



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, November 4, 2021 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

2. **Bright Road Senior Housing at Sawmill and Bright Roads 19-115CP**

Concept Plan

Proposal:	Conceptual development proposal to establish a Planned Unit Development for a full service, 55 and over, healthcare and housing community on 22-acre and 18-acre sites.
Location:	Northeast and southwest of the intersection of Bright Road with Emerald Parkway.
Request:	Concept Plan seeking non-binding feedback under the provisions of Zoning Code §153.053 (C).
Applicant:	Bright Road Senior Development Partnership
Planning Contact:	Christopher Will, AICP, Planner II
Contact Information:	614.410.4498, cwill@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/19-115

RESULT: The Commission offered non-binding feedback and discussed the need for more comprehensive senior living and care options in Dublin. However, the Commission expressed the proposed senior villas and flats were more residential than institutional in use and did not align with the Community Plan recommendations. The Commission discussed the opportunity of a health and wellness district with synergy between senior care and the proposed Mount Carmel Hospital, south of Bright Road. The Commission expressed the importance of preserving the Wright Run Stream Corridor as a community amenity. The Commission also expressed concern for traffic impacts along Bright Road and the potential downstream impacts of additional stormwater run-off to neighbors of Wright Run.

MEMBERS PRESENT:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Absent
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

Christopher Will, AICP, Planner II



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SPECIAL MEETING MINUTES

PLANNING AND ZONING COMMISSION

Monday, October 18, 2021

Site Visit to Proposed Bright Road Senior Housing & Healthcare Residences (Case: 19-115CP)

MEETING ATTENDANCE

Commission Members Present: Warren Fishman, Jane Fox, Leo Grimes, and Mark Supelak
Staff Members Present: Christopher Will, Nichole Martin, Jennifer Rauch, and Brian Martin
Several members of the public were in attendance including; Ajmeri Hoque, Amy Kramb, Kyle Rush, Maureen Rush, Patricia McCoy, and Jenny DeVantier.

CALL TO ORDER

The meeting was called to order at 1:00 p.m. The site visit and meeting procedures were reviewed by Staff prior to the tour.

OVERVIEW

Site visit to the 22-acres portion of the proposed Bright Road Senior Housing development site, facilitated by Planning Staff, to observe the existing conditions; including the location, type, and health of existing trees, topography, and edge conditions along the site and vistas into the site from surrounding thoroughfares.

SITE VISIT

The group began the tour at 1:05 p.m. along Bright Road and walked north to view the interior of the site at the location of the proposed entry drive. Two vacant single-family homes located at 3876 and 3870 Bright Road, which would be demolished with the proposed development were identified by staff. The group paused at the location of the proposed main building with entry and drop-off to observe the distance between the proposed front of the main building and Bright Road. Commission members asked the height of the proposed main building. Staff responded the proposed height is three to four stories. Commission members also asked what and how tall the building located within sight on the opposite (north) side of the stream. Staff responded the building is Life Time Fitness and that the building is two-stories and approximately 38-feet in height.

The group traveled east toward Sawmill Road. Along Sawmill Road the group observed vehicular traffic on Sawmill Road and the character of exiting development on the east side of Sawmill Road within the City of Columbus. A landmark Oak tree was also identified by staff. The vacant single-family home at 7315 Sawmill Road that would be demolished with proposed



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development was also identified. Commission members asked how tall and how close would proposed development be to Sawmill Road. Staff responded the proposed height of the building fronting Sawmill Road is two to three stories in height and would be setback from the existing edge of pavement by approximately 115-feet.

The group traveled west along the Wright Run/Billingsley Ditch. Commission members asked if the stream was dry or had moving water. The group observed the stream to be approximately 3-feet in width, shallow and wet, with moving water. A member of the public asked if the stream had a protection zone around it. Staff responded that the protection zone for the stream defaults to the Federal Emergency Management Agency (FEMA) established floodway and that the floodway roughly corresponded to the riparian/wooded area along the stream.

The group crossed the Wright Run/Billingsley Ditch to the northern most portion of the site via the sidewalk along Emerald Parkway. The group noticed the mature stand of trees screening the interior of the site from the thoroughfare. On the northern most portion of the site the group observed the Life Time Fitness building and outdoor pool area. The group observed the existing trees and identified both living and dead trees. The group also observed the change in topography as the northern most portion of the site slopes south to the Wright Run/Billingsley Ditch.

At the intersection of the Emerald Parkway-Bright Road roundabout, the 18 acres parcel to the southwest of the roundabout, which is also part of the proposed developed was identified by staff. The parcel was not included as part of the site visit as the parcel is relatively flat and highly visible. Staff also identified three parcels northeast of the roundabout in a low area which are City owned. The applicant is proposing a stormwater management basin in this area as part of the Concept Plan.

From the roundabout the group traveled east along Bright Road. The Commission members asked about future pedestrian improvements along Bright Road between Sawmill Road and the Emerald Parkway roundabout. Staff shared that potential improvements have been identified as part of an ongoing Sawmill Road Corridor/Bright Road Study, additionally, with any new development the expectations of the City would be for pedestrian improvements to be provided. Staff noted that a traffic impact study is required to be performed by the applicant with any preliminary development plan application. Commission members also asked if there are any other development proposals in the area. Staff responded that in addition to the subject project a proposed Mount Carmel facility south of Bright Road and east of Emerald Parkway is also actively under review. The site tour ended at 2:10pm.

