Indian Run Meadows Community Conversation

Community Residence Information

November 17, 2026

Sustainable | Connected | Resilient

City of Dublin OHIO, USA

Welcome, Purpose and Meeting Format

Tonight's Purpose

- Share what has been confirmed since the previous meeting
- Explain the City's land use review and administrative process
- Clarify the roles of the City, the State of Ohio and Federal Law
- Respond to frequently asked questions
- Hear resident questions and concerns

Meeting Format

- Welcome and purpose
- Planning and zoning history
- FAQ and administrative process update
- Legal framework and City authority
- Facilitated resident questions and discussion

City's Role in a Land Use Review

What we are reviewing

- How the property is being used
- Applicable zoning classification
- Resident count, occupancy and length of tenancy
- Applicable zoning, building, WTFD and property maintenance requirements
- Review process required by the Code

What we are not deciding

- Who may live in the neighborhood
- Whether one recovery or treatment model is preferable
- An individual resident's disability or treatment history
- State certification matters assigned to the State of Ohio
- Private deed restrictions or HOA matters not enforced by the City

FAQ and Administrative Process Update

Indian Run Meadows Background



Zoning History

- The property is within the Indian Run Meadows Planned Unit Development
- The development includes residential, institutional, office and commercial subareas
- The City has reviewed the authoritative zoning records for the property and found no documents removing multifamily
- Classification depends on the operation and applicable standards

Community Residence Framework

Single family dwelling

May apply where four or fewer unrelated people live together, subject to the facts and applicable Code.

Family community residence

A relatively permanent, family like living arrangement for five or more unrelated individuals with disabilities, with no limit on the length of tenancy.

Permitted in the following zoning districts:

- Residential districts (R, R-1, R-2, R-4, R-10 and R-12)
- Bridge Street Districts (BSD-R, BSD-OR, BSD-O, BSD-HC and BSD-HR)
- All Planned Unit Developments

Transitional community residence

A temporary living arrangement for five or more unrelated individuals with disabilities, with a limit on the length of tenancy.

Permitted in the following zoning districts:

- Residential districts (R-12)
- Bridge Street Districts (BSD-R, BSD-OR, BSD-O, and BSD-HTN)
- All Planned Unit Developments where 3 or more dwelling units are allowed in a structure

Facts Determine the Review Path

Number of residents

Four or fewer unrelated occupants versus five or more

Length of tenancy

Temporary or time limited versus not time limited

Living arrangement

Whether the operation functions as a family like household

Proximity to existing community residence

Location of existing community residences and distance/spacing from proposed residence, if applicable

Initial Information Provided

Current occupancy

Residents are currently living in the home. Information provided to the City indicated a range of 3 to 9 residents, with no limit on length of tenancy.

Proposed operations

Dove Recovery has described the use as a recovery household for individuals participating in recovery and treatment programs.

City coordination

Staff met with the operator to understand the operation and discuss applicable City regulations

Formal Review

The operator is completing an application for a zoning determination.

Information subject to formal review

Updates Following Initial Meeting

Completed or confirmed

- A dedicated City webpage and FAQ resource has been published
- City staff and legal counsel met with the Ohio Department of Behavioral Health
- City continued reviewing Indian Run Meadows zoning records
- Operator is working to complete the application

Under review or in process

- Final confirmed resident count
- Length and limits of stays
- Operational and staffing model
- Services provided at the property
- Building and occupancy information
- Final zoning classification and review path
- State certification or accreditation status

How the Use is Characterized

Why isn't this considered a Commercial Use?

- Activities described are residential in character, including sleeping, eating and preparing meals.
- A for-profit operator does not make the property a commercial use, just as a landlord earning profit from a rental property does not make that home a commercial use.

Why isn't this considered a Short-Term Rental?

- Length of tenancy is described as not limited
- The City's short-term rental requirements prohibit renting a room/unit for more than 14 days in a calendar year. Short-term rentals may be rented up to 2 times per year, for up to 7 days each.

The City looks at how the property is being used, not whether or how someone is paying to live there.

How Concerns Are Addressed

City response

- Verified traffic, parking, nuisance and property maintenance issues are evaluated against applicable requirements
- No information has been identified indicating that the proposed use presents a specific public safety threat
- Police and emergency services respond based on reported conduct and circumstances
- Concerns should be based on documented activity, not assumptions about residents

Report an emergency

Call 911

Non-emergency concerns

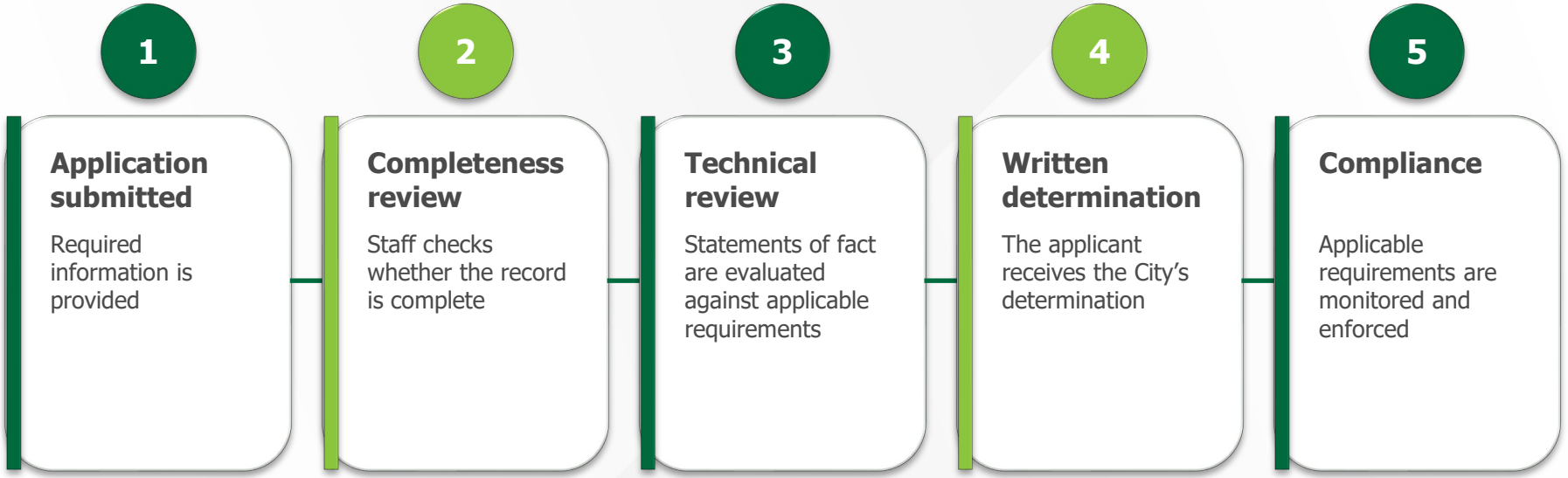
Dublin Police
614.889.1112

Code Enforcement
614-410-4600

Could Another Community Residence be Located Nearby

- Another community residence may be permitted in identified residential and planned districts when applicable requirements are met
- Code includes spacing provisions involving lots on the same side of the street (8 lots) and distance (660 feet) from an existing community residence
- If applicable criteria are not met, a conditional use process is required
- Each property is reviewed according to its zoning and specific operational facts

Administrative Approval Process



If the use satisfies applicable administrative standards, approval by the Planning and Zoning Commission or City Council is **not required.**

Legal Framework and City Authority

Legal Roles and Authority

City of Dublin

- Land use classification and zoning process
- Residential Code responsibilities within City jurisdiction
- Exterior property maintenance and nuisance provisions
- Police, fire and emergency response
- Enforcement of generally applicable local requirements

State of Ohio

- Recovery housing certification or accreditation requirements
- State oversight and centralized certification process
- Physical condition and operating requirements administered through the State program

Federal law

- Fair Housing Act protections
- Reasonable accommodation obligations
- Americans with Disabilities Act requirements for public entities
- Ohio housing discrimination law

Why the Legal Framework Matters

Precedence of federal and state law
Federal law prevails over state and local law; state law prevails over local law.

Housing protections
Federal law protects qualifying people with disabilities from housing discrimination.

Disability protections
Substance use disorder is a protected disability, subject to limits established by law (e.g., current use of illegal drugs by an individual).

Neutral requirements
The City may enforce generally applicable zoning, building, property maintenance, traffic and safety requirements within its authority.

Reasonable accommodation
Federal law applies to local zoning regulations, and the City is required to provide reasonable accommodation so that people with disabilities have an equal opportunity to use and enjoy housing.

The City must conduct an individualized, fact-based review and apply its regulations consistently

What Happens Next

City actions

- Receive the completed application
- Complete the administrative and legal review
- Coordinate with the State where responsibilities intersect
- Issue and document the applicable determination
- Address substantiated compliance issues within City authority

Resident communication

- Update the community residence webpage
- Post revised FAQs when information materially changes
- Communicate the final determination and explain the process

What Happens From Here?

City actions

- Receive the completed application
- Verify the facts needed to classify the use
- Complete the administrative and legal review
- Coordinate with the State where responsibilities intersect
- Issue and document the applicable determination
- Address substantiated compliance issues within City authority

Resident communication

- Update the community residence webpage
- Post revised FAQs when information materially changes
- Communicate the final determination and explain the process
- Provide the appropriate City contact for land use and property questions



Questions and Discussion