

# CITY OF SEVEN HILLS

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## AGENDA

**PUBLIC HEARING OF DECEMBER 19, 2016**  
**COUNCIL CHAMBERS – 6:00 p.m.**

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### CALL TO ORDER

1. ROLL CALL
  
2. READING OF NOTICE OF PUBLIC HEARING  
The Notice of Public Hearing in reference to the **Application for the Preliminary Development Plan for the Seven Hills Elderly Care Campus** was published in The Plain Dealer on Thursday, December 15, 2016
  
3. **The Seven Hills Elderly Care Campus** – The Preliminary Development Plan for the Seven Hills Elderly Care Campus, dated November 16, 2016, as submitted by Glenn’s Landing, LLC, proposes to allow the development of an approximate 16.7-acre Elderly Care Campus currently planned to consist of three four-story buildings within the Rockside Road South Planned Unit Development District in the City of Seven Hills.
  - Planning Commission Report and Recommendations, dated December 9, 2016 - **Approval Recommended**
  - Open to the Audience
  - Council/Administration Commentary
  
4. SUCH OTHER BUSINESS AS MAY COME BEFORE COUNCIL
  
5. ADJOURNMENT

Carol L. Sekerak  
Clerk of Council

# CITY OF SEVEN HILLS

## LEGAL NOTICE

In accordance with Section 979.08, Preliminary Development Plan Approval Procedure, Subsection (3), City Council Review and Action, of the Codified Ordinances of the City of Seven Hills, Ohio, public notice is hereby given that there shall be a **PUBLIC HEARING** on the Application for the Preliminary Development Plan for the Seven Hills Elderly Care Campus dated November 16, 2016, as submitted by Glenn's Landing, LLC, and as recommended for approval by the Seven Hills Planning Commission in its Report and Recommendations dated December 9, 2016.

The Seven Hills Elderly Care Campus Preliminary Development Plan proposes to allow the development of an approximate 16.7-acre Elderly Care Campus, currently planned to consist of three four-story buildings -- one building with 125 assisted living and memory care units, one building with 125 independent living with services units, and one building with 75 senior co-op units, all within the Rockside Road South Planned Unit Development District in the City of Seven Hills.

Said Public Hearing on the above submission shall be held on **Monday, December 19, 2016**, at **6:00 p.m.**, in the Seven Hills Council Chambers, City Administration Building, 7325 Summitview Drive, Seven Hills, Ohio.

A copy of the Preliminary Development Plan Submission, dated November 16, 2016, as submitted by Glenn's Landing, LLC, is on file in the Office of the Clerk of Council of the City of Seven Hills, Ohio, for inspection by any person interested therein.

By the Order of the Council of the City of Seven Hills, Ohio.

Carol L. Sekerak  
Clerk of Council

**EDITOR'S NOTE:** To be published in **The Plain Dealer**, just once, on Thursday, December 15, 2016.

**CITY OF SEVEN HILLS' PLANNING COMMISSION REPORT AND RECOMMENDATIONS**

Glenn's Landing  
Seven Hills Elderly Care Campus  
Preliminary Plan Submission  
Dated November 16, 2016  
Submitted November 17, 2016  
Resubmitted November 29, 2016

December 9, 2016

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**IN THE MATTER** of a referral to the Planning Commission by Glenn's Landing LLC to consider the Preliminary Development Plan Submission for the Seven Hills Elderly Care Campus in Seven Hills dated November 16, 2016.

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**RELATED ACTIONS**

There are no "Related Actions" to be considered and/or addressed.

**BACKGROUND**

Developer Glenn's Landing LLC, presented a preliminary development plan for an area south of Rockside Road, east of Crossview, abutting the Independence border on January 5, 2016, November 17, 2016 with supplements and on November 29, 2016 with supplements to the original application. The preliminary development plan for this area is intended to provide senior residents with elderly care options and also provide employment opportunities, increased tax revenue and increase property values within the City. This area, referred to as the Seven Hills Elderly Care Campus is included in the Rockside Road South PUD District which encourages flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted and complementary uses and/or modification or variation from otherwise applicable zone district and development standards.

A review of the existing zoning ordinances led to the awareness that an additional zoning classification, the "Rockside Road South Planned Unit Development District" in the City of Seven Hills, was necessary and that such mixed use would be in accordance with the policies of the City of Seven Hills' Master Plan and would promote and protect to the fullest extent possible under the powers of the Charter, the public health, safety, convenience, comfort and prosperity and general welfare of the City. Meetings were held to discuss, the purpose, intent, objective, scope and requirements of the "Rockside Road South Planned Unit Development District". Due to the special characteristics of planned unit developments and the unique provisions governing the development of land for this purpose, new Chapter 979 entitled "Rockside Road South Planned Unit Development District" was drafted and passed by Council.

Glenn's Landing LLC then requested that a pre-application meeting be held before submitting the application including supplements for the Seven Hills Elderly Care Campus in Seven Hills pursuant to Chapter 979 – Section 979.08 Preliminary Development Plan Approval Procedure (1), Pre-application meeting. The purpose of this meeting was to discuss, early and informally with the applicant, the purpose, intent, objective, scope and requirements of Chapter 979. No opinions, suggestions or recommendations discussed with or provided to the applicant at this meeting was to be relied upon by the applicant as a guarantee or other indicator of subsequent specific action on their application. The Planning Commission Chairman chaired and facilitated the Monday, October 24, 2016 Pre-Application meeting. The meeting focused on a detailed review of the proposed plan with the requirements of Chapter 979.

### **LAND USE REVIEW**

At the present, the parcel of land that is south of Rockside Road and east of Crossview Road, abutting the City of Independence corporate line is classified/zoned as Rockside Road South Planned Unit Development district with guidelines for use under Chapter 979 of the City's Codified Ordinances. The purpose of this District is intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted and complementary uses and/or modification or variation from otherwise applicable zone district and development standards. Prohibited for this area is big box retail, free-standing fast food and automotive sales, service and repair uses. In return for the maximum flexibility in site design and development, all development in the Rockside Road South PUD District is expected to deliver exceptional quality while preserving critical environmental resources; provide above average amenities; incorporate creative design in the layout of buildings, open space and circulation; assure compatibility with surrounding land uses and upscale character; provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. Because of the large scale and complex nature of development within a PUD district, it is recognized that development of such infrastructure and improvements may take several years and be constructed in parts or phases during which time initial approvals and rights shall remain in full force and effect and subject to the restrictions provided in Chapter 979. Because of the special characteristics of a PUD, unique provisions governing the development of the land within a PUD are required. It is the intent of Chapter 979, Rockside Road South PUD District, to conform to existing code. However, there may be instances where Chapter 979 will supersede and/or override other sections in the City's Codified Ordinances. The existing zoning set forth in City Codified Ordinance Chapter 975, Sections 975.01 to 975.13 continues to also be applicable and available to all parcels of property within the boundaries of the Rockside Road south PUD District until a Final Development plan has been approved under Chapter 979 for those parcels.

### **CITY PLANNING COMMISSION PUBLIC HEARINGS**

The City of Seven Hills' Planning Commission held meetings to discuss Developer Glenn's Landing LLC's submitted preliminary development plan dated November 16, 2016, submitted November 17, 2016 and on November 29, 2016, Seven Hills Elderly Care Campus in Seven Hills, for an area

south of Rockside Road, east of Crossview, abutting the City of Independence and located in the Rockside Road South Planned Unit Development District.

Meeting/s, and or work sessions, were held on

January 5, 2016 original plan submitted for the February 2016 meeting. Planning Commission members resigned and the original plan submission had to be put on hold.

September 8, 2016 – Glenn’s Landing submitted additional information to supplement their original application. Regular Planning Commission mtg.

October 24, 2016 – preapplication meeting per Chapter 979

December 8, 2016 – regularly scheduled Planning Commission mtg.

The meetings were duly held and there were speakers from the audience:

A full discussion on the meetings and work sessions appears in the respective Planning Commission meeting minutes which are on file with the Planning Commission Secretary.

#### **PLANNING COMMISSION CONSIDERATION - VOTE**

The Planning Commission believes that the development of the Seven Hills Elderly Care Campus in Seven Hills, an approximately 16.7 acre Elderly Care Campus, which is currently planned to consist of three four-story buildings – One building with 125 assisted living and memory care units, one building with 125 independent living with services units, and one building with 75 senior co-op-unites – all within the Rockside Road South Planned Unit Development District in the City of Seven Hills with guidelines for use and design standards found in proposed Chapter 979 entitled Rockside Road South Planned Unit Development District of the Codified Ordinances of the City of Seven Hills is appropriate.

The City Planning Commission finds that the development of the proposed Seven Hills Elderly Care Campus in Seven Hills for this district will encourage, with City approval, development which is substantially in accord with the goals and objectives of the Master Plan. The Planning Commission members voted 3 yea and 0 nay in favor of approving the proposed Seven Hills Elderly Care Campus. The fourth member of the Planning Commission was not in attendance at the voting meeting with the fifth Planning Commission Member recusing himself from Planning Commission meetings pertaining to this matter.

#### **RESOLVED AND RECOMMENDATION**

The Seven Hills Elderly Care Campus, a Preliminary Development Plan Submission dated November 16, 2016 which was referred to the Planning Commission, will, if passed by Council, allow the development of an approximately 16.7 acre site in to an Elderly Care Campus consisting of three four-story buildings. One building with 125 assisted living and memory care units, one building with 125 independent living with services units, and one building with 75 senior co-op

units; all within the Rockside Road South Planned Unit in the City of Seven Hills, was duly approved by the Planning Commission members on December 8, 2016.

This report and recommendation of the Planning Commission is being forwarded to the Council of the City of Seven Hills for further action pursuant to Seven Hills Charter Section V-7 and City of Seven Hills' Codified Ordinance Section 941.04(b)-(f) (with references therein to "this Chapter" meaning Chapter 979 and the reference to the review standards of Section 941.06 meaning Section 979.05).

**Planning Commission recommends approval of the Seven Hills Elderly Care Campus in Seven Hills Preliminary Development Plan Submission dated November 16, 2016.**

**Respectfully submitted,  
Vince Ruffa, Chairman  
Aaron Lobas, Chairman Pro-tem  
Jeff Bryda**