

BUILDING & BUILDING CODES COMMITTEE MINUTES JANUARY 16, 2018

The Building & Building Codes Committee meeting was held on January 16, 2018, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:15 p.m.

PRESENT: Committee Members: Chair John Nickell, Vice Chair Dan Kasaris, Larry Antoskiewicz; **Council:** Gary Petrusky, Dan Langshaw, Paul Marnecheck, Cheryl Hannan; **Administration:** Mayor Robert Stefanik, Law Director Thomas Kelly, Community Development Director Thomas Jordan, Fire Chief Robert Chegan, Police Chief Ken Bilinovich; **Other:** Gary Biales, Pat Powers.

APPROVAL OF MINUTES

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **approve the November 21, 2017 minutes as received.** Yeas: 3. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. City Green Development

No update.

2. Cemetery

Mr. Jordan said that the application to the state for the capital grant request was made on January 3, 2018. We applied for everything for a total of \$580,000. He said that he and the Mayor have had conversations with Representative Patton and he has said that there may be a decrease in the amount of money that is available for capital grant requests, but he said that he would do his best to help us. Once we receive notification from the state about how much money is being allotted, then we will come back to Council to see how you wish to proceed.

NEW BUSINESS

1. Ordinance 17-141 Rezoning

Mr. Jordan explained that there are two parcels near State and Sprague Roads. The entrance for the project will be on Sprague Road. He said that the project is for senior residences and the developer is Omni Property Companies (Omni). Mr. Biales and Mr. Finley are here this evening from Omni. Mr. Jordan said that the basic premise is that this property is currently zoned Residential R1A and we would move it to a Senior Citizen District. He said that this project will provide independent living, assisted living and memory care.

Mr. Biales provided a packet of information for Council, a copy of which is attached to these minutes. He said his main focus at Omni is senior living facilities. He understands that what is currently in front of Council is just the rezoning of the property but he wants them to get a feel of what type of project they plan on developing. He said that the city's Master Plan calls for additional facilities for the elderly. He said that there is no land in North Royalton currently zoned that would allow a senior living facility, so any land utilized for this purpose would have to be rezoned. He said that the need for this type of living exists in North Royalton but it must first go through the referendum process.

Mr. Biales reviewed the packet of information with Council, explaining the concepts for the development. He said that the main entrance to the facility will be off of Sprague Road. The property is two parcels with one owner. He said that they have an option on the property. If the property is rezoned, Omni will purchase it and consolidate the two parcels. Mr. Kasaris asked if there was an entrance on Ridgedale Drive. Mr. Biales said no. He explained that the property extends to Ridgedale Drive. He pointed out a piece of land with a residence that is actually landlocked with an unrecorded access easement. They also have a water line, electric and gas that comes up to the property with no easements. He said that they have been in contact with the property owner and the plan is to maintain the gravel driveway that currently goes to this house and provide actual access and utility easements so that they would have all of the services

they need. He said that Omni's intention is not to have an access point here unless it is required for emergency use only, which would be up to the city. There will be no access point on State Road either. Mr. Biales said that there were several residents who spoke at the Planning Commission meeting stating that they do not want an access road off of Ridgedale Drive. He said that they don't want one there either. If the Fire Department requires a second access, they would be able to come in that way. The access would be chained off so that it could not be used for access. He said that they will put signs up on Ridgedale Drive that say Private Property – Do Not Enter.

He explained that there will be three levels of care in three separate buildings; independent living, assisted living and memory care. He said that there will be separate independent living villas as well. Mr. Biales reviewed the amenities associated with each level of care and the benefits the property has to offer. Mr. Langshaw asked how many residents could occupy this facility. Mr. Biales said about 200. Mr. Kasaris asked when they would break ground should the zoning issue be approved. Mr. Biales felt that it would probably be in July 2018. He said that they would do the site drawings that would allow us to do the grading and utility work. While we are doing that, we will also do the foundation drawings. We will grade the site and get the foundation in. He said that the buildings take about 4 months to design, so it will be about a 14 month construction schedule. Mr. Kasaris asked Mr. Jordan how this building is similar or dissimilar to what the Gross Brothers are building. Mr. Jordan said that there was a change in our zoning code that allowed for senior assisted living residences to be permitted in some commercial zones in the city. He said that the Senior Citizen Zoning classification provides the greatest amount of flexibility and was drafted for these types of uses. Regarding the comparison to the Gross Brothers project, he said that they are age restricted rental housing. They don't provide the levels of care that are at the Omni facility. They don't provide assisted living or memory care. They do provide some added services for seniors by way of the design of the facility and some of the amenities that are on site. He also mentioned the Master Plan. He said that all of the population in northeast Ohio is aging and most want to live within a certain mile radius of where they currently live. He said that the types of senior living facilities available runs the whole gamut with all types of different levels of care. Mr. Petrusky asked if there is a possibility of future expansion on the State Road side. Mr. Biales said no, the terrain prevents this. Mr. Petrusky asked the Fire Chief what call volume increase he foresees with this 200 person facility. Chief Chegan said that he would have to compare it to what we have at the Athenian, which is similar type complex. He will get those figures to the committee, but he can guestimate 100-125 calls. Mayor Stefanik said that when we talk about call volumes for the elderly, whether they live in one of these facilities or stay in their homes in our subdivisions, the call volumes are going to increase because the population is aging. Mr. Biales said that you will have less calls if the elderly live in a facility with nurses than you would if they lived alone.

Pat Powers, a Ridgedale Drive property owner, asked Mr. Biales why there isn't going to be an exit from the property onto State Road. She asked Mr. Biales if he had every been down Ridgedale Drive. She said that it is a subpar road and if a firetruck went down that road and someone was parked in front of their house, they would get clipped. Mayor Stefanik said that he would like to address this and nip it in the bud one final time. Ridgedale Drive is not going to have an entrance or an exit for this facility for everyday traffic. He said that right now in North Royalton there are a couple of condominium complexes that have an emergency, breakaway gate in case the entrance is blocked. He used Sunrise Cove as an example. He said that that if their entrance is blocked, they can come in through Harbor Light off of Abbey and get to Sunrise Cove. This gate has been there since at least 1984 and it has never been used. Ms. Powers asked if there was a need for this due to an emergency, is Ridgedale Drive big enough to hold a parked car and a firetruck? Mayor Stefanik said that we are not going to let everyday traffic come in through there. When there is an ambulance call they will come in through Sprague Road. Mayor Stefanik said they would only use Ridgedale Drive in an extreme emergency. He said that it has never happened in 35-40 years at Sunrise Cove. We have had fire engines down Ridgedale Drive for fires in the past so they can make it down the road. Ms. Powers said that it is a subpar road. Mayor Stefanik asked if we should then not have firetrucks go down the road anymore. Ms. Powers said she is not saying that, she is saying that to use this as a backup scenario where there are a lot of elderly people living does not make sense to her. Chief Chegan said that we currently have three of these breakaway gates in the city that have very rarely ever

been used. Something disastrous would have to happen on Sprague Road for this to be used. He said that they do not plan on using this unless we are in dire straits. Ms. Powers asked if the city is planning on improving Ridgedale Drive if this goes through. Mr. Nickell said no, there are no plans for this. Mr. Kasaris explained that we are here tonight for a zoning issue, not a planning issue and this discussion is completely outside of what we are here for. Mr. Nickell said that at the Planning Commission meeting, there were a lot of residents who were in agreement with Ms. Powers' position, and he said he is too. He said that if the rezoning gets approved, then the residents can come up and discuss this. She said that she sees the property values on State Road going down by having a two and three story building in their back yards. Mayor Stefanik said that if and when the rezoning is approved, this project will have to come before the Planning Commission and City Council again and present their plan. All the residents will have ample opportunity to comment and express any concerns they have. Ms. Powers said that the Planning Commission meeting, everyone who spoke was against this. She said that there was no discussion and within 5 minutes the Planning Commission unanimously agreed on it. Mr. Nickell explained that they were just voting on the rezoning, not the project. The developer simply supplied an outline of what they were proposing to use for this property if rezoned. Ms. Powers asked what it would have taken for the Planning Commission to not approve this. She said that all the residents who were at that meeting said after the meeting that the Planning Commission's decision was predetermined.

Discussion ensued regarding the fact that the only business on this before Council is the vote to place the rezoning on the ballot for the voters to decide if they want to rezone this property to Senior Citizen District zoning. We are not deciding anything to do with the project proposed for the property.

Mr. Nickell said that he does not have a problem with the project, but he stands by his residents and does not think that we need the access road. However, we are only speaking about the rezoning issue tonight.

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **remove from committee and recommend approval to Council**. Roll Call: Yeas: 3. Nays: 0. **Motion carried.**

ADJOURNMENT

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **adjourn the January 16, 2018 meeting**. Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 6:55 p.m.**



SENIOR RESIDENCES COMMUNITY

NORTH ROYALTON, OHIO

WHO IS OMNI SENIOR LIVING?

Omni Senior Living is part of Omni Property Companies, a local real estate company with over 30-years of experience in real estate investment and development. Omni's high-quality development standards have helped create long term, quality assets that positively impact the community.

Omni Senior Living is devoted to building premium senior living communities with first-class amenities. The Omni Team's strong expertise in development, project funding, operations and long-term health care means our projects fit the needs of each community and our residents.

Omni Senior Living is a local company so we personally oversee each project. We are a part of your community. This powerful combination ensures precision and efficiency, resulting in the best-suited facility for each market.

The proposed North Royalton project is a combination of Congregate Living, Assisted Living and Memory Care. The project means North Royalton residents who no longer want the responsibility of maintaining a home but who would like to stay in North Royalton, have an option in North Royalton to stay in the community while enjoying the Omni Living Lifestyle

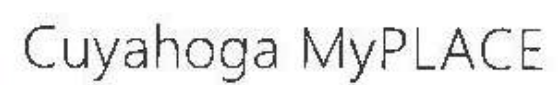


1. Tallmadge, OH
2. Massillon, OH
3. Strongsville, OH (opening Jan 2018)
4. Westlake, OH (opening May 2018)
5. Hudson, OH (opening June 2018)
6. Stow, OH (opening February 2019)



North Royalton, Ohio

1. Omni Senior Living
2. Context Location Site Plan
- 3.. Rendered Site Plan
4. Exterior Photos
5. Interior Photos
6. Community Amenities
7. Senior Living Analysis for North Royalton
8. Economic Benefits of Project



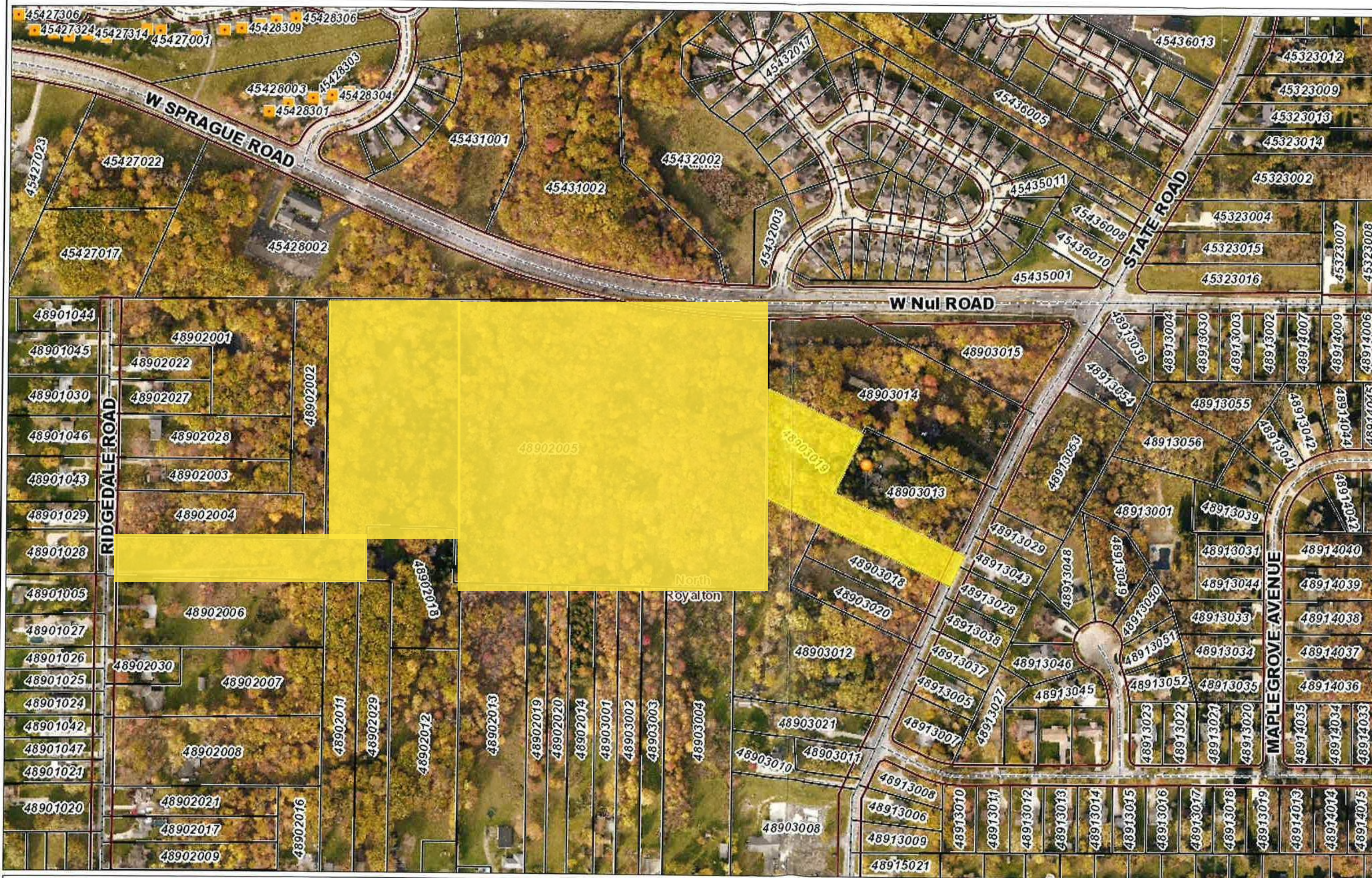
Legend

- ☒ Cuyahoga County Facility
- ☒ Point Parcels
 - Right Of Way
 - Platted Centerlines
- ☐ Parcels
- ☐ Municipalities

1: 3,382



CUYAHOGA COUNTY
GIS **GEOGRAPHICAL**
INFORMATION
SYSTEMS



564	0	282	564	Feet
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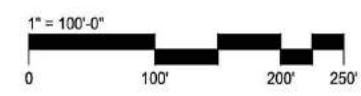
Projection:
WGS 1984 Web Mercator Auxiliary Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1 PLAN SCHEMATIC SITE
SCALE: 1" = 1'-0"



PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

△ REVISIONS

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SCHEMATIC SITE PLAN	DATE: DECEMBER 1, 2017
PROJECT #: 24817	
SENIOR LIFESTYLE CARE FACILITY	
SPRAGUE ROAD	
NORTH ROYALTON, OHIO	







4 ELEVATION OVERALL LEFT SIDE
SCALE: 1/8" = 1'-0"



3 ELEVATION OVERALL RIGHT SIDE
SCALE: 1/8" = 1'-0"



2 ELEVATION OVERALL REAR
SCALE: 1/8" = 1'-0"



1 ELEVATION OVERALL FRONT
SCALE: 1/8" = 1'-0"



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1 ELEVATION OVERALL FRONT
SCALE: 1/8" = 1'-0"











COMMUNITY AMENITIES

LIVE WELL

OMNI Senior Living is deeply committed to fostering growth and innovation in senior living. Our senior living communities promote wellness and provide a safer, more enjoyable social home with full-service amenities. It is our mission to meet the physical, social and emotional need of residents in a continuum of care community that will be home for life.



WORRY-FREE SERVICE AND AMENITIES

- Scheduled housekeeping and linen service
- Local transportation to appointments, activities and shopping
- Valet and concierge service
- Internet, cable and all utilities paid
- Pet-friendly environment with support service
- Dietitian consultation is provided
- All day dining
- Integrated activities and amenities (excursions, nightly programs, outdoor activities, etc.)
- Fully-equipped kitchens (Independent Living)
- Coffee bar
- Pool
- Fitness center with exercise programs
- Beauty/ Spa salon
- Full use of our common area

DINING SERVICES

OMNI Senior Living features all-day dining services with a variety of freshly prepared choices cooked to order. Daily menu selections offer the best in delicious, healthy meals. From the comforts of home-style cooking to creative culinary delights, our talents chefs will make sure each dining experience is better than the last.



North Royalton Area Senior Housing Market Penetration

City	70+	Sr Hsg (IL/AL/MC)	%
North Royalton	3,843	174	4.5%

North Royalton Area Indicated Demand:

	Independent Living	Assisted Living/Memory Care
North Royalton, OH:		
Concluded Demand	221	211
Number of Competitive/Planned Beds	32	142
Net Support	189	69

3 Mile Radius:

Concluded Demand	583	556
Number of Competitive/Planned Beds	109	491
Net Support	474	65

Calculations are based on and take into consideration:

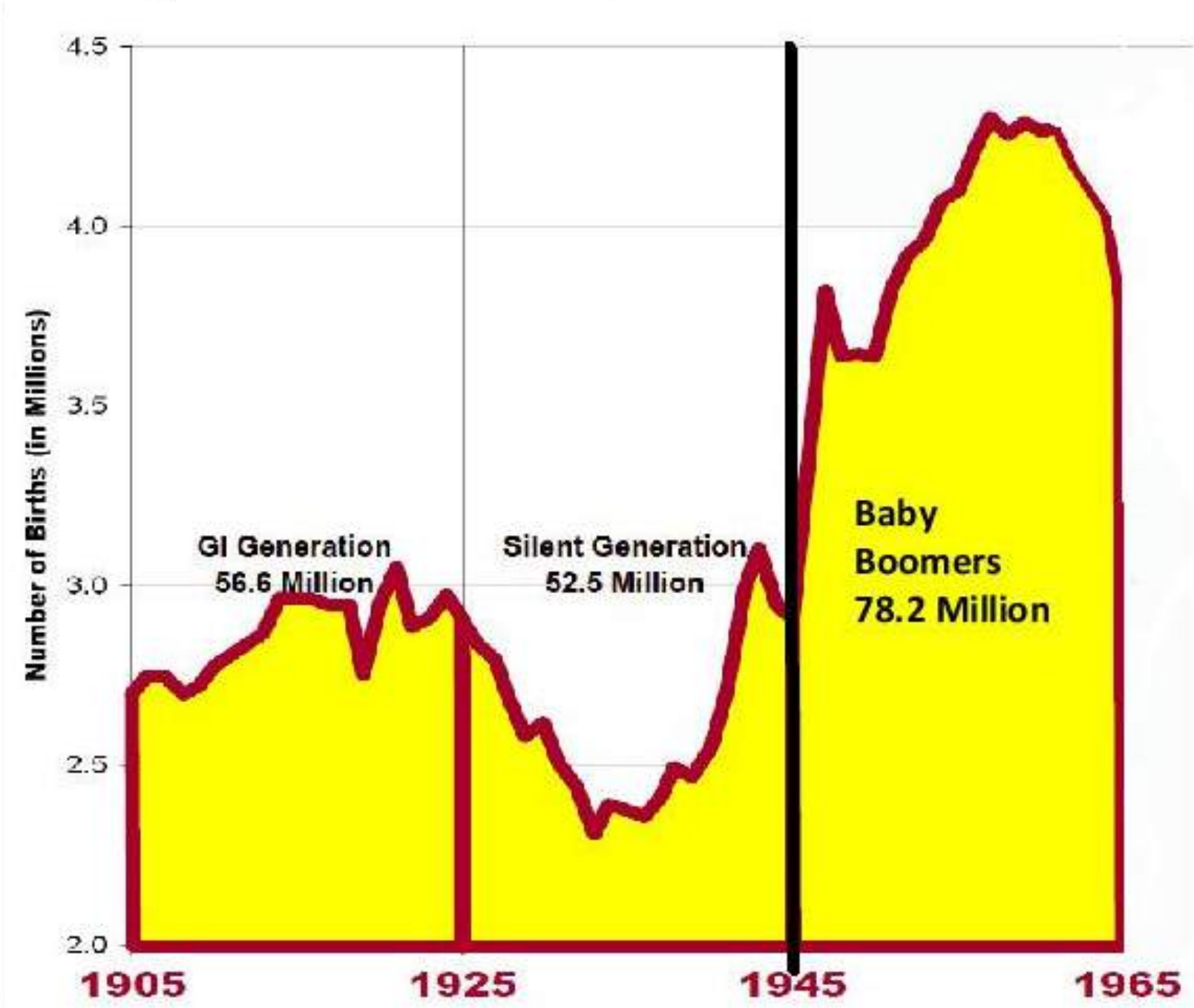
- 75+ population
- Income thresholds
- Available funds from assets

North Royalton Area Market Highlights:

	75+ HH Income Level	75+ Net Worth	Home Values
Median	\$ 40,937	250,000+	\$ 218,090

Source: Esri

U.S. Births 1905 - 1965



This graph shows the dramatic 26 million increase in births during the Baby Boomer era in comparison to prior generation. The black line shows our current target market and the beginning of the Baby Boomer Generation, of which, is beginning to turn 72 this year.

Source: Kenneth W. Gronbach, The Age Curve

ECONOMIC BENEFITS TO NORTH ROYALTON

Seniors will be able to stay in North Royalton versus going elsewhere to find a quality full service senior housing facility.

This project will add 60-80 new jobs to the city of North Royalton.

Based on \$25,000,000 investment, this project will contribute in excess of \$562,500 in Real Estate Taxes and \$56,000 ($\$2,800,000 \times 2\%$) in Payroll taxes yearly in North Royalton.

