

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



Community Planning and Development



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MEETING MINUTES

Planning & Zoning Commission

Thursday, December 11, 2025

CALL TO ORDER

The meeting was called to order by Mr. Way at 6:30 PM at 5555 Perimeter Drive. Mr. Way welcomed attendees and noted that the meeting could be joined in person or accessed via livestream on the City's website.

PLEDGE OF ALLEGIANCE

Mr. Way led the Pledge of Allegiance.

ROLL CALL

Commission members present: Gary Alexander, Jamey Chinnock, Jason Deschler, Kathy Harter, Kim Way

Staff members present: Thaddeus Boggs, Bassem Bitar, Sarah Holt, Tori Brubaker, Zachary Hounshell, Chris Will, Tina Wawskiewicz, Cameron Burrell

ACCEPTANCE OF MEETING DOCUMENTS

Mr. Alexander moved, Ms. Harter seconded acceptance of the documents into the record and approval of the November 6, 2025 Regular Meeting minutes and the November 6, 2025 Special Meeting Minutes.

Vote: Mr. Chinnock, yes; Mr. Way, yes; Ms. Harter, yes; Mr. Alexander, yes; Mr. Deschler, yes.
[Motion carried 5-0.]

Mr. Way explained that the Planning and Zoning Commission is an advisory board to City Council when platting and property rezoning is under consideration, with Council receiving recommendations from the Commission. In other cases, the Commission has final decision-making responsibility.

He outlined the meeting procedures: applicants present first, followed by staff analysis and recommendation, Commission questions, public comment, then Commission deliberation. No new agenda items would be introduced after 10:30 PM. Speakers were asked to use the microphone and keep comments to 3 minutes.

Anyone intending to address the Commission was sworn in by Mr. Way.

CASE REVIEW

Case #25-099CP

Commission Discussion

~~Mr. Chinnock noted that the process was working with improvements from 2023, reduced units, increased green space, and emerging uniqueness. He felt they were making progress with the applicant expected to return with additional improvements based on public comments.~~

~~Ms. Harter had not been certain from the beginning if this was the right place as it does not fit. Despite time spent reducing, density remains difficult. She is uncomfortable with homeowners looking at apartments without good answers on minimizing impact. More home types including duplexes could work but not apartments. Rings Road precedent of houses set far back has not been matched. Stormwater presents opportunities but they haven't hit pedestrian/bike connectivity for this car-dependent area. Buffers and transitions between uses need work. The needle has not moved despite much work.~~

~~Mr. Alexander sympathized with neighbor concerns about change but stated that he would struggle to not support something corresponding to all adopted plans - mixed-use neighborhood on Avery, various residential densities, walkable design, character features, housing diversity solving community problems. Logical distribution made sense to him. The Ponderosa community buffering needs more density/prominence. Transportation plan potential with Tuttle extension taking traffic to 270 could mitigate concerns. Shared parking could reduce lots, heat island effect, stormwater needs while integrating requested green spaces. He would support the proposal with revisions to Emerald Parkway frontage.~~

~~Mr. Way agreed the Tuttle Crossing Boulevard extension changes the site's character with capacity for more density creating mixed uses. Uses proposed were consistent with community and area plans. The plan evolved positively with good open space additions, though perhaps not all in one place but woven through scaling down development character. North-south greenways could break down scale. Transitions from single-family along Rings need work - perhaps estate lots facing Rings, better transitions through duplexes before townhouses. Using open space creatively could reduce intensity even if not density. Uses shown with organization were mostly consistent with the community plan.~~

~~The applicant indicated they had heard sufficient feedback. Mr. Way thanked them and indicated the Commission looks forward to seeing them again.~~

~~With no objection from the Commission, the meeting was recessed for 10 minutes with members returning to the dais and the meeting reconvening at 9:29 p.m.~~

Case #25-111INF

Sentry Senior – Informal Review

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 and is located at the southwest corner of Bright Road and Emerald Parkway.

Applicant Presentation

Jordan Dorsey, Sentry Development, 8620 Nearly Lane, Edwardsville, IL, stated that he appreciated the opportunity for early feedback, explaining they proposed senior housing at Emerald Parkway and Bright Road. He noted Dublin's rapid aging population growth with the City's housing study

indicating need for over 1,000 units by 2030. Sentry builds high-end senior housing across the Midwest with a full continuum of care.

The project would anchor with independent living (lower acuity), where residents receive full-service dining, wellness programs, indoor pool, and in-house therapy. The same structure would include assisted living and memory care, plus independent living villas receiving the same amenities. He showed an initial concept using a building currently under construction in Zionsville, Indiana, testing how it fits this site. The main northeast structure's four-story southern portion (independent living) would transition to two-story assisted living/memory care abutting residential. Amenities including dining, bistros, wine bar, pool, and therapy would be centrally located for all residents.

Approximately 30 single-story independent living villas on the western boundary would be age-restricted rentals receiving the same services. Primary access would be off the new hospital roundabout with limited gate access on Bright Road for emergency and potentially villa residents only. Phase 2's conceptual medical office building to the south would align with city plans, understanding potential future overpass plans. They sought feedback on medical office/retail desires, showing one-story multi-tenant concepts likely for medical users ancillary to seniors housing, though neighborhood feedback suggested a desire for coffee shops serving seniors and coming density.

Mr. Dorsey showed concept images from Franklin, Tennessee with natural stone, wood-look siding, masonry and Hardie plank with pitched roofs, wanting residential rather than institutional appearance. Alternative architecture from Zionsville showed more traditional looks, emphasizing ability to tailor appearance to surroundings. He differentiated from the recently approved Beacon facility, noting their month-to-month rental model with no buy-in provides more flexibility, single-phase completion adding 160-170 units over two years including villas.

Staff Presentation

Ms. Holt presented staff analysis for this Informal Review, an optional PUD step seeking non-binding feedback on appropriateness relative to the Envision Dublin Community Plan. The site is surrounded by R-1 except Mount Carmel and Beacon PUDs. Future land use recommends neighborhood office with office/medical/institutional principal uses and assisted living as supporting use, envisioning one-to-two story buildings up to 9,500 square feet per acre with residential character.

The Special Area Plan shows the I-270 bridge location, green stream/open space connection through the property, tree row preservation, and special Emerald Parkway landscape treatment. Key concepts include the Emerald Parkway character preservation, transitioning to single-family in the north/west, incorporating tree stands, stream protection, 100-foot Emerald Parkway setback, rear/side parking, and 9,500 square feet per acre density. Alternative considerations include recent Mount Carmel Hospital and Beacon developments potentially adjusting community plan considerations.

Emerald Parkway is a commuter boulevard with traditional character corridor of significance requiring 100-foot setbacks, formal landscaping, ponds/water features, and variable berming. Bright Road has a river character with 60–100-foot setbacks, natural woodland plantings, stone walls/wood fences, and informal water features. Previous 2019 and 2023 proposals were made under the previous community plan allowing 12,500 square feet per acre. The Commission noted in 2023 that residential in this area was not appropriate.

Ms. Holt highlighted the main entry at the Mount Carmel roundabout conflicting with the future I-270 bridge/roundabout needs addressing. The drainage location differs from shown stormwater features with the City expecting public access enhancement. Staff has concerns about the two-to

four story main building's size/massing adjacent to residential (even at two stories), with parking on three sides including along Emerald Parkway. Future phase shows one-to-four stories medical/retail with strip center feel parking. Ms. Holt noted retail is not Envision Dublin supported and this focal bridge/roundabout terminus location has enhanced architecture/design potential. One-story villas buffer western residential but should wrap north for Bright Road. Staff questions use/massing at approximately 18,900 square feet per acre versus 9,500 square feet recommended, whether adjacent uses mitigate this, and architecture feedback.

Commission Questions

Mr. Deschler asked about conversations with the City regarding failures to meet expectations. Ms. Holt explained the applicant approached through office hours where Envision Dublin and Special Area Plan concerns were raised consistently with tonight's message.

Mr. Dorsey explained multiple conversations including East Dublin Civic Association and Council members. They viewed Beacon's similar rezoning deeming four-story use acceptable within similar parameters. This seemed a textbook transitional housing location with adjacent healthcare, fitting the medical use narrative as residential and employing 80 people providing healthcare. They allocated future medical office to make expectations manageable. Mr. Deschler pressed on considerations beyond assisted living, with Mr. Dorsey explaining they viewed it similarly to Beacon's phased plan but with higher acuity healthcare in phase one. Building height/massing took cues from City's Beacon approval.

Mr. Deschler asked about analysis of other Dublin retirement communities like Friendship Village's ownership model. Mr. Dorsey explained his 15-year experience showed nonprofit continuing care retirement communities with buy-ins were common, but he had never seen for-profit buy-in models, speculating they don't work. Their monthly rental model works successfully across similar Midwest communities with great demand in Zionsville. This would have the same amenities and care levels as Friendship but simpler financially with monthly fees plus care fees.

Mr. Alexander asked if Beacon had the same 9,500 square foot parameters. Mr. Bitar explained Beacon started in 2019 under the previous plan, evolving through final approvals after Envision Dublin adoption. The Commission and Council accepted that medical office synergies made sense, and though exceeding density, residential senior use intensity was acceptable. Beacon's luxury was distance between larger buildings and neighbors/streets, with taller buildings north near Lifetime Fitness and one-story along Bright Road.

Mr. Alexander asked about the drainage feature public access, with staff showing the focal node traversing from Mount Carmel west to school and trees, wonderful to organize buildings around. The applicant noted the riverway location was new to them based on informal public services staff review. Mr. Alexander asked about incorporating it through the parking lot, with Mr. Dorsey saying it is possible though challenging after moving villas to Bright Road and pushing the main structure south, but could be a nice feature.

Ms. Harter asked about East Dublin Civic Association conversations. Initial feedback was minimal with one positive transitional use comment. Additional comments in the staff report addressed building height, appreciated limiting Bright Road access, and transitioning height lower toward residential. A traffic study would be required with rezoning. Villas differed from Beacon, being highly desirable when amenitized. Buffers from the vacant boarded house to the west were adequate. No hospital affiliation required with in-house therapy company providing PT/OT/speech/wellness, though resident physicians would affiliate locally. Parking seemed minimal

but typical 0.9 spaces for main building plus 1.5-2 car garages per villa. Medical building would be set aside for partner development based on brokerage community input.

Mr. Chinnock asked if four-story independent living could be three stories. Mr. Dorsey indicated he had done three before, but the riverway discussion might require four stories for extra green space. Site layout would need major revision from this test fit for connectivity with walking paths and clubhouse/bistro adjacent to villas. He confirmed 100% flexibility to adapt building design to City preferences while maintaining land use, continuum of care, and approximate unit counts.

Mr. Way asked about property line/Bright Road alignment, with Ms. Wawzkiewicz confirming old county parcels extending into pavement would be cleaned up with dedicated right-of-way. Primary roundabout access spacing would not work as shown. The I-270 bridge would likely have another roundabout at Emerald creating another major access point significantly altering the plan framework. The riparian corridor was not currently visible on the agricultural site but would be created with flexibility. Stormwater from Mount Carmel comes overland north of the roundabout feeding drainage continuing west through trees to Scioto River. Mr. Dorsey confirmed complete flexibility beyond the test fit to create site-specific buildings addressing all discussions.

Public Comment

Randy Roth, 6987 Grandee Cliffs Drive, Dublin, stated that he has been the East Dublin Civic Association Vice President since its 1988 founding. He thanked the applicant for contacting president Amy Kramb though meetings had not occurred yet. Initial feedback wanted adherence to community plan as this deviates significantly. The association never opposed height, supporting Bridge Street and four-story assisted living north of Bright that steps down toward Emerald. They would prefer two-story maximum here. Density at twice envisioned square footage concerned them. Traffic circulation originally envisioned 18 acres plus 20 acres west with internal circulation and one Bright Road curb cut - impossible with this design forcing more curb cuts. Medical office business park with internal circulation would be best. They need to preserve Bright Road's rural character with thin tree screening and minimal setback.

Commission Discussion

Mr. Chinnock appreciated the presentation but was not in favor of the proposal due to significant Envision Dublin deviation, though he acknowledged many ancillary items would affect layout. He liked blending Mount Carmel's modern prominence with residential aspects rather than pure traditional architecture, but had concerns about deviating beyond Envision Dublin's provisions approval.

Ms. Harter agreed it deviated wrongly from the Community Plan. Density and villas did not fit well. Traffic study would be important. Uncertainty about medical office timing concerned her given past issues with reserved spaces.

Mr. Alexander saw Envision Dublin calling for neighborhood office/medical with supporting institutional/assisted living uses - exactly what is proposed, though not one-to-two stories compliant. He supported the use as responsive and stated that he thought it would be unfair to impose different standards than the Beacon when their density was less. The four-story building could landmark the Bright/roundabout point. Natural features were important and stone imagery responded to community character with quarry heritage.

Mr. Deschler wanted clarity on principal versus supporting/secondary uses controlling the site. He wasn't in favor of assisted living of this magnitude as primary use. He understood area need but this location with previous approvals created a first-to-market situation. The exposure difference from Sawmill made this more visible for city access. Memory care or components with one-to-two story offices at reduced density per city requests might be supportable, but they do not meet the proposed land use.

Mr. Way agreed Emerald Parkway was designed as a major business address with highly valued land for office/institutional uses. The site's prime medical office location was reinforced by the new hospital. Important frontage should be Emerald Parkway for medical office with potential integration of linear assisted living behind facing west, giving proper Emerald character with buffers/parking while the riparian corridor divides uses. Assisted living could support medical office synergies but currently appeared as primary use inappropriately. The bridge intersection created a major gateway/landmark opportunity not to waste on secondary uses. Could another site accommodate their program more appropriately given community need?

Mr. Chinnock added he liked the facility/architecture/villas/variation but not on this site. He appreciated the nice building/design/concept just not here.

Mr. Way supported spreading facilities rather than concentrating two adjacent ones, making them accessible citywide.

Mr. Alexander noted planning differs from market-driven building, asking how delayed office development fit others' thinking. Mr. Way said development agreements handle phasing to prevent cherry-picking, believing medical office markets exist.

The applicant indicated they had no questions.

COMMUNICATIONS

Mr. Bitar shared the following:

1. Proposed 2026 meeting dates provided to commissioners. Some individual absences were expected but no major conflicts arose. Mr. Deschler noted definite absences and Ms. Harter stated she would be out August 20, 2026.

Mr. Way moved, Mr. Chinnock seconded approval of the 2026 meeting dates as proposed.

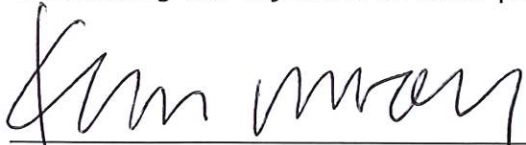
Vote: Ms. Harter, yes; Mr. Deschler, yes; Mr. Alexander, yes; Mr. Chinnock, yes; Mr. Way, yes.
[Motion carried 5-0.]

2. Tori Brubaker, a new planner, was introduced. She started with the City about a month ago and would be presenting at future meetings.
3. Hilary Damaser, a long-serving Architectural Review Board member, was announced as the newest Commission member. She would be joining the Commission in January.
4. Emails have been received by commissioners from Bridge Park area residents about building heights. He noted the City Manager and Ms. Rauch would meet with residents next week. Bridge Street District measures height differently causing confusion, with literature forthcoming to clarify.
5. Regarding public comment process, comments arriving just before meetings were not fair to public or commissioners. A new policy establishes 48-hour cutoff before meetings for comments to be included, with no expectation for reading at meetings - verbal comments

require in-person sworn testimony. The public comment button glitch still allowed late comments; 2026 would officially start the new process.

ADJOURNMENT

The meeting was adjourned at 10:39 pm.



Chair, Planning and Zoning Commission



Deputy Clerk of Council



RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, November 4, 2021 | 6:30 pm

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

2. **Bright Road Senior Housing at Sawmill and Bright Roads 19-115CP**

Concept Plan

Proposal:	Conceptual development proposal to establish a Planned Unit Development for a full service, 55 and over, healthcare and housing community on 22-acre and 18-acre sites.
Location:	Northeast and southwest of the intersection of Bright Road with Emerald Parkway.
Request:	Concept Plan seeking non-binding feedback under the provisions of Zoning Code §153.053 (C).
Applicant:	Bright Road Senior Development Partnership
Planning Contact:	Christopher Will, AICP, Planner II
Contact Information:	614.410.4498, cwill@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/19-115

RESULT: The Commission offered non-binding feedback and discussed the need for more comprehensive senior living and care options in Dublin. However, the Commission expressed the proposed senior villas and flats were more residential than institutional in use and did not align with the Community Plan recommendations. The Commission discussed the opportunity of a health and wellness district with synergy between senior care and the proposed Mount Carmel Hospital, south of Bright Road. The Commission expressed the importance of preserving the Wright Run Stream Corridor as a community amenity. The Commission also expressed concern for traffic impacts along Bright Road and the potential downstream impacts of additional stormwater run-off to neighbors of Wright Run.

MEMBERS PRESENT:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Absent
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

Christopher Will, AICP, Planner II



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SPECIAL MEETING MINUTES

PLANNING AND ZONING COMMISSION

Monday, October 18, 2021

Site Visit to Proposed Bright Road Senior Housing & Healthcare Residences (Case: 19-115CP)

MEETING ATTENDANCE

Commission Members Present: Warren Fishman, Jane Fox, Leo Grimes, and Mark Supelak
Staff Members Present: Christopher Will, Nichole Martin, Jennifer Rauch, and Brian Martin
Several members of the public were in attendance including; Ajmeri Hoque, Amy Kramb, Kyle Rush, Maureen Rush, Patricia McCoy, and Jenny DeVantier.

CALL TO ORDER

The meeting was called to order at 1:00 p.m. The site visit and meeting procedures were reviewed by Staff prior to the tour.

OVERVIEW

Site visit to the 22-acres portion of the proposed Bright Road Senior Housing development site, facilitated by Planning Staff, to observe the existing conditions; including the location, type, and health of existing trees, topography, and edge conditions along the site and vistas into the site from surrounding thoroughfares.

SITE VISIT

The group began the tour at 1:05 p.m. along Bright Road and walked north to view the interior of the site at the location of the proposed entry drive. Two vacant single-family homes located at 3876 and 3870 Bright Road, which would be demolished with the proposed development were identified by staff. The group paused at the location of the proposed main building with entry and drop-off to observe the distance between the proposed front of the main building and Bright Road. Commission members asked the height of the proposed main building. Staff responded the proposed height is three to four stories. Commission members also asked what and how tall the building located within sight on the opposite (north) side of the stream. Staff responded the building is Life Time Fitness and that the building is two-stories and approximately 38-feet in height.

The group traveled east toward Sawmill Road. Along Sawmill Road the group observed vehicular traffic on Sawmill Road and the character of exiting development on the east side of Sawmill Road within the City of Columbus. A landmark Oak tree was also identified by staff. The vacant single-family home at 7315 Sawmill Road that would be demolished with proposed



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development was also identified. Commission members asked how tall and how close would proposed development be to Sawmill Road. Staff responded the proposed height of the building fronting Sawmill Road is two to three stories in height and would be setback from the existing edge of pavement by approximately 115-feet.

The group traveled west along the Wright Run/Billingsley Ditch. Commission members asked if the stream was dry or had moving water. The group observed the stream to be approximately 3-feet in width, shallow and wet, with moving water. A member of the public asked if the stream had a protection zone around it. Staff responded that the protection zone for the stream defaults to the Federal Emergency Management Agency (FEMA) established floodway and that the floodway roughly corresponded to the riparian/wooded area along the stream.

The group crossed the Wright Run/Billingsley Ditch to the northern most portion of the site via the sidewalk along Emerald Parkway. The group noticed the mature stand of trees screening the interior of the site from the thoroughfare. On the northern most portion of the site the group observed the Life Time Fitness building and outdoor pool area. The group observed the existing trees and identified both living and dead trees. The group also observed the change in topography as the northern most portion of the site slopes south to the Wright Run/Billingsley Ditch.

At the intersection of the Emerald Parkway-Bright Road roundabout, the 18 acres parcel to the southwest of the roundabout, which is also part of the proposed developed was identified by staff. The parcel was not included as part of the site visit as the parcel is relatively flat and highly visible. Staff also identified three parcels northeast of the roundabout in a low area which are City owned. The applicant is proposing a stormwater management basin in this area as part of the Concept Plan.

From the roundabout the group traveled east along Bright Road. The Commission members asked about future pedestrian improvements along Bright Road between Sawmill Road and the Emerald Parkway roundabout. Staff shared that potential improvements have been identified as part of an ongoing Sawmill Road Corridor/Bright Road Study, additionally, with any new development the expectations of the City would be for pedestrian improvements to be provided. Staff noted that a traffic impact study is required to be performed by the applicant with any preliminary development plan application. Commission members also asked if there are any other development proposals in the area. Staff responded that in addition to the subject project a proposed Mount Carmel facility south of Bright Road and east of Emerald Parkway is also actively under review. The site tour ended at 2:10pm.

