

The Beacon CCRC
Re-Zoning Statement
The Beacon Continuum of Care Retirement Community (CCRC)
Planned Development District (PUD)
Preliminary Development Plan - Development Standards Text
November 1, 2023

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1. Overview

1. Summary/Purpose:

The Beacon is a Continuum of Care Retirement Community (CCRC) Planned Unit Development District intended to address the need for high quality senior living communities. Larger Continuum of Care Retirement Communities have significant benefits compared to smaller single level of care facilities. The multiple levels of care allow people to remain close to family and friends when different levels of care are needed. In addition, they have more residents, which helps offset the costs of a higher level of services, amenities, and activities which leads to more participation and socialization that is essential to the health and well being of our seniors.

The unique size and location of our site affords us the opportunity provide a state-of-the-art Continuum of Care Retirement Community. Underground parking, indoor pool, interior greenhouses, multiple dining options, ten-foot ceilings, pickleball courts, scenic view, extensive walking trails are just some of the features that will set us apart and help us achieve our mission of having a meaningful impact on the lives of our residents through health and wellness.

There will be four buildings that will be built in four phases. Phase 1 will be primarily independent living with some assisted Living. Phase 2 will be a freestanding Memory Care building near the main entry off Bright Road and will allow us to offer continuum of care at an early stage of development. Phase 3 will be off Sawmill Road and will offer both Assisted Living and Memory Care. Phase 4 is the building furthest west along the creek and will be for the most active Independent Living residents.

2. Site & Building Concept:

The site is organized to create an open space environment with extensive greenways along Bright Road, Emerald Parkway and throughout the site. The three primary buildings are located away from Bright Road and behind Lifetime Fitness. These buildings will have Independent Living, Assisted Living and Memory Care. They are also connected and have underground parking to allow residents, staff and guests access to all the facilities through conditioned spaces. The fourth building is a smaller, single-story memory care building near the Bright Road entry. Approximately 70% of the parking is underground. This reduces hardscape lot coverage to approximately 50% and allows for extensive open spaces and amenities that support our health and wellness concept.

3. Site Description:

- 1. Location and Acreage:** The Property consists of 17.66+/- acres located along Bright Road between Sawmill Road and Emerald Parkway. The parcel identifications numbers are 273-008405, 273-008761, 273-008619, 273-008676, 273-009469, 273-008681, 273-008680, 273-008660, 273-008634, 273-008633, 273-008632, 273-008630.
- 2. Adjacent Properties:** The site shares a boundary with Lifetime Fitness to the north. The east portion of the site is boarded by an existing office park and a strip shopping center across Sawmill Road. The south is boarded by Bright Road and the new Mount Carmel Hospital. The western boundary is Emerald Parkway with land owned by the City of Dublin across the road.

3. **Existing Conditions & Character:** Currently the site is primarily vacant land with 3 houses. The grade slopes in two directions. It slopes from Bright Road to the creek (north) and from Sawmill Road to Emerald Parkway (east).
The site has a number of large trees. Substantial efforts have been made to save the majority of the large trees which are located along the creek and near the Bright Road/Emerald Parkway roundabout.
 4. **Analysis of Natural Resources:** The site is designed to maintain much of the natural environment along Bright Road, Emerald Parkway and along the existing creek. The hardscape lot coverage is less than 50% which creates greenways, open spaces along Bright Road and Emerald and throughout the site.
 5. **Existing and Proposed Land Use:** The Property is currently zoned PUD, PCD and R-1. The City of Dublin’s recommended land use (as designated in the “Future Land Use Map”) for the Property is Neighborhood Office/Institutional. The proposed development is consistent with Dublin’s Future Land use. It is also consistent with the health and wellness mission of Lifetime Fitness and the new Mount Carmel Hospital.
 6. **Existing Vehicular/Pedestrian Access:** The site is fronted by Sawmill Road, Bright Road, and Emerald Parkway.
Bright Road has two existing access points for residential homes. Sawmill Road has three existing access points. There is a “Shared Use” drive, as well as two other access points for a vacant office and a previous residential home.
The proposed primary access will be off Bright Road directly across Mount Carmel’s access. The second access point will be the existing “Shared Use” drive off Sawmill Road.
 7. **Utilities:** Water & sanitary sewer will be served by existing lines on Bright Rd. Electric, gas, phone and cable are also available.
4. **Phasing:** There is a total of four Buildings which will be constructed in four Phases. The three primary buildings run parallel to the creek at the back (north) of the site. The fourth building is a smaller single-story Memory Care Building located near the entrance off Bright Road. The square footages below are approximate and exclusive of structured parking.

1. **Building 1 (Phase 1) Description:** The initial phase will be the center building along the creek. The initial levels of care will be Independent Living and Assisted living. In addition, Phase 1 will also be the primary activity center with an indoor pool, underground parking, conditioned greenhouse, auditorium, multiple dining venues, pickleball courts and many other indoor and outdoor amenities.

Building 1 Summary

1. Levels of Care: Independent Living and Assisted Living
2. Units: Up to 141
3. Stories: 4 Stories of Residences Over 1 story of Parking
4. Unit Square Footage (approximate): 135,408
5. Common Space Square Footage (approximate): 87,563
6. Unit & Finished Common Area Square Footage (approximate): 222,971
7. Parking Spaces: Covered (113), Surface (42), Total (155)

2. Building 2 (Phase 2) Description: Phase 2 is a single-story memory care building located near the main entry off Bright Road. The design is based on the modern smaller “Neighborhood” concept with large private rooms and extensive indoor and outdoor spaces designed stimulate senses to promote healing, health and wellness.

Building 2 Summary

1. Levels of Care: Memory Care
 2. Units: Up to 31 units
 3. Stories: 1 Story
 4. Unit Square Footage (approximate): 11,553
 5. Common Space Square Footage (approximate): 20,298
 6. Unit & Finished Common Area Square Footage (approximate): 31,851
 7. Parking Spaces: Surface (30)
3. Building 3 (Phase 3) Description: Building 3 has both Memory Care and Assisted living levels of care. The first floor is up to (36) Memory Care divided into separate neighborhoods. Additionally, the first floor shall have Assisted Living interior common spaces. Floors 2-4 shall be Assisted Living and related common spaces.

Building 3 Summary

1. Levels of Care: Memory Care and Assisted Living
 2. Units: Up to (36) Memory Care and up to (83) Assisted Living Units
 3. Stories: 4 Stories of Residences Over 1 story of Parking
 4. Unit Square Footage (approximate): 85,950
 5. Common Space Square Footage (approximate): 81,770
 6. Unit & Finished Common Area Square Footage (approximate): 167,720
 7. Parking Spaces: Covered (86), Surface (16), Total (102)
4. Building 4 (Phase 4) Description: Building 4 has Independent Living. Phase 4 will have the largest units and is intended to be for the most active residents.

Building 4 Description

1. Levels of Care: Independent Living
 2. Units: Up to 83 Units
 3. Stories: 4 Stories of Residences Over 1 story of Parking
 4. Unit Square Footage (approximate): 93,200
 5. Common Space Square Footage (approximate): 43,365
 6. Unit & Common Area Square Footage (approximate): 136,565
 7. Parking Spaces: Covered (110), Surface (63), Total (173)
5. Severability: If any provision or provisions of this text, plan, application or zoning related documents are found to be invalid or ineffective in whole or part by a court of competent jurisdiction, then effect of such decision shall be limited to the said provision or provisions and all other provisions shall continue to be separate and fully effective.

2. Development Standards

1. General:

1. The following development standards shall apply to The Beacon CCRC PUD.
2. Unless otherwise specified in the submitted drawings or in this text, the City of Dublin Zoning Code shall apply.
3. In the event there is a conflict between the City of Dublin Zoning code and the development standards set forth in The Beacon CCRC PUD Plans and/or Text, then the standards set forth in The Beacon CCRC PUD shall control.

2. Permitted Uses: Within The Beacon CCRC PUD, the following uses shall be the permitted principle, accessory, and temporary uses.

1. Principle Permitted Uses:

1. Independent Living
2. Assisted Living
3. Memory Care
4. Adult Daycare
5. Skilled Nursing
6. Hospice
7. Rehabilitation & Physical Therapy
8. Health, Fitness, & Wellness Facilities

2. Accessory Permitted Uses:

1. Pharmaceutical
2. General Store
3. Medical & Dental Offices
4. General Office & Administrative Services
5. Child Daycare
6. Training, Education, Seminars
7. Assembly & Auditorium
8. Outdoor Community Gathering Areas
9. Salon & Spa
10. Indoor and Outdoor Pools and Hot Tubs
11. Theater
12. Arts, Crafts, Wood Shop
13. Indoor and Outdoor Music
14. Religious/Worship Facilities
15. Kitchen, Dining, Restaurant, Bar & Food Production
16. Housekeeping & Laundry
17. Resident Storage
18. Transportation Services
19. Underground and Surface Parking
20. Charging Stations
21. Roof Deck Gardens & Activities
22. Green Houses
23. Roof Deck Solar Panels
24. Bike/Walking Paths
25. Parks and Open Space

26. Surface and Raised Gardens
27. Pickleball Courts
28. Bocce Ball Courts
29. Shuffleboard
30. Outdoor Patios & Firepits
31. Fishing
32. Other senior related services, amenities, and activities

3. **Temporary Uses:**

1. Construction & Storage Trailers
2. Temporary Electric
3. Dirt Storage

3. **Density and Lot Coverage:** The square footage values contained in this section shall be exclusive of structured parking, surface parking and detached accessory structures.

1. **Density:** The Developer shall have the right to build approximately 570,000 square feet of conditioned space for up to 372 units.
2. **Lot Coverage:** Building, street and sidewalk coverage shall not exceed 55%.

4. **Height and Setback Requirements:**

1. **Building Height:**

1. **General:** Building height shall be measured from the grade at the front of the buildings.
2. **Maximum Building Height:** The maximum building height for building structures shall not exceed four stories and 55 over structured parking.

2. **Setbacks:** Unless otherwise shown on the approved Final Development Plan, the following shall be the minimum setback lines.

Building and Pavement Minimum Setbacks:

1. From Sawmill Road Right-of-Way: 50 Feet for Buildings. 50 feet for Pavement
2. From Bright Road Right-of-Way: 50 feet for buildings and 50 feet for pavement
3. From Emerald Parkway Right-of-Way: 150 for Buildings and 60 feet for pavement
4. Office Park West Property Line (Parcel # 273-009469): 20 feet for buildings and 5 feet for Pavement.
5. Northern Property Line: The minimum Pavement setback line shall be 40 feet from the northern property line. Building setback shall be 50 feet from the northern property line.

Detached Accessory Structure Setbacks:

6. Building 2 Dumpster Enclosure: 5- foot side-yard setback.
7. Water Meter Building: 25 feet off the new Bright Road Right of way line.
8. Pump Station Building: In the event a sanitary pump station building is required, it shall have a minimum setback of 75 feet from the Emerald Parkway Right-of Way.
9. Entry Signs: Entry signs shall have a minimum set back of eight feet behind the right of way.
10. Site Utility Boxes & Pedestals: Transformers, pedestals, utility vaults other related items related shall not have a minimum setback.

5. Architectural Standards

1. Intent: The design standards in this section outline the required building details to ensure a high-quality development.
2. Architectural Style: The architectural style has both traditional and modern components to create a human scaled, supportive environment.
3. Four-Sided Architecture: Front, back and side elevations of all buildings shall be similar in style and shall have similar buildings materials.
4. Building Materials:
 1. General: Building exterior materials shall be a mix of natural and fabricated materials. The location and percentage of window glazing, brick, stone, trim and other exterior materials shall strongly resemble what is depicted in the approved Preliminary Development Plan.
 2. Acceptable Exterior Building Materials: The following shall be the approved exterior materials.
 1. Brick & Mortar: As approved as part of the Final Development Plan.
 2. Natural & Fabricated Stone: As approved as part of the Final Development Plan.
 3. Trim: Wood trim, Cementitious Trim, AZEK/PVC (or equivalent) trim as approved as part of the Final Development Plan.
 4. Windows: Metal, metal clad, wood, PVC, Vinyl, spandrel glass, curtain wall glass as approved as part of the Final Development Plan.
 5. Roofing: Asphalt Shingles, EDPM, TPO, PVC, Metal as approved as part of the Final Development Plan.
 6. Other Materials: Other exterior materials shall be permitted only if approved as part of the Final Development Plan.
 7. Prohibited Materials: Vinyl Siding
5. Architectural Designs & Details: The following are the approved architectural details and designs as approved by Planning and Zoning. However, other designs and details shall be permitted only if approved by Planning and Zoning.
 1. Building Entrance Design: Primary building entrances shall be at a pedestrian scale and shall have a strong resemblance to the approved Preliminary Development Plan.
 2. Entry Canopies: Entry Canopies shall provide sufficient clearance for Emergency vehicles and equipment as required by the Washington Township Fire Department.
 3. Roof Design & Details:
 1. Roof Designs: Pitched, Hipped and flat roofs shall be permitted and shall have a strong resemblance to the approved Preliminary Development Plans.
 2. Roof Terraces: Shall be permitted as depicted on the approved Final Development Plan.

3. Parapets: Shall be permitted as depicted on the approved Final Development Plan.
4. Solar Panels: Shall be permitted as depicted on the approved Final Development Plan.

6. Traffic, Access, and Circulation

1. Traffic/Access:

1. Traffic Impact Study: Applicant shall submit a Traffic Impact Study which shall be approved by the City of Dublin and Columbus. The approved Traffic Study shall serve as the guideline for curb cuts, access points, traffic controls, off-site improvements and other related items which shall be approved as part of the Final Development Plan.
2. Right-of-Ways: Right -of-Way dedications shall be based upon the City of Dublin Thoroughfare Plan in coordination with the public roadway agencies and as necessary to accommodate off-site improvements as approved by the City of Dublin.
3. Setbacks: Setbacks from the Right-of-Way shall be measured from the expanded (new) Right-of-Way locations where applicable and as shown on the Approved Final Development Plan.
4. Access Points: There shall be two access points. The primary access point shall be on Bright Road across Mount Carmel's Bright Road access. The second access point shall be the existing right-in-right-out shared access off Sawmill Road.
5. Off-site Improvements: All off-site improvements shall be constructed in accordance with the Infrastructure Agreement.
6. Public Sidewalks and Shared Use Paths: Public sidewalks and shared use paths shall be provided in coordination and with the approval of the City of Dublin Engineering Department. Public Sidewalks and Shared Use Paths shall connect the public network as shown on the approved Final Development Plan. Design specifications shall be constructed in accordance with the City of Dublin standard drawings.

2. Internal Circulation

1. Internal Drives: Internal drives shall be private. Location and specifications shall be coordinated with and approved by the City of Dublin Engineering Department and the Washington Township Fire Department and submitted as part of the Final Development Plan.
2. Internal Private Sidewalks & Paths: The installation of private internal sidewalks and paths shall be for the exclusive use of the Beacon CCRCs residents, visitors and staff and shall not be required to be connected to the sidewalks and Shared Use Paths available to the general public. Private sidewalks shall be no less than 4 feet in width and private walking paths shall be no less than 5 feet in width. The locations of private sidewalks and paths shall conform to the approved Final Development Plan.

- 7. Parking and Loading:** Unless otherwise stated in the approved Final Development Plan or Text, parking shall be in compliance with the City of Dublin Code 153.2
1. Parking Plan: A Parking Plan demonstrating adequate parking shall be coordinated with the City of Dublin and the Washington Township Fire Department and shall be submitted as Part of the approved Final Development Plan.
 2. Parking Ratio:
 1. 209 Independent Living Units at 1:1: 209 Spaces
 2. 99 Assisted Living Units at 1:1: 99 Spaces
 3. 67 Memory Care Units at 1:6: 11 Spaces
 3. Parking Required & Provided:
 1. Parking Required: 319 Spaces
 2. Parking Provided: 440 Spaces per the approved Final Development Plan
 4. Bicycle Parking: Bicycle parking shall be 1 bicycle space per 20 car spaces and shall be located per the approved Final Development Plan.
 5. Service, Loading & Fire Access Roads:
 1. Service & Loading: Service and loading areas shall be permitted in the areas shown on the approved Final Development Plan. Screening shall be in accordance with the approved Final Development Plan.
 2. Drop-Off Zones: Drop-off, loading zones and fire lanes shall be in accordance with the City of Dublin and the Washington Township Fire Department and identified on the Final Development Plan.
- 8. Signage and Graphics:** Unless otherwise approved as part of the approved Final Development Plan, all signage and graphics shall be in accordance with Dublin Zoning Code 153.150.
1. Sign Plan: All exterior site and building signage shall be submitted on a signage and graphics master plan for review and approval as part of the Final Development Plan. The signage and graphics master plan shall include the size, height, graphics, color, location, material, illumination, fabrication and other relevant details as required by the City of Dublin.
 2. Temporary Signs: Signage shall be submitted as part of the Final Development Plan Approval.
- 9. Lighting:** Unless otherwise approved as part of the approved Final Development Plan, all lighting shall conform to the City of Dublin Code 153.149.
1. General: Applicant shall submit a master lighting plan demonstrating compliance with the exterior lighting requirements as part of the Final Development Plan.
 2. Light Fixtures: All building exterior and site lights fixtures specifications shall be submitted and approved as part of the Final Development Plan.
 3. Light Levels: A lighting photometric plan meeting the City of Dublin Requirements shall be submitted as part of the Final Development Plan.

10. Open Space and Landscaping Unless otherwise specified in the approved Final Development Plan, landscaping and open shall meet the standards of the City of Dublin Code Chapter 153.130.

Open Spaces:

1. **Greenways:**
 1. **West Greenway:** An open Space of approximately 2.77 acres will extend from the Bright Road Entry to the creek at the northwest part of the site. This greenway contains tiered lakes, walking trails and a large stand of trees near the roundabout.
 2. **East Greenway:** An open space, approximately .82 acres is located on the east side of the Bright Road entry. This has a small lake which backs up to a private memory care patio.
 3. **Write Run Creek Greenway:** The open space that runs along the creek is approximately 3.58 acres with scenic walking trails, exercise stations and other amenities and will also connect to elaborate courtyards of three primary buildings.
2. **Courtyards:**
 1. **Phase 1 Courtyard:** The Phase 1 courtyard is the most active. This will have Pickleball courts, Bocce Ball, putting green, fitness area, patios and other amenities to keep residents active and engaged.
 2. **Phase 3 Courtyard:** Phase 3 courtyard is located along the creek that is primarily for Assisted Living. This will be more private with gardens, fire pits, patios and other amenities associated with Assisted Living residents.
 3. **Phase 4 Courtyard:** Phase 4 will have firepits, patios, gardens and other amenities but is intended to be more relaxing than the Phase 1 courtyard.
3. **Courtyards:**
 1. **Pocket Parks:** There are (3) Pocket Parks in front of the main buildings which are intended to be quiet spaces for residents and their guests.
4. **Memory Care Gardens:**
 1. **Memory Care Courtyards:** Phase 2 and 3 both have interior memory care gardens with walking paths, gardens, private spaces and other amenities designed to stimulate senses and offer a therapeutic place to enjoy the outdoors.
5. **Landscaping:** Unless stated otherwise in the approved Final Development Plan, all landscaping shall be in accordance with the City of Dublin Landscaping Code.
 1. **Design & Character:** Landscaping should emphasize a naturalized appearance and blend with the design of public rights-of-ways, while delineating areas of more formal design where people will gather and use space and shall comply with the general character depicted on the approved Preliminary Development Plan with the final details provided in the Final Development Plan.
 2. **Tree Preservation:** Reasonable and good faith efforts shall be made to preserve existing trees and meet the requirements described in the City of Dublin's Tree Waiver Policy. If the Tree Waiver Policy requirements are not met, then applicant shall abide by the tree preservation requirements described in the Dublin Code 153.140.

- 11. Fencing & Pedestrian Bridges:** Unless otherwise specified in the approved Final Development Plan, landscaping and open shall meet the standards of the City of Dublin Code Chapter 153.130.
1. Prohibited Fencing: Vinyl and/or chain-link shall not be permitted.
 2. Memory Care & Assisted Living Fencing: Fencing is an important safety factor for seniors with Dementia and Alzheimer's. Applicant shall submit a plan showing proposed fencing locations and specifications for applicable locations as part of the Final Development Plan.
 3. Pedestrian Bridge: A pedestrian walking bridge over the existing creek shall be permitted. The size, location and design shall conform to the Dublin Engineering Department requirements and shall be submitted as part of the Final Development Plan.
- 12. Screening of Service Structures & Building Elements:** Unless otherwise specified in the approved Final Development Plan, screening and buffering shall comply with the City of Dublin Code Chapter 153.133.
1. Service Structures: Service structures shall include but not limited to site utility boxes, transformers and pedestals, generators, building utility meter equipment, surface air conditioners, roof top mechanicals, dumpsters and enclosures and other equipment providing service to a building and/or a site location.
 2. Screening Requirements: Service structures shall be screened on all four sides except those structures which need to be moved or accessed frequently shall be screened on three sides. Interior landscaping shall not be required within the service structure screening area. Rooftop mechanicals must be screened to the full height of the structure.
 3. Screening Size and Materials. Plant materials used to screen service structures shall be an evergreen species which retain their foliage year around. The height of evergreen screen materials shall be at least two-thirds the height of the service structure at time of planting and shall reach the full height of the service structure within four years of planting.
 4. Building Element Screening: Unless otherwise specified in the approved Final Development Plan, Building Element screening shall comply with the City of Dublin Code.
 1. Building Elements: Building Element structures shall include but not be limited to electric, phone, cable equipment, gas meters, heating and cooling equipment, irrigation controls, lighting controls and other items providing service to a building or site location which is attached to, or placed by, a building shall be screened in accordance with the City of Dublin Building Code.
 2. Building Mounted Exhausts: All exhausts mounted to the side of a building shall be finished to match the color of the building. All rooftop exhausts shall be finished to match the roof.
 3. Rooftop Mechanicals: All rooftop mechanicals shall be screened in accordance with the City of Dublin Building Code.
 5. Waste and Refuse Enclosures: Waste and Refuge areas shall be screened in accordance with the City of Dublin Building Code.

13. Utilities

1. Storm Water, Sanitary Sewer & Water: All Storm Water, Grading, Street, Sanitary, Waterline shall be designed and constructed in accordance with the City of Dublin Engineering and other governing body regulations and requirements.
2. Electric, Gas Phone & Cable: Unless otherwise specified in the submitted Drawings or in this Text, the development standards shall be in accordance with the City of Dublin zoning requirements.
3. All utility lines and wiring shall be installed underground.
4. Any above ground transformers, pedestals and related items shall be screened in accordance with the City of Dublin Code.
5. Utility easement locations shall be determined as part of the approved Final Development Plan.