

## PLANNING REPORT

# Planning and Zoning Commission

Thursday, October 23, 2025

## Bright Road Reserve 25-079FDP, 25-081FP

[www.dublinohiousa.gov/pzc/25-079](http://www.dublinohiousa.gov/pzc/25-079)

[www.dublinohiousa.gov/pzc/25-081](http://www.dublinohiousa.gov/pzc/25-081)

### Case Summary

Address	North of the intersection of Grandee Cliffs Drive and Bright Road
Proposal	Development of a residential neighborhood consisting of 20 single-family lots on a 14.2-acre site.
Request	Review and approval for a Final Development Plan and Final Plat under the provisions of Zoning Code Section 153.066 and the Subdivision Regulations.
Zoning	Planned Unit Development District (PUD) - Bright Road Reserve
Planning Recommendation	<u>Approval of the Final Development Plan with Conditions and Text Modifications</u> <u>Recommendation of Approval for the Final Plat with Condition</u>
Next Steps	Upon approval of the Final Development Plan and City Council approval of the Final Plat, the applicant may apply for site and building permits.
Applicant	Curtis Echelberry, Advanced Civil Design
Case Manager	Rati Singh, Assoc. AIA, Planner II (614) 410-4533 <a href="mailto:rsingh@dublin.oh.us">rsingh@dublin.oh.us</a>



### Community Planning and Development



5200 Emerald Parkway  
Dublin, Ohio 43017



614.410.4600  
[dublinohiousa.gov](http://dublinohiousa.gov)

Sustainable | Connected | Resilient

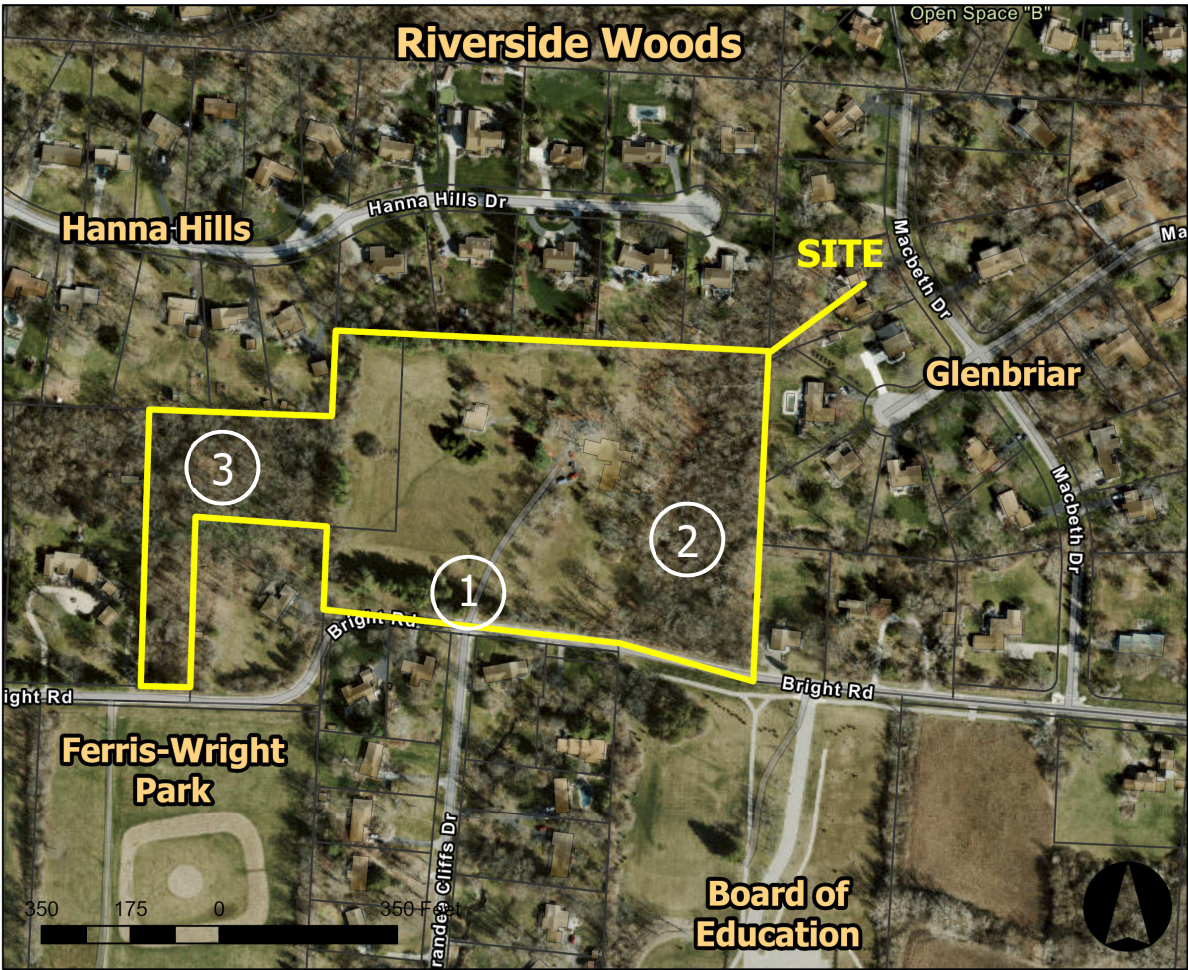
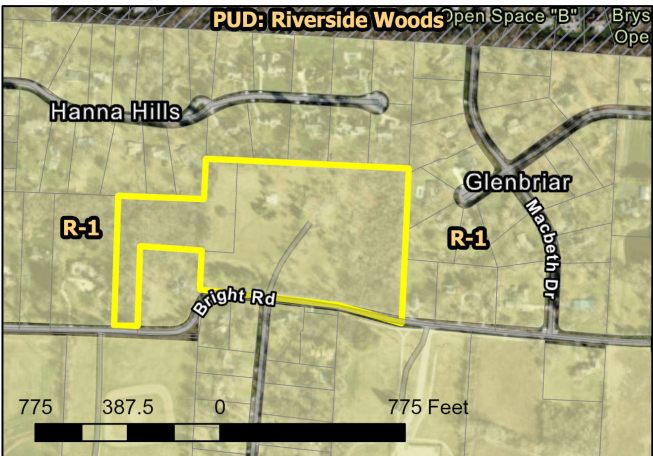
Site Location Map

25-079FDP/25-081FP - Bright Road Reserve



Site Features

- 1 Existing asphalt entrance
- 2 Billingsley Creek
- 3 West Wood

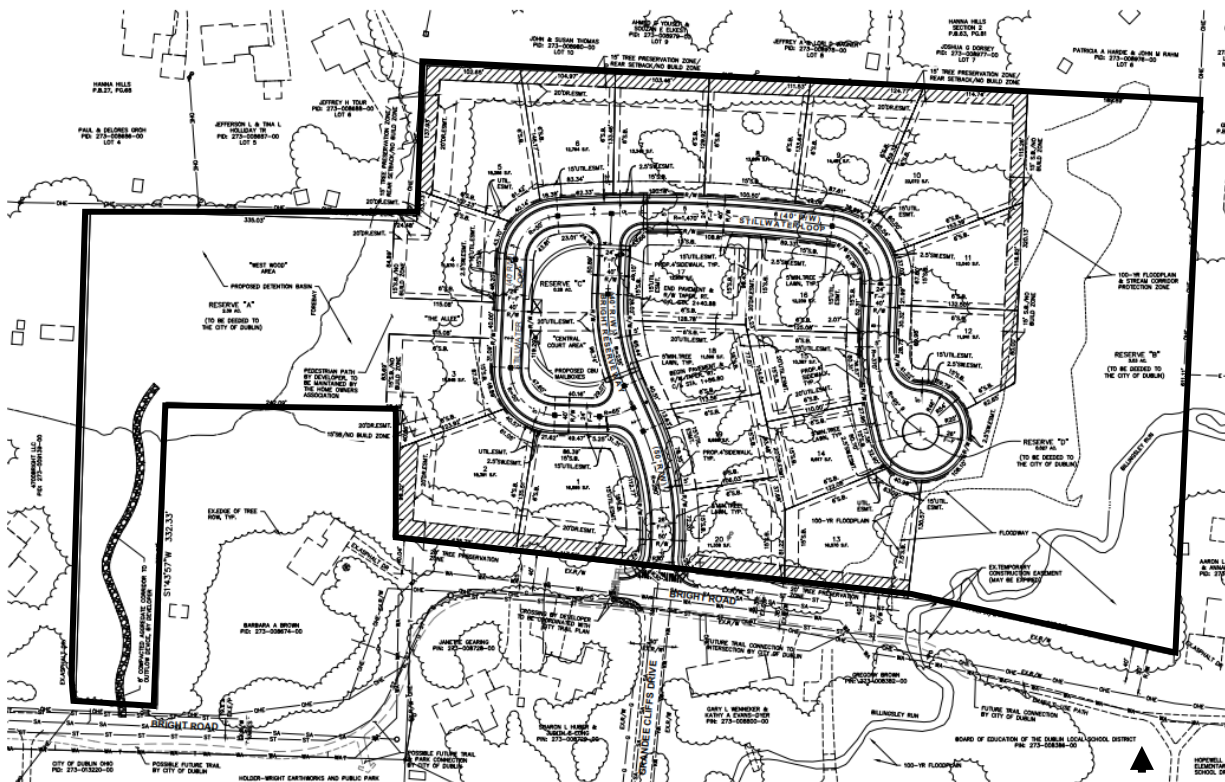


# 1. Request and Process

## Request

The applicant is requesting review and approval of a Final Development Plan (FDP) and a recommendation to City Council (CC) of approval of a Final Plat (PP) for a new residential subdivision. The following points contain key information:

- 20 single-family homes on a 14.2-acre site.
- Two new public streets with one access point off of Bright Road at the same location as an existing curb cut.
- Four reserves, including the preservation of natural features and Billingsley Creek.



Site Plan

## Process

As outlined below, FDP is the final review step for the development of a PUD. At this stage of review, the PZC makes a determination based on conformance with the Preliminary Development Plan (PDP) and the approved development text. The FDP provides final design details, including landscape and sign design. Minor modifications to the approved development text may also be requested with the FDP to address minor alteration due to further design development. This application is accompanied by a FP, which requires a recommendation to the City Council for acceptance of a Resolution.

1. *Concept Plan (CP) – PZC Consideration (non-binding feedback)*
2. *Preliminary Development Plan (PDP)/Preliminary Plat (PP) – PZC Recommendation & CC Determination*
3. *Final Development Plan (FDP) - PZC Determination*  
*Final Plat (FP) – PZC Recommendation & CC Determination*

# 1. Background

## Site Summary

The 14.2-acre site is zoned Bright Road Reserve PUD and is located north of the intersection of Grandee Cliffs Drive and Bright Road. The eastern edge includes a steep, wooded ravine and a FEMA-identified detailed floodplain (Zone AE), with a floodway that follows Billingsley Creek and a branch tributary. A single-family home located within this parcel was demolished in 2018, and the remaining structures include a small barn built in the 1970s. The barn does not appear to possess any historic or architectural significance. There is a grove of mature trees near the former home-site, and an asphalt driveway that provides access to Bright Road at the intersection with Grandee Cliffs Drive. The western edge contains a swale and a wooded area referred to in the plans as West Wood.

The site is bordered by single-family residential neighborhoods. Hopewell Elementary School is located across Bright Road to the southeast, while the Holder-Wright Earthworks and Ferris-Wright Park are to the southwest, also across Bright Road. Bright Road has a rural character with no curbs, a ditch, many trees, and homes with large setbacks from the road. It has a low traffic volume, especially after its connectivity to Riverside Drive was severed by the City in 2020.

## History

### *June 2024 – Case 24-073CP*

PZC reviewed and provided feedback on the Concept Plan presented. Commission members expressed support for the proposal, finding it responsive to the natural features with the clustered layout. The members recommended adding connectivity with the surrounding area, that open space be a focal point of the neighborhood and that the applicant address resident concerns.

### *February 2025 – Case 24-135Z-PDP/Case 24-151PP*

PZC recommended approval to City Council on the proposed Rezoning/PDP/PP with 9 conditions. Applicant worked through the conditions except providing a continuous shared use path within Reserve A.

### *March 2025*

City Council (CC) approved Ordinance 04-25, rezoning 14.12 acres from R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District – Bright Road Reserve. CC supported the passive use of Reserve A without a continuous shared use path within the Reserve, and supported a naturalized path instead of an asphalt path to access the stormwater basin. Council also discussed pedestrian connectivity and safety within the subdivision, requiring the applicant to provide sidewalks on both sides of the street.

Council members also expressed concerns about the maintenance and ownership of the open space reserves, as the initial proposal identified that the City would own and maintain the reserves. Based on Council's feedback, maintenance responsibility for Reserve A was transferred from the City to the Homeowners Association (HOA), except for the stormwater management functions of the detention basin. Similarly, maintenance of Reserve B was shifted from the City to the HOA, with the exception of the waterway.

May 2025

CC approved the Preliminary Plat (Resolution 33-25) after the applicant made the following changes (which are also reflected in the FDP):

- Added 4-foot-wide sidewalks on both sides of the street.
- Provided a compacted aggregate path to access the stormwater detention basin from Bright Road.
- Updated the Development Text to ensure the documents are consistent.

CC's approval included a condition requiring the applicant to place easements outside of the Tree Preservation Zone. The applicant has since worked with staff, and all easements are now outside the Tree Preservation Zone.

### Neighborhood Engagement

The applicant engaged with the East Dublin Civic Association (EDCA) at meetings on May 15, 2024, and October 29, 2024. Initial resident concerns were related to buffering between the existing residential uses and the proposed development, which were addressed at the PDP.

## 3. Project

### Site Layout

The site layout remains consistent with the approved PDP. The entrance to the subdivision is via Bright Road, utilizing the existing access point that aligns with the intersection of Bright Road and Grandee Cliffs Drive. This design limits the need for any additional access points to Bright Road. The subdivision layout features two new curvilinear streets, designated as Bright Reserve Way and Stillwater Loop, with Stillwater Loop ending in a cul-de-sac (East Court).

### Development Standards

The development text establishes numeric development standards in conjunction with the PDP. These include lot size, lot depth, setbacks and minimum distance between structures, lot coverage, and building height. Standards are also provided in the development text to ensure adequate private open space consistent with the Neighborhood Design Standards. Compliance with the site development standards is confirmed at the FDP stage while adherence to the building requirements will take place during the building permit process.

The FDP largely meets the requirements outlined in the development text, with the exception of a few requested text modifications as noted in the table below. Staff supports these modifications, as the overall intent of the requirements is maintained.

The requested changes are primarily related to the locations of the stormwater easements, which were not identified during the Preliminary Plat stage. The placement of these easements on Lots 1, 2, and 5–10 impacts private open space to meet the minimum private open space requirement and achieve sufficient buildable depth, the tree preservation zone has been reduced along the north (Lots 5–10). The setback to the principal structure has also been increased to maintain compliance with the *Neighborhood Design Guidelines* (NDG). These adjustments allow for a practical lot design while preserving as many existing trees as possible. They also include some minor text modifications to enhance the clarity and consistency within the development text. All changes are highlighted in the redline version included in the application materials.

Text Modifications		
	Current Text Requirement	Proposed Text Modification
Minimum Lot Area	9,960 sq. ft	9,817 sq. ft
Minimum Rear Setback to Principal Structure (Lots 1 & 2)	40 ft.	60 ft.
Minimum Rear Setback to Principal Structure (Lots 5 – 10)	40 ft.	55 ft.
Rear Setback/Tree Preservation Zone/No Build Zone (Lot 5-10)	20 ft.	15 ft

## Architecture & Building Materials

Residential architectural elevations are not individually reviewed and approved by the Commission as part of the FDP. As detailed at PDP, the development will consist of custom-built, high-quality, single-family 1.5 to 2-story tall homes, featuring 2 or 3 car garages with a maximum height of 35 feet, which is consistent with the Code. The homes will be designed with a theme that will reflect the Midwestern Vernacular architecture drawing inspiration from a variety of styles and European Country style homes.

The applicant proposes a range of permitted primary cladding materials, including full-depth brick, thin brick, stone, manufactured stone, wood, stucco, cementitious siding, or any combination of these. Permitted trim materials include wood, cementitious board, and aluminum (for gutters and downspouts only). Roof materials may be dimensional asphalt shingles, wood slate, copper, standing seam metal, or tile. Architectural features include appropriately trimmed windows and doors, specialty windows, louvers, shutters, entry coverings, and other elements. Chimneys must be finished in brick, stone, or manufactured stone.

Garages are required to match the main façade, feature decorative doors with a maximum width of 18 feet and may be oriented based on site topography. Only one yard lamp post is allowed near the entry walk, and accent lighting is encouraged. Outdoor terraces, decks, pools, and dining areas are permitted. Ground mechanical equipment must be screened architecturally or with landscaping.

## Open Space

The applicant is required to provide a minimum of 0.88 acres of open space for the site based on the area and number of single-family lots. The proposal is for 5.8 acres of open space, which exceeds the amount of open space required by the Subdivision Regulations. The open space reserve names, acreage, and ownership are as follows:

Ownership and Maintenance of Public Open Spaces			
Space	Area	Ownership	Maintenance
Reserve A: West Wood	2.39 acres	City of Dublin	HOA* *City of Dublin will maintain the stormwater functionality of the detention basin
Reserve B: Billingsley Run	3.03 acres	City of Dublin	HOA** **City of Dublin will maintain the waterway
Reserve C: Central Court	0.28 acres	City of Dublin	HOA
Reserve D: East Court	0.027 acres	City of Dublin	HOA

Following CC direction, HOA will maintain all four reserves. The City will maintain the stormwater functionality of the detention basin. The detention basin is defined within Reserve A from the top of the bank into the basin. The HOA will mow and maintain the landscaping within the detention basin.

The City will maintain the waterway within Reserve B. The city is best suited to ensure proper long-term maintenance of proposed residential stormwater management facilities and waterways and this is consistent with current policies. Additionally, City-owned reserves provide some financial relief to HOAs especially smaller associations such as Bright Road Reserve. City Council's approval of the Preliminary Plat included a condition that the developer correct any waterway deficiencies within Reserve B. The applicant will continue to work with staff to address this prior to the City taking ownership of the Reserve B.

### Tree Preservation

The applicant has provided a Tree Preservation Plan and survey for the entire site. The 2.39-acre West Wood area (Reserve A), comprised mainly of volunteer tree growth, will be developed as a community open space for stormwater management, with preserved trees along its perimeter. The 3.03-acre Billingsley Run (Reserve B) will remain in its natural state. Both eastern and western wooded areas will be protected, including a 15-foot Tree Preservation Zone on the north and a 20-foot zone on the south, as indicated on the plat and enforced with tree protection fencing during all construction phases.

According to the Tree Preservation and Tree Replacement plan, 1,176 inches of protected trees (103 trees) will be removed, and 4,240 inches of protected trees (286 trees) will be preserved. Trees that are removed are required to be replaced on an inch-for-inch basis, meaning 1,193 inches of 2.5-inch caliper trees are required to be provided. The applicant is providing 1,199 inches of tree replacements, including street trees. The applicant has provided a landscape plan that specifies the exact location and species of each tree that will be planted. The final location of the trees will be reviewed during the Site Permit process and may be altered once the utilities are installed.

### Landscaping

The applicant has provided a final landscape plan that specifies the exact location and species of each tree that will be planted, along with details of public open spaces.

#### *Entry Features*

Entry features include limestone columns and a black two-rail fence. At the end of Bright Reserve Way, a stone wall is proposed, accompanied by ornamental trees and grass. Low-voltage landscape lighting is proposed to uplight site elements, including trees, stone piers, and walls throughout the subdivision.

*West Wood:* The Neighborhood Design Guidelines (NDG) only consider dry stormwater detention facilities as contributing open space when these areas achieve a superior and interactive design as usable open space. This is addressed in the proposal, which includes pedestrian paths leading from the Allee open space to the stormwater facility with an overlook area that will be programmed by the HOA.

*Central Court & East Court:* These areas are designed to provide open space connections and serve as gathering spaces for residents. They are enhanced by pathways and landscaping and will be programmed by the HOA. The design for Central Court includes a clustered mailbox facility and a storage structure, along with a brick-paved gathering area.

#### *Front yard Character*

The front yard character is intended to provide a village streetscape and a well detailed front yard is envisioned for the neighborhood. Entry gardens with foundation plantings, hedges, walls/piers, fencing segments and other devices are proposed to match the character of the home. For the individual lots, landscape plans will be submitted at the building permit stage to correspond with each home.

## **Transportation & Mobility**

### *Access*

The proposed streets within the development will be public and is consistent with the CC approval at PDP. Bright Reserve Way is a 50-foot-wide right-of-way (26-foot-wide pavement) extending from the Bright Road intersection to the first internal intersection. The remainder of this street, as well as Stillwater Loop are 40-foot-wide rights-of-way (24-foot-wide pavement).

### *Pedestrian Connectivity*

#### Bright Road Connections

The City is currently working to extend the Shared Use Path along the south side of Bright Road which would cross Billingsley Creek and terminate at Grandee Cliffs Drive to align with the Bikeway Plan. To ensure connectivity of the development to the future Shared Use Path (SUP), a crosswalk is proposed at the intersection of Bright Road and Grandee Cliffs Drive, allowing access to the SUP. The timing of the crosswalk installation will be coordinated with the implementation schedule of the City Trail Plan.

### Internal Sidewalks

The site plan includes pedestrian connections including sidewalks and connectivity to the West Wood reserve area. Following CC direction, 4-foot Sidewalks are provided on both sides of all public streets within the development except around Central Court.

### Reserve Access Drives

A compacted aggregate drive from Bright Road to the detention basin is proposed within Reserve A to provide access for maintenance of the detention basin. The access drive, including the associated drive subgrades, will be designed to withstand the loading of maintenance vehicles and will accommodate safe and traversable access to the detention basin to the satisfaction of the City Engineer.

## **Stormwater Management and Utilities**

The applicant has located and sized the stormwater detention basin, storm sewer pipes and associated structures based on a stormwater management report that analyzed the existing and anticipated drainage for the area. The applicant will need to continue to work with the Division of Engineering to demonstrate stormwater compliance with the provisions of Chapter 53 of the City of Dublin Code of Ordinances to the satisfaction of the City Engineer.

A FEMA designated Special Flood Hazard Area is located near the eastern portion of the site within Reserve B. This area has been delineated and has been kept free of proposed buildings, stormwater management facilities and other prohibited uses in this area.

The construction of a new public water main from Bright Road will provide access to public water for domestic and fire protection use. A new public sanitary sewer is proposed with this development to provide service for the proposed lots.

## 4. Final Plat

### Summary

This is a proposal for a Final Plat for the subdivision of 14.2-acres of land and includes the creation of 20 single-family lots, four open space reserves, and two public streets. The Final Plat shows easements, setback requirements, lot dimensions and, tree preservation zones. The plat includes the open space acreages, ownership, and maintenance responsibilities. Reserve A (West Wood) is approximately 2.39 acres, Reserve B (Billingsley Creek) is approximately 3.03 acres, Reserve C (Central Court) is 0.28 acres, and Reserve D (East Court) is approximately 0.027 acres. All reserves will be owned by the City of Dublin and maintained by an HOA, with the exception of stormwater functionality and waterway maintenance.

The single-family lots range in size with the smallest lot at 9,817 (Lot 14) square feet and the largest lot at 22,072 (Lot 10) square feet. The smallest does not meet the minimum lot size requirement as listed in the Development Text. It is addressed through the text modification. The minimum lot width is 40 feet (Lot 5), and the minimum lot depth is 107 feet (Lot 19).

Bright Reserve Way Street provides access from Bright Road with no other access point to the subdivision. The plat establishes a 15-foot front building line for each lot along the public right-of-way, except for the Bright Road frontage. A 15-foot Tree Preservation Zone is located along the northern property line, and a 20-foot Tree Preservation Zone is provided along the southern property line. The minimum requirements of the Tree Preservation Zone are not met, as listed in the Development Text and is addressed through the text modification.

The Subdivision Regulations require land dedication for open space and for recreational facilities. The applicant is required to provide a minimum of 0.88-acres for open space for the site based on the area and number of single-family lots. The proposal is for 5.8-acres of open space of which all is to be dedicated to the City.

## 5. Plan Review

Final Development Plan	
Criteria	Review
1. The plan conforms in all pertinent aspects to the approved preliminary development plan.	<b>Criterion Met with Text Modification:</b> The FDP is largely consistent with the requirements of the Zoning Code and Bright Road Reserve PDP. Due to easement locations, development text modification is required to permit an increased minimum setback to principal structure for Lot 1, 2, 5-10 in order to achieve minimum private open space and meet NDG requirement.

## Final Development Plan

Criteria	Review
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	<b>Criterion Met with Condition:</b> The proposal provides safe pedestrian and vehicular connections throughout the entire site. A future pedestrian crosswalk will connect the development with the public Shared Use Path, which is addressed through a condition of approval.
3. The development has adequate public services and open spaces.	<b>Criterion Met:</b> The site includes 5.8 acres of open space. The open space dedication meets the requirements and details outlined in the PDP.
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.	<b>Criterion Met:</b> The proposed development preserves the existing natural characteristics of the site. Billingsley Creek has been maintained in a naturalized state and does not contain any structures. The West Wood area retains its overall natural character, except for the inclusion of a stormwater basin.
5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.	<b>Not applicable:</b> Street lights are not provided within residential neighborhoods.
6. The proposed signs are coordinated within the PUD and with adjacent development.	<b>No Applicable:</b> No signs or entry feature are proposed for this development.
7. The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.	<b>Criterion Met:</b> Tree Preservation and Landscape Plans demonstrate a thoughtful approach to conserving existing trees. Tree Preservation Zones are clearly delineated to the north and south, while No Build Zones are established to the east and west, aligning with the intent of the Bright Road Reserve development text. The Landscape Plan utilizes plant materials appropriate for the site and climate and maintains natural buffers to adjacent development.

## Final Development Plan

Criteria	Review
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters.	<b>Criterion Met with Condition:</b> The applicant should continue to work with Engineering to demonstrate stormwater management compliance to the satisfaction of the City Engineer in accordance with Chapter 53 of the City of Dublin Code of Ordinances.
9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.	<b>Not Applicable:</b> The neighborhood is not proposed to be developed in phases.
10. The proposed development is compliant with other laws and regulations.	<b>Criterion Met:</b> The development complies with all other laws/regulations.

## Final Plat

Criteria	Review
1. Plat information and construction requirements	<b>Criterion Met with Condition:</b> The proposal is consistent with the requirements of the Subdivision Regulations. The applicant should make any minor technical adjustments prior to City Council review.
2. Lots, Street, Sidewalk, and bike path standards	<b>Criterion Met:</b> This proposal is consistent with the lot, street and sidewalk standards of the Subdivision Regulations. The development will connect to the shared use path on the south side of Bright Road in the future with the timing coordinated with the City.
3. Utilities	<b>Criterion Met:</b> Proposed and existing utilities are shown on the final plat.
4. Open space requirements	<b>Criterion met:</b> The proposed open space provision exceeds the requirements.

## Recommendation

**Planning Recommendation:** Approval of following text modifications:

1. Minimum lot area: 9,817 sq. ft.

2. Tree preservation zone: 15 feet for Lots 5–10.
3. Minimum rear setback to principal structure (Lots 1 & 2): 60 feet.
4. Minimum rear setback to principal structure (Lots 5–10): 55 feet.
5. Incorporate minor text revisions as shown in the redline version to enhance clarity and consistency within the development text.

**Planning Recommendation:** Approval of Final Development Plan with the following conditions:

- 1) The applicant coordinate with the implementation schedule of the City Trail Plan and install a pedestrian crossing when the Shared Use Path is extended along the south side of Bright Road.
- 2) The applicant continue to work with Engineering to demonstrate stormwater management compliance to the satisfaction of the City Engineer in accordance with Chapter 53 of the City of Dublin Code of Ordinances, including modifications to the proposed major flood routing design.
- 3) The applicant correct any waterway deficiencies within Reserve B, identified by the City through inspections, to the satisfaction of the City Engineer.

**Planning Recommendation:** Approval of Final Plat with the following condition:

- 1) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council