

19-115CP – BRIGHT ROAD SENIOR HOUSING

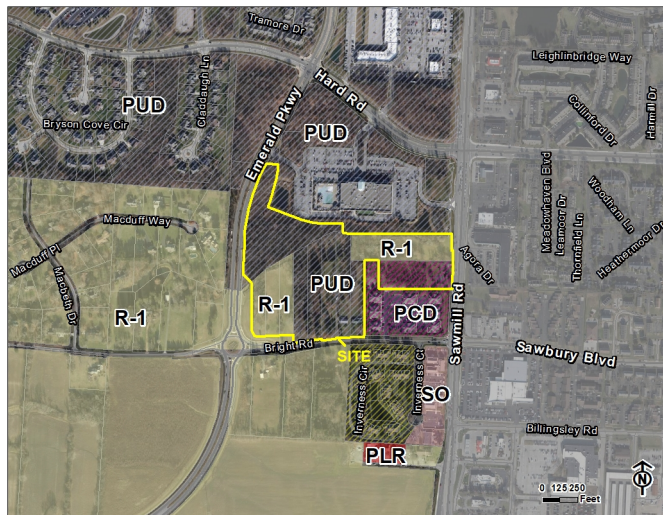
Summary

This is a concept plan proposal for a full service 55 and older healthcare and housing community on a 22-acre site.

Site Location

The site is located west of Sawmill Road, north of Bright Road, and east of Emerald Parkway.

Zoning Map



Property Owners

City of Dublin, James G. Clymer, Dogwood Enterprises LP, Madhurima Patibandla, William & Julia Pusecker, JLP-Bright Rd. LLC

Applicant

Bright Road Senior Development Partnership

Applicable Land Use Regulations

Zoning Code Section 153.050-153.056

Case Managers

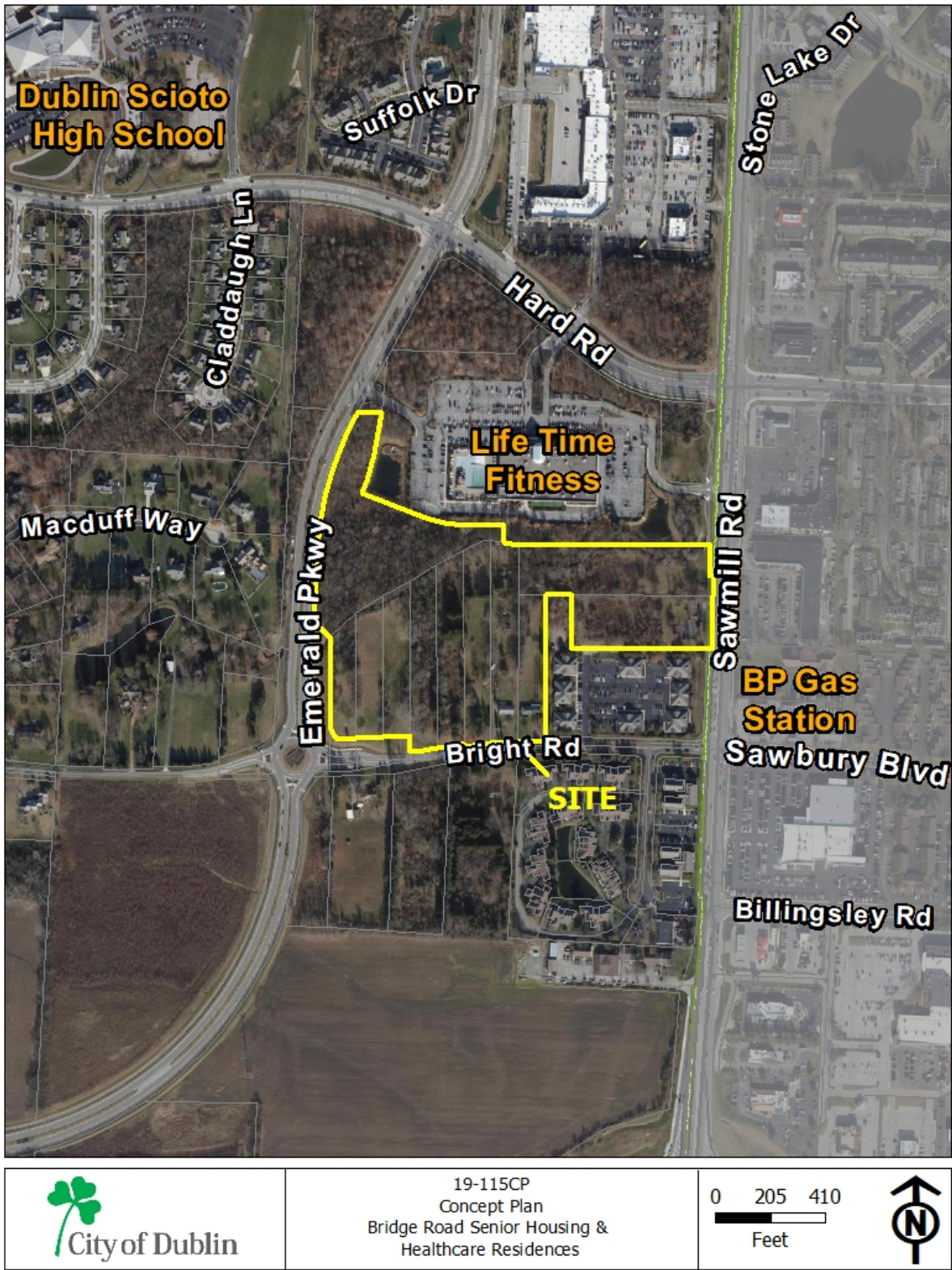
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Next Steps

Upon consideration of the Planning and Zoning Commission comments on this concept plan, the applicant may proceed with an application for rezoning with preliminary development plan and a preliminary plat.

1. Context Map



2. Overview

Background

The approximately 22-acre site consist of several parcels under different ownerships, all of which were annexed to the City in 1974 (Ord. 03-74). The City-owned parcels and the Clymer property (7379 Sawmill Road) are zoned R1, Restricted Suburban Residential District. The other five parcels along Bright Road were zoned as part of the NE Quad Planned Unit Development District (Subarea 5C) in 1995 (Ord. 102-94). The parcel fronting Sawmill Road (7315 Sawmill Road, owned by Dogwood Enterprises) is zoned PCD, Planned Commerce District (Ord. 90-93).

The City-owned parcels were purchased and several single-family homes were demolished, as the parcels were used for construction staging for the completion of the last section of Emerald Parkway and the new roundabout with Bright Road. In 2015, the Planning and Zoning Commission reviewed a rezoning proposal and a conditional use to permit the re-location of the COTA park and ride from Tuller Road to this location in anticipation of the Bridge Street District. This proposal was met with opposition from adjacent residents and the East Dublin Civic association, due to perceived impacts to the surrounding area, timing of the project, and neighborhood involvement and was ultimately withdrawn.

No development has been proposed, thus far, on the parcels in the NE Quad PUD, which was zoned in 1995 and originally included over 200 acres of land. The Lifetime Fitness site to the north was, at that time, also part of Subarea 5C of the NE Quad, which permits medical office, assisted living and day care at a density of up to 10,000 square feet per acre with a height limitation of two stories. The Commission and City Council approved a rezoning in 2005 for the Lifetime Fitness PUD, thus eliminating a large portion of Subarea 5C from the NE Quad.

The site at 7315 Sawmill Road was zoned to PCD in 1993 to permit the existing residential structure to be used as an office for a staffing agency. It is currently not occupied.

Site Characteristics

Existing Conditions

As proposed, the site consists of ten parcels under different ownerships. The proposal intends to consolidate the parcels to one development site with approximately 375 feet of frontage along Sawmill Road, 800 feet of frontage along Bright Road and 1,200 feet of frontage along Emerald Parkway. Two of the parcels along Bright Road contain residential structures. Residential structures on the Sawmill Road parcels have been demolished. The southern Sawmill Road parcel contains a shared driveway with the parcels in the Millco Office complex to the south.

Natural Features

Portions of the site are heavily wooded, particularly the northwest portion. Billingsley Creek runs along the northern boundary of the site and separates the heavily wooded portion of the site from the remainder of the site. A 100-year floodplain covers the creek as shown in Figure 1.



There is an existing FEMA designated 100-year floodplain located along the northern boundary of the site. This area should be kept clear of structures, grading and any other prohibited activities.

Historic and Cultural Facilities

There are no known historic or cultural facilities on this site.

Surrounding Zoning and Land Use

North: PUD, Planned Unit Development District (Lifetime Fitness)

East: City of Columbus

South: PCD, Planned Commercial Development District (Millco Office Park)

West: R-1, Restricted Suburban Residential

Road, Pedestrian and Bike Network

There is a shared vehicular access point along Sawmill Road and a vehicular access point along Bright Road, closest to Sawmill Road. The site has no vehicular access to Emerald Parkway. A five-foot sidewalk along Emerald Parkway services the site.

Utilities

Storm Sewer

There is existing public storm sewer along the western edge of the site.

Water

Public water mains are in place along the western edge of the site and along portions of the southern boundary of the site within Bright Road.

Sanitary

Connection to public sanitary sewer facilities is available through connection to an existing main located at the southwestern portion of the site.

Proposal

The Bright Road Senior Housing and Healthcare Residence is a proposed full service 55 and over community including the following building types:

- Skilled Living Nursing Care
- Long Term Nursing Care
- Physical & Rehab Therapy Care
- Assisted Living
- Memory Care with Dining & Services
- One & Two Bedroom Apartments with Podium Parking
- Loft Buildings with Attached Garages

This site will include multiple levels of care over a 22-acre site with multiple building types in five separate subareas with internal drives, parking and amenities throughout.

Community Plan

<http://communityplan.dublinohiousa.gov/>

The Community Plan is the key policy guide for decision-making about the built and natural environments of the City of Dublin. The Community Plan text and associated maps contain

detailed recommendations for future development including the appropriate location and density or intensity of residential and commercial uses; the general location and character of roads; the general location of parks, open space, and public buildings among other information.

The Community Plan is a guide for City Council and the Planning and Zoning Commission as they assess the location, character, and extent of proposed public and private development in Dublin. The policies and recommendations within the Plan will be implemented over time through rezonings and subdivisions of land and the location and construction of public improvements by either the City or a developer.

Recommendations throughout the Plan are based upon a review of existing conditions and evaluation of future development scenarios for their impacts on infrastructure, roads and the fiscal health of the City. Dublin's ability to maintain high quality of services and quality of life depends on a careful review of development proposals for conformance with the Community Plan.

Future Land Use

The future land use of this site is Neighborhood Office/Institutional and has not changed since the adoption of the 2007 Community Plan. This land use is designated for locations adjacent to residential areas where land-use transitions or buffers are necessary. Development intensity is limited with low lot coverages, greater setbacks from non-residential uses and extensive landscaping. Development is expected not to exceed gross densities of 9,500 square feet per acre.

The future land use of the northwest parcel across the stream is Parks/Open Space. This land use is designated for public or privately-owned parks and recreational uses, or lands that are to be preserved in a natural state. This classification may include portions of private lands that have been identified for open space preservation as part of future development projects but not necessarily targeted for public dedication or acquisition.

Bright Road Area Plan

The site is included in the Bright Road Area Plan of the Community Plan, which also has been in place since 2007. In August 2015, the City of Dublin initiated an update to the Bright Road Area Plan, an effort which partially resulted due to adjacent residents' concerns regarding the COTA park and ride proposal and concerns focusing on traffic issues.

The current Bright Road Area Plan includes additional single family residential uses adjacent to Grandee Cliff Estates to the east (on Dublin City Schools property, with the Hopewell



Elementary currently under construction), Standard Office/Institutional is shown as the future land use east of the residential, along Emerald Parkway, with Premium Office facing the I-270/Sawmill Road interchange. East of Emerald Parkway, Mixed Residential Medium Density is included south of Bright Road, with Neighborhood Office/Institutional north of Bright Road. On the opposite end of the area, near Riverside Drive, Standard Office/Institutional is shown as the future land use along Emerald Parkway, to the south of Holder-Wright Park (now Ferris-Wright Park).

Bright Road Area Plan Update

Staff has been working on an update to the existing area plan, which has not yet been completed nor adopted as it was placed on hold due to the anticipated impacts the Sawmill and Bright Road Corridor Study, initiated by the City of Columbus in conjunction with the City of Dublin, would have on this plan. This update will continue through 2020.

Sawmill and Bright Road Corridor Study

In 2019, the City of Dublin and the City of Columbus finished a Corridor Study for Sawmill Road, which included parts of Bright Road. This Corridor Study focused on infrastructure needs throughout the corridor, including road widening and utility extensions. Bright Road is proposed to be widened from two lanes to four lanes starting at Sawmill Road while tapering to a two-lane road approaching the roundabout with Emerald Parkway. With this corridor expansion in consideration, the applicant will need to work with Dublin Staff to properly plan for this future expansion.

Neighborhood Contact

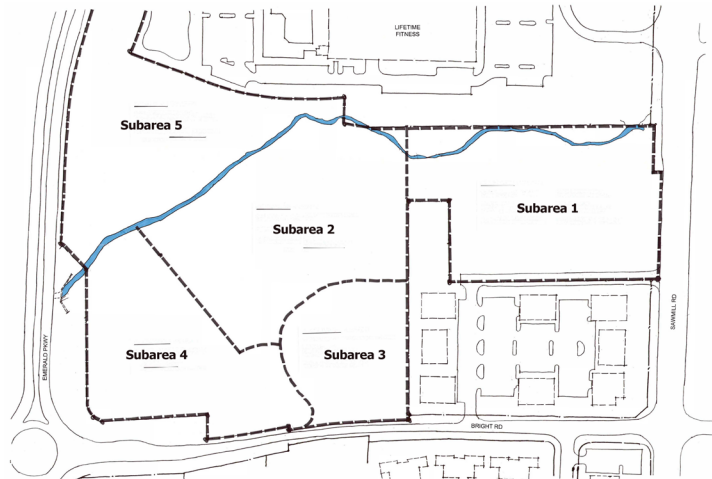
The applicant met with the leadership of the East Dublin Civic Association in the early stages of this proposal to understand potential concerns regarding the intended development. According to the applicant, there was general support indicated.

Proposal Details

Layout

This proposal will divide the 22-acre site into five subareas.

Subarea 1 is located in the eastern portion of the site. This 5-acre Subarea includes a three-story, 75-bed nursing home fronting Sawmill Road, with a four-story, 100-bed assisted living building attached to the west side of the nursing home.



Subarea 2 is located in the central portion of the site. This 5.59-acre subarea is proposed to include a four- to five-story, 140-unit full-service independent living building bordering the stream to the north.

Subarea 3 is located in the southern portion of the site, southeast of Subarea 2 and fronts Bright Road to the south. This 2.15-acre subarea includes a two-story, 70-bed assisted living memory care building.

Subarea 4 is located in the southwest portion of the site, west of Subarea 3 with frontage along Bright Road. This 3.91-acre subarea includes six buildings with six units each at a height of three stories.

Subarea 5 is located in the northwest portion of the site. This 5.12-acre site includes a four- to five-story, 160-unit independent-living apartment complex including studio, 1-bedroom, and 2-bedroom units.



Zoning

The development will require a rezoning and preliminary development to create a Planned Unit Development with unique standards appropriate. The Concept Plan is the first step in the PUD process for complex projects, projects that do not meet the future land use or are larger than 25 acres. The Concept Plan is intended for the Commission to provide non-binding feedback on a development proposal including the basic scope, character and nature of the proposal. The next step, if the applicant decides to move forward, is the rezoning with preliminary development plan. Part of this step will include a development text with zoning standards for the site, including, but not limited to, permitted uses, setbacks, open spaces, access and circulation, parking, architecture, landscaping and tree preservation/replacement.

Access and Utilities

The site is proposed to have three access points, with a potential fourth access point off Bright Road through the Millco Office Development. There is a shared access point providing right in/right out movements from Sawmill Road. The applicant is proposing a new right in/right out access point along Bright Road, west of the existing access point through the Millco Office Development. The third access point is located in the northwest portion of the site from Emerald Parkway. This access point is proposed as a right in/right out and will service Subarea 5. The applicant will be required to conduct a traffic study that will take appropriate access into consideration as part of a future rezoning/preliminary development plan application. Staff will ensure that any proposed access is coordinated with the Sawmill and Bright Road Corridor Study conducted in 2019 and with the City of Columbus as the Sawmill Road right-of-way is the jurisdiction of the City of Columbus.

Architecture and Design

The applicant has provided the Commission with examples of architectural design approaches they would like to pursue this project. The applicant intends to pursue a soft contemporary approach in architecture that is complementary to surrounding buildings while providing a consistent look between the different buildings on the site. The design examples shown present a modern take on contemporary architecture. The applicant intends to incorporate community living aspects to the site, such as shared terraces and gathering spaces for residents.



Approximately ten of the 22 acres currently allow the types of uses proposed. At the time of the zoning of these parcels 25 years ago, the building height was limited to two-stories. The Lifetime Fitness building was approved in 2005 at two stories, although the building height appears as three stories. Significant development has occurred in the NE Quad, north of Hard Road, however, no commercial building has exceeded two stories in height. The applicant has sited the taller buildings interior to the site, along the Sawmill Road Corridor and adjacent to Lifetime Fitness. In addition, taller buildings may be appropriate as they require smaller footprints and can potentially provide more open space. However, in this area of the City, there are not currently any buildings nearing the proposed heights.

Landscaping and Open Space

This site will include a major water feature at the roundabout of Bright Road and Emerald Parkway. This storm detention pond proposed would be the main entry feature into the site, designed to incorporate many water features to amplify the aesthetic of the development.

This site will also incorporate a walking path that circulates throughout the entire site. This walking path will connect to the existing sidewalk along Emerald Parkway and Sawmill Road, allowing circulation through the site for residents living in and around the site. The walking path will line the stream, creating a scenic pathway throughout the site.

Subarea 5 is heavily wooded and depicted on the Future Land Use Map as parks/open space; however, the City has not pursued a purchase of this area for this purpose. As part of the Lifetime Fitness Infrastructure Agreement between the developer and the City, the dedication and preservation of three acres of woods as negotiated. The City currently owns 5.5 acres of woods on the west site of Emerald Parkway across from Lifetime Fitness. This application proposes to eliminate a majority of the wooded area for the new apartment building. Open space dedication is a requirement for residential subdivisions as part of the platting process in the Subdivision Regulations. The Zoning Code regulates the replacement of protected trees but does not require preservation.

3. Concept Plan Discussion

The Zoning Code includes a three-step process for the establishment of a Planned Unit Development District. A concept plan review with the Planning and Zoning Commission is required for projects over 25 acres, complex projects or projects that do not comply with the Community Plan.

No discussion, opinions or suggestions provided on any aspect of the concept plan shall bind the applicant, or the city, or be relied upon by the applicant to indicate subsequent approval or disapproval by the City.

4. Recommendation

Planning recommends the Commission consider this proposal concerning compatibility with surrounding context, layout, architecture, and site details.

Discussion Questions

- 1) Does the Commission support the proposed land use at this location?
- 2) Is the proposed layout and distributions of uses appropriate for the site?
- 3) Can the Commission support the proposed building architecture and heights?
- 4) Is the Commission supportive of the buildings with 4 and 5 stories and how they fit within the context of the surrounding areas?
- 5) Is the applicant preserving an adequate amount of open space with this proposal?
- 6) Other considerations by the Commission.