

AR&D

Facts and Information Regarding the Special Use Application for the Christian Buehler Memorial Home

October 02, 2014

Historical Summary

The Buehler Home is a non-profit (501(c)3) independent living and nursing home that has been at its present location since 1932. Since that time, multiple additions and renovations have been accomplished which have affected both the independent living and nursing center components of the campus. The most recent work was accomplished in 2009 which primarily consisted of a major addition and renovation to the nursing center, and conversion of a portion of the nursing center to some additional independent living (apartment) units.

Purpose of Project

There are four primary objectives for this project:

- 1) Because of changing demographics and the desire of the current generation of retirees to have more living space, there has been an ongoing trend to convert existing studio apartments within the existing facility to (1) and (2) bedroom units, thus resulting in a decrease in total number of units available. A portion of this project will consist of a three-story addition that will add a total of twelve (2) bedroom units to partially compensate for units that have been lost. At the conclusion of this project, there will be a total of 137 independent living units containing 175 bedrooms.
- 2) Upon occupancy of the last building effort, it has been determined that insufficient capacity is available in the nursing center for adequately meeting the dining needs of the residents. A portion of this project will include a small addition (approx.. 550 SF) to the existing dining room to provide additional seating space. This addition will not add any additional beds and has no expected impact on building capacity.

The previous (2009) project (which was covered under the last special use amendment) included provision for a future addition that would add an additional 8 bedrooms to the nursing center. While that addition is not expected to be implemented for some time, it is also shown on this application as a planned future facility improvement. It is important to note that if and when that addition is accomplished, it will not affect the licensed capacity (78 beds) of the facility.

- 3) The existing and prospective occupants of the townhomes are also desiring additional living space (in a similar manner to that mentioned in (1) above) and therefore some small additions to the townhomes are also anticipated in this project. These additions consist of a small bedroom addition to the 5 units shown and would therefore not change the total unit count but would bring the total bedroom count for these buildings to 38 at the completion of this project.
- 4) The existing parking arrangement for the campus has not been materially altered for many years. While sufficient parking is available on site for all residents and staff, there are occasional events that will cause overflow conditions due to a high visitor population. This is driving the need for an expansion to the existing parking lot and will also allow for some correction to existing deficiencies in parking space and access aisle dimensional issues.

Traffic

The attached Traffic generation calculations show a modest increase in traffic generation for the campus. The impact of this (theoretical) traffic would be negligible from a surrounding community standpoint.

It is also important to note that no changes to existing emergency traffic (ambulance and fire department) routes would be made resulting from this project.

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Facility Statistics

	<i>Existing Facilities</i>	<i>Proposed Facilities</i>	<i>Total (Following Development)</i>
Independent Living	124,600 SF	20,490 SF	145,090 SF
Nursing Center	35,700 SF	550 SF	36,250 SF
Townhomes	21,200 SF	2,000 SF	23,200 SF

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