

**AGENDA # J.2**  
**Scio Township Board of Trustees**  
**Encore at Heritage Woods Village PUD OA-PUD#20001 PSP#20004**

**FOR MEETING DATE OF:** May 23, 2023

**PREPARED ON:** 4/5/23

**PREPARED BY:** Will Hathaway

**SUBMITTED BY:** Planning

**ITEM TYPE:** Possible Action

**SUGGESTED ACTION:** Approval of OA-PUD#20001 PSP#20004, Encore at Heritage Woods Village Rezoning and Preliminary PUD plan as recommended by the Planning Commission with conditions.

**BACKGROUND:** The applicant proposes to develop an age-targeted, aging-in-place senior living community on a total of 105 acres. The applicant indicates that the proposed 55 and over age targeted community is not age restricted but is focused on the needs of those over 55 with the possibility of aging in place by transitioning to greater services and care. The senior living community is planned to have the following elements:

- 149 attached residential units found in separate 4- and 5-unit buildings, found within the central portion of the site.
- 82 duplex units found within the southern portion of the site.
- 85,035 s.f. senior adult living facility building containing the following:
  - Nursing Home** (skilled care): 42 single rooms; 4 double rooms – 50 beds,
  - Home for the Aged** (assisted living): 15 single rooms; 4 double rooms – 23 beds,
  - Home for the Aged** (memory care): 12 single rooms; 3 double rooms – 18 beds,
  - Independent Living:** 19 one-bedroom apartments; 1 two-bedroom apartment; 5 studio apartments – 26 beds.
- An on-site community wastewater facility found in the northern portion of the development.
- 61 acres of open space or approximately 59% of the site. This has been slightly reduced from the 65 acres (62%) provided in the previous submittal.
- A single boulevard access point is planned for Baker Road opposite and north of the westbound exit/entrance ramp for I-94. A second access point to Marshall Road is provided as an emergency access only.

[Click link to review plans](#)

**RECOMMENDATION:** Planning Commission recommends approval.

**MODEL MOTION:** Motion to approve site plan:

...to approve OA#22006/FSP#22011, Encore at Heritage Woods Village Final PUD Site Plan based on the Planning Commission recommendation of approval including any conditions listed by the Planning Commission and authorize the clerk and supervisor to execute the Development Agreement, the Community Waste Water Utility System Agreement and any other documents required.

Motion to approve the zoning ordinance amendment:

...to adopt the Zoning Ordinance Amendment for Heritage Woods Village PUD OA#22006/FSP#22011.

**ATTACHMENTS:**

[HW information](#)

[HW fire review](#)

[HW cwa review](#)

[HW ohm review](#)

[TB - Heritage Woods Final PUD 03-09-2023.pdf](#)

[Manchester-Scio Sanitary Sewer Development Agreement final 051623.pdf](#)

[Heritage Planned Unit Development Agreement 5.11.23.pdf](#)

[Bylaws - The Meadows of Encore at Heritage Woods.pdf](#)

[Declaration - Encore at Heritage Woods Village.pdf](#)

[Master Deed - The Meadows of Encore at Heritage Woods.pdf](#)

[Restrictive Covenant for CWUS.pdf](#)

[ZOA\\_ Heritage Woods 5.19.23.pdf](#)

**QUESTION:** Shall this Motion be APPROVED?