

**The Beacon CCRC**  
**Re-Zoning Statement**

**Rezoning Statement:**

**Concept/Vision:**

The Beacon CCRC is a Continuum of Care Retirement Community (CCRC) intended to provide the City of Dublin a premier senior community. Most senior communities are small, outdated facilities with one or two levels of care. In contrast, the Beacon will be a larger modern Continuum of Care Retirement Community that will allow people to remain close to their family and friends when different levels of care are needed, while enjoying exceptional services and amenities that larger communities can support.

**Site Description:**

The site consists of +/- 17.662 acres located on the north side of Bright Road between Sawmill Road and Emerald Parkway and include Parcel Numbers: 273-008405, 273-008761, 273-008619, 273-008676, 273-009469, 273-008681, 273-008680, 273-008660, 273-008634, 273-008633, 273-008632, 273-008630.

**Existing Use and Characteristics:**

The property is currently mostly vacant land with three unoccupied houses. There are A number of both large and small trees. The dense stands of trees are primarily along the creek and near the Bright Road roundabout. The grade falls in two directions. First, from Sawmill Road to Emerald Parkway (West) and also from Bright Road to the existing creek at the north part of the site (North).

**Dublin Future Plan Verse Proposed Use:**

Dublin's "Future Use Map" has designated this Property Neighborhood Office/Institutional which is consistent with proposed use. It is also consistent with the health and wellness corridor established by Lifetime Fitness and the new Mount Carmel hospital.

**Surrounding Land Use:**

- South: Mount Carmel Hospital
- South/East: Office Park
- North: Lifetime Fitness
- East: Sawmill Road/Strip Shopping Center
- West: Emerald Parkway/Vacant Land owned by the City of Dublin.

**Site Use Concept:**

The site is designed to preserve much of the existing natural environment. The primary buildings are located furthest from Bright Road along the creek at the north side of the property. Consequently, much of the development is screened by Lifetime Fitness, the existing office park, and extensive larges trees along the creek and near the Bright Road Roundabout. In addition, approximately 70% of our parking is underground, which reduces our hardscape lot coverage to approximately 50% which creates extensive greenways, walking paths and other site features.