

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 9, 2026 | 6:30 p.m.

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

MOTION: Ms. Damaser moved, Mr. Alexander seconded, to accept the documents into the record and approve the March 12 and March 19, 2026 meeting minutes.

VOTE: 6-0

RESULT: The documents were accepted into the record and the minutes were approved.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Hilary Damaser	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

Bassem Bitar, AICP

Deputy Director of Planning



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 9, 2026 | 6:30 p.m.

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

1. Mount Carmel Health System 26-005AFDP

Amended Final Development Plan

Proposal: Request for review and approval of an Amended Final Development Plan for the installation of three building- mounted blue "H" signs to aid in emergency wayfinding. Signs are oriented to face west toward Emerald Parkway, south toward interstate 270, and east toward Sawmill Road. The 35-acre site is zoned PUD: Mount Carmel Hospital Northwest.

Location: 4105 Emerald Parkway

Planning Contact: Chris Will, AICP, Senior Planner

Contact Information: 614.410.4498, cwill@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/26-005

MOTION: Mr. Alexander moved, Ms. Damaser seconded approval of the Amended Final Development Plan by consent.

VOTE: 6-0

RESULT: Motion carried to approve the consent agenda.

RECORDED VOTES:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Dan Garvin	Yes
Hilary Damaser	Yes

STAFF CERTIFICATION

Signed by:

Chris Will

Chris Will, AICP
Senior Planner



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 9, 2026 | 6:30 p.m.

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

2. Emerald Parkway Mixed-Use
26-010CP

Concept Plan

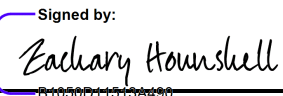
Proposal:	Request for review and non-binding feedback for the construction of a new mixed use development. The 16-acre site is currently zoned PCD-Thomas Kohler.
Location:	Northeast corner of the intersection of Emerald Parkway and Woerner Temple Road.
Planning Contact:	Zach Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/26-010

RESULT: The Commission was generally supportive of the direction of the project, including the overall site layout and proposed mix of uses. While some Commissioners continued to question the appropriateness of residential development along Emerald Parkway, there was broad support for the concept and its progression. Commissioners expressed a desire to see a greater distribution of uses throughout the site, more purposeful and connected open space, and an increased emphasis on shared parking rather than large parking fields dedicated to individual uses. The Commission also encouraged the applicant to further refine the architectural design and provide a more distinctive character than what was presented.

MEMBERS PRESENT:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Hilary Damaser	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:


Zach Hounshell
Planner II

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 9, 2026 | 6:30 p.m.

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

**3. Dublin Senior Living
26-015INF**

Informal Review

Proposal:	Request for review and non-binding feedback for the construction of a continuum of care facility and associated site improvements. The 17-acre site is currently zoned R-1, Restricted Suburban Residential District.
Location:	820 feet southwest of the corner of Bright Road and Emerald Parkway.
Planning Contact:	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4662, sholt@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/26-015

RESULT: The Commission was supportive of the proposed use noting that it is listed as a supporting use in the applicable Neighborhood Office Future Land Use designation in Envision Dublin and would provide a transition between Hopewell School and future uses to the east. Commissioners were also supportive of the one-story villas along Bright Road as a transition to the single-family homes to the north but noted that the design and orientation of the buildings as well as the landscaping will be important to help maintain a residential character along the road. Commissioners suggested further refinements to the site access, parking and circulation in coordination with the Washington Township Fire Department. They also noted that the architectural character and massing of all buildings should be carefully designed to complement the Emerald Parkway frontage and the adjacent school while reducing the building bulk and providing appropriate transitions to the neighboring residential uses. The inclusion of sustainable features was also encouraged.

MEMBERS PRESENT:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Hilary Damaser	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar
FEB125C5BBD0450...
Bassem Bitar, AICP
Deputy Director of Planning

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 9, 2026 | 6:30 p.m.

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

4. Dublin 18 Lot Split 26-017INF

Informal Review

Proposal:	Request for review and non-binding feedback on a proposed lot split creating a new. The 5.08-acre parcel is zoned BSD-SCN, Bridge Street District – Sawmill Center Neighborhood.
Location:	3800 W. Dublin Granville Road.
Planning Contact:	Tori Brubaker, Planner I Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4632, tbrubaker@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/26-017

RESULT: The Commission expressed concern over the envisioned one-story Commercial Center Building Type, which is not permitted along the W. Dublin Granville Road frontage per the Bridge Street District Code. Members were also not supportive of a lot split with no associated development plan as it could limit future development that meets code requirements and supports the Envision Dublin recommendations.

MEMBERS PRESENT:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Hilary Damaser	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

FEB42666BEB0466...

Bassem Bitar, AICP
Deputy Director of Planning



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 9, 2026 | 6:30 p.m.

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

5. Cosgray Commons 26-006Z-PDP

Rezoning with Preliminary Development Plan (Informal)

Proposal: Request for review and non-binding feedback for a mixed-use development comprised of office, residential, commercial and open space. The 43.3-acre site is zone ID-2, Research Flex District consists of two parcels.

Location: PID: 274-000010-00 & 16-0001001.0000.

Planning Contact: Chris Will, AICP, Senior Planner

Contact Information: 614.410.4498, cwill@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/26-006

MOTION: Ms. Damaser moved, Ms. Harter seconded to postpone Case #26-006-PDP to the next meeting.

VOTE: 5-0

RESULT: Consideration of the case was postponed.

RECORDED VOTES:

Kim Way	Recused
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Hilary Damaser	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

Signed by:

Chris Will

Chris Will, AICP
Senior Planner



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient