

STATEMENTS FOR ATTACHMENT TO PETITION TO REZONE

FOR PARCELS 74-20-016-2005-000 & 74-20-016-2004-000, NORTHEAST ¼ SECTION 16

Regarding the listed questions to answer on the Petition To Rezone:

1. *Is the change in conformance with the Township Master Use Plan?*

The Future Land Use plan designates these parcels as “High Density Residential”. High Density Residential is generally associated with the RM Multiple Family and MHP Mobile Home Park Districts.

2. *Is the change contrary to the existing land use pattern?*

Most of the abutting properties are currently vacant. There is a single family home 2 parcels to the west and a Walmart directly south east of the subject parcels.

3. *Would change create an isolated district unrelated to similar districts? (i.e. is this “spot zoning”)?*

The applicant believe that the proposed zoning is an appropriate transition between the heavy commercial development existing to the south east (and zoning directly to the east) and the residential zoning north of Carrigan.

4. *Would change alter the population density pattern and thereby increase the load on public facilities, e.g. schools, water, sewer?*

The proposed use will not require schools and will use less water and sewer than a typical residential development per capita.

5. *Will the change adversely influence living conditions in the surrounding area?*

The change will allow the applicant to come forward with a development plan for a premier assisted living facility which, it is hoped, would be a valuable asset to the community.

6. *Will the change create or excessively increase traffic congestion?*

The use planned will not generate an excessive amount of traffic.

7. *Will the change be a deterrent to the improvement or development of adjacent property in accord with existing regulations?*

No.

8. *Will the change constitute a grant of a special privilege to an individual as contrasted to the general welfare?*

No.

Additional items to be addressed per the Petition:

1. *Are there substantial reasons why the property cannot be used in accord with the existing zoning?*

We are not aware of any reason the site could not be used for agricultural purposes.

2. *Is the change requested out of scale with the needs of the neighborhood or community?*

We do not believe so, as noted above we believe the proposed development would be a great asset to the community upon completion.

3. *Is it impossible to find adequate sites for the proposed use in existing districts permitting such use?*

Yes.

4. *Will the proposed use meet the schedule of regulations set forth for such a use/zone? Attach sketch or survey.*

According to the use specific requirements for the proposed use, senior assisted living, the project is subject to the setbacks set forth in the schedule of regulations for the RM district. The attached concept sketch depicts these and shows how a proposed building would fit accordingly.

5. *If special land use approval is required for the proposed use, can the requirements be met?*

The proposed use is "Housing for Elderly..". The use specific requirements for the use are:

1. The lot or parcel shall maintain continuous minimum frontage upon a paved major thoroughfare or secondary thoroughfare, as defined in the township thoroughfare plan, as follows: Small Development (24 units or less): 100 ft; Moderate Development (25-90 units): 150 ft; Large Development (100 units or more): 200 ft.

The parcel is accessed via a roadway easement, the "Kettlewell Audubon". The easement is 70 feet wide and the existing pavement is approximately 39 feet wide.

2. The lot or parcel shall abut land, directly or across a street, which is zoned for other than single family, two family or agricultural use on at least one side.

The parcel abuts land zoned commercial to the east.

3. The lot or parcel shall have a minimum area of not less than 2.5 acres. In calculating the minimum land area required per dwelling unit, the following schedule shall govern: For congregate care/assisted living"

Congregate Care/Assisted Living	Land Required per Unit
Efficiency/studio	1,400 square feet
One bedroom	2,800 square feet
Two bedroom	4,200 square feet

The parcels are approximately 438,262 square feet. According to the table, this would support 104 two bedroom units. While the building is not yet designed with a specific number of units, it is anticipated that it would be less than that and that the land would support the proposed total number of units.

4. The minimum floor area (as measured from the inside face of exterior walls and centerline of party wall partitions) of dwelling units equipped with complete individual kitchen/kitchenette shall be as follows:

Efficiency unit	400 square feet
One-bedroom unit	525 square feet
Two-bedroom unit	720 square feet

The floor plan is being developed. Each unit will have a kitchenette.

5. The minimum floor area (as measured from the inside face of exterior walls and centerline of party wall partitions) of dwelling units not equipped (or only partially equipped) with individual kitchen/kitchenette shall be as follows:

Efficiency unit	320 square feet
One bedroom unit	480 square feet
Two bedroom unit	640 square feet

6. Are public utilities, such as sewer and water, available?  
It is our understanding that utilities are available at the south east corner of the property.
7. The maximum height of the buildings shall be three stories or 35 feet.  
The proposed facility is a one story building which should not have an issue to comply with this.
8. Setbacks and building spacing shall be the same as required in division 4, article III of this chapter for the RM multiple-family residential district, except that three-story buildings shall be set back a distance not less than their height and

not less than 50 feet on any side adjacent to single-family, two-family and agricultural zoning districts.

As noted above, the attached drawing shows the RM requirements and that the concept plan should be able to meet them.

9. The maximum percentage of the lot or parcel which may be covered by buildings shall be 25 percent, exclusive of road rights-of-way, existing or planned.  
We calculate the lot coverage to be approximately 17% on the concept plan.
  
10. Passive outdoor recreational areas such as, but not limited to, walking paths, seating accommodations and landscaped gardens, shall be provided for residents in a location, configuration and extent approved by the planning commission.  
Amenities for this project have not yet been designed however each Hampton Manor provides all of the above noted items and probably more in the courtyard areas noted on the plan.