

19-115CP – BRIGHT ROAD SENIOR HOUSING

Summary

Conceptual development proposal to establish a Planned Unit Development for a full service, 55 and over, healthcare and housing community. The 22-acre and 18-acre sites consists of 13 parcels, or a portion thereof, and are zoned R-1, Restricted Suburban Residential District, PCD, Planned Commerce District, and PUD, Planned Unit Development District.

Site Location

Northeast and southwest of the intersection of Bright Road and Emerald Parkway.

Zoning

R-1 – Restricted Suburban Residential District

PUD – Planned Unit Development District, Northeast Quad

PCD – Planned Commerce District, 7315 Sawmill Road

PCD – Planned Commerce District, Milco Office Park

Applicant/Representative

Bright Road Senior Development Partnership

Applicable Land Use Regulations

Zoning Code Section 153.050

Case Manager

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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.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>19-115CP Concept Plan Bright Road Senior Housing & Healthcare Residences 7315 & 7379 Sawmill Road; 3870, 3876, 3888, 3900, 3950, 3960, 4000, & 4030 Bright Road; and PIDs: 273-012155 and 273-008380.</p>	<p>0 250 500 Feet</p> 
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2. Overview

Background

The proposal is comprised of two areas, a ±22-acre site northeast of the intersection of Emerald Parkway with Bright Road, and a ±18-acre site southwest of the same intersection. The ±22-acre site consists of several parcels under different ownership, all of which were annexed into the City in 1974 (Ord. 03-74). The three City-owned parcels and the Clymer property (7379 Sawmill Road) are zoned R-1, Restricted Suburban Residential District. The other five parcels along Bright Road and the parcel in the northwest corner of the site were zoned as part of the Northeast Quad Planned Unit Development District (Subarea 5C) in 1995 (Ord. 102-94). The parcel fronting Sawmill Road (7315 Sawmill Road, owned by S&K Real Property, LLC) was zoned PCD, Planned Commerce District in 1993 to permit the existing residential structure to be used as an office for a staffing agency (Ord. 90-93), and is currently vacant. The ±18-acre site is zoned R-1, Restricted Suburban Residential (Ord. 34-01) and is owned by the Catholic Diocese. When purchased, the City-owned parcels contained several single-family homes that were demolished to accommodate construction staging for the completion of the final section of Emerald Parkway (Phase 8) and the new roundabout with Bright Road.

In 2015, the Planning and Zoning Commission (PZC) reviewed a rezoning proposal and a conditional use for the City-owned parcels to permit the re-location of the COTA Park-and-Ride from Tuller Road to this location in anticipation of Bridge Street District construction activities. This proposal was met with opposition from adjacent residents and the East Dublin Civic Association, due to perceived impacts to the surrounding area and timing of the project, and was ultimately withdrawn.

Until 2019, no development had been proposed on the Bright Road parcels in the NE Quad PUD at which time the Bright Road Senior Housing project was initially brought forward.

Previously, the Life Time Fitness site to the north was 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 Life Time Fitness PUD, thus eliminating a large portion of Subarea 5C from the NE Quad.

Case History

In January 2020, the Planning and Zoning Commission reviewed and provided non-binding feedback for an initial Concept Plan for senior housing on the ±22-acre site. The Commission expressed support for the proposed senior housing and healthcare uses for the site, but had concern regarding the architectural style, building height, and density/intensity of development given the proximity to single-family homes. Members of the public in attendance provided comments also indicating



concern regarding the height and architectural style of the proposal, as well as potential traffic impacts to the area.

Process

As proposed, the development of this site requires a rezoning to establish a new Planned Unit Development (PUD). Establishing a PUD is a three-step process:

- 1) Concept Plan
- 2) Preliminary Development Plan/Rezoning
- 3) Final Development Plan

Concept Plans (CP) are required for projects that are larger than 25 acres or do not meet the future land use. This CP is required as the development proposal does not meet the Community Plan. CPs are intended to allow the Commission and community an opportunity to provide non-binding feedback on a development proposal on topics including the scale/intensity of development, character, and the general site layout of the proposal.

The next step, should the applicant move forward, is a Preliminary Development Plan/Rezoning (PDP/Z). The PDP/Z establishes zoning regulations identifying permitted uses, minimum setbacks, open space area, access points and site circulation, amount of parking, architectural framework, and preliminary tree preservation/replacement and landscape design. Additionally, a full traffic analysis (Traffic Impact Study) and stormwater management analysis are required. The Commission makes a recommendation to City Council, which is the final determining body when rezonings are under consideration.

Finally, a Final Development Plan (FDP) is required to be established in accordance with the standards set forth in the PDP. The FDP finalizes all design details including architectural details, building materials, landscape design, tree preservation/replacement, and signs.

Neighborhood Contact

For the previous proposal (2020), 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 for the use.

For the current proposal, the applicant allowed Staff to coordinate a site visit with the Planning and Zoning Commission. Some members of the general public and the East Dublin Civic Association were also in attendance for the tour to observe existing conditions. Meeting minutes from the site visit are included in the Commission's packet.

Site Characteristics

Natural Features

The north and northwest portions of the ±22-acre site are heavily wooded. Wright Run/Billingsley Ditch runs along the northern boundary of the site, separating the wooded portion (north) of the site from the remainder of the site (south). There is an existing FEMA designated 100-year floodplain located along the stream.

The ±18-acre site southwest of the intersection of Emerald Parkway with Bright Road is relatively flat with little vegetation. A narrow row of mature trees exists along the western property line.

Surrounding Zoning and Land Use

±22-acre site

North: PUD, Planned Unit Development District (Life Time Fitness)

East: City of Columbus

South: PCD, Planned Commerce Development District (Milco Office Park) and R-1, Restricted Suburban Residential District (Undeveloped)

West: R-1, Restrict Suburban Residential District (Residential)

±18-acre site

North: R-1, Restricted Suburban Residential District (Residential)

East: R-1, Restricted Suburban Residential District (Residential)

South: R-1, Restricted Suburban Residential District (Undeveloped)

West: R-1, Restricted Suburban Residential District (Undeveloped)

Road, Pedestrian and Bike Network

There is an existing shared vehicular access point from Sawmill Road and a vehicular access into the Milco office complex from Bright Road. Neither site has vehicular access from Emerald Parkway. There is an existing five-foot wide sidewalk along Emerald Parkway along the western boundary of the ±22-acre site and a shared use path on the eastern/southern boundaries of the ±18-acre site.

Utilities

Stormwater

There is existing public storm sewer along the western edge of the ±22-acre site and the eastern edge of the ±18-acre site which runs within the Emerald Parkway right-of-way. Wright Run/Billingsley Ditch on the ±22-acre portion of the site runs from east to west and is part of a stormwater system which collects stormwater runoff from development along Sawmill Road in both Dublin and Columbus. Additionally, outflows for the two stormwater ponds at Life Time Fitness release into this stream. As the stream travels west, it crosses the Macbeth Drive and Grandee Cliffs Drive neighborhoods and Ferris-Wright Park before it reaches the Scioto River.

Water

Public water mains are in place along the Emerald Parkway frontage for both sites.

Sanitary

Connection to public sanitary sewer facilities is available through connection to an existing 10-inch main located at the southwestern portion of the ±22-acre site and along Emerald Parkway for the ±18-acre site.

Electric

An American Electric Power (AEP) high voltage overhead transmission line is located along Emerald Parkway with an easement along the east side of the ±18-acre site area located southwest of the roundabout.

3. Plans & Policies

Community Plan

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

The Community Plan is a key policy document adopted by City Council to guide decision-making for the future of Dublin's natural and built environments. When a rezoning is under consideration it is important to consider the Community Plan recommendations. The Community Plan includes Future Land Use recommendations, Special Area Plans, and the Thoroughfare Plan. Details that are contemplated within the Community Plan include the appropriate location, density and intensity of residential and commercial uses; the general alignment, character and connectivity of roadways; and the general recommendations for parks and open space.

The policies and recommendations established within the Community Plan, which is adopted by City Council, are implemented over time, typically through rezonings and subsequent construction of public improvements by either the City or a developer. Recommendations within the Community Plan are based on careful consideration of existing conditions, future development scenarios including potential impacts on infrastructure, roadway, and critically the continued fiscal health of the City. Dublin's ability to maintain a 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 Map

<http://communityplan.dublinohiousa.gov/future-land-use-map/>

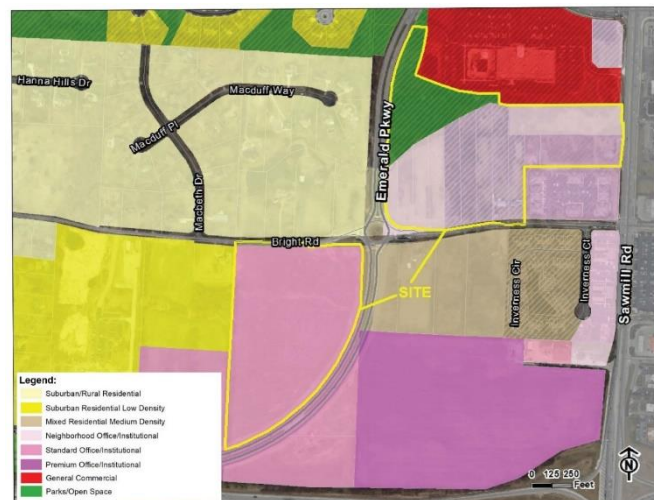
The Community Plan identifies three Future Land Use (FLU) recommendations for the two areas. The primary FLU recommendation for the ±22-acre site is Neighborhood Office/Institution, with the northwest portion of the site recommended for Parks/Open Space. The ±18-acre area is recommended for Standard Office/Institutional. In detail, the Community Plan recommends:

Neighborhood Office/Institutional (±22-acre site)

The Neighborhood Office/Institutional 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.

Parks/Open Space (±22-acre site)

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.

Standard Office/Institutional (*±18-acre site*)

Sites include areas with frontage along major collectors with secondary visibility and access. Uses will generally not exceed gross densities of 12,500 square feet per acre.

Bright Road Area Plan

<http://communityplan.dublinohiousa.gov/special-area-plans/bright-road-area/>

Both sites are included in the Bright Road Special Area Plan of the Community Plan, which was adopted in 2007. Area Plan concepts are general guides to indicate potential development options. Plans are schematic only, and the actual mix of land uses, locations and configurations of buildings, parking areas, streets and access points are determined through the public review process for individual development proposals. Properties retain all existing rights.

From west to east, the current Area Plan contemplates open space and office/institutional uses northeast of the intersection of Riverside Drive with Emerald Parkway. Single family residential uses are contemplated east of and adjacent to



Grandee Cliff Estates; however, this area now houses Hopewell Elementary School. Standard office/institutional uses are shown immediately east of the Hopewell Elementary School site along Emerald Parkway, with Premium Office facing the I-270/Sawmill Road interchange. East of Emerald Parkway, Mixed-Residential (medium density) is contemplated south of Bright Road, with Neighborhood Office/Institutional north of Bright Road.

Most recently in 2015, the City began an update to the Bright Road Special Area Plan, which was placed on hold due to the anticipated results of the Sawmill Corridor Study, initiated by the City of Columbus, would have on this plan.

Thoroughfare Plan

<http://communityplan.dublinohiousa.gov/transportation/thoroughfare-plan/>

The Thoroughfare Plan identifies functional street classifications and establishes planned right-of-way widths for the street network. Sawmill Road between Bright Road and I-270 is designated a Major Arterial, which is defined as a road that serves the major activity centers of urbanized areas, and carry the highest traffic volumes and longest trips. This type of facility provides service for significant intra-area travel (such as between business centers and outlying residential areas), travel between major inner-city communities, and commutes between major suburban centers. The Sawmill Road right-of-way is within the City of Columbus. The planned

right-of-way width for Sawmill Road is 160 feet, and will be coordinated with Columbus, should the proposal move forward.

Emerald Parkway between Riverside Drive and Sawmill Road is designated a Minor Arterial, which is defined as a road that connects and supports the major arterial system by accommodating trips of moderate length at a somewhat lesser level of mobility than major arterials. The existing right-of-way width for Emerald Parkway is 100 feet.

Bright Road between Emerald Parkway and Sawmill Road is designated a Collector, which is defined as a road that collects traffic from local streets such as those through residential neighborhoods, and disperses it to the arterial system. The planned right-of-way width for Bright Road is 100 feet, with widening as needed for recommended improvements.

The City of Dublin, City of Columbus, and Ohio Department of Transportation will continue to coordinate with the applicant team closely regarding all planned improvements, should the proposal move forward. Further study is required and a traffic impact study (TIS) is required with a Preliminary Development Plan submittal.

Regional Infrastructure

Emerald Parkway – Phase 8

In December 2014, the City of Dublin completed Emerald Parkway Phase 8, a 5.6 mile stretch extending for Riverside Drive to Sawmill Road, completing the Premier Office Corridor from Tuttle Crossing Boulevard to Sawmill Road. Completion of Emerald Parkway Phase 8 positioned the City to advance economic development objective identified in the Community Plan by opening up approximately 115 acres of land for commercial, income-producing development.

Sawmill Road Corridor Study

From 2016-2019, the City of Dublin and the City of Columbus performed a Corridor Study for Sawmill Road, which included Bright Road east of Emerald Parkway. This Corridor Study focused on infrastructure needs throughout the corridor, including road widening and utility extensions. The study recommended Bright Road be widened from two lanes to four lanes starting at Sawmill Road, tapering to a two-lane road approaching the roundabout with Emerald Parkway. Additionally, the study determined that adding additional travel lanes on Sawmill Road would generate more traffic than the new travel lanes would offset. As a result, the City of Dublin is presently studying an I-270 Crossing connecting East Dublin to the Bridge Street District.

I-270 Crossing Study

Presently the City of Dublin is in the formative stages of studying a potential future I-270 crossing between Tuller Road and Emerald Parkway. The City has engaged American StructurePoint to identify a series of potential alignments, and recommend a preferred alternative. The study is being closely coordinated with the Mount Carmel and Bright Road Senior Housing projects.

4. Proposal

As proposed, the Bright Road Senior Housing and Healthcare Residence is a full-service 55 and over community including the following uses:

- Skilled Living Nursing Care

- Long Term Nursing Care
- Physical and Rehab Therapy Care
- Assisted Living
- Memory Care with Dining & Services
- 55 and Over One & Two Bedroom Apartments
- 55 and Over Attached and Detached Villas

The proposal includes multiple levels of care over two sites, intended to provide a continuum of care for the senior population in Dublin. Multiple building styles are proposed between the two sites with internal drives, parking and amenities throughout.

Density

As outlined in the Community Plan section of this report, the ±22-acre site is recommended for Neighborhood Office and Institutional uses with average densities of 9,500 square feet per acre. The proposal is for a mix of institutional (specialized care for aging adults) and residential uses. As proposed the ±22-acre site contains approximately 420,000 square feet of institutional uses, which equates to a density of approximately 28,000 square feet of development per acre. This does not account for the additional residential uses. The residential component includes 13 villas and 36 apartments occupying approximately 7 acres at a proposed density of 7 dwelling units/acre, which is not contemplated in the Community at any density.

The ±18-acre site is recommended for Standard Office and Institutional uses, with average densities of 12,500 square feet per acre. The proposal is for a mix of institutional (specialized care for aging adults) and residential uses. As proposed the ±18-acre site contains approximately 205,000 square feet of institutional uses, which equates to a density of approximately 30,100 square feet per acre. The residential component includes 62 villas occupying approximately 11 acres at a proposed density of 5.6 dwelling units/acre, which is not contemplated in the Community at any density.

Institutional Density

Site	Institutional Use (sf)	Acres	Proposed Building Density (sf/ac)	Community Plan Recommend Building Density (sf/ac)
Northeast	420,000	15	28,000	9,500
Southwest	204,900	7	30,100	12,500

Residential Density

Site	Proposed Residential Units	Acres	Proposed Residential Density (du/ac)	Community Plan Recommend (du/ac)
Northeast	49	7	7	Not Contemplated
Southwest	62	11	5.6	Not Contemplated

Access

Conceptually, the ±22-acre site is proposed to have three primary access points; one from Sawmill Road, one from Bright Road, and one from Emerald Parkway. The ±18-acre site is

proposed to have two access points, one from Bright Road and one from Emerald Parkway. The applicant will be required to conduct a traffic impact study (TIS) as part of a future preliminary development plan/rezoning application. Given the conceptual nature of the proposal, further development of traffic impacts and roadway improvements are not required at this stage. Subsequent to incorporating Commission and community feedback and upon submittal of a preliminary development plan/rezoning application, the applicant would be required to provide all details of development.

5. ±22-acre Site

Site Layout

The conceptual layout for the area northeast of the roundabout contemplates a mix of buildings throughout the site, with internal drives, parking, and amenities. The site is irregular in shape and is bound by Emerald Parkway on the west, Bright Road on the south, Sawmill Road on the east, and the Life Time Fitness site on the north. A total of 372 senior living units are proposed across four primary buildings and 13 villas. In detail:



Building 1 (Independent Living)

Building 1 is centrally located on the site, approximately 287,000 square feet in size, ranges from 3-4 stories in height, and contains 203 independent senior living units. Four courtyards at the rear of the building are defined by a number of building wings. The applicant is proposing a contemporary design with flat rooflines. The courtyards house a variety of amenities including a pool, gardens, lawns, sports courts, a fire pit and seating options.

Building 2 (Assisted Independent Living)

Farthest east on the site is an assisted independent living facility along Sawmill Road. The building is approximately 133,000 square feet in size, 2-3 stories in height, and contains 120 senior living units. There are three north-south oriented wings which define two courtyards. Parking is located forward of the building along Sawmill Road.

Building 3 (Villas)

South of Building 1 is a series of villas along Bright Road. The villas are 1.5 to 2 stories in height and of a more traditional suburban style. There are 13 total units proposed.

Buildings 4 and 5 (Flat Apartment and Detached Garages)

Flat-style apartments (labeled '4' on the plans) are proposed in the northwest corner of the site. These are 3-stories in height with 36 senior living units with parking on the ground floor. Four detached garages (labeled '5' on the plans) and parking accompany the units.

Circulation and Parking

Internal drives are proposed throughout the site, providing vehicular connections from the west (Emerald Parkway) to the east (Sawmill Road) and south (Bright Road). The existing shared drive from Sawmill Road is currently a right-in/right-out. A small bridge crossing is proposed in the northwest corner of the site, providing connection between the flats and the independent living over Wright Run/Billingsley Ditch. Walking paths are proposed throughout the site, and sidewalk is proposed to extend along the length of Sawmill Road and Bright Road.

As proposed, the site accommodates 447 parking spaces for 372 senior living units in both an institutional and residential capacity. Parking for this site is provided via a combination of private garage spaces for the villas, surface parking throughout the site, detached garages adjacent to the flats, and structured parking within the footprint of the larger independent living building, which is partially below grade. More details will be required with a formal submittal to ensure that adequate parking is provided. As proposed, this development would require creation of a PUD and, therefore, unique development standards and requirements in the form of a development text.

Landscaping and Open Space

Detailed landscape plans have not been provided as they are not required at this stage of review. The proposed site plan provides insight into the intended character, locations and programming of proposed open spaces; however, no open space is designated on the proposed site layout, and no calculations are provided.

The proposal contemplates the creation of several water features/stormwater ponds, landscape features, and open lawns. Shared-use paths are provided throughout the site, providing pedestrian connectivity between open spaces.

A major water feature is proposed northeast of the roundabout of Bright Road and Emerald Parkway. This is intended to be a primary amenity and feature of the site, and retains an open vista into the site from the roundabout. A seating area is proposed west of the water feature, providing an area to sit and socialize. Trees are shown throughout the interior of the site, as well as along the boulevard entry from Bright Road. A landscaped island is located in the center of the traffic circle.

The applicant is proposing to retain much of the vegetation within the riparian edge of Wright Run/Billingsley Ditch, retaining the natural buffer between the Life Time Fitness and the proposed development. Vistas into the site when travelling on Emerald Parkway will be screen by existing vegetation which will be retained in a limited capacity.

The northwest portion of the site is wooded primarily with trees of a variety of sizes, species, and health along Emerald Parkway and Wright Run/Billingsley Ditch. This area is recommended on the Future Land Use Map as parks/open space; however, the City has not pursued this area for this purpose. The applicant has indicated that a significant number of the trees are in poor condition or have died, which Staff has been confirmed. The removal of trees that are healthy and greater than six inches in diameter are required to be replaced inch for inch, with a fee-in-lieu paid for inches that cannot be accommodated on site.

6. ±18-acre Site

Site Layout

The conceptual layout for the site southwest of the roundabout contemplates a mix of buildings throughout the site, with internal drives and parking. The site is triangular in shape and is bound by Bright Road on the north, Emerald Parkway on the east/south, and an undeveloped parcel and a single-family home on the west. A total of 154 senior living units are proposed for this site distributed across a primary building (92 beds) and 62 villas. In detail:

Building 1 (Assisted Living and Memory Care)

Building 1 is located in the southern third of the site, is approximately 169,000 square feet in size, 3 stories in height, and contains 92 beds.

Building 2 (Use not identified)

Building 2 is also located in the southern third of the site, is approximately 36,000 square feet in size, and three stories in height.

Building 3 (Villas)

The northern two-thirds of the site contains a series of villas. The villas are 1.5 to 2 stories in height and provide a combination of attached and detached single-family homes. In total there 62 units proposed.

Circulation and Parking

The site is proposed to have two access points; one from Bright Road and one from Emerald Parkway. The access point intersection type with Emerald Parkway is not illustrated in the proposal and is not wholly located on the applicant's site. A future traffic impact study (TIS) would need to contemplate development of this site in addition to the development of the larger site northeast of the roundabout. Given the conceptual nature of the proposal, further development of traffic impacts and roadway improvements are not required at this stage. Subsequent to incorporating Commission and community feedback and upon submittal of a Rezoning/Preliminary Development Plan application, the applicant would be required to provide all details of development.

As proposed, the site accommodates 70 parking spaces. Parking for this site is provided in private garage spaces for the villas and a surface parking lot adjacent to the assisted living and memory care building. More details will be required with a formal submittal to ensure that adequate parking is provided. As proposed, this development would require creation of a PUD and, therefore, unique development standards and requirements in the form of a development text.



Landscaping and Open Space

Several open lawns are proposed between structures, and multiple water features/stormwater ponds with fountains. Trees are shown along the internal drives and parking areas. Similar to the larger site, any removal of trees that are healthy and greater than six inches in diameter will be required to be replaced inch for inch, with a fee-in-lieu paid for inches that cannot be accommodated on site.

The applicant has provided inspiration images for the proposed water features for the development for the Commission's consideration.

7. Additional Details

Architectural Character

The applicant has provided examples of architectural design approaches for this project, with the intent to pursue a soft contemporary architectural style. The examples include significant amounts of brick and glass, shared ground level spaces, balconies, and rooftop amenities. The conceptual renderings of the buildings and examples provided suggest that the applicant intends to select a darker, natural color palette. Villas are proposed in a more traditional suburban style with pitched roofs.

The applicant has sited the taller buildings interior to the ±22-acre site, along the Sawmill Road corridor and adjacent to Life Time Fitness. Larger, non-residential buildings on the ±18-acre site are located in the southern third of the site, closest to I-270. The Commission should consider whether buildings of this scale and height are appropriate on these sites as shown.

Stormwater and Utilities

The applicant has not provided any detailed proposed stormwater or utility information with the Concept Plan as it is not a required item at this stage in the process. Should the applicant further pursue the development of this site, as part of the Preliminary Development Plan, the applicant would be required to continue to work with Planning and Engineering Staff on determining an appropriate stormwater management plan, as to ensure compliance with Code. The proposal would require on site stormwater management in accordance with Chapter 53 of the City of Dublin Code of Ordinances. Wet retention basins are permitted per the City of Dublin Stormwater Management Design Manual.

8. Discussion Questions

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 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.

The Commission is asked to consider whether conceptually the proposal can successfully be developed in accordance with the Community Plan. Further study of traffic, stormwater, and utilities is required should the applicant move forward.

1) Does the Commission support the proposed land uses on these sites?

The Community Plan recommends office and institutional uses for both the ±22-acre and ±18-acre site. While the assisted living elements appear to fit within the institutional use classification, other elements such as the villas and flats would be classified as residential uses. The Community Plan does not contemplate residential uses for these sites. The Commission should consider whether the proposed mix of uses is appropriate.

2) Is the proposed layout, including the distribution of buildings and open spaces appropriate for the sites?

Both sites contain a mix of building styles (mass, height, character) and open spaces. Buildings above 2-stories in height are generally located farthest from existing single-family residential in the area, with shorter residential products located closer to the existing housing stock. The proposed site plans locate water features/stormwater facilities and other amenities throughout the sites. The Commission should consider whether the proposed layout for each site is appropriate.

3) Is the Commission supportive of the proposed building architecture and heights?

The proposal is for buildings of 1-4 stories in height. The majority of the structures are proposed to have a contemporary style, utilizing significant amounts of glass and masonry, as well as flat roofs. The villas are of a more traditional suburban style. The Commission should consider whether the architecture styles and building heights are appropriate for these sites and cohesive with one another.

4) Is the Commission supportive of the proposed site circulation within the sites?

Each site contains a network of internal drives and parking areas as well as trails and paths. The Commission should consider whether the proposed circulation is appropriate.

5) Other considerations by the Commission.

9. 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 uses on these sites?
- 2) Is the proposed layout, including the distribution of buildings and open spaces appropriate for the sites?
- 3) Is the Commission supportive of the proposed building architecture and heights?
- 4) Is the Commission supportive of the proposed circulation within the sites?
- 5) Other considerations by the Commission.