4) Provide a mix of residential types such as single family, townhome and/or multiple family;

(5) Employ low impact design and/or other best practices to manage storm water and reduce the off-site impacts of runoff; ***Home, Inc. has indicated that they intend to have a “respectful environmental site impact through the use of open space, plantings and active storm water management design.”***

(6) Employ practices in site layout, building construction and materials that will result in a measurable reduction in energy consumption; ***Home, Inc. has indicated the development will employ practices that lead to a reduction of energy consumption. They did not specifically say what that will be.***

(7) Introduce new development concepts, such as co-housing; and/or

(8) Include a mix of residential and nonresidential uses.

Please refer to Exhibit C – Yellow Springs Home, Inc.’s demonstration in writing of the qualifying criteria.

(e) Density Bonus. In addition to the modification of minimum requirements permitted in Section 1254.03(d), the Village Council, after Planning Commission recommendation, may permit an increase in the total number of residential units allowed within a PUD where it is demonstrated that at least three of the following amenities will be included in the development:

(1) More than 20% of the total units within the PUD will be committed as "permanently" affordable units; *see (d) (3) above*

(2) Cool roof technology will be employed on all buildings within the PUD;

(3) Fresh food market will be incorporated into the PUD;

(4) Buildings will be designed and constructed to accommodate green roof gardens;

(5) One or more of the buildings within the PUD will be LEED certified building(s);

(6) Low-impact development (LID) design principles will be employed to minimize storm water runoff;

(7) Solar panels will be installed on one or more of the buildings within the development and will yield a measurable reduction in energy usage;

(8) Additional accommodation beyond the required pathways will be made for bicycles and pedestrians; and/or

(9) A minimum of 25% open space will be dedicated within the development.

(f) Open Space. At least 15% of the area of a PUD site shall be preserved as open space, in accordance with the following requirements. For purposes of this requirement, "green roofs" shall be counted as open space.

(1) Areas not considered open space. The following land areas shall not be counted as required open space for the purposes of this section:

A. The area within any public street right-of-way or private street easement;

B. Any easement for overhead utility lines, unless adjacent to qualified open space;

C. Storm water detention ponds; provided, rain gardens or ponds designed as water features that may also provide for storm water storage may be counted toward required open space;

D. Fifty percent of any flood plain, wetland, water body or steep slope (15% or greater) area and 50% of the area of any golf course;

E. The area within a platted lot, unless the lot has been dedicated to open space on the plat via conservation easement or other means of ensuring that the lot is permanent open space; and

F. Parking and loading areas.

(2) Specifications for required open space. Required open space areas shall meet the following specifications:

A. Shall be for use by all residents, employees and visitors of the PUD, subject to reasonable rules and regulations. In the case of a golf course, stable or similar facility, membership shall be available to all residents of the PUD, subject to charges, fees or assessments for use;

B. If the site contains a river, stream or other body of water, the Village may require that a portion of the required open space abuts the body of water;

C. Leaves scenic views and vistas unblocked or uninterrupted, particularly as seen from public street rights-of-way;

D. Protects the roadside character by establishing buffer zones along scenic corridors and improves public safety and vehicular carrying capacity by avoiding development that fronts directly onto existing roadways;

E. Shall be configured so the open space is reasonably usable by residents of the PUD;

F. Shall be of sufficient size and dimension and located, configured, or designed in such a way as to achieve the applicable purposes of this chapter and enhance the quality of the development. The open space shall neither be perceived nor function simply as an extension of the rear yard of those lots abutting it;

G. To the extent practical, open space areas shall be linked with adjacent open spaces, public parks, bicycle paths or pedestrian paths;

H. Pedestrian access points to the required open space areas from the interior of the PUD shall be provided and clearly identified by signs or a visible improved path for safe and convenient access;

I. Grading shall be minimal, with the intent to preserve existing topography and landscaping where practical; and

J. May contain ball fields, tennis courts, swimming pools and related buildings, community buildings, golf courses, and similar recreational facilities. However, no more than 50% of the required open space may contain any of these uses.

1254.04 GENERAL PROVISIONS

(a) Conditions. Reasonable conditions may be imposed upon the PUD approval by the Planning Commission and/or Village Council. The conditions imposed shall be recorded in the minutes of the approval action, and shall remain unchanged except upon amendment of the PUD in accordance with the procedures of Section 1254.07. Conditions may include, but are not limited to, those necessary to:

- (1) Ensure public services and facilities will be capable of accommodating increased loads;
- (2) Protect the natural environment and conserve natural resources and energy;
- (3) Ensure compatibility with adjacent uses of land;
- (4) Meets the intent and purpose of this code;
- (5) Be related to the standards established in the code for the proposed PUD;
- (6) Ensure compliance with the final development plan and the provisions of this code.

(b) Performance Guarantees. The Village Council or Planning Commission may require reasonable performance guarantees, in accordance with Section 1272.04 of this code to ensure completion of specified improvements within the PUD.

(c) Interior Streets. Public or private streets may be required to be extended to exterior lot lines in order to allow connection to existing or planned streets on adjacent parcels, so as to provide for secondary access, continuity of the circulation system and to reduce traffic on collector streets.

(d) Time Limits. Each PUD shall be under construction within 12 months after the date of approval of the final development plan. If this requirement is not met, the Village Council may, in its discretion, grant extensions not exceeding 12 additional months for each such extension; provided that prior to the expiration of the initial 12-month period and any subsequent extension, the applicant submits reasonable

evidence in writing to the effect that unforeseen difficulties or special circumstances have been encountered, causing delay in commencement of the PUD. If the PUD has not been commenced within the initial 12-month approval period, or within an authorized extension thereof, any building permits issued for the PUD or any part thereof shall be of no further effect. At the expiration of the applicable period of time, the Planning Commission or Village Council may initiate proceedings for the rezoning of the property to some other zoning district.

1254.05 REVIEW PROCESS: The following procedures shall be followed in the establishment of any planned unit development:

(a) Pre-Application Conference. Prior to filing a formal application for a Planned Unit Development, the applicant shall meet with the Zoning Administrator and/or other Village officials in order to review the general character of the proposed development, i.e., its scope, nature and location. At this time, the applicant shall be advised of the PUD review procedures and the various information, studies, etc., which may be required as part of the review process.

The Public Works Director, along with one Planning Commission member, the Village Manager, Clerk of Council and the Zoning Administrator met with officials from Home, Inc., St. Mary's Development Corporation and ATA Beilharz Architects on August 23rd to review the proposed development. Staff provided information on the PUD process.

(b) Preliminary PUD Application. An application for rezoning to PUD shall be submitted to the Zoning Administrator on a form for that purpose, along with an application fee in accordance with the schedule of fees established by the Village Council. In addition, the application shall include the following: *Home, Inc. submitted their application on September 20th.*

(1) Parallel plan. Residential density shall be determined through the preparation of a conventional development plan illustrating how the site could be developed in accordance with the basic requirements specified in Table 1254.03. A concept layout shall be prepared to scale showing, as applicable, single family and two-family lots, townhome and multiple-family buildings, parking, setbacks and street rights-of-way. The number of units that could be accommodated under the requirements of Table 1254.03 shall serve as maximum number permitted, unless a density bonus is approved in accordance with Section 1254.03(e). Live/work units located above main floor businesses shall not be counted toward the maximum number of dwellings. *ATA Beilharz is submitting a parallel site plan that will be available at the working session.*

(2) Preliminary development plan. A preliminary development plan containing the following information shall be submitted:

- A. General location map;
- B. Legal description of the subject property;
- C. Title block, date, north arrow, scale, name and contact information of applicant and name and contact information of plan preparer;
- D. Current topographical map clearly showing existing topographic conditions, including contour intervals of no more than two feet based on field survey or photogrammetric methods;
- E. Property boundary survey;
- F. Location of existing natural features, including woods, streams, ponds, wetlands and steep (15% or greater) slopes;
- G. Existing land uses within the development site and surrounding areas for a distance of 300 feet, including the approximate location of all buildings, structures, lots and streets (an aerial photo may suffice);

- H. Location and identification of existing and proposed public, semi-public, or community facilities such as schools, parks, trails, churches, public buildings and dedicated open space;
- I. Existing zoning on all abutting properties;
- J. Approximate location of existing and proposed utilities, including a preliminary utility and drainage concept plan;
- K. Uses proposed within the PUD;
- L. Number and type of dwelling units proposed, including the number and type of committed affordable units, if any;
- M. Conceptual layout;
- N. General location of proposed interior streets and access points to abutting streets;
- O. Number and general location of off-street parking facilities; and
- P. Perspective drawings or photographs of representative building types, indicating the proposed architectural style and appearance.

Please refer to Exhibits B1 and B2 for the above. A legal description of the property has been added and is identified in Exhibit E.

(3) Summary of intent. A written statement containing the following information shall be submitted with the preliminary development plan:

- A. Statement of how the proposed PUD meets each of the qualifying conditions of Section 1254.02;
- B. Statement of the present ownership of all land within the proposed development;
- C. Explanation of the character of the proposed development, including a summary of acres or square footage by type of use, number and type of dwelling units, gross density calculation for dwelling units, and minimum standards for floor area, lot size, and setbacks;
- D. Verification that the subject site is not located within an existing flood plain;
- E. A complete description of any requested variations from the applicable spatial or other requirements applying to the property, in accordance with Section 1254.03(d);
- F. General statement of the proposed development schedule and progression of each phase or stage; and
- G. Intended agreements, provisions, and covenants to govern the use of the development, building materials or architectural styles and any common or open space areas, including the provisions which will organize, regulate and sustain a property or homeowners association, if applicable.

Please refer to Exhibit C in response to the above.

(c) Preliminary PUD Plan and Rezoning.

(1) Planning Commission review. Upon receipt of the PUD application and related materials, the Planning Commission shall conduct a work session with the applicant to review the development concept and determine the need for additional information, prior to conducting a public hearing.

(2) Additional information. If required by the Planning Commission, the applicant shall submit additional information and/or studies to support the request such as, but not limited to: impact assessment, traffic analysis, storm water study, market feasibility study.

(3) Public hearing. Upon completion of its initial review and following receipt of any additional materials, the Planning Commission shall conduct a public hearing, notice of which shall be in accordance with the requirements of Section 1280.03(e).

(4) Recommendation. Following the public hearing, the Planning Commission shall review the PUD request and the preliminary development plan, based on conformance with the standards of Section 1254.06 and shall make a recommendation to the Village Council to approve, disapprove, or approve with modifications the request for PUD zoning and the preliminary development plan.

(5) Village Council action. Upon receipt of the Planning Commission recommendation, the Village Council shall review the preliminary development plan, the record of the Planning Commission proceedings, the standards of Section 1254.06 and the recommendation of the Planning Commission, and shall approve, disapprove, or approve with modifications the preliminary development plan and rezoning request.

(6) Zoning Map. If the PUD zoning is approved, the Zoning Administrator shall cause the Zoning Map to be changed to indicate the planned unit development. If the preliminary development plan is approved with modifications, the applicant shall file with the Zoning Administrator written notice of consent to the modifications and a properly revised preliminary development plan prior to the map being changed.

(d) Final Development Plan. Within 12 months of the Village Council's approval of the preliminary development plan and PUD rezoning, the applicant shall submit a final development plan for the entire PUD or one or more phases to the Zoning Administrator, in accordance with the requirements for final site plan review as contained in Section 1268.05. If determined to be complete by the Zoning Administrator, copies of the plan shall be forwarded to the Planning Commission.

(1) Phased projects. If the PUD is to be developed in phases, the final development plan may be submitted for one or more phases of the overall PUD. A tentative schedule for the completion of each phase and commencement of the next phase shall also be submitted for Planning Commission approval.

(2) Extension of time limit. One extension of the time period for submitting the final development plan may be granted by the Village Council for up to an additional 12 months, if a request is submitted by the applicant, in writing, prior to the expiration of the original 12-month approval period. If an application for final development plan approval has not been submitted prior to the expiration of the original 12 months or an approved extension, the preliminary development plan shall be null and void. In addition, the Planning Commission or Village Council may initiate a rezoning of the property to another zoning district.

(3) Subdivision plat. For any PUD requiring subdivision plat approval, the subdivision plat shall be submitted simultaneously with the final development plan and reviewed concurrently as part of the PUD.

(4) Review and action. The Planning Commission shall review the final development plan in relation to its conformance with the preliminary development plan and any conditions or modifications attached to the PUD rezoning by the Village Council. If it is determined that the final plan does not substantially conform with the preliminary development plan, the review process shall be conducted as a preliminary development plan review, in accordance with Section 1254.05(b). If the final development plan is consistent with the approved preliminary development plan, the Planning Commission shall review the final plan in accordance with the standards for site plan review, Section 1268.06 and the PUD standards

of Section 1254.06. The Planning Commission shall prepare a record of its findings and shall approve, disapprove, or approve with modifications the final development plan.

(e) PUD Agreement.

(1) Prior to issuance of any building permits or commencement of construction on any portion of the PUD, the applicant shall enter into an agreement with the Village, in recordable form, setting forth the applicant's obligations with respect to the PUD.

(2) The agreement shall describe all improvements to be constructed as part of the PUD and shall incorporate, by reference, the final development plan with all required modifications, other documents which comprise the approved PUD, and all conditions attached to the approval by the Village.

(3) A phasing plan shall also be submitted, if applicable, describing the intended schedule for start and completion of each phase and the improvements to be undertaken in each phase.

(4) The agreement shall also establish the remedies of the Village in the event of default by the applicant in carrying out the PUD, and shall be binding on all successors in interest to the applicant.

(5) All documents shall be executed and recorded in Greene County.

1254.06 REVIEW STANDARDS: In considering the PUD request, the reviewing body must find that the proposed development meets all of the following general standards:

(a) The PUD will comply with the standards, conditions, and requirements of this chapter.

(b) The PUD will promote the intent and purpose of this chapter.

(c) The proposed project will be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the proposed project.

(d) The proposed project will be consistent with the public health, safety, and welfare needs of the Village.

(e) Granting the PUD rezoning will result in a recognizable and substantial benefit to ultimate users of the project and to the community, which would not otherwise be feasible or achievable under the conventional zoning districts.

(f) The PUD will not result in a significant increase in the need for public services and facilities and will not place a significant burden upon surrounding lands or the natural environment, unless the resulting adverse effects are adequately provided for or mitigated by features of the PUD as approved.

(g) The PUD will be consistent with the Village's Comprehensive Plan and Vision: Yellow Springs and Miami Township. Specifically, the following planning principles shall be adhered to, as applicable:

(1) Redevelopment and infill locations should be favored over greenfield development;

(2) Natural features and resources should be preserved or at least conserved;

(3) Future development/redevelopment shall strengthen the physical character of the Village;

(4) Quality design is emphasized for all uses to create an attractive, distinctive public and private realm;

(5) Places are created with an integrated mix of uses that contribute to the Village's identity and vitality;

(6) Diverse housing choices are found throughout the Village, including relatively high-density and affordable units;

(7) Parks, open space and recreational areas are incorporated into future development; and

(8) Places are connected and accessible throughout the community by transportation methods other than automobiles.

(h) The PUD will respect or enhance the established or planned character, use, and intensity of development within the area of the Village where it is to be located.

1254.07 CHANGES TO PUD: Changes to an approved PUD shall be permitted only under the following circumstances:

(a) Notify Zoning Administrator. The holder of an approved PUD final development plan shall notify the Zoning Administrator of any desired change to the approved PUD.

(b) Minor Change Determination. Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design and character of the PUD, nor any specified modifications imposed as part of the original approval. Minor changes shall include the following:

(1) Reduction of the size of any building and/or sign;

(2) Movement of buildings and/or signs by no more than ten feet;

(3) Landscaping approved in the final development plan that is replaced by similar landscaping to an equal or greater extent;

(4) Changes in floor plans which do not alter the character of the use or increase the amount of required parking;

(5) Internal rearrangement of a parking lot that does not affect the number of parking spaces or alter access locations or design; or

(6) Changes required or requested by the Village or other county, state or federal regulatory agency in order to conform to other laws or regulations.

(c) Major Change Determination. A proposed change not determined by the Zoning Administrator to be minor shall be submitted as an amendment to the PUD and shall be processed in the same manner as the original PUD application for the final development plan. While not required, the Planning Commission may elect to hold a public hearing in which case the notification requirements of Section 1280.03(e) shall be followed.

1254.08 APPEALS: The Board of Zoning Appeals shall have no jurisdiction or authority to accept or consider an appeal from any PUD determination or decision, or any part thereof, nor shall the Board of Zoning Appeals have authority to grant variances for or with respect to a PUD or any part thereof.

CHAPTER 1258 – SCHEDULE OF USES BY DISTRICT

Refer to Chapter 1248 Residential Districts for specific requirements.

CHAPTER 1264 OFF-STREET PARKING

<i>Table 1264.02 Parking Requirements by Use</i>	
<i>Use</i>	<i>Number of Parking Spaces</i>
Residential Uses	
Multiple-family residential dwellings	2 spaces per dwelling unit, except in B-1 District (downtown) where 1 per dwelling unit is required.
Senior apartments and senior independent living	1.25 spaces per unit. Should units revert to general occupancy, the requirements for multiple family dwellings shall apply.

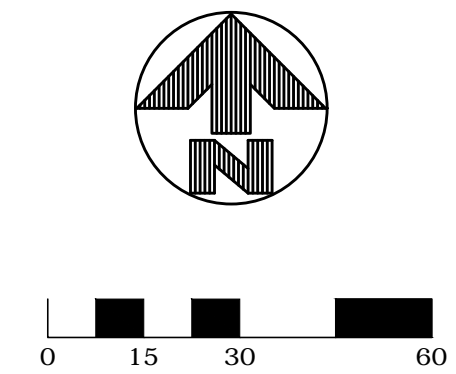
RECOMMENDATION

Staff recommends the Planning Commission review the information provided for Thursday's work session in preparation for the November 12th PUD preliminary plan review and public hearing.

If you have any questions or if I can be of assistance please feel free to contact me at (937) 767-1702 or email at dswinger@vil.yellowsprings.oh.us.

PRELIMINARY PUD PLAN FOR YELLOW SPRINGS SENIOR APARTMENTS

MARSHALL STREET
YELLOW SPRINGS, GREENE COUNTY, OHIO



LENGEND

PROP. PUBLIC LIGHT POLE	
EX. PUBLIC LIGHT POLE	
PARKING LIGHT POLE	
PROP. SANITARY MANHOLE	
EX. SANITARY MANHOLE	
EX. CATCH BASIN	
EX. STORM MANHOLE	
PROP. CATCH BASIN	
PROP. STORM MANHOLE	
PROP. FIRE DEPT. CONNECTION	
EX. FIRE HYDRANT	
EX. WATER VALVE	
PROP. WATER MAIN	
EX. WATER MAIN	
PROP. STORM SEWER	
EX. STORM SEWER	
PROP. SANITARY MAIN	
EX. SANITARY MAIN	
EX. GAS MAIN	
UNDERGROUND ELECTRIC	



RVP
ENGINEERING

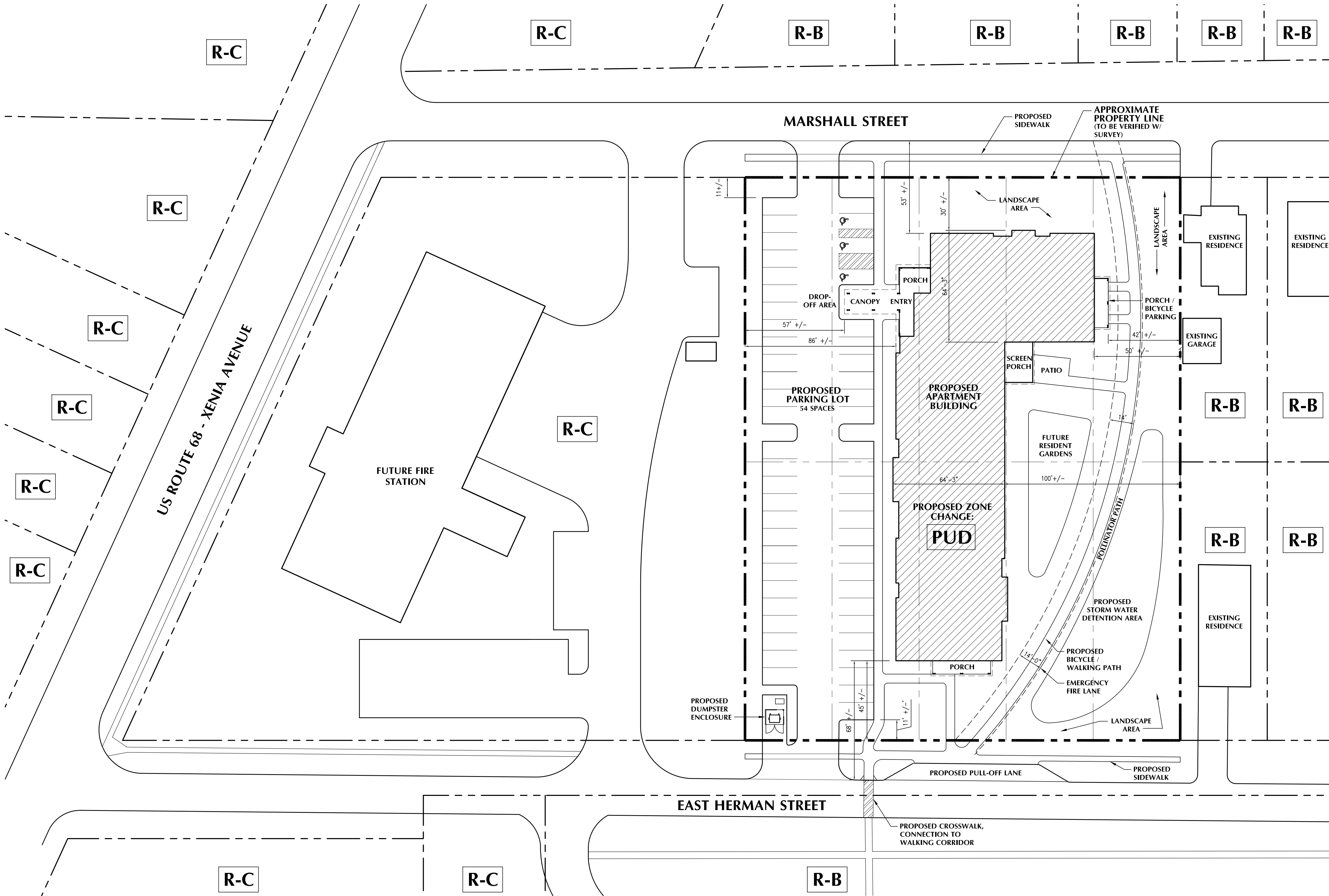
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PRELIMINARY PUD PLAN
YELLOW SPRINGS SENIOR APARTMENTS
MARSHALL STREET
YELLOW SPRINGS, OHIO - 45387

ELLOW SPRINGS SENIOR

C100

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LEGEND

X-X

ZONING OF PROPERTY

PROPOSED BUILDING OR STRUCTURE

PROJECT PROPERTY LINE

ADJACENT PARCELS PROPERTY LINES

SIDEWALK

ROAD OR DRIVE

SITE DEVELOPMENT PLAN

1"=30'-0"

YELLOW SPRINGS
PROPOSED SENIOR APARTMENTS
SITE PLAN DATA:

OWNER/ADDRESS: YELLOW SPRINGS HOME, INC.
202 SOUTH WINTER STREET
YELLOW SPRINGS, OHIO 45387
CONTACT: EMILY SEIBEL

PROJECT TEAM: ST. MARY DEVELOPMENT CORPORATION
2160 EAST FIFTH STREET
DAYTON, OHIO 45403
CONTACT: WES YOUNG

ATA/BEILHARZ ARCHITECTS
CONTACT: ROB HUMASON
1063 CENTRAL AVENUE
CINCINNATI, OHIO 45202
(513) 241-4422
(CIVIL ENGINEER T.B.D.)

SITE ADDRESS: MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

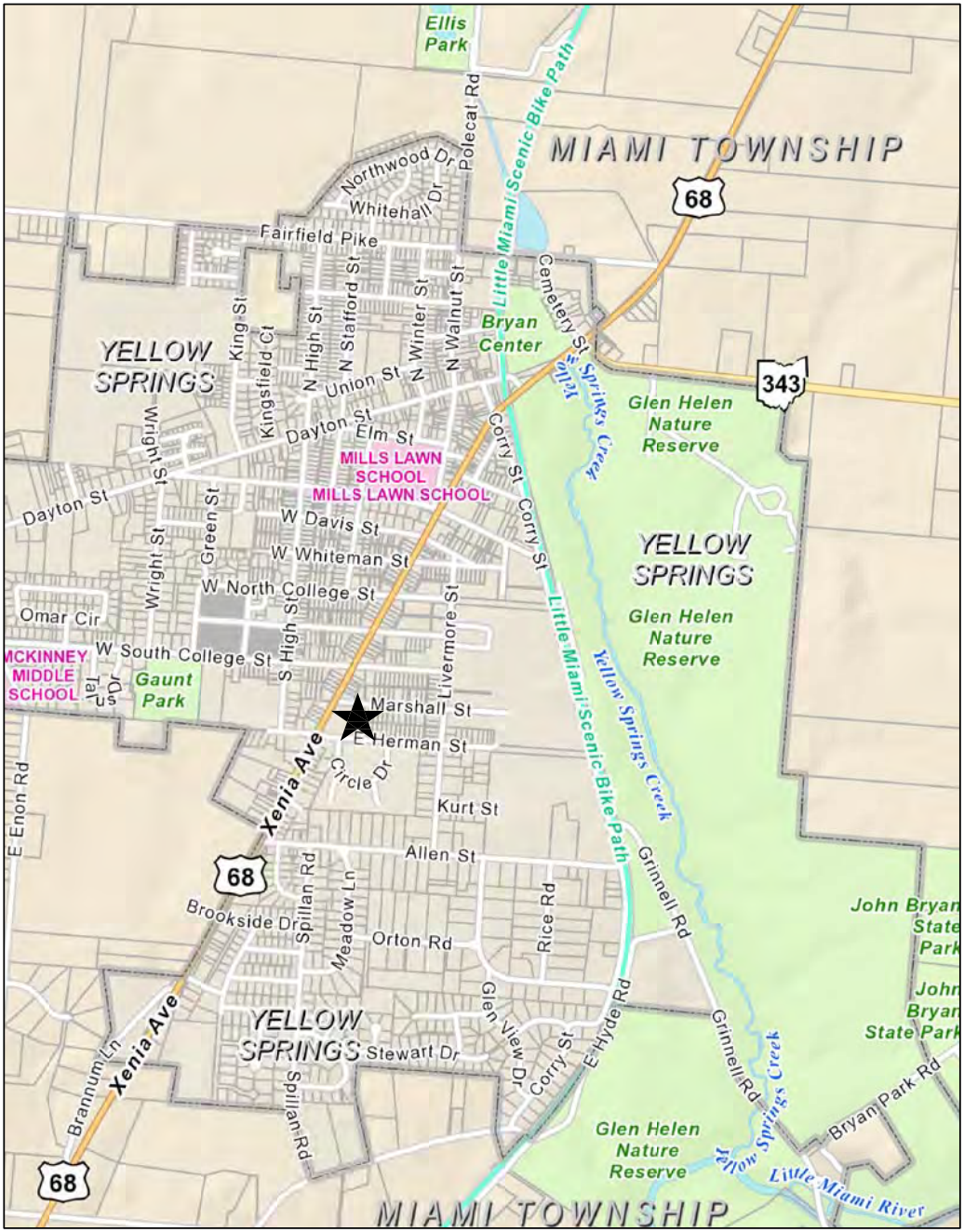
PARCEL ID: (10) CONSOLIDATED PARCELS:
F190010080029900
F190010080030000
F190010080030100
F190010080030200
F190010080030300
F190010080031500
F190010080031600
F190010080031700
F190010080031800
F190010080031900

PLAT BOOK / PAGE: 2 / 42
EXISTING USE: VACANT
PROPOSED USE: SENIOR APARTMENTS
54 UNITS
ACREAGE: 1.8 ACRES
EXISTING ZONING: R-B
PROPOSED ZONING: PUD
(UNDERLYING ZONING R-C,
HIGH DENSITY RESIDENTIAL)

ADJACENT PROPERTIES
ZONING: R-B, R-C

	REQUIRED	PROPOSED
MIN. LOT SIZE	4800 S.F.	80,875 +/- S.F.
MIN. LOT WIDTH	40'	250'
BUILDING HEIGHT	35' / 3 ST.	55' / 4 ST.*
FRONT YD. SETBACK	20'	30' / 45'
SIDE YD. SETBACKS	10' TOTAL / 5' LEAST	128' TOTAL / 42' LEAST
REAR YD. SETBACK	15'	N/A
LOT COVERAGE	50% MAX.	24% +/-
PARKING SPACES	54 x 1.25 = 68	54*

*VARIANCE REQUIRED



VICINITY MAP

★ PROJECT SITE LOCATION

NOT TO SCALE



ATA | BEILHARZ
ARCHITECTS

1063 Central Avenue Cincinnati, Ohio 45202
p: 513.241.4422 f: 513.241.5560 www.atahaz.com

YELLOW SPRINGS SENIOR APARTMENTS

PROPOSED NEW BUILDING
MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

CERTIFICATION

ISSUE DATE

1 9.19.2018

ZONING

PROJECT NO: 18054

DRAWN: GH CHECKED: JK

SITE DEVELOPMENT
PLAN

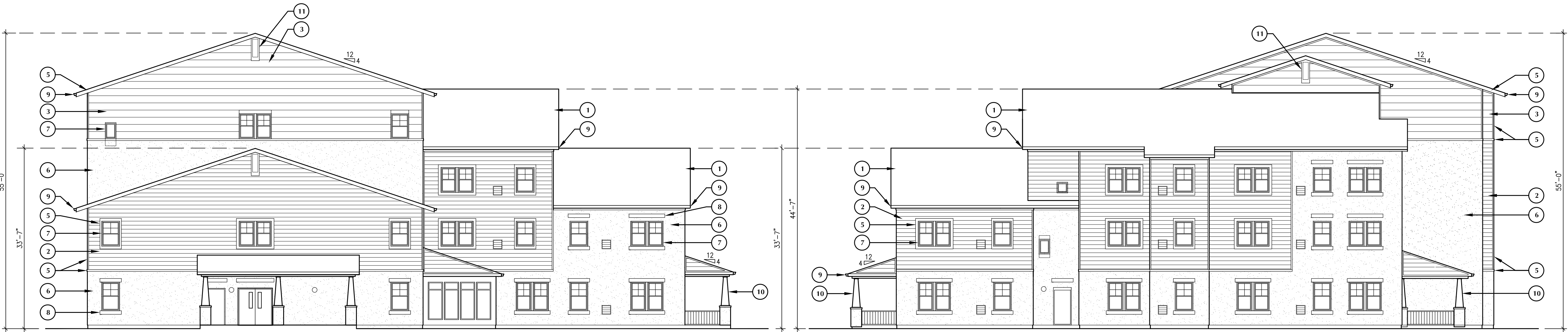
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WEST ELEVATION

FACING XENIA AVENUE 3/32"=1'-0"



SOUTH ELEVATION

FACING EAST HERMANN STREET 3/32"=1'-0"

NORTH ELEVATION

FACING MARSHALL STREET 3/32"=1'-0"



EAST ELEVATION

FACING GREEN SPACE 3/32"=1'-0"

KEYNOTES

- 1 ASPHALT ROOFING SHINGLES
- 2 VINYL SIDING, PATTERN #1 COLOR #1
- 3 VINYL SIDING, PATTERN #2 COLOR #2
- 4 VINYL SIDING, PATTERN #2 COLOR #3
- 5 PRE-FINISHED TRIM BOARDS
- 6 MASONRY VENEER (BRICK OR STONE)
- 7 VINYL-FRAMED WINDOWS
- 8 STONE HEADS AND SILLS
- 9 PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS
- 10 PREFABRICATED COLUMN WRAPS ON MASONRY VENEER BASE
- 11 DECORATIVE GABLE TRIM



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ARCHITECTS

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YELLOW SPRINGS SENIOR APARTMENTS

PROPOSED NEW BUILDING
MARSHALL STREET
YELLOW SPRINGS, OHIO 45387

CERTIFICATION

ISSUE DATE

1 9.19.2018

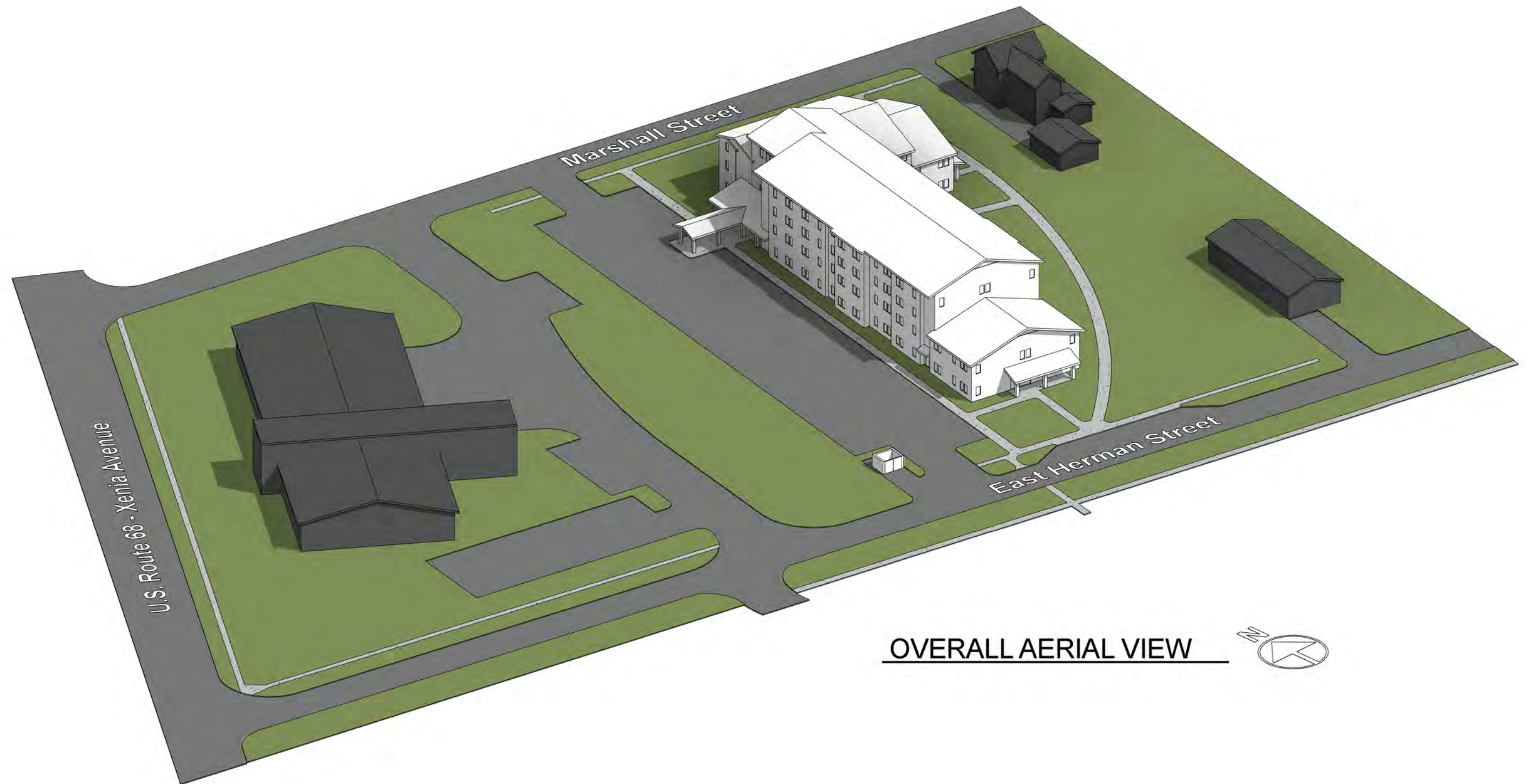
ZONING

PROJECT NO: 18054

DRAWN: GH CHECKED: JK

BUILDING
ELEVATIONS

A-201



OVERALL AERIAL VIEW



**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio

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AERIAL VIEW LOOKING NORTHEAST

**Yellow Springs Senior
Apartments**

Yellow Springs, Ohio



AERIAL VIEW LOOKING NORTHWEST

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Yellow Springs, Ohio

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AERIAL VIEW LOOKING SOUTHEAST

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AERIAL VIEW LOOKING SOUTHWEST

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GROUND VIEW LOOKING NORTHEAST

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GROUND VIEW LOOKING NORTHWEST

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GROUND VIEW LOOKING SOUTHWEST

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GROUND VIEW LOOKING SOUTHEAST

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September 19, 2018

Denise Swinger,
Planning and Zoning Administrator
Village of Yellow Springs, Ohio
100 Dayton Street
Yellow Springs, OH 45387

Re: Preliminary PUD Application
Yellow Springs Senior Apartments

Dear Denise,

Please find a Preliminary PUD Application for the new Yellow Springs Senior Apartments project enclosed with this letter. This project is to be developed by Yellow Springs Home, Inc. in conjunction with St. Mary Development Corporation. ATA Beilharz Architects is assisting Yellow Springs Home and St. Mary Development in this process. The development is proposed for the coordination of series of parcels, owned by Yellow Springs Home and located between E. Marshall Street and E. Herman Street, adjacent to the new Fire Station parcel along Xenia Avenue. The request for zoning change is from the current zoning of Residential B (R-B) to a PUD zoning overlay.

The proposed Yellow Springs Senior Apartments will be a four-story, 56,000 +/- square foot building with fifty-four (54) one and two-bedroom apartment units, common areas and administrative spaces. The building design will incorporate a series of stepped down gabled roofs with the ridge of the upper most gable at approximately 56 feet. The project is to be located on a 1.856 acre parcel between East Herman and E. Marshall Streets and adjacent to the proposed fire station to be built on Xenia Avenue. The proposed project includes development of a fifty-four space parking lot and an open green space between the development and the adjacent neighborhood.

A table of contents is attached as well as documents that are required for the review process per section 1254.05 of the Village of Yellow Springs Zoning Ordinance. I would respectfully request your help in allowing us to efficiently move through this process with the city in order to approve the proposed development.

The development and design team respectfully request that the city approve the change of zoning on these combined parcels in order to allow for the development as proposed. We hope to apply for Low Income Housing Tax Credits, a highly competitive funding stream, through the Ohio Housing Finance Agency, in February of 2019. The project will be contingent on getting a state award of tax credits to fill the gap between affordable rents for seniors of low income and the total cost to develop the project. As proposed, the development configuration best allows the team to apply and qualify for funding opportunities that will help Yellow Springs Home and St. Mary Development to create dignified and affordable housing to senior residents of Yellow Springs.

Here is a brief overview of the experience and capacity of the development team for the Yellow Springs Senior Apartments project:

ATA Architects

Since its beginning in 1975, **ATA Architects** provided quality architectural services to a variety of public and private clients for over twenty-eight years. Over that period it developed an impressive list of clients securing its place as one of Cincinnati's most venerable design firms.

ATA's plan for the future continued via its transformation into the new corporate entity; **ATA Beilharz Architects, LLC**. Formed on March 1, 2003 the new company continues to provide services from its downtown offices located at 1063 Central Ave in Cincinnati.

Whether they are in a diverse established neighborhood, a brand new suburban development, or a busy urban center, physical living conditions need to be comfortable, affordable and secure. Residents should be in proximity to people of all ages. Services ranging from personal care to health care at all levels of acuity should be available to everyone. Maximum independence is to be encouraged. Our vision is not to build housing but to create homes.

St. Mary Development

Since 1989, St. Mary Development Corporation has created 60 new affordable apartment communities with a total of more than 3,900 units. Our apartments have transformed the lives of thousands of people in need, especially poor seniors. Once a senior becomes a resident, our St. Mary Connect program links them to critical services that allow them to age-in-place as long as possible. St. Mary is also a state CHDO (Community Housing Development Organization) in Ohio and a member of NeighborWorks America, a national network of nonprofit housing developers. In 2017, St. Mary received an Exemplary rating by NeighborWorks America, the highest possible rating.

With decades of experience, our development team has the ability to assume different roles depending on the project type, risk and return. We complete projects as the sole developer and also as a co-developer in partnership with for-profit developers and other organizations. We're flexible and can act as a nonprofit sponsor and a community liaison.

Yellow Springs Home, Inc.

Yellow Springs Home, Inc. has led affordable housing and community development in Yellow Springs for twenty years. Yellow Springs Home has provided for nearly \$4,000,000 in economic development through eight successfully completed housing projects and is one of only two active Community Land Trusts in the state of Ohio. The Community Land Trust model is a successful strategy for developing and preserving permanently affordable homes in the Yellow Springs community. Core programs include individualized pre- and post-purchase financial coaching and stewardship, for-sale single family homes, and multi-family rentals supporting residents of low and moderate income.

A unique and once-in-a-generation project, Yellow Springs Senior Apartments has been more than 10 years in the making. The project concept and design offered here is the result of years of sustained volunteer efforts by way of a local Senior Housing Working Group and numerous listening sessions held over this summer with neighbors and other project stakeholders. We are proud to present a project that: reflects community input, will make a significant impact in Yellow Springs, meets a series of local values and current goals, is consistent with top needs identified in the recently conducted Housing Needs Assessment, and will provide for more than \$10,000,000 in economic development



on a vacant infill parcel, resulting in new property tax revenue to support local schools while providing ease of living in a community setting for elders in Yellow Springs.

Questions and comments can be directed to me or any of the design and development team members listed below.

Sincerely,
ATA Beilharz Architects

A handwritten signature in black ink, reading "Robert Humason".

Robert Humason, Architect/Partner

CC: Emily Seibel, Yellow Springs Home, Inc.
Wesley Young, St. Mary Development Corporation



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	Team Experience and Capacity		
1	Parallel Plan	5	See also drawing exhibit
2	Preliminary Development Plan	5	
	A General Location Map		Sheet A001
	B Legal Description		Sheet C100
	C Title Block Information	6	Sheets C100 and A001
	D Topographical Map		Sheet C100
	E Property Boundary Survey		Sheet C100
	F Existing Site Features	6	Sheet C100
	G Land Uses	6	Sheet A001
	H Community Facilities	6	
	I Existing Zoning	6	Sheet A001
	J Utilities		Sheet C100
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	L Dwelling Units	6	
	M Conceptual Layout	7	Sheets A001 and A201
	N Access Points and Streets	7	Sheets C100 and A001
	O Off Street Parking	7	Sheet A001
	P Building Types & Features		3D Elevations
3	Summary of Intent	7	
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	i Recognizable Benefit	7	
	ii Size	8	
	iii Utilities	9	
	iv Ownership	9	
	v Vision	9	
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	vii Architecture	10	Sheet A201 and 3D Elevations
	viii Traffic	10	
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	C Development Summary	10	
	D Flood Plain	10	
	E Variations Request	10	
	F Schedule of Development	11	
	G PUD Requirements	11	
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	iii Connectivity	12	
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General note: The following list is in response to the requirements for the Preliminary PUD Application as listed in Section 1254.05(b) of the Yellow Springs Zoning Code.

1. Parallel Plan

The underlying zoning for the parcels is R-B (Moderate Density Residential). However, it is adjacent to a R-C (High Density Residential) use and across from the Friends Care Community nursing home campus. For the purpose of the parallel plan exercise, R-B, and R-C requirements are listed for comparison. The site is currently configured as (10) individual 50' x 150', 7,500 sf. lots and a central "alley lot" 23'-6" x 250' (5,875 sf.). Once combined into a single parcel, the lot will be 250' x 323'-6", 80,875 sf. (1.856 acres).

Dwellings, Multiple-family are a permitted use in R-C and a conditional use in R-B¹. R-B lots have are allowed to have a density of up to 8 units per acre, while R-C lots are allowed to have a density of up to 14 units per acre². Minimum lot sizes are 6,000 sf R-B (4,500 sf. two-family) and 4800 sf R-C (4,000 sf. two-family). Minimum lot widths are 50' (R-B) and 40' (R-C).

Based on the lot size and density requirements, if R-B zoning is considered, up to 16 units are allowed. If high density R-C is considered, this development allows up to 28 units multiple-family building and would be compliant with site minimum widths under either R-B or R-C. It should be noted that the unit sizes (700-900 sq. ft.) presented in the concept plan are significantly smaller than typical single family residential units, bringing our suggested density of 54 units closer to the underlying zoning districts when considering impact on local utility infrastructure.

2. Preliminary Development Plan

- a. General Location Map. The drawing sheet A001 includes a vicinity map that shows this parcel is located in Yellow Springs, Ohio south of the downtown. The parcel fronts on both E. Marshall Street and E. Herman Street and is adjacent to the proposed new fire station to be located along Xenia Avenue.
- b. Legal Description. See Sheet C100
- c. Sheets C100 and A001 are dated with the issue date of the drawings and show a north arrow, scale and general project information. Plans have been prepared by ATA Beilharz Architects ad RVP Engineering. Names and contacts for key project individuals are as follows:

Applicant:
Yellow Springs Home
 PO Box 503
 Yellow Springs, OH 45387
Emily Seibel, Executive Director
 937-767-2790
Emily@yshome.org

Developer:
St. Mary Development Corporation
 2160 E. Fifth Street
 Dayton, OH 45403
Wesley Young, Vice President
 937-227-8149 x207
wyoung@smdcd.org

¹ Table 1248.02, Schedule of Uses: Residential Districts

² Table 1248.03, footnotes 2 and 3



Architect:

ATA Beilharz Architects

1063 Central Avenue

Cincinnati, OH 45202

Rob Humason, Architect/Partner

513-241-4422 x124

rob@ata-b.com

Civil Engineer:

RVP Engineering

6230 Centre Park Drive

West Chester, OH 45069

Rob Painter, President

513-823-2175 x1

rob.painter@rvpengineering.com

- d. Topographical contours for the site (existing) are shown on sheet C100.
- e. The Property Boundary survey is shown on sheet C100
- f. The site was previously developed but is currently vacant and has no significant natural features. The site is mostly level with a mixture of grass and old pavement and may be considered a vacant, blighted property. There are a few medium sized and a couple of large trees located mostly on the eastern side of the property. Some "volunteer" underbrush is growing along the east edge of the property, but is mostly wild and unmaintained.
- g. Sheet A001 shows the current zoning of the adjacent parcels. Single family residential properties are located to the north and east of the site; a large multi-building complex of multi-family residential is located to the south of the property; and a new fire station is proposed for the property directly adjacent to the west.
- h. The site is located near the main road (Xenia Avenue) and Greene CATS bus route, leading direct access north to the heart of the downtown business district. The site is located in an area with mix of compatible uses including a large concentration of single family residences, multi-family and a fire station (proposed). Directly south of the property is a well-designed, campus style senior living community with a mixture of building types. To the west of the property, the township has proposed construction of a new fire station. The site is near the Antioch College campus, located a few blocks to the northeast. The neighborhood is mostly without sidewalks, although sidewalks do exist on the other side of Herman Street and west along Xenia Avenue.
- i. The existing zoning for all abutting properties is shown on sheet A001. Properties to the north, east and south are zoned R-B, properties to the west and along Xenia Avenue are zoned R-C. The properties of this development are currently zoned R-B.
- j. Existing utilities locations and sizes are shown on sheet C100. C100 also shows the conceptual design of the proposed utility layout on site including the location(s) of connections to existing utilities.
- k. The proposed use of the site is for senior housing. The developer proposes to construct a single building with 54 residences. The site will also contain open areas, outdoor features including gardens, walking areas, enhanced pedestrian connectivity, sitting areas, etc. and onsite parking. See sheet A001 for layout and proposed features.
- l. The project will consist of 54 total residences. 39 units are proposed to be 1-bedroom residences, 15 are proposed to be 2-bedroom residences. All residences will be committed to be permanently affordable units with an initial affordability period of 30 years mandated by the Ohio Housing Finance Agency. After 15 years, ownership structure will likely change with the involvement of Yellow Springs Home,



Inc., a community land trust. The development team is committed to affordability beyond the initial 30 year compliance period.

- m. Conceptual layouts are shown on sheet A001
- n. The site will contain driveway access on both E. Herman Street and E. Marshall Street. Additionally a drop off curb area is proposed adjacent to E. Herman Street. The site will also contain new sidewalks along E. Herman and E. Marshall as well as a walking path that connects the sidewalks through the proposed greenspace area, in response to neighbor requests during this summer's listening sessions. Sidewalks are also included along the parking area. A crosswalk will be installed to connect the sidewalks on this site to the extensive sidewalk network of the Friends Care Community located south of this development on E. Herman Street. The crosswalk has been approved by Friends Care.
- o. 54 off street parking spaces (including 3 handicap spaces) will be constructed as part of this project. 1:1 parking is suggested consistent with industry norms (.75:1) and community stakeholder feedback, in order to increase the common green space.
- p. Included in the packet are drawings showing the proposed massing of the buildings in three dimensions. These drawings also show the general building character and type of detailing that will be utilized in the design.

3. Summary of Intent

The stated intent of the PUD zoning designation outlined in chapter 1254 of the Yellow Springs Zoning Code is to encourage innovation and variation of design in land use by permitting flexibility of design, layout and type of structure constructed. This once-in-a-generation project is special and requires special one-time zoning. This flexibility then, allows for a development to achieve economy and efficiency of the use of the land, provide more open space, promote efficient use of public services and utilities, provide needed affordable senior housing and achieve a higher quality development than can be achieved from the conventional requirements of the zoning code.

The project meets a number of local Yellow Springs values, current Village Council goals, and meets a top need identified in the Housing Needs Assessment. The PUD variances for height, parking, stories, and density will be off-set by benefits to the community, outlined in the PUD section of the zoning code, above and beyond the minimal requirements for residential zoning districts. Our goal is to create a community project that will benefit Yellow Springs for many years to come.

By utilizing the PUD process, the Yellow Springs Senior Apartments will create a new residential community for seniors that integrates the needs of the residents, the neighborhood and the community at large.

a. Qualifying Conditions (Section 1254.02):

- i. Recognizable benefit: The proposed development provides a recognizable benefit to the community at large by providing more than three recognizable benefits (three are required for PUD approval):
 - 1. Complementary mix of land uses or housing types: Using the PUD process allows for the construction of a multi-family building. The multi-family building type is a needed housing type in a diverse



community. A multi-family building is ideally suited to the needs of seniors and is the primary configuration for providing economically viable affordable housing. It provides a community setting important to individuals who may be isolated for the first time in their lives. It provides for efficient delivery of care, and a better ability for community residents to age-in-place. Multi-family senior housing provides amenities that might not be as available in a single family residence such as accessibility, on-site congregate spaces, companionship, and support services.

2. Extensive open space and recreational amenities: By consolidating the units into a single building, significant portions of the site (76%) are preserved for open space that will feature amenities for resident and community benefit. This development, by incorporating open space and site amenities, foster the connectivity that is important to the village.
 3. Connectivity of Open Space with New or Existing Adjacent Greenway or Trail Corridors: One project feature is connecting a walkway from a new sidewalk along Marshall Street, across the site, to a new crosswalk that connects with the existing trail corridor at Friends Care Center to encourage pedestrian activity, connectivity, safety, accessibility, and wellness.
 4. Coordinated Development of Multiple Small Parcels: The proposed project connects 10 vacant infill properties into one large parcel.
 5. Removal or renovation of blighted buildings, sites or contamination clean up: This development will vastly improve on underutilized parcel, which currently has concrete from a former parking lot, and will provide an important transition (and buffer) between the proposed fire station and the neighborhood to the east.
- ii. **Size**: The proposed development is 1.856 acres, which is less than the minimum 5 acres as required by the code. The development team will approach Village Council with a request to develop a PUD on less than 5 acres, as required by the code. Please see page 12 of this proposal for a list of qualifying criteria to support this modification.
1. **Impact on adjacent lands**: The proposed development will sit between diverse uses and is compatible with all. The lands to the south of the property are used for multi-family housing, similar to the proposed use, the lands to the east and north are single-family residential, a similar use to the proposed multi-family. The use to the west is a fire station. While not similar in use type to the rest of the neighborhood, a fire station is a compatible and complimentary use and will serve the property with fire safety and emergency healthcare access, to the benefit of residents. In addition, the design of this development results in creating a buffer between the fire station and the existing housing by putting the hard surface paving towards the fire station and the open, green spaces and amenities towards the residences. These choices



were selected from listening sessions conducted over the summer with project neighbors and stakeholders.

2. Compliment the character of the surrounding areas: The neighborhood comprises a very diverse mix of building styles, as does the Village of Yellow Springs. Cottage, colonial, ranch and modern styles are evident in the residences with traditional and “transitional” design utilized for the multi-family complex south of E. Herman Street. The new building will utilize multiple heights and roof lines as well as traditional detailing, porches and overhangs to break up the massing and create an approachable, residential scale. Color and texture variety will further bring the project scale into aesthetic harmony with the character of the Village. The variety of building height, roof lines, color, and texture allows the larger building to be compatible with and to compliment the character of the smaller buildings nearby and to create a buffer between the more commercial nature of a fire station and the residences. The building design, height, and rooflines were created in response to neighbor and stakeholder input.
 3. Qualifying conditions achieved in the smaller site: As demonstrated in this text and the accompanying drawings, while this site is smaller than the minimum required 5 acres, the qualifying conditions of the PUD can be achieved.
 4. Use of PUD vs. conventional zoning designation: The choice to utilize the PUD zoning designation is a result of the compatibility of the PUD requirements to the type of project. While the PUD does offer some flexibility from underlying zoning requirements, we believe that this type of project offers tradeoffs that make the project worthwhile to the community. The PUD process appropriately provides a forum for the community to evaluate those tradeoffs and make a determination of whether the value received by the community is equal to or better than the benefits provided by the underlying zoning.
- iii. Utilities: The site is served by public utilities. The design team is currently engaged with the director of public works to integrate the needs of the site with the available capacities. This work is currently ongoing.
 - iv. Ownership: The site is owned by Yellow Springs Home, Inc. (the applicant).
 - v. Comprehensive Plan and Vision: The development of this site as proposed in this PUD application is consistent with and supportive of the goals of the comprehensive plan and vision in several ways:

Consistent with Overall Vision Statement. This development enhances the diversity of this unique community and its sustainable future.

 1. The building and site, which encompasses many green features, enhances the sustainability of the community.
 2. The project provides affordable housing for seniors, a valuable component of a diverse range of housing choices.
 3. By consolidating the housing into a multi-family building, the site is put to its best use, allowing for contiguous open space and outdoor



- amenities that are not found in a less dense, but spread out configuration of single-family homes.
- 4. This development is utilizing an under used infill site, instead of a greenfield location.
- 5. The development fits with the diverse character of the village.
- 6. Quality design of the site and building adds to the attractive collection of sites in Yellow Springs.
- 7. Creation of affordable, multi-family housing is a clearly stated goal of the Vision.
- vi. Pedestrian Accommodation: The site is designed to take advantage of the density of a single, multi-family building to consolidate a large green space. The site will install sidewalks along both E. Herman and E. Marshall and include connecting walk paths from one side of the site through to the other side. This will create both a walking circuit on site as well as connections to the rest of the community. Additionally a crosswalk will be created to tie the new site and walkways to the extensive network of walking paths located in the Friends Care complex south of the site.
- vii. Architecture: The proposed building is being designed to enhance the site. The building will incorporate multiple roof heights, gabled roof forms, porches, varied elevations and material detailing that will enhance the residential character of the project.
- viii. Traffic: Care has been taken in the design of the site to separate the pedestrian and vehicle traffic. The position of the lot allows for access from both adjacent streets and provides access to the site from the closest point to the heavy traffic pattern (Xenia Avenue). The site includes handicap parking for residents and visitors as well as drop off areas to facilitate easy access to multiple vehicle types and drop-off situations.
- ix. Eligible Districts: per the code this district is eligible for a PUD designation.
- b. The parcel is owned by Yellow Springs Home, Inc.
- c. The proposed development will include 1.856 acres. The site will include one multi-family residential building for senior residents with 54 residences; parking for 54 vehicles (including handicap parking); vehicle drop-off areas; trash collection area (screened); walking paths; open green space and gardens. The building will be approximately 55,860 sf. and contain (39) one-bedroom residences, (15) two bedroom residences, common areas, common laundries, a fitness area, and screened and open porches. Individual residential units will be approximately 700 sf (one-bedroom) and 900 sf (two-bedroom). All residences will be affordable. Several residences will be designed for handicap residents including units designed for residents who may have visual or hearing handicaps. The site and building will be designed and submitted for certification to one Enterprise Green Communities energy efficiency and green building standards. We anticipate meeting and likely exceeding this standard. Building setbacks will be (minimum) 30' front yard and (minimum) 40' side yard. Note that the lot is rectangular and will front on two streets and therefor has two front yards and two side yards
- d. The development is not within an existing flood plain.
- e. Variances Required:



- i. PUD minimum size: The zoning code requires a development to be a minimum of 5 acres to be considered for a PUD. This development is 1.856 acres.
- ii. Building Height: R-C maximum allowable height is 3-stories, 35'-0". The proposed building will be 4-stories, 56'-0". The 4-story design allows a more efficient use of the site and allows for significant green space, a priority reflected in listening sessions with neighbors and project stakeholders. It should be noted that the building is designed with multiple roof and story heights to transition into the residential corridor, also in response to neighbor feedback. Finally, it should also be noted that a fire safety review was conducted with Miami Township Fire Rescue, and the building will meet all fire safety codes and regulations.
- iii. Parking: The zoning code requires 1.25 spaces per residence for a total of 68 spaces required. The proposed development contains 1 space per residence for a total of 54 spaces. The reduced number of spaces reflects the nature of the resident type and the desire to allocate more of the site to open green space rather than parking based on listening session feedback. We have found that 0.75 to 1 space per residence is adequate for a complex with senior residents and are going above that standard to suggest 1:1 parking
- iv. Unit Density: Underlying R-B zoning allows for up to 16 units, while R-C zoning would allow for up to 28 units to be. The proposed development will have 54 units. It should be reiterated that the unit sizes of 700 to 900 square feet are smaller than the typical single family unit assumed in the residential code, so each unit has less of an impact on local utilities and infrastructure than a larger dwelling would.

f. Development Schedule:

Approval of PUD	December 2018	Village of Yellow Springs
Application for Funding	February 2019	Ohio Housing Finance Agency (OHFA)
Award of Funding	April – June 2019	OHFA
Approval of Final PUD Plan	Sept. – Oct. 2019	Village of Yellow Springs
Construction	March 2020 – Feb. 2021	Yellow Springs Home / St. Mary Development
Move In!	March 2021	

g. PUD Requirements (Section 1254.03):

- i. Permitted Use: Multi-family residential housing is a permitted use in the zoning code and available for use in a PUD. (Compliant).
- ii. Minimum Lot Size and Zoning Requirements:
 - 1. Lot Size: The underlying zoning for a multi-family property would be R-C, High-Density Residential. R-C requires a 4,800 sf. minimum lot



- size and a 40' minimum lot width. This site exceeds the minimum requirements. (Compliant).
2. Height: R-C maximum height is 35' and 3-stories. This project will be 55' high and 4-stories. (Variance required). It should be reiterated that fire safety was considered, and the 4-story building will be code compliant.
 3. Yard setbacks: FY: 20'; SY: 10' total/ 5' least: RY: 15'. The proposed design exceeds the minimum in all requirements. (Compliant).
 4. Lot Coverage: Max 50% allowed. This site provides more open space than the requirement. Actual building coverage is only 24% of the entire site, leaving 76% of open space (Compliant).
 5. Parking: For the number of units, the zoning code requires 68 parking spaces, or 1.25 per residence ($54 \times 1.25 = 67.5$). This development will contain 54 spaces. (Variance required).
 6. Unit Density: The underlying zoning of R-B allows for up to 16 units, while R-C allows for up to 28 units to be constructed. The proposed development will have 54 modest 700-900 square foot units. (Variance required)
- iii. Connectivity: The site is designed to include a walking path for residents. This path will be connected (via a cross-walk) to the existing walking corridor across E. Herman Street. The project will also create new sidewalks along the site frontages along E. Herman and E. Marshall Streets. The new walks paths and cross walk will combine to promote pedestrian and bicycle connectivity, in response to local stakeholder input.
 - iv. Modification of Minimum Requirements: The proposed site plan requires variances to the minimum PUD size, building height, number of stories, parking count, and unit density.
 - v. In order to satisfy the PUD modification requirements of the code it should be noted that the development will satisfy the following four criteria, as required in the code:
 1. Create open space for residents and visitors that exceed what is required by section 1254.03 (Item 2)
 2. Create 54 permanently affordable senior apartments. The 100% affordable residences significantly exceeds the 10% requirement. (Item 3)
 3. Have a respectful environmental site impact through the use of open space, plantings and active storm water management design. (Item 5)
 4. The development will employ practices in the site layout and building construction that lead to a reduction of energy consumption when compared to conventional construction projects. The project will be submitted for third-party oversight for compliance of green building construction. (Item 6).
 - vi. Density Bonus (Section 1254.03, E.9): In order to qualify for the density bonus, the project must comply with at least three of the amenities listed in



Section 1254.03 e. The projects complies with 6 of the 9 listed amenities as follows, while only three criteria are required by the code:

1. Affordability. 100% of the units will be permanently affordable senior units, significantly exceeding the 20% incentive. (Item 1).
2. Cool Roofs. The building will employ roof coverings with a low SRI. (Item 2)
3. LEED. The building and site will be submitted for green construction compliance certification by a third-party green building program, Enterprise Green Communities, in lieu of LEED. (Item 5).
4. Storm Water. The project is designed to detain and control storm water on impervious areas that will reduce the impact of storm water on the existing public system. (Item 6).
5. Pedestrian Accommodation. Extensive sidewalks, paths and bicycle parking areas are provided on site. (Item 8).
6. Open Space. More than 25% of the site (as defined by section 1254.03(e)) will be open space. (Item 9).



Strengthening community and diversity through permanently affordable housing

September 28, 2018

Denise Swinger
Planning and Zoning Administrator
Village of Yellow Springs, Ohio
100 Dayton Street
Yellow Springs, OH 45387

Re. Approval to Apply to Planning Commission for a Planned Unit Development Zoning Overlay of Less than Five Acres and Request to Discuss at October 15 Council Meeting

Dear Denise,

Please accept this letter as a request to the Village of Yellow Springs and Village Council to apply to Planning Commission for a Planned Unit Development zoning overlay of less than five acres. How the project meets and exceeds the qualifying criteria and modification of minimum requirements conditions are outlined at the end of this letter.

Project Overview

Yellow Springs Home, Inc. alongside co-developers St. Mary Development Corporation and ATA Beilharz Architects presents for consideration a 54-unit affordable senior housing rental project, consistent with current village goals, values, and the Housing Needs Assessment. The project location is a series of parcels, owned by Yellow Springs Home, Inc. and located between E. Marshall Street and E. Herman Street, adjacent to the future new MTR fire station parcel along Xenia Avenue.

The proposed Yellow Springs Senior Apartments will be a four-story, 56,000 +/- square foot building with fifty-four (54) one and two-bedroom apartment units, common areas and administrative spaces. The building design will incorporate a series of stepped down gabled roofs with the ridge of the upper most gable at approximately 56 feet. The project is to be located on 1.856 acre parcel between East Herman and E. Marshall Streets and adjacent to the proposed fire station to be built on Xenia Avenue. The project includes development of a fifty-four space parking lot and an open green space between the development and the adjacent residential neighborhood.

A unique and once-in-a-generation project, Yellow Springs Senior Apartments is more than 10 years in the making. The project concept and design offered here is the result of years of sustained volunteer efforts by way of a local Senior Housing Working Group and numerous listening sessions held over this summer with neighbors and other project stakeholders. We are proud to present a project that: reflects community input, will make a significant impact in Yellow Springs, meets a series of local values and current goals, is consistent with top needs identified in the recently conducted Housing Needs Assessment, and will provide for more than \$10,000,000 in economic development on a vacant



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infill parcel, resulting in new property tax revenue to support local schools while providing ease of living in a community setting for elders in Yellow Springs.

Project Timeline

The development and design team respectfully request that the city approve the change of zoning on these combined parcels in order to allow for the development as proposed. We hope to apply for Low Income Housing Tax Credits, a highly competitive funding stream, through the Ohio Housing Finance Agency in February of 2019. The project will be contingent on getting a state award of tax credits to fill the gap between affordable rents for seniors of low income and the total cost to develop the project. As proposed, the development configuration best allows the team to apply and qualify for funding opportunities that will help Yellow Springs Home and St. Mary Development to create dignified and affordable housing to senior residents of Yellow Springs.

Development Team Experience and Capacity

ATA Architects

Founded in 1975 by David Wheeler and Dennis Cronin, ATA Architects has delivered quality architectural services to an array of public and private clients throughout the region. Over that period, they developed an impressive list of clients securing its place as one of Cincinnati's most venerable design firms. In 2003, ATA Architects reorganized into ATA Beilharz Architects, LLC with the addition of Kraig Beilharz and John Kennedy as new managing partners. Whether they are in a diverse established neighborhood, a brand new suburban development, or a busy urban center, physical living conditions need to be comfortable, affordable and secure. Residents should be in proximity to people of all ages. Services ranging from personal care to health care at all levels of acuity should be available to everyone. Maximum independence is to be encouraged. Our vision is not to build housing but to create homes.

St. Mary Development

Since 1989, St. Mary Development Corporation has created 60 new affordable apartment communities with a total of more than 3,900 units. Our apartments have transformed the lives of thousands of people in need, especially poor seniors. Once a senior becomes a resident, our St. Mary Connect program links them to critical services that allow them to age-in-place as long as possible. St. Mary is also a state CHDO (Community Housing Development Organization) in Ohio and a member of NeighborWorks America, a national network of nonprofit housing developers. In 2017, St. Mary received an Exemplary rating by NeighborWorks America, the highest possible rating.



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With decades of experience, our development team has the ability to assume different roles depending on the project type, risk and return. We complete projects as the sole developer and also as a co-developer in partnership with for-profit developers and other organizations. We're flexible and can act as a nonprofit sponsor and a community liaison.

Yellow Springs Home, Inc.

Yellow Springs Home, Inc. has led affordable housing and community development in Yellow Springs for twenty years. Yellow Springs Home has provided for nearly \$4,000,000 in economic development through eight successfully completed housing projects and is one of only two active Community Land Trusts in the state of Ohio. The Community Land Trust model is a successful strategy for developing and preserving permanently affordable homes in the Yellow Springs community. Core programs include individualized pre- and post-purchase financial coaching and stewardship, for-sale single family homes, and multi-family rentals supporting residents of low and moderate income.

Summary of Intent for PUD Zoning Overlay

The stated intent of the PUD zoning designation outlined in chapter 1254 of the Yellow Springs Zoning Code is to encourage innovation and variation of design in land use by permitting flexibility of design, layout and type of structure constructed. This once-in-a-generation project is special and requires special one-time zoning. This flexibility then allows for a development to achieve economy and efficiency of the use of the land, provide more open space, promote efficient use of public services and utilities, provide needed affordable senior housing, and achieve a higher quality development than can be achieved from the conventional requirements of the zoning code.

The project meets a number of local Yellow Springs' values, current Village Council goals, and meets a top need identified in the Housing Needs Assessment. The PUD variances for height, parking, stories, and density will be off-set by benefits to the community, outlined in the PUD section of the zoning code, above and beyond the minimal requirements for residential zoning districts. Our goal is to create a community project that will benefit Yellow Springs for years to come.

By utilizing the PUD process, the yellow springs Senior Apartments will create a new residential community for seniors that integrates the needs of the residents, the neighborhood, and the community at large.



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PUD Qualifying Conditions (Section 1254.02)

Recognizable benefit: The proposed development provides a recognizable benefit to the community at large by providing more than three recognizable benefits (three are required for PUD approval):

1. Complementary mix of land uses or housing types: Using the PUD process allows for the construction of a multi-family building. The multi-family building type is a needed housing type in a diverse community. A multi-family building is ideally suited to the needs of seniors and is the primary configuration for providing economically viable affordable housing. It provides a community setting important to individuals who may be isolated for the first time in their lives. It provides for efficient delivery of care, and a better ability for community residents to age-in-place. Multi-family senior housing provides amenities that might not be as available in a single family residence such as accessibility, on-site congregate spaces, companionship, and support services.
2. Extensive open space and recreational amenities: By consolidating the units into a single building, significant portions of the site are preserved for open space that will feature amenities for resident and community benefit. The building covers only 24% of the lot. This development, by incorporating open space and site amenities, foster the connectivity that is important to the village.
3. Connectivity of Open Space with New or Existing Adjacent Greenway or Trail Corridors: One project feature is connecting a walkway from a new sidewalk along Marshall Street, across the site, to a new crosswalk that connects with the existing trail corridor at Friends Care Center to encourage pedestrian activity, connectivity, safety, accessibility, and wellness.
4. Coordinated Development of Multiple Small Parcels: The proposed project connects 10 vacant infill properties into one large parcel.
5. Removal or renovation of blighted buildings, sites or contamination clean up: This development will vastly improve an underutilized parcel, which currently has concrete from a former parking lot, and will provide an important transition (and buffer) between the proposed fire station and the neighborhood to the east.

Size: The proposed development is 1.856 acres, which is less than the minimum 5 acres as required by the code. Below is an overview of PUD size considerations:

1. Impact on adjacent lands: The proposed development will sit between diverse uses and is compatible with all. The lands to the south of the property are used for multi-family housing, similar to the proposed use, the lands to the east and north are single-family residential, a similar use to the proposed multi-family. The use to the west is a fire station. While not similar in use type to the rest of the neighborhood, a fire station is a compatible and complimentary use and will serve the property with fire safety and emergency healthcare access, to the benefit of residents. In addition, the design of this development results in creating a buffer between the fire station and the existing housing by putting the hard surface paving towards the fire station and the open, green



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spaces and amenities towards the residences. These choices were informed by listening sessions conducted over the summer with project neighbors and stakeholders.

2. Compliment the character of the surrounding areas: The neighborhood comprises a very diverse mix of building styles, as does the Village of Yellow Springs. Cottage, colonial, ranch and modern styles are evident in the residences with traditional and “transitional” design utilized for the multi-family complex south of E. Herman Street. The new building will utilize multiple heights and roof lines as well as traditional detailing, porches and overhangs to break up the massing and create an approachable, residential scale. Color and texture variety will further bring the project scale into aesthetic harmony with the character of the Village. The variety of building height, roof lines, color, and texture allows the larger building to be compatible with and to compliment the character of the smaller buildings nearby and to create a buffer between the more commercial nature of a fire station and the residences. The building design, height, and rooflines were created in response to neighbor and stakeholder input.
3. Qualifying conditions achieved in the smaller site: As demonstrated in this text and the accompanying drawings, while this site is smaller than the minimum required five acres, the qualifying conditions of the PUD can be achieved.
4. Use of PUD vs. conventional zoning designation: The choice to utilize the PUD zoning designation is a result of the compatibility of the PUD requirements to the type of project. While the PUD does offer some flexibility from underlying zoning requirements, we believe that this type of project offers tradeoffs that make the project worthwhile to the community. The PUD process appropriately provides a forum for the community to evaluate those tradeoffs and make a determination of whether the value received by the community is equal to or better than the benefits provided by the underlying zoning.

Modification of Minimum Requirements: In order to satisfy the PUD modification requirements of the code it should be noted that the development will satisfy the following four criteria, as required in the code:

1. Create open space for residents and visitors exceeding what is required by section 1254.03 (Item 2)
2. Create 54 permanently affordable senior apartments. 100% permanently affordable residences significantly exceeds the 10% requirement. (Item 3)
3. Have a respectful environmental site impact through the use of open space, plantings and active storm water management design. (Item 5)



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4. The development will employ practices in the site layout and building construction that lead to a reduction of energy consumption when compared to conventional construction projects. The project will be submitted for third-party oversight for compliance of green building construction. (Item 6).

Questions and comments can be directed to myself or any of the design and development team members listed below. We invite any questions that you may have—a complete PUD application is available upon request, including architectural drawings and civil engineering review. We have conducted a number of neighbor and stakeholder listening sessions over the past several months to inform project design. We have also conducted fire safety and civil engineering and infrastructure review.

Thank you for your consideration of this worthy project.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Emily Seibel".

Emily Seibel
Executive Director
Yellow Springs Home, Inc.

CC: Robert Humason, ATA Beilharz Architects
Wesley Young, St. Mary Development Corporation

EXHIBIT D

UTILITIES INFRASTRUCTURE AT THIS SITE

ATA Beilharz, the applicant's architect, provided their required capacities for water, sewer and electric to Johnnie Burns, Public Works Director. He has determined, based on these calculations, that both electric and water capacities can be met. The developer will be responsible for the "aid to construction" costs for a 6" water main and water meter tap at an estimated cost of \$10,000. The developer is also responsible for the "aid to construction" costs for the electric transformer and related electric needs at an estimated cost of \$19,000.

Storm water management is the responsibility of the developer as any development shall not result in additional storm water runoff flowing to adjacent properties. Because of this, no additional storm water improvement costs are anticipated for the Village of Yellow Springs.

The Public Works Director consulted with Choice One Engineering to provide an analysis of the sewer capacity (**see attached letter**). Matt Hoying, P.E. determined that the capacity for sewer is there, but recommends that the deteriorating sewer be relined prior to adding any additional flow to the sewer system. This cost is the Village's responsibility as it is an infrastructure improvement. The Public Works Director estimates 2,750 feet of 8" sewer to be cleaned, root control and relining at \$10 per foot for an estimated cost of \$27,500. The relining of the sewer does not require digging up the street so the Complete Streets Policy will not be required. The developer is responsible for the sewer tap.

EXHIBIT D



Date

October 3, 2018

Attention

Johnnie Burns
JBurns@vil.yellowsprings.oh.us

Address

Village of Yellow Springs
100 Dayton Street
Yellow Springs, OH 45387

Subject

Herman Street Sewer Capacity Analysis, Village of Yellow Springs, Greene County, Ohio
GRE-YSP-1807

Dear Mr. Burns:

Choice One Engineering has completed the analysis of Herman Street's sewer capacity.

The following considerations were used to develop our analysis.

Capacity of Herman Street's current sewer:

Herman Street has an 8 inch sewer system currently, which can carry a maximum capacity of 0.5 million gallons per day (gpd). Ohio EPA has gpd standards of 120 gpd per bedroom in houses and 200 gpd per bed in nursing homes. With the assumption of 3 bedrooms per house (16 on Herman and 40 on Livermore), the known 110 beds in the current senior living center, and the addition of the sewer from Livermore Street, it was calculated that Herman Street's current sewer system carries 0.042 million gallons per day.

Capacity of sewer with proposed addition:

Using Ohio EPA's gpd standards of 200 gallons per day per bed, with the proposed addition of 55 beds, an additional 0.011 million gallons per day would be running through Herman Street's current sewer. With this addition, the total capacity being used would be 0.053 million gallons per day, of the available 0.5 gallons per day. Therefore, the addition is within the possible capacity that Herman Street's sewer can carry, however based on video footage of the current sewer, it is our recommendation that the old and deteriorated sewer be relined prior to adding any additional flow to the sewer system.

Sincerely,

Matthew J. Hoying, P.E.
Project Manager

West Central Ohio
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
203 W. Loveland Ave.
Loveland, OH 45140
513.239.8554 Phone

Eastern Indiana
607 N. Meridian St.
Portland, IN 47371
260.766.2500 Phone

www.CHOICEONEENGINEERING.com



EXHIBIT E

Situated in the Village of Yellow Springs, County of Greene, State of Ohio, and is described as follows:

And being all of Lots Numbered 588, 589, 590, 591, 592, 604, 605, 606, 607 and 608 as the same are designated, numbered and known on the original plat of said Village Wm. Mills Addition as recorded in Plat Cabinet 31 Page 244B fka Plat Book 2 Page 43. Also together with a 7.5' vacated alley at the rear of said lots. Also together with an 8' narrowed Street Ordinance No. 24 filed December 1, 1930 for said Lots 588, 589, 590, 591 and 592.

The property address and tax parcel identification number listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness.

Property Address: Village of Yellow Springs Lots Yellow Springs, OH 45387

Parcel No.: F19000100080029900 and F19000100080030000 and F19000100080030100 and F19000100080030200 and F19000100080030300 and F19000100080031500 and F19000100080031600 and F19000100080031700 and F19000100080031800 and F19000100080031900