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MySagamoreHills.com

September 10, 2018

Greenwood Village
830 Village Club Drive
Sagamore Hills, Ohio 44067

Dear Resident:

I am writing you on behalf of Sagamore Hills Township. You are likely aware that Sagamore Hills Township has been reviewing the Zoning Resolution for the last two years. As part of that process, they have reviewed the Commercial District. Enclosed please find a copy of the proposed text created by the Sagamore Hills Zoning Commission for "Senior Living, Senior Care and Continuing Care Communities." If adopted, this text would become a conditional use within the Commercial District of Sagamore Hills Township.

The Brentwood Nursing Home located at 907 W. Aurora Road is discussing plans to purchase approximately 30 acres of additional property in the northwest corner of State Rt. 82 and Carter Road that is already in the Commercial District and has been so for nearly forty years. This property was formerly known as the Brentwood Ambulatory building, a secondary building of doctor's offices and vacant land now controlled by the Cleveland Clinic. The Cleveland Clinic is interested in selling this commercial property and Brentwood Healthcare is interested in acquiring it to build a Senior Living, Senior Care and Continuing Care Community consistent with this zoning text in an expansion of their existing facility. The Zoning Commission will be holding a public hearing on September 24, 2018 at 7:00 p.m. to consider this zoning language. I am writing you to inform you of these proposed changes. This property may be considered for rezoning under Commercial/Conditional Use as a Senior Living, Senior Care and Continuing Care Community. In order for that to occur, this language would have to be adopted and accepted into the Zoning Resolution by both the Zoning Commission and Board of Trustees. Then an applicant would have to go before the Board of Zoning Appeals for approval. Should you have questions or concerns related to these zoning changes, you are certainly welcome to contact me at my office at (330) 467-9600 or to attend the Zoning Commission Hearing on September 24, 2018 at 7:00 p.m.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Snell", is written over the word "Sincerely,".

Jeffrey J. Snell
Attorney for Sagamore Hills Township

Enclosure

20.

Senior Living, Senior Care and Continuing Care Communities

a. Senior Living, senior care and continuing care communities may consist of:

(1) Independent Living Facilities

- (a) Individual Active Senior Units
- (b) Independent Living without Amenities
- (c) Independent Living with Amenities

(2) Residential Care Facilities

- (a) Assisted Living
- (b) Alzheimer's/Memory Care

(3) Skilled Nursing Facilities

- (a) Alzheimer's/Memory Care
- (b) Hospice
- (c) Rehabilitation

(4) Adult Day Care Facilities

(5) Community, Dining, Retail, and Recreational Facilities, whose primary purpose is to serve the residents of the senior community.

(6) General Purpose/Maintenance Facilities

b. Development Area:

(1) Any combination of Residential Care Facilities, Skilled Nursing Facilities and Adult Day Care Facilities shall require a 10 (ten) acre minimum lot.

(2) Any combination of Residential Care Facilities, Skilled Nursing Facilities, Adult Day Care Facilities, and Independent Living with or without Amenities shall require a 15 (fifteen) acre minimum lot.

(a) Each building shall be connected to the community center, food service, recreational facilities and related facilities as may be constructed for this use of this development by porches, roofs, overhangs and sidewalks.

(3) Continuing Care Communities, consisting of any combination of Residential Care Facilities, Skilled Nursing Facilities, Adult Day Care Facilities,

Independent Living with or without Amenities and Individual Active Senior Units shall require a minimum 20 (twenty) acre lot.

- (a) Individual active senior living units may comprise up to 20% (twenty percent) of the total units of the development.
 - (b) Individual active senior living units may have no more than 3 (three) units attached to each other. Each individual unit shall contain a two-car garage, and 2 (two) spaces in front of each garage for guest parking.
 - (c) Individual active senior living units shall consist of a minimum of 750 (seven-hundred-fifty) square feet plus the two-car garage.
 - (d) Individual active senior living units may have up to two bedrooms.
 - (e) One building containing a community center, food service, recreational facilities and related facilities may be constructed for use in this development.
- c. Open Space: At least 40% (forty percent) of the land within the development shall be reserved as open space on which no building, structure, roads or parking areas shall be located. Land occupied by gazebos, ponds, or outdoor recreational facilities shall be considered open space.
 - (1) Common open space may make up to 60% (sixty percent) of the required open space.
 - (2) Undisturbed open space shall make up at least 40% (forty percent) of the required open space.
- d. Units per acre: Senior living, senior care and continuing care communities shall have a maximum of 15 (fifteen) units per development acre.
- e. Minimum Yard and Buffer Requirements:
 - (1) No building shall be erected closer than 100 (one-hundred) feet to the centerline of a dedicated road.
 - (2) There shall be a 100 (one-hundred) foot minimum lot width at dedicated street lines.
 - (3) Buffers to any other district shall be 75 (seventy-five) feet. Consideration is to be given for a minimum of 10 (ten) feet of landscaping at the lot line when the property is adjacent to another district.
- f. Maximum Height Requirement: 35 (thirty-five) feet and 3 (three) stories.

- g. Minimum Parking Requirements:
- (1) Independent Living Facilities
 - (a) Individual Active Senior Unites: 2 (two) attached garage spaces plus 2 (two) additional spaces in front of each garage for guest parking.
 - (b) Independent Living Units without Amenities: 1.25 (one and a quarter) spaces per unit.
 - (c) Independent Living with Amenities: 0.75 (three-quarter) space per unit plus 1 (one) space for every staff member on the largest shift.
 - (2) Residential Care Facilities
 - (a) 1 (one) space for every 2 (two) units
 - (b) 1 (one) space for every staff member on the largest shift.
 - (3) Skilled Nursing Facilities
 - (a) 0.3 (one-third) space for every unit
 - (b) 1 (one) space for every staff member on the largest shift.
 - (4) Adult Day Care Facilities
 - (a) 1 (one) space per 500 (five-hundred) square feet
 - (b) An adequate drop-off zone shall be provided
 - (5) Community Dining, Retail and Recreational Facilities
 - (a) Facilities 9,000 (nine-thousand) square feet and over shall provide 1 (one) space for every 2.5 (two-and-a-half) independent units located in buildings that are not attached to the facility.
 - (b) If the Facility is under 9,000 (nine-thousand) square feet, 1 (one) space shall be provided per 150 (one-hundred-fifty) square feet
- h. Utility Equipment: All utility lines which service the development shall be located underground.
- i. All units shall be built to American Disability Act Standards, to include wheelchair accessible doors, hallways, bathing and toilet facilities, etc.
- j. All roadways, driveways, parking lots and sidewalks will be privately owned and maintained.
- k. General Restrictions:
- (1) The location, design and operating characteristics of the use will be compatible with and shall not adversely affect adjacent properties and the surrounding areas. The proposed development shall be harmonious with surrounding buildings with respect to scale and building materials. The surrounding street network shall be capable of

- accommodating the traffic generated by the proposed use.
- (2) A screened area must be provided for the storage of dumpsters and commercial debris and waste. Any storage space must be screened from the parking lot and roadway.
 - (3) All Commercial and Conditional Use zoning regulations not specifically addressed shall also apply to Senior Living, Senior Care and Continuing Care communities.

I. Definition of Terms:

The following definitions shall apply exclusively to, and are pertinent only to, Commercial Zoning District, Sec. 5.2 B 20 Senior Living, Senior Care and Continuing Care Communities.

1. Senior Living
 - a. Residential community of individuals 55 years or older, or individuals less than 55 years of age when residing with a spouse or relative who is 55 years or older.
2. Senior Care
 - a. Varying levels of care and support provided to adults 55 and older.
3. Continuing Care Community
 - a. Residential community offering housing and health related services for life or for a period in excess of one year that includes access to coordinated social activities, transportation, dining services, and multiple levels of health care, when and if the course of aging raised the need. May also include full or efficiency units, villas or cluster homes as well as community dining and recreational areas. May include independent, assisted, and skilled nursing facilities.
4. Active Adult Facility
 - a. Resort-like Americans With Disabilities Act compliant, residential units geared to younger seniors (55+) who are physically active and fully independent.
5. Independent Living Facility without Amenities
 - a. Americans With Disabilities Act compliant rental units in which amenities are not included as part of the rent, although amenities may be available on the campus and may be purchased by residents for an additional fee.
6. Independent Living Facility with Amenities
 - a. Americans With Disabilities Act compliant rental units in which on-site amenities are included as part of the rent.

7. Amenities (for Independent Living)
 - a. Services or facilities provided on-site, within the resident building, that provide basic daily needs for the residents. Such services may include, but are not limited to housekeeping, transportation and basic daily care. Such facilities may include, but are not limited to dining, spa, beauty/barber shop, fitness, activity, and living spaces.
8. Residential Care Facility
 - a. The provision of room, board, and personal care; with 24 hour supervision of individuals who, because of old age or impairments, need assistance with the activities of daily living.
9. Assisted Living Facility
 - a. A coordinated array of supportive personal and health services, available 24 hours a day, to residents who need those services in a residential setting. Promotes self-direction and participation in decisions that emphasize independence, privacy, dignity, and homelike surroundings.
10. Skilled Nursing Facility
 - a. Daily nursing and/or rehabilitative care that can be performed only by or under the supervision of skilled medical personnel.
11. Alzheimer's/Memory Care
 - a. Assisted or Skilled Nursing care specifically for those who have Alzheimer's dementia, or other age-associated memory impairments.
12. Hospice
 - a. A philosophy of care that focuses on relief of symptoms, pain control and providing personal, emotional, and spiritual support to dying patients and their families.
13. Rehabilitation
 - a. The combined and coordinated use of medical, social, educational, and vocational measures for training or retraining individuals disabled by disease or injury to the highest possible level of functional ability. Several different types of rehabilitation are distinguished: occupational, physical, speech and other.
14. Adult Day Care Facility
 - a. Senior Care setting that provides social interaction, medical care, and/or Alzheimer's care for a limited number of hours per day to frail physically or cognitively impaired older persons who require some supervision and care during the day but are able to reside in the general community.

15. Open Space

- a. Land located within the property line, excluding the Right of way, on which no building, structure, roads or parking areas shall be located, exceptions are listed under "Common Open Space".

16. Common Open Space

- a. Land that is free from any building, structure, roads or parking areas that is used for visual enjoyment, recreational activity, or landscaping. Includes land occupied by gazebos, ponds, outdoor recreational facilities and sidewalks.

17. Undisturbed Open Space

- a. Land that is essentially untouched or undisturbed and is protected from any future development. Must be contiguous.

Implementation

1. Any entity seeking preliminary approval for conditional use of their property for Senior Living, Senior Care and Continuing Care Communities shall first submit said application to the Board of Zoning Appeals which application shall include a legal description of all parcel(s) subject to the application, a full General Plan for the proposed development including plans for buildings and the locations, size, side yards, setbacks, parking areas, density, open space, projected phasing and meet all of the requirements of this Zoning Resolution, If an entity desires to include parcel(s) having an existing use as set forth in this section of the Zoning Resolution (i.e. uses consistent with 5.2(B)(20)(a), the additional parcel(s) shall all be included within a General Plan submitted to the Board of Zoning Appeals. Thereafter, if the Board of Zoning Appeals, shall grant preliminary approval of the conditional use, the parcel(s) shall thereafter have the designation as a Senior Living, Senior Care and Continuing Care Community and shall thereafter be developed consistent with the General Plan, conditions set forth by this Resolution, and any conditions imposed by the Board of Zoning Appeals and the Zoning Commission. No parcel shall be removed from such designation without the approval of the Zoning Commission. The implementation of the General Plan and the phases shall thereafter be within jurisdiction of the Zoning Commission who shall maintain full authority over the implementation and any modification of the General Plan consistent with any conditions of the Board of Zoning Appeals and this Zoning Resolution. Thereafter all plans for development shall be separately submitted to the Zoning Commission for approval. If any entity seeks to include additional parcel(s) such plans shall first be

submitted to the Board of Zoning Appeals to determine if the action of these additional parcel(s) shall be consistent with the General Plan then in existence and thereafter the Zoning Commission shall maintain jurisdiction to review such additional phasing.