

RECORD OF ACTION

Planning and Zoning Commission

Thursday, December 11, 2025 | 6:30 p.m.

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

MOTION: Mr. Alexander moved, Ms. Harter seconded, to accept the documents into the record and approve the November 6, 2025 meeting minutes.

VOTE: 5 – 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
Jason Deschler	Yes
Dan Garvin	Absent

STAFF CERTIFICATION

DocuSigned by:


Bassem Bitar

FEB 12 2025 08:16:45
Bassem Bitar, AICP
Deputy Director of Planning



Community Planning and Development

 5200 Emerald Parkway
Dublin, Ohio 43017

 614.410.4600
dublinohiousa.gov

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RECORD OF ACTION

Planning and Zoning Commission

Thursday, December 11, 2025 | 6:30 p.m.

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

1. Emerald Parkway Mixed-Use 25-099CP

Concept Plan

Proposal: Request for review and non-binding feedback for the construction of a mixed-use development. The 16-acre site is currently zoned Planned Commerce District, 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/25-099

RESULT: The Commission was generally supportive of several aspects of the project, but shared concerns about the integration of open space, the location and distribution of residential uses on the site, and the height of buildings along Emerald Parkway. There were recommendations to preserve more of the mature trees on the site, provide a gateway feature at the Woerner Temple/Emerald intersection, and introduce additional uses to achieve a mixed-use site.

MEMBERS PRESENT:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Absent

STAFF CERTIFICATION

Signed by:


 Zach Hounshell
 Planner II

RECORD OF ACTION

Planning and Zoning Commission

Thursday, December 11, 2025 | 6:30 p.m.

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

2. Avery Crossing 25-108CP

Concept Plan

Proposal: Request for review and non-binding feedback for a mixed-use development comprised of residential, commercial and open space. The 1.27-acre site is zoned R, Rural.

Location: Southwest of the Rings Road and Avery Road intersection and contains the Ponderosa Mobile Home Estates.

Planning Contact: Chris Will, AICP, Senior Planner

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

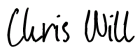
Case Information: www.dublinohiousa.gov/pzc/25-108

RESULT: The Commission sympathized with neighbors’ concerns about density, traffic, safety, and area character preservation, while recognizing the progress made on improving the plan. The uses and mix of residential types were found to be mostly consistent with the Community Plan, though the Commission emphasized the need to better soften transitions between residential types by decreasing development intensity or incorporating more thoughtful design and open space throughout the project. The Commission also recommended improved buffering between the proposed development and the existing Ponderosa development. Additionally, the Commission expressed the need to better preserve the rural character of Rings Road.

MEMBERS PRESENT:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Absent

STAFF CERTIFICATION

Signed by:

 Chris Will, AICP
 Senior Planner

RECORD OF ACTION

Planning and Zoning Commission

Thursday, December 11, 2025 | 6:30 p.m.

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

3. Sentry Senior 25-111INF

Informal Review

Proposal: Request for review and non-binding feedback for construction of a continuum of care facility, a medical office building, and associated site improvements. The 18-acre site is zoned R-1, Restricted Suburban Residential District.

Location: Southwest corner of Bright Road and Emerald Parkway.

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/25-111

RESULT: Commission members expressed qualified support for the senior living use but most voiced reservations about its suitability for this site. Members noted that as proposed, it would be the primary use of this site while listed in Envision Dublin as a secondary use. The Commission also expressed concerns about the scale of the proposed buildings relative to the adjacent single-family residential structures and noted the importance of integrating the site’s natural features.

MEMBERS PRESENT:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Absent

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

Signed for Sarah

Sarah Tresouthick Holt, AICP, ASLA
Senior Planner



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