

## **REVISED - Description of Request and Reasons for Map Amendment**

1. The current B-PUD Zoning plan is approved for a mixed use of 22,000 SF retail, 95,000 SF multi-story retirement/nursing facility with a total of 56 attached homes with a shared club house and pool. The requested zone change to MU-PUD Zoning would allow 18,000 SF of retail, 188 multi-story mix of Multi-Generational residential units and the 54 Lifestyle homes. This would not significantly alter the Aspen Trails PUD development.
2. The community would benefit from the neighborhood retail and the Multi-Generational housing.
3. Access to the development will be provided from SR 747 (Princeton Glendale Road), Aspenwood Drive and Aspen Park Drive, all public roadways. SR 747 (Princeton Glendale Road) has been improved to provide a southbound left turn lane and northbound right turn lane at Aspenwood Drive, as well as a northbound right turn lane at the right-in/right-out access drive.
4. Bayer Becker did communicate with Matt Loeffler, Traffic Engineer with the Butler County Engineer's Office, October 18, 2018 through November 6, 2018 regarding this development. Upon review of the updated Trip Generation, Matt Loeffler has concluded that no additional analysis or improvements are required. \*See Attached correspondence.
5. The property can be serviced by public sanitary sewer and water. Proper drainage and detention has been provided in prior constructed phases of the development as per Butler County Design specifications. Water Quality will be provided within these phases.
6. Aspen Trails, LLC, the developer of the Multi-Generational Community, will provide a unique set of benefits to promote the Multi-Generational aspects of the proposed community. The Multi-Generational community will provide 18,000 SF of retail, 188 Multi-Generational residential units and 54 Lifestyle homes to complete the Aspen Trails PUD community. There will be a three story retail and residential building located at the southwest corner of the development. The retail shall be those listed as permitted use within the MU-PUD "excluding" Auto Repair, Auto Service/Car Wash, and Fuel/Convenience Store. The retail will occupy the ground level with the second and third levels consisting of a total of 28 residential units. The retail will provide the community with convenient neighborhood businesses.

The residential areas would share the clubhouse facility and pool. The following are a list of those items being considered:

Community building design with spaces and equipment as follows:

- a. Exercise equipment designed for use by multi-generational residents.
- b. Exam room for use by visiting specialist to promote both physical and physiological wellness.

- c. Lecture hall for instructional seminars and other information on aging and well-being.
- d. Club rooms for all ages of residents to promote interaction of the community.
- e. Special mail and delivery areas for the new wave of robotic and drone deliveries of packages.
- f. Other age-related spaces and amenities that will enhance healthy daily living activities within the community building and the exterior pool, activity and seating areas.

The Multi-Generational units, located predominantly on the first floors, will be designed so each unit stands on its own as a residence with either a door/hall or door/foyer connection. The units will be designed so senior residents shall have bath and kitchen designs for easier use, mobility and specific aging in place enhancements.

The Lifestyle homes will reinforce the multi-generational project for those individuals who desire a traditional single-family home environment. Lifestyle homes exterior maintenance, snow removal and yard maintenance shall be maintained by the Community Association. The floor plan design would focus on the same enhancements as the multi-generational floor plans as follows:

- a. Kitchen design and storage focused on a universally design aesthetic to promote aging in place wellness.
- b. Bathrooms designed to be easy to use with space to accommodate wheelchair users, ease of mobility and universal design.
- c. Other aging in place enhancements (i.e. wider doors, user friendly storage and finishes and etc.)

The applicant shall provide elevations of the buildings with the building materials denoted, which will demonstrate a quality design. The architectural treatment of the retail will match the multigenerational buildings elevations consisting of brick, stone, hardy plank and vinyl. The Lifestyle homes will be predominantly single-story slab on grade and the architectural treatment of the home's front elevations shall be brick, stone, hardy plank and vinyl. Additionally, the exterior building elevations in the lifestyle homes will have enhanced building materials along the roadways of Princeton-Glendale Road (SR 747), Aspenwood Drive and Aspen Park Drive. The roadway elevations would have wainscoting of brick or stone with the higher material being vinyl siding consistent with the Aspen Trails Community. The building elevations shall be provided at the time of the Final MU-PUD application for approval.