

February 29, 2024

Mr. Zachary Hounshell, Planner II
City of Dublin Department of Planning
5200 Emerald Parkway
Dublin, Ohio 43017

Re: Lightbridge Academy at The Corners – Project Narrative

Mr. Hounshell,

In regard to our current application for conceptual review of a proposed Lightbridge Academy daycare at The Corners development, we offer the following narrative:

Since the outset of planning, between the City of Dublin and the Daimler Group, the intent of the development team was to achieve the objectives of the Dublin Corporate Area Plan by creating a high quality mixed-use Planned Unit Development focused on providing needed amenities to serve workers, nearby hotel visitors, and residents. The development is to include neighborhood-oriented uses that are designed to mitigate potential negative impacts on adjacent neighborhoods.

Furthermore, per the DCAP study, this site falls within a mixed-use regional district with an intent to provide concentrated areas of high-quality employment facilities, integrated with or adjacent to complementary retail and commercial uses, as well as supporting residential and recreational uses.

At its core, this development was intended to, not only, provide convenient and supportive uses for residents, but also the workforce who occupy nearby commercial and office properties.

To date, we feel that the tenants brought to this development are successfully achieving this intent. Current those tenants include: Coffee, Dental, Massage, Beauty, and Restaurant. All of which conveniently benefit the surrounding residents and workforce.

Additionally, it has always been the development team's intent to include a daycare facility to benefit, both, nearby residents and workforce, who may conveniently drop-off / pick-up children in conjunction with their daily routines.

Immediately following our development plan approval, the Daimler Group has actively sought out a daycare for The Corners. This effort was initiated under the original thought to include such a use, as it had been discussed many times in our planning meetings with City Staff, years ago.

Only at such a time that Lightbridge Academy had been identified, and preliminary discussions about their inclusion were broached with the current Staff, did we discover an oversight in our written Development Text. That oversight, of course, is the fact that 'daycare' had not been expressly included as an allowable use at this development.

Therefore, we respectfully request your consideration of allowing this daycare use at The Corners, in recognition that it will further fulfill the intent of the Dublin Corporate Area Plan, as well as the purpose for which this development originally planned.

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We trust you'll find the proposed layout and design for Lightbridge Academy to be consistent with the quality and character of The Corners development, and that it will serve to successfully satisfy the needs of nearby residents and workforce in Dublin.

Thank you for your consideration.

Best regards,

A handwritten signature in blue ink, consisting of a large, stylized 'J' followed by 'Carter Bean'.

J. Carter Bean