

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Matthew S. Dabrowski, Development Planner
 Meeting Date: November 28, 2012
 Date Prepared: November 20, 2012
 Project Title: Transitional Care Management
 Address: 1200 N. Arlington Heights Road

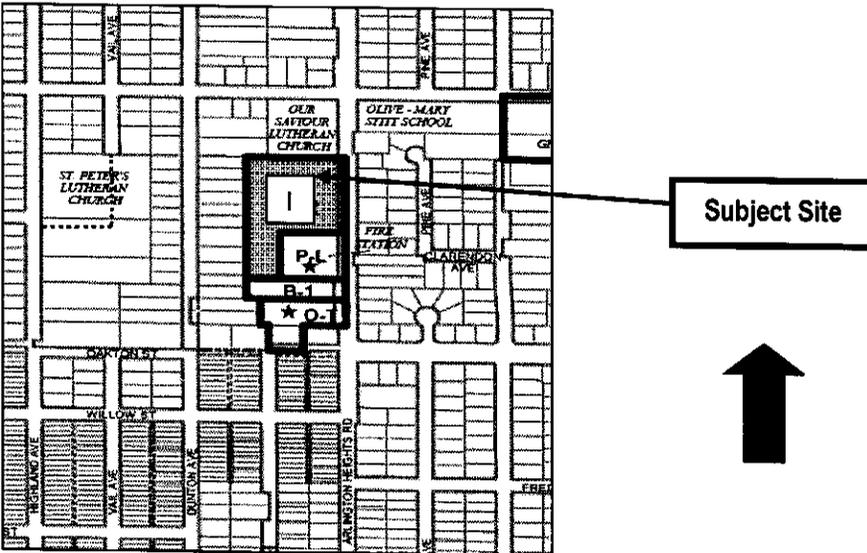
BACKGROUND INFORMATION

Petitioner: Kyle Darnell
 ARCO Construction
 900 N. Rock Hill Road
 St. Louis, Missouri 63119

Existing Zoning: I, Institutional

Requested Action:

- A Final Planned Unit Development



ANALYSIS

Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Dwelling	Out Savior Lutheran Church	Institutional
South	P-L, Public Lands and B-1, Business District Limited Retail	Village of Arlington Heights Fire Station & Multi-Tenant Office	Government and Offices Only
East	R-3, One Family Dwelling	Single Family Homes	Single Family Detached
West	R-3, One Family Dwelling	Single Family Homes	Single Family Detached

Background:

The subject site is 4.2 acres (182,952 square feet) and located at 1200 N. Arlington Heights Road. There is an existing one and one half story building that has a total floor area of 32,542 square feet and a total of 208 parking stalls that are accessible via one driveway along Arlington Heights Road.

On November 7, 2011, the Village Board of Trustees adopted Ordinances 11-045 and 11-046, which amended the Village's Comprehensive Plan to change the underlying land use designation from Offices Only to Institutional, rezoned the subject site from O-R, Office Research to I, Institutional, approved a preliminary Planned Unit Development (PUD) and granted a variation to Chapter 28 (Zoning) of the Village of Arlington Heights Municipal Code to allow an increase to the maximum driveway width from 36 to 56 feet. These approvals would allow the Petitioner to redevelop the site with a two story, 75,042 square foot short term skilled nursing facility. This facility would have a total of 120 beds with individual private (104 beds) and semi-private (16 beds) suties on the first

and second floors of the building. This facility would also have an administrative component (770 square feet), and a physical/occupational therapy room (2,523 square feet on the first floor as well as two patient dining rooms on both floors. The partial basement, which is located underneath the south half of the building, would include a laundry room, offices, various storage and mechanical rooms, a spa for patients, and a kitchen facility where patient meals are prepared.

In conjunction with Final PUD approval, but as part of a separate request, the Petitioner is seeking approval of an amendment to the underlying PUD Ordinance 11-046 to address the following modifications.

- Eliminate Condition #7 of Ordinance 11-046, which states; "Should the Village determine that the primary purpose of the facility is changing to a long-term care facility, an amendment to the Planned Unit Development shall be required".
- Modify the building elevations by including a pitched roof and increasing the height of said structure from 26 to 38 feet.

It is also important to note that the building area has increased by 1,119 square feet to 76,238 square feet. This constitutes a 2% increase to the total floor area, which Staff considers to be in substantial compliance with the previously approved plan.

Current Request

The Petitioner is now seeking approval of the following action:

- **A Final Planned Unit Development**

The final PUD complies with all applicable Village code standards and is in substantial compliance with the terms and conditions outlined in the preliminary PUD Ordinance 11-046. The following is a list of general conditions outlined within said ordinance.

Condition #2: A cross access and shared parking easement agreement shall be provided as part of the Final PUD approval process. Said agreement shall include a provision that if residential cut through traffic becomes a problem, as determined by the Village, the driveway connection between the subject site and church property shall be gated and restricted to emergency access only.

The Petitioner has provided a draft copy of the easement agreement. However, TCM is not expected to acquire the property until the end of December when the zoning process and ground closing is complete. Therefore, Staff would recommend that a copy of the recorded easement agreement be provided prior to the issuance of a building permit.

Condition #3: As part of the Final PUD approval, the Petitioner shall continue to work with staff to address all issues associated with site lighting. Such modifications shall include, but shall not be limited to lower wattage bulbs, the repositioning or reduction to the number of light fixtures provided on site, and a zone lighting plan that incorporates timers that turn certain lights off at certain times in the evening.

Although the final site lighting plan complies with Village code, the Staff Development Committee had conveyed during the preliminary approval process, concerns relative to increased lighting and its potential impacts to the adjacent residential homes to the west. The preliminary Staff report outlined several modifications that were preliminarily agreed to by the Petitioner and included the following:

- The number of fixtures along the west property line shall be reduced from 7 to 4.
- The four light poles along the west building elevation are to be replaced with low lying bollard style lighting. The bollard lighting will remain on to provide sufficient security lighting around the building.
- The light pole immediately north of the ambulance drop off area may remain on all night.
- The 4 remaining light poles at the northwest corner of the site will be on timers that will turn the lights off at 9:00 PM. The purpose for turning these lights off is to restrict employees and visitors from parking in this area and to minimize the lighting glare.
- The 4 light fixtures within the west half of the south parking lot will be set on timers that turn the lights off at 11:30 PM in order to provide sufficient lighting for when the second shift employees leave.
- The 8 light fixtures within the east half of the south parking lot and within the parking area along the south building elevation may remain on during the night time hours in order to provide security lighting for third shift employees and potential light night visitors.

- The light pole height shall be reduced from 20 to 16 feet, and shall incorporate shields to minimize glare and light spillover.

As part of the Final PUD approval process, the Petitioner has agreed to all of the aforementioned improvements, except for the reduction to the number of light fixtures along the west property line. According to the Petitioner's written response, a reduction to the number of light fixtures would create dark zones and a lack of light uniformity throughout the parking lot. While Staff agrees that dark pockets will result if the number of light fixtures is reduced, there will still be sufficient light provided by the remaining light fixtures to illuminate the parking lot and to help guide people in a safe manner.

Condition #4: As part of the Final PUD approval, the Petitioner shall continue to work with staff on the feasibility and development of an alternate plan that would reconfigure the detention facility and parking lot at the southern end of the site to provide more green space and buffering along the west property line.

As required, the Petitioner provided an alternate site plan that shows a reconfigured detention facility and parking lot along the south property line, so that the 20 parking stalls along the west property line could be eliminated and replaced with open green space that was increased from 10 to 27 feet. This approach however, would increase the amount of impervious surface by 2,100 square feet as the green space around the detention facility would need to be eliminated and the size of the basin increased by 0.27 acre feet. To accommodate this additional storm water volume, the Petitioner would need to either construct a detention vault underneath the parking lot or reconfigure the southern basin by replacing the modular retaining wall with a structural concrete wall. According to the Petitioner, both options are cost prohibitive and would result in less landscaping. The Staff Development Committee concurs with the Petitioner's assessment and supports the previously approved parking lot design, which provides a sufficient balance between detention, parking and landscape screening along the west property line.

Outstanding Village Board Items

The following is a list of items that the Village Board identified for final PUD approval.

1. **The design of the main entry drive needs to be further evaluated. In particular, Staff will need to look at alternate designs that might include separating the inbound from outbound lane or shifting the driveway lanes further to the south.**

In response to this issue, the Petitioner has provided an alternate plan that shifts the driveway approximately 15 feet to the south and separates the inbound lane from the two outbound lanes by a four foot median. The purpose for this plan is to evaluate and address potential concerns associated with headlight glare shining into his the residential home that is directly across the street on the east side of Arlington Heights Road. While from an engineering standpoint both driveway designs will work from a geometric standpoint, the Petitioner would prefer the leave the driveway configuration as is as the alternative design would; i) shift the driveway closer to the existing fire department driveway to the south, ii) eliminate an existing Honey Locust tree that is in fair condition and has a trunk caliper size of 15-inches, iii) reposition the driveway so that it is across from another residential property to the south, and iv) eliminate some but not all of the headlight glare from vehicles leaving the site and shining into the home that is directly across the street. Therefore, Staff would request that the Plan Commission evaluate both options and make a recommendation to the Village Board.

2. **More information relative to deliveries needs to be provided. In particular, TCM needs to provide information relative to the type and volume of delivery vehicles along with the anticipated hours in which deliveries are expected to occur.**

TCM provided a weekly delivery schedule that outlines the different types and size vehicles expected to come to the site on a daily basis. On average TCM anticipates 5 to 6 deliveries per day between 9:00 AM and 6:00 PM. The largest delivery truck anticipated is a 36 foot long refrigerated box truck, which is expected on Tuesday's and Friday's at 9:30 AM. The average expected time for refrigerated deliveries can vary between 30 and 45 minutes. All other deliveries to the site will consist of box trucks and vans that and are less than 28 feet long and include Federal Express and UPS (average time 5 to 10 minutes), laboratory testing (average time 10 minutes), and Pharmaceutical and medical supplies (average time 10 to 20 minutes).

3. **A final construction staging and phasing plan shall be required.**

TCM has provided a final construction staging and phasing plan, which is included as an attached Plan Commission packet. The anticipated construction start is September 2013, while the anticipated construction completion is October 2014. Material storage

and construction worker parking will be provided within the future south parking lot, while the construction trailer will be provided near the southeast corner of the site by the main entrance. According to the Petitioner, a maximum of 15 to 35 construction workers are expected to park on site during the various stages of construction. Moreover, the site will be enclosed by a five foot tall security fence, while all construction vehicles will enter and leave the site via Arlington Heights Road.

4. **After the Village Board meeting a resident who lives directly across the street had requested that additional trees and landscaping be provided in the front (east) yard.**

In response to this request, TCM has added one additional shade tree along the front property line that had a gap in the proposed vegetation line. As a condition of approval, Staff would recommend that the Petitioner install two additional shade trees for a total of 3 along the front property line to further enhance the site.

Recommendation

The Staff Development Committee would recommend **approval** of PC #11-007, a Final Planned Unit Development for Transitional Care Management. This approval shall be subject to the following conditions:

1. Prior to the issuance of a building permit, the Petitioner shall provide a recorded copy of the cross access easement agreement with the church to the north.
2. The total number of light fixtures along the west property line shall be reduced from 7 to 4. In addition, the parking lot light shall include timers that turn the 4 light poles at the northwest corner of the site off 9:00 PM and the 4 light fixtures within the west half of the south parking off at 11:30 PM. The light pole near the ambulance drop off area, within the east half of the south parking lot, and within the parking area along the south building elevation may remain on during the night time hours for security lighting.
3. The Plan Commission shall evaluate both driveway options and make a recommendation to the Village Board.
4. The Petitioner shall install a total of three shade trees along the front property line to further enhance the site.



Bill Enright
Deputy Director of Planning and Community Development

November 20, 2012

C: William C. Dixon, Village Manager
All Department Heads