

PLANNING REPORT

Planning and Zoning Commission

Thursday, December 11, 2025

Emerald Parkway Mixed-Use 25-099CP

<https://dublinohiousa.gov/pzc/25-099/>

Case Summary

Address	PID 273-010645, 273-010646, and 273-010647
Proposal	New mixed use development. The 16-acre site is located at the northeast corner of the intersection of Emerald Parkway and Woerner Temple Road.
Request	Review and non-binding feedback on a Concept Plan for future development.
Zoning	PCD, Planned Commerce District - Thomas Kohler
Planning Recommendation	<u>Consideration of the discussion questions</u>
Next Steps	Upon receiving feedback from the Planning and Zoning Commission (PZC), the applicant may incorporate the feedback and submit for a Preliminary Development Plan (PDP) and Rezoning (Z).
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Community Planning and Development



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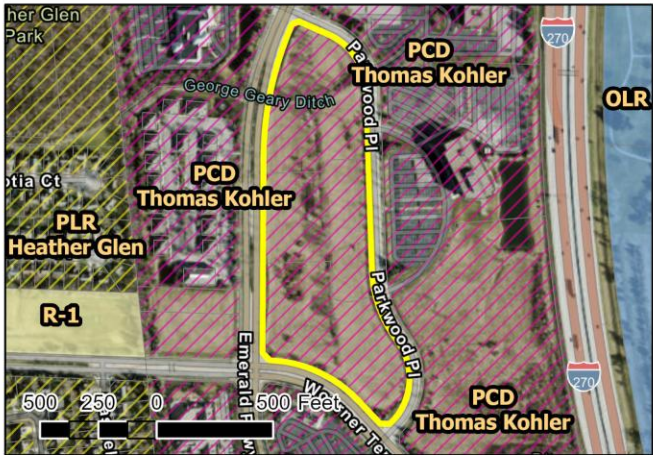
Site Location Map

25-099CP - Emerald Parkway MU



Site Features

- 1 Glen Geary Ditch
- 2 Existing mature tree stand



1. Request and Process

Request

The applicant requests review and feedback on a Concept Plan (CP) for a new mixed-use development that includes 248 residential units, 19,500 square feet of commercial space, 537 parking spaces, and a new public park. This is the first time the application has been before the Commission.

Process

1. *Concept Plan (CP) – PZC Non-Binding Feedback*
2. *Preliminary Development Plan (PDP) / Rezoning (Z) – PZC Recommendation + City Council (CC) Determination*
3. *Final Development Plan (FDP) - PZC Determination*

This application would follow the process required for a Planned Unit Development (PUD) District. A Concept Plan is the first step which provides the opportunity for PZC to provide non-binding feedback on a development concept at the formative stage of the project. Following the CP, the applicant may submit an application for a Preliminary Development Plan (PDP) and Rezoning for review by PZC and recommendation to City Council. No determination is required with a Concept Plan for a PUD District.

2. Background

Site Summary

The 16.21-acre site has frontage on three streets: Emerald Parkway to the west, Parkwood Place to the north and east, and Woerner Temple Road to the south. The site is generally flat with mature tree stands extending north and south along the center of the site. The George Geary Ditch runs through the northern portion of the site, which is protected by a 100-foot wide stream protection zone.

The property is currently zoned PCD, Planned Commerce District – Thomas Kohler and is located within Subarea A. Surrounding development includes a 1-story retail/commercial center to the south (Emerald Town Center), 1- and 2-story office buildings to the west (Camden Professional Center), and a 5-story corporate office building to the east (United Healthcare).

3. City Plans and Policies

Envision Dublin Community Plan

The Community Plan is a key policy document used to guide decision-making regarding the future of Dublin's natural and built environment. It assists in evaluating development proposals and helps ensure that proposed development supports the community's long-term objectives.

Future Land Use Plan

The future land use designation for the site is Mixed Use Neighborhood and is intended for neighborhood services located near existing and future residential neighborhoods that are walkable, auto-accessible, and scaled to neighborhoods. Recommended principal uses are office, personal services, commercial, retail, and eating and drinking. Residential is considered a supporting use. The built form is generally recommended to be 1-3 story, residential-scaled buildings at a density of 0.33 – 1 FAR (floor area ratio).

Emerald Corridor Special Area Plan

In addition to the future land use plan for Dublin, the Community Plan identifies six special areas within the community that outline more detailed planning. These areas include parts of Dublin that may be experiencing rapid change, need more specific guidance to better direct development and investment, and/or desire to maintain an established community identity and sense of place. These areas represent significant opportunities for improvement and growth. The Special Area Plans (SAP) are intended to guide investment in these areas in a coordinated manner. Each Special Area Plan includes specialized recommendations related to land use and development, urban design and infrastructure improvements.



The proposed development is located within the Emerald Corridor SAP, which is intended to encourage appropriately sited, high-quality office development along the I-270/U.S. 33 interchange area that maximizes development potential, protects existing adjacent residential neighborhoods and preserves key natural features and historic sites. The site is located within the South Emerald subarea and is specified as a key mixed-use example in the SAP called Parkwood. The recommendations for the site are provided below:

"The land uses for this site located along Emerald Parkway should concentrate on a mix of uses to include neighborhood scale office, residential uses and supporting commercial uses. Commercial uses include restaurant, retail and personal services limited to a maximum of 10,000 square feet and should be located at the south end of the property in order to create a retail cluster at the Emerald/ Woerner Temple intersection. The site design should include buildings fronting roadways with shared parking areas consolidated to the rear. Stormwater and landscape features should be integrated on the site. Perimeter screening and landscaping should still be the primary component of the landscape design. Heights should range from one- and two stories along Emerald Parkway to a maximum of four stories along Parkwood Place. Four to six-story buildings are appropriate between Parkwood Place and I-270."

The conceptual layout of the Parkwood site is provided for reference only, and is not prescriptive of how the site is required to be developed. The concept outlines these additional recommendations that are applicable to the site:

- Preserve existing tree stands (2)
- Maintain green character along Emerald Parkway (4)
- Gateway landscape and building features addressing intersection of Emerald/Woerner-Temple (8)
- Activate Parkwood Place (10)

Multi-modal Transportation Plan

The Multi-modal Transportation Plan identifies improvements to the existing street network and future street connections. The plan does not contemplate local streets, such as Parkwood Place. Emerald Parkway and Woerner Temple Road are both designated as “commuter boulevards” Thoroughfare Plan. Both roads maintain existing “Traditional Dublin Character” which recommends the use of 100-foot setbacks or equivalent, curvilinear roads with landscaped medians and bike paths, and manicured landscape treatments, ponds and water features, variable mounding, and primarily curb and gutter design. Emerald Parkway is considered a “Corridor of Significance” which calls for certain visual enhancements or other significant characteristics to signify the corridor is unique and amplifies the identified character to visitors and residents.

4. Project

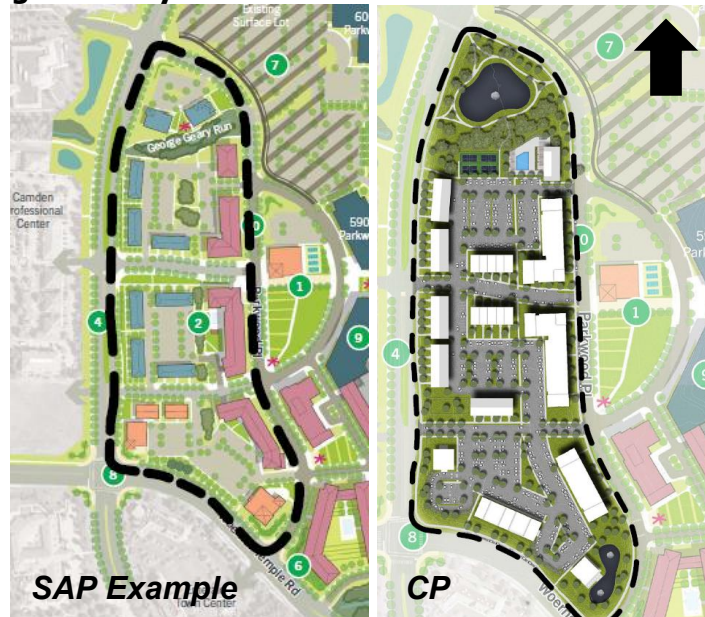


5. Questions for Discussion

The following discussion questions are framed for the Commission to facilitate non-binding feedback for the applicant. Staff asks the Commission to also provide feedback on other elements of the proposed development not framed with the questions below.

1) Does the Commission support the general layout of the site?

The proposed development has been designed to closely resemble the building and street layout of the SAP. The site includes 2 new streets that will connect Emerald Parkway to Parkwood Place. Buildings are proposed along the public and private street frontages, with parking and drive aisles internal to the site. The deviations from the SAP conceptual example are in the northern portion of the site, where a proposed park and clubhouse would be located, and the orientation of commercial buildings in the southern portion of the site addressing Emerald Parkway / Woerner Temple Road rather than the internal



streets. Buildings are set back approximately 30 feet from the perimeter roads, which is generally consistent with the SAP conceptual example. However, this does differ from the recommendations of the Multi-modal Transportation Plan, which recommend 100 feet along Emerald Parkway and Woerner Temple Road.

The Commission should consider whether they support the general layout of buildings, parking, and streets on the development, and whether the location of buildings along the perimeter of the site are set back appropriately for a mixed-use development.

2) Does the Commission support the distribution of uses on the site?

The development includes multi-family residential, townhome residential, and commercial/office spaces. These uses generally align with the recommendations of the Emerald Corridor SAP. The applicant is proposing four, 3-story townhome units along Emerald Parkway, three, 3-story townhome along two new east-west streets internal to the site, and three, 4-story multi-family buildings along Parkwood Drive. Three commercial buildings with two possible drive-throughs are proposed in the southern portion of the site.

The Special Area Plan recommendations call for a retail/commercial cluster at the Emerald/ Woerner-Temple intersection and shared surface parking to the rear, which is generally consistent with what is proposed. However, the proposal includes two drive-throughs, one of which is proposed directly at the intersection. The SAP recommends that gateway landscaping and building features should address the intersection of Emerald Parkway and Woerner-Temple Road. Each tenant space is below 10,000 square feet, which aligns with the recommendations of the plan. The Commission should consider the location of buildings addressing the street and whether drive-throughs should be considered with this development.

The SAP also recommends a mix of uses including neighborhood scale office and residential uses. The northern half of the site contains two types of residential, with townhomes

fronting Emerald Parkway. A total of 248 residential units are proposed. Residential is considered appropriate for the site and is conceptually shown in the SAP along Parkwood Place in larger multi-family buildings. Limited office is proposed on the site. The proposed townhomes would be located across residential-scaled neighborhood office buildings. The Commission should consider whether residential is appropriate along Emerald Parkway and whether it offers an appropriate transition to the neighborhood office west of Emerald Parkway.

3) Does the Commission support the conceptual architectural character and massing?

The four townhome buildings fronting on Emerald Parkway as well as the one along the southern private street are proposed as 3 stories with tuck-under parking. They feature a variety of building materials, consistent window placements, and front / side gable roofs. The remaining two townhome structures in the middle of the site conceptually show similar building materials but with flat roofs. The character of the 4-story multi-family residential buildings differs from the townhomes, as the materials are darker, the buildings contain more balconies, and projecting cornices are proposed at the ends of each building. The commercial buildings in the southern portion of the site will be single-story structures with significant storefront windows, natural building materials, flat roofs, and a variety of canopies and awnings.

Surrounding developments utilize consistent building materials, including stone, brick, and other earth-toned materials. The buildings have a variety of roof types (flat, gable, hipped). Buildings along Emerald Parkway are generally 1-2 stories in height and gain in height to 5 stories along I-270. The SAP makes recommendations that buildings should range from 1-2 stories along Emerald Parkway to a maximum of 4 stories along Parkwood Place to allow a gradual transition from the residential-scaled neighborhood office along Emerald Parkway to the corporate office scale buildings along the highway. The Commission should consider whether the proposed massing of the buildings is consistent with the intent of the recommendations of the SAP, and whether the architectural character is complementary to the existing developments adjacent to the site.

4) Does the Commission support the proposed open space network?

The development includes a variety of public open spaces, including a 120,000 square-foot public park in the northern portion of the site. The public park contains a proposed stormwater retention pond, the George Geary Ditch, walking paths, and the preservation of existing mature trees. Adjacent to the park are proposed pickleball courts and amenity space for residents. Additional open spaces throughout the site include a dog park and passive spaces adjacent to the multi-family buildings. Sidewalks are provided throughout the site both along all public and private streets, and between residential buildings to connect the southern portion of the site to the northern portion.

The SAP recommends the preservation of existing tree stands that are located along a north/south line at the center of the site. As currently proposed, many of these trees would be removed, except for the trees in the northern portion of the site. The Commission should consider whether the proposed open spaces on the site are appropriately located and sized on the site, and whether the removal of the existing tree stand at the center of the site is appropriate.

5) Any other considerations by the Commission.