



**BACKGROUND  
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The development will consist of two (2) buildings to be utilized as elderly housing/assisted living. The applicant proposes the easternmost building to be constructed as Phase I, with the west building being Phase II. The parking and other site improvements will be constructed with Phase I.

Each assisted living facility building will accommodate sixteen (16) to twenty (20) residents per building who will have specialized care. The caregiver/client ratio is one (1) to four (4). The residents will be provided meals, activities and support that are individualized for each resident. This development will provide ancillary services on-site, such as transportation, recreation, and common dining facilities.

The proposal is to allow the construction of two (2) buildings each containing 14,386 gross square-feet of floor area. The site plan indicates the placement of outdoor patio areas. The construction materials for the buildings are proposed as a mix of brick and masonry board siding. The roofs are composite asphalt shingles. The maximum building height proposed is twenty-five (25) feet.

The site plan indicates the placement of thirty-six (36) parking spaces. Parking for an assisted living facility is typically calculated at ½-space per unit. The development is proposed with a maximum of forty (40) beds which will require the placement of twenty (20) parking spaces. Staff feels the parking as proposed is adequate to serve the development.

The site plan indicates the placement of a single development sign along Wellington Village Road. Typically signage allowed in office zones is six (6) feet in height and sixty-four (64) square-feet in area. The site plan notes the placement of a monument sign which complies with the typical ordinance standard.

The site plan indicates the placement of a dumpster along the eastern perimeter of the site. The applicant notes the dumpster was placed in this area to limit visibility from the adjacent street. The applicant states due to the grade of the site the dumpster will be located below street grade. The enclosure will be constructed of complimentary materials of the building construction. The enclosure will also incorporate a metal gate along the front side. Landscape materials, evergreen trees and shrubs, will be placed around the dumpster enclosure to soften the visual impact of the dumpster enclosure from the adjacent parking lot and the abutting street. The hours of dumpster service will be 7:00 AM to 6:00 PM, Monday through Friday.

**BACKGROUND  
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All site lighting will be low level and directional, directed downward and into the site. The lighting will be shielded to minimize over spilling of light onto adjacent properties. The maximum pole height for the parking lot lighting is twenty (20) feet.

The applicant is proposing to grade the entire site with Phase I development. Therefore, the applicant is requesting as Advance Grading Variance, to advance grade the area of Phase II construction with the development of Phase I. Staff is supportive of the variance request.

Staff is supportive of the applicant's request. The development is proposed as an elderly housing development with a maximum of forty (40)-living accommodations. The overall density is 14.8-units per acre. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the re-establishment the PD-O zoning to allow the development as proposed will have limited impact on the area.

The Planning Commission reviewed this request at their September 24, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Villages of Wellington Community Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.