

## PLANNING REPORT

# Planning and Zoning Commission

Thursday, April 9, 2026

## Dublin Senior Living 26-015INF

[www.dublinohiousa.gov/PZC/26-015](http://www.dublinohiousa.gov/PZC/26-015)

### Case Summary

Address	PIDs: 273-008736 and 273-008598
Proposal	Construction of a senior continuum-of-care facility and associated site improvements on an 17.6-acre site 820 feet southwest of the corner of Bright Road and Emerald Parkway.
Request	Review and non-binding feedback on an Informal Request for future development.
Zoning	R-1, Restricted Suburban Residential District
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 Concept Plan (CP).
Applicant	Jordan Dorsey, Sentry Development
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 <a href="mailto:sholt@dublin.oh.us">sholt@dublin.oh.us</a>



### Community Planning and Development



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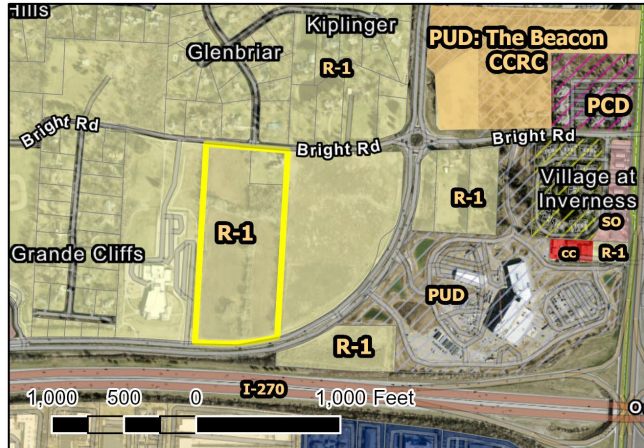
Site Location Map

# 26-015INF - Dublin Senior Living



### Site Features

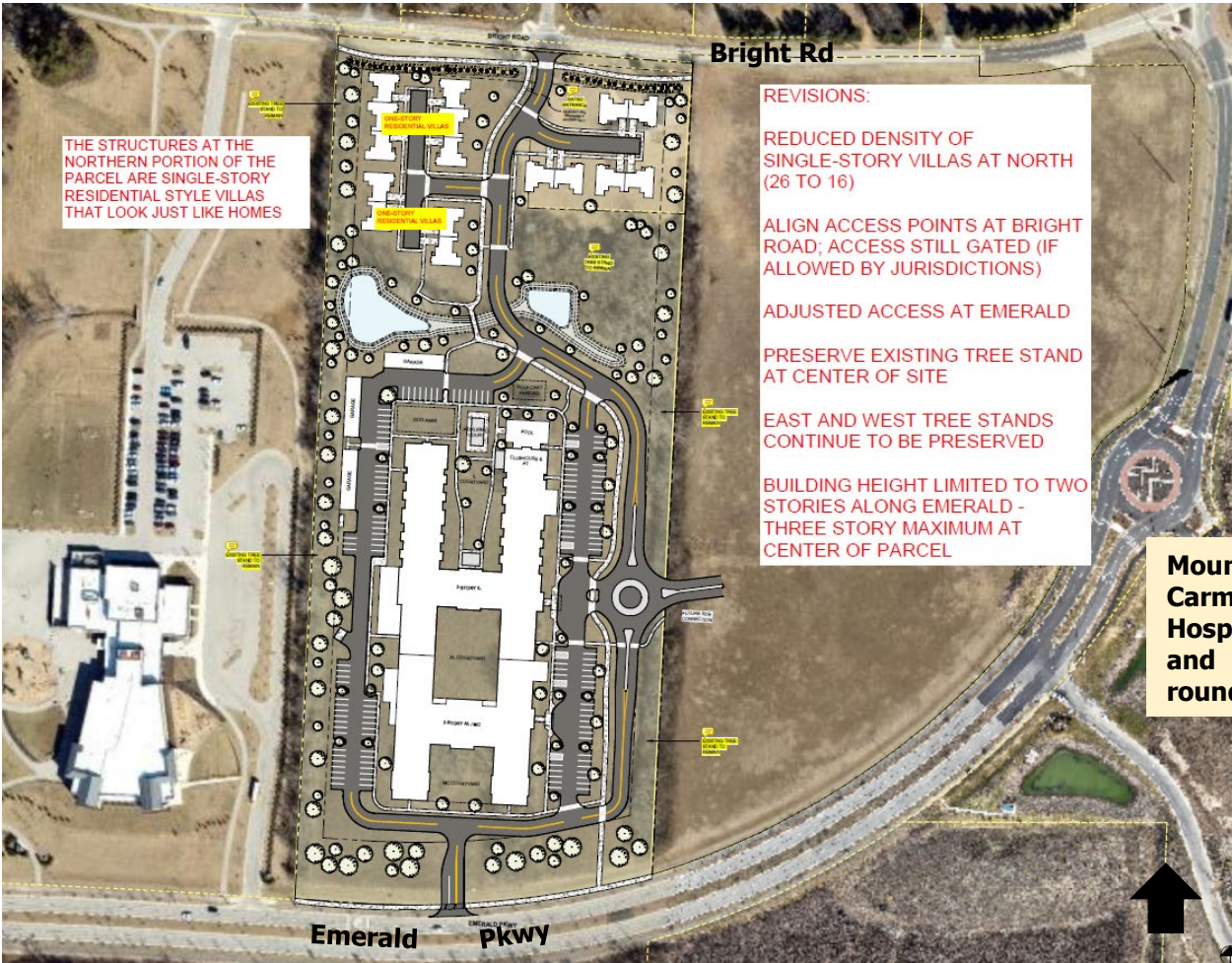
- 1 Future I-270 Bridge
- 2 Tree row
- 3 Residential
- 4 Ephemeral drainage



# 1. Request and Process

## Request

The applicant requests review and feedback on an Informal Request (INF) for a continuum-of-care facility: independent living, assisted living, memory care, and villas and associated site improvements. Rezoning to Planned Unit Development (PUD) would be necessary to accommodate the project.



Proposed Site Plan

## Process

1. Informal Request (INF) – optional PZC Consideration (non-binding feedback)
2. Concept Plan (CP) – PZC Consideration (non-binding feedback)
3. Rezoning/Preliminary Development Plan (PDP) – PZC Recommendation, City Council Determination
4. Final Development Plan (FDP) - PZC Determination

## 2. Background

### Site Summary

The vacant site actually contains two parcels: a residential lot with a vacant house slated for demolition in the northeast corner, and the remainder of the site to the west and south. Together, the site totals approximately 17.6-acres and has frontage on two streets: Emerald Parkway and Bright Road. A tree row exists on the east property line, and a tree stand is just south of the existing single-family residential lot off Bright Road. A house in the northeast corner of the site is slated for demolition. An ephemeral drainage runs through the site from east to west and is marked by trees and vegetation. The drainage starts just to the north of the Mount Carmel roundabout, farther to the east, and it traverses Ferris Wright Park and ends at the Scioto River to the west. Additional tree rows run north-south through the middle of the site, and the west property edge. Otherwise, the site is grassed.

### History

Updates are shown in italics.

#### *July 2024*

Envision Dublin, updated Community Plan, adopted. See discussion directly below.

#### *December 2025 – Case 25-111INF*

This applicant had a similar proposal for property directly east. PZC stated concerns regarding density of the project (shown at 18,900 SF/ac vs. Special Area Plan expectation of 9,500 SF/ac); proposed building height; access; and preservation of the ephemeral corridor. Importance of character on Emerald Parkway discussed. *Applicant chose to pursue same use on property directly west.*

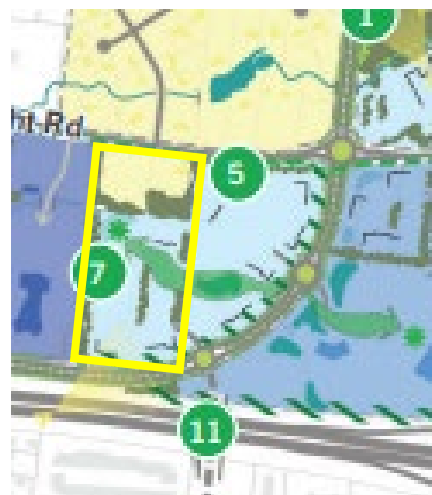
## 3. City Plans and Policies

### 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. The Envision Dublin Future Land Use (FLU) Map now indicates Neighborhood Office for this site, which includes office/medical office, and supporting uses of institutional, including assisted living. Buildings are anticipated to be 1 – 2 stories tall.

### *Emerald Corridor Special Area Plan (SAP)*

The subject site is located within the Bright/East Emerald subarea of the Emerald Corridor SAP. Land uses are shown as Neighborhood Office in the south and Single-Family Residential in the northern portion of the site. The intent of this area is to protect and buffer existing residential areas, encourage open space and pedestrian connections, improve traffic circulation, and maintain high-quality development standards. In the SAP, all existing tree rows are preserved, and the ephemeral stream is shown as a larger local feature (green arrow) with terminal focal point ending in this



*Site superimposed on SAP*

parcel. Density for Neighborhood Office is generally not to exceed 9,500 SF per acre. Density for the Residential Suburban use is up to 4 du/ac.

### Envision Dublin Multimodal Thoroughfare Plan

Emerald Parkway is noted as a Commuter Boulevard in the Mobility and Transportation Chapter of Envision Dublin. This is defined as a traditional minor arterial with commuter bike routes, including shared-use paths or protected bike lanes, and sidewalks. Emerald Parkway is also defined as a Corridor of Significance, with a Traditional Dublin Character. This envisions 100-foot setbacks to allow blending with adjacent development; formal, maintained landscape treatment; focus on ponds and water features; and variable mounding.

In the same plan, Bright Road is identified as a River Character Corridor. This is a more natural character that anticipates 60 – 100-foot setbacks; use of woodland plantings and landscapes; integration of stone walls or split rail fencing; and use of informal water features, swales and berms to blend with the surrounding character.

Southeast of the site, the planned I-270 overpass (#11 on SAP, above) will connect with Emerald Parkway at a roundabout. While the timing and exact location of these facilities are not yet known, the applicant is aware of this improvement.

## 4. Project

This request shows a 2-3 story independent living, assisted living, and memory care building perpendicular to Emerald Parkway in the south portion of the site, with primary access directly onto Emerald Parkway. Parking is on three sides of the building, with the Emerald Parkway frontage being reserved for access. Covered, separate parking garages are shown to the northwest of this building. The north side of the property, across the ephemeral stream, shows residential villas, plus access drives. Access on this side of the property is on Bright Road, opposite the existing Macbeth Drive; however, a north-south private interior roadway connects through the site. This northern access is shown as “gated if permitted”: see the transportation discussion below. A private roundabout is shown connecting to the parcel to the east.

Property line tree rows are shown to be maintained, as is the bulk of the tree stand south of the existing house site. The center tree row is removed. The ephemeral stream is used as a stormwater detention feature.

The current R-1 zoning will not permit the proposed uses, hence the needed PUD. Phasing of building construction may be considered as part of the PUD.

### Transportation

Additional right-of-way is needed along Bright Road, to be dedicated 30' from the center of the road. Both temporary and permanent rights-of-way are likely needed on this site to facilitate the future roundabout at the new overpass bridge (#11 on SAP, above). The currently-indicated access point on Emerald Parkway is too close to this roundabout: this access point needs to be moved farther west and will only be a right-in/right-out. It is assumed that all internal roads will be private. Because this access will be right-in/right-out only, the gated access on Bright Road may be problematic and will need to be further studied. Sidewalks and shared use paths are expected along all street frontages. Sidewalks along the project's internal roads will be expected. Bike and EV parking is also anticipated.

Washington Township Fire has concerns about the dead end access drives to the villas. Should the project move forward, coordination with them for adequate access is required.

A Traffic Impact Study (TIS) with mitigations is required at PDP. An approved memorandum of understanding (MOU) is required prior to the TIS.

### Utilities and Stormwater

A number of utility concerns are noted by staff. The water line on the Bright Road frontage will need to be extended to the east property line, and the City of Columbus Division of Water will determine how to best serve the site. Sanitary sewer will need to be extended into the site from Emerald Parkway; further discussion of the anticipated project population density will be needed to ensure adequate capacity.

The shown stormwater ponds may not be large enough, so further evaluations are necessary at more detailed project stages. How larger ponds will affect the ephemeral stream character, associated trees, and anticipated focal point will need to be balanced.

## 5. Neighbor Concerns

A virtual public meeting was held with the East Dublin Community Association on Monday, March 16, 2026. The EDCA has provided comments based on the latest submittal, and summarized the day after the public meeting. These are attached. The emails provided appear to be dated prior to the public meeting but do refer to this site adjacent to Hopewell School. To summarize, there remain significant concerns about the loss of residential character anticipated along Bright Road.

## 6. 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) Do the proposal's uses and density adequately respond to Envision Dublin/SAP and the site context?

Envision Dublin identifies this area as a combination of Neighborhood Office and Single-Family Residential. The Neighborhood Office south of the ephemeral stream allows supporting uses of civic and institutional, including assisted living. The applicant points out in their narrative that currently no FLU category allows continuum-of-care facilities as a primary use. When taken with the larger context of a school to the west, I-270 to the south, Mount Carmel to the east, The Beacon to the northeast, and residential to the north, this use might be considered as "supporting".

Envision Dublin also notes that the density for Neighborhood Office is generally not to exceed 9,500 SF/acre. It describes "small-scale clustered buildings with a residential character, buffered from residential, set back from the street", taking architectural cues from surrounding buildings and having low-lot coverage. For comparison of density, the approved PDP for the nearby The Beacon continuum-of-care project has a density of approximately 26,000 SF/ac. This was deemed acceptable due, in part, to low traffic

impacts given the resident population. This particular site has approximately 11.53 acres of land envisioned for Neighborhood Office. Mathematically, the Neighborhood Office portion of the site could accommodate up to 109,535 SF per Envision Dublin; shown is 200,000, or 17,346 SF/ac.

The proposed residential villas may be considered as attached single-family residential, even though they are technically part of the overall continuum-of-care facility. They will function and appear as forms of single-family residential: ownership and management are not readily visible. At approximately 5.3 acres, and an anticipated density of up to 4 du/ac, this portion of the site could accommodate 21 villas; shown is 16, or 3 du/ac.

The Commission is asked to comment on both use and density, relative to Envision Dublin.

**2) Does the proposal's height and massing respond to this specific site?**

Regarding the height of the main building, Envision Dublin suggests 1-2 stories for Neighborhood Office. The main continuum-of-care building is shown at 2-3 stories, although the inspirational images suggest a consistent 3 stories plus a pitched roof. The building is noted on the plan as 2 stories adjacent to Emerald Parkway, with the taller portion in the center of the site. It should be noted that the adjacent school is two stories in height with a combination of flat and pitched roofs along the Emerald Parkway frontage.

Regarding the main building's horizontal massing, staff believes that there should be a stronger building presence on Emerald Parkway from the south façade. This could be achieved by shortening the "legs" of the southern **H** of this building. Conversely, the length and resulting massing of the east and west elevations will need some architectural relief. Alternatively, it might be worth considering reversing the vertical massing of the building components placing the three-story portion along Emerald Parkway and transitioning to two stories to the north. This could help push the mass further away from the nearby residential uses while enhancing the presence along Emerald Parkway.

The villas along Bright Road are shown at 1 story to transition to the existing height of the single-family houses directly to the north. These appear to have similar horizontal massing and height as the existing homes.

The Commission is requested to comment on the height and massing related specifically to this site.

**3) If questions 1 and 2 are met, does the proposed site layout comply with the Emerald Corridor Special Area Plan (SAP)?**

The proposal shows preservation of the exterior tree rows, most of the tree stand, and accommodation of the ephemeral stream as part of the stormwater ponds. The central tree row would be removed. Should this project move forward, a Tree Preservation Plan would be required at PDP: tree roots should be protected by adequate setbacks, taking into account buildings, parking, construction, and utility impacts.

For Emerald Parkway, a minimum 100' setback is shown on the site plan, as anticipated. This edge is only shown as grassed and treed at this early stage, although a sidewalk/shared-use-path is shown. The Emerald landscape will have to be intensified to

meet the Corridor of Significance vision. Berming, landscaping, and multi-modal facilities are shown along Bright Road, as anticipated.

Parking on the east side of the property will be visible for some time into the future, even if the east tree row is preserved. Parking is meant to be hidden from view from Emerald Parkway, and this should be designed into the site at future planning stages.

The ephemeral stream and related trees are shown on the plan, although development of the anticipated focal feature is not yet suggested. The City will be anticipating something memorable and open to the public. The placement of the garages directly along, and closest to, the stream and focal feature detracts from this vision and should be adjusted as the project progresses.

Staff questions the need and location of the private roundabout shown on-site: it might be moved to the north at the bend of the private road to create a better configuration for the parcel to the east. Consideration of a **T** intersection might make more sense and be less costly to develop and maintain.

The Commission is requested to comment on the site layout relative to the cited plans.

**4) If questions 1 and 2 are met, is the Commission supportive of the provided architectural character?**

Materials for the main building in the Architecture exhibit show a natural, residential look. Height is shown at 3 stories, plus pitched roofs. Since this location is not on a prominent corner, the Commission may consider whether a lower structure, more in keeping with the SAP, is more appropriate, especially where visible from adjacent homes. This may partially be disguised with roof form such as utilizing flat roof components. Materials are suggested as stone and wood-like, although brick is also indicated on the Material Inspiration sheet.

Three separate garage structures are shown on the northwest side of the main building. These are not typically supported in Dublin, even with apartments: garages are usually integrated into the main architecture. These features can be refined if the project progresses.

The villas are shown as duplex and triplex single-family residential, a form that has recently been supported in various broader discussions in the City. The protruding garages may be of concern, and could be minimized by recessing them more within the footprint of each building. End and rear elevations will be important along Bright Road to ensure that residential character is maintained along Bright Road. Materials are also indicated as stone and wood-like siding.

At this very early stage, the Commission is asked to comment on the architectural images.

**5) Any other considerations by the Commission.**