

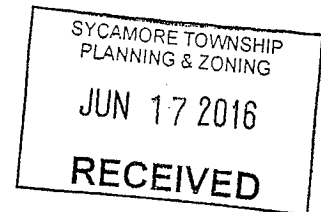
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LEESMAN ENGINEERING & ASSOCIATES

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June 14, 2016

Harry L. Holbert Jr.
Sycamore Township
Zoning Administrator



Re: Kenwood Terrace Care Center (7450 Keller Road)

Mr. Holbert,

On behalf of Premier Health Care Management and Kenwood Terrace Care Center we are requesting the Township to review a Conditional Use Application for a new 17,000 square foot building addition and parking lot renovations per the drawings and application provided. Kenwood Terrace is currently an approved Conditional Use in the "A" Residential District. The existing Kenwood Terrace building is approximately 41,500 Sq. Ft. in size and sites on 8.95 acres. Currently the building has rooms that are double occupancy for patients and residents which is no longer industry standard. Premier Health Care is proposing this addition to stay competitive in the healthcare market. The proposed addition will allow for Premier Health Care to offer single room occupancy to patients and residents.

Premier Health Care is also proposing two new parking lot alterations that will alleviate the parking shortage the building now suffers from. Currently there are 82 parking spaces to serve the building, which forces employees and customers to park in drive isles during shift changes. With the proposed parking lot additions and alterations the site will have 119 parking spaces which will meet the demand during shift changes.

The proposed addition to the existing building will not result in any additional beds at the facility and keep the existing occupant load. No major traffic patterns will result from the proposed addition. The full intent of this submittal is to keep Kenwood Terrace Care Center a top competitive facility in the market and correct parking deficiencies.

The Proposed development does not specifically cite a nursing home so a group home was utilized for the specific criteria. Criteria numbers 6,11,13,14,16a,19,20 & 22 apply to a group home. The proposed site improvements abide by all numbers listed except number 6 & 16.

#6- a parking lot addition has been proposed in the front yard setback.

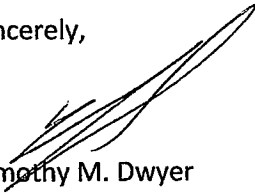
#16- The existing sign in front is to be re-located to accommodate the proposed parking lot.

Additional relief requested:

- 1) An Allen block retaining wall has been proposed in the rear of the property within the setbacks. The wall will be proposed at 8' tall at a 3' setback from the property line.
- 2) Existing Landscaping is being utilized as credits towards required buffers, island calculations and streetscape buffers.

Please feel free to contact me if you have any additional questions or concerns.

Sincerely,



Timothy M. Dwyer
Leesman Engineering & Associates