

## PLANNING REPORT

# Planning and Zoning Commission

Thursday, April 9, 2026

## Emerald Parkway Mixed-Use 26-010CP

<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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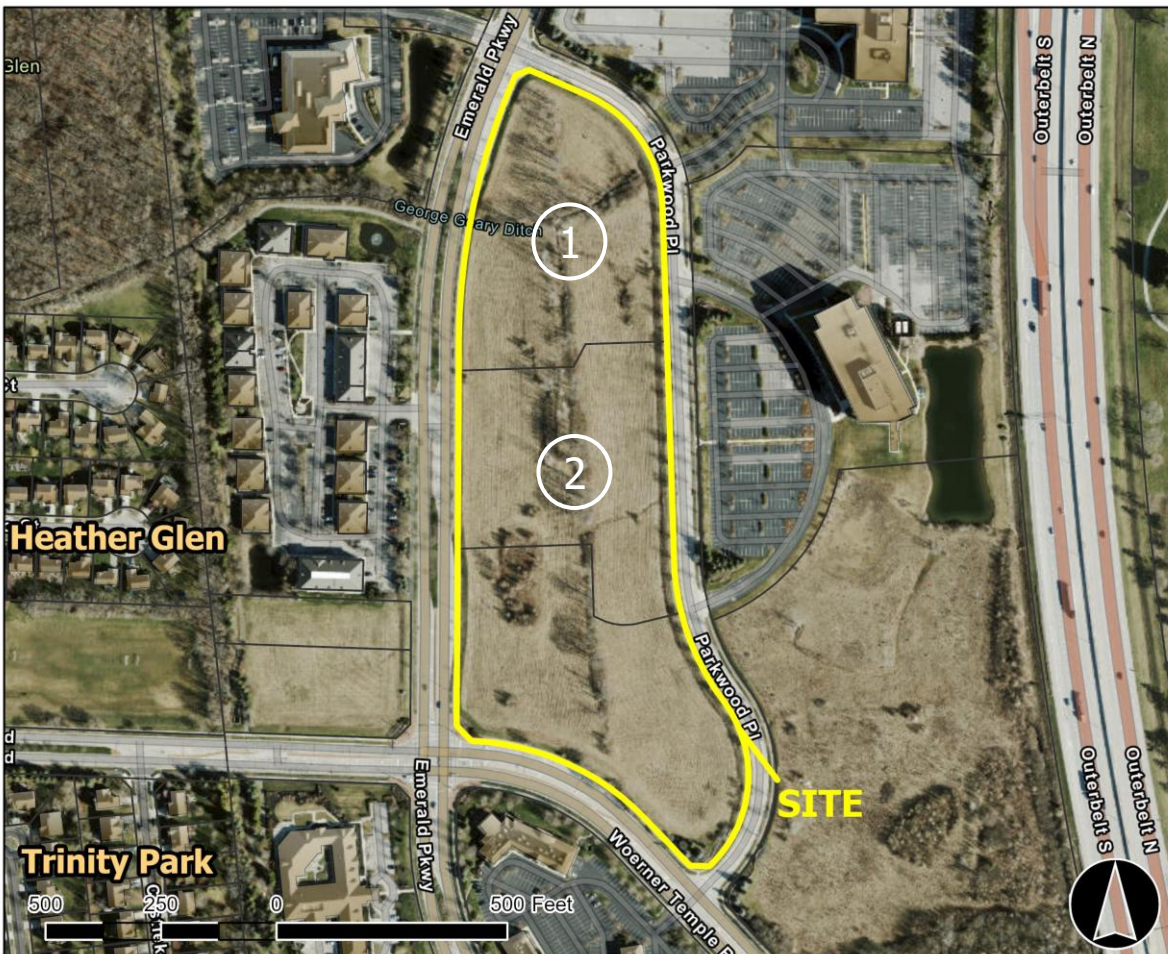
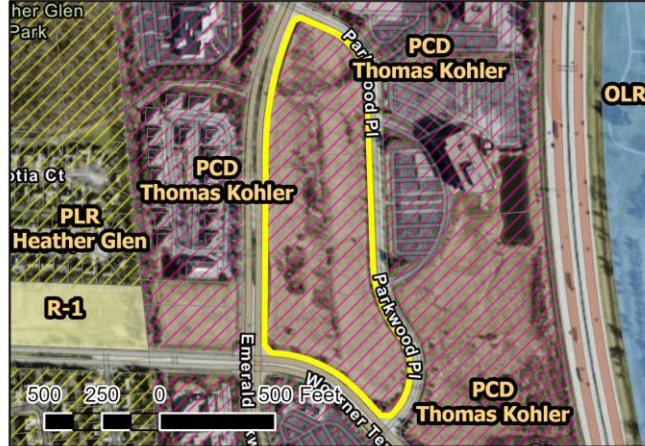
Site Location Map

# 26-010CP – 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 228 residential units, 19,500 square feet of commercial space, 514 parking spaces, and a new public park. This is the second 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.

## Case History

In December 2025, the Planning and Zoning Commission (PZC) reviewed and provided non-binding feedback on a Concept Plan for the development of this site, which can be seen on Page 7 of this report. The Commission provided the following comments on the proposal:

- Concerns from Commissioners about the heavy concentration of residential in the development
- Concerns about the balance of uses throughout the site and the lack of office space
- Recommendations that the intersection of Woerner Temple Road and Emerald Parkway should be treated as a gateway opportunity
- Some Commissioners shared concerns regarding drive thru facilities in the commercial area and whether they impact the walkability of the site
- Concerns regarding the preservation of trees on the site
- Recommendations to address the Emerald Parkway setback and replicate the existing treatment on the west side of the road
- Recommendation that buildings along Emerald Parkway should be smaller with flexibility on setback
- Some Commissioners discussed whether residential was appropriate along Emerald Parkway based on the existing character of the street
- Recommendations that open space should be more integrated throughout the site
- General support for the proposed architectural styles and the gridded layout of the site, generally matching the Community Plan recommendations

## 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

### Invision 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 address local streets, such as Parkwood Place. Emerald Parkway and Woerner Temple Road are both designated as “commuter boulevards” in the 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.

*Signature Trail*

Adopted by City Council in December 2025, the Dublin Signature Trail Study establishes a bold vision for a new, iconic trail type and provides the framework for manageable implementation, including the incorporation of trailhead locations, additional future expansions and regional connections, placemaking zones, materials, wayfinding, and digital integrations. Beyond recreation, the Signature Trail will function as a landmark public space and a vital active transportation corridor that will influence Dublin’s identity for decades.



The adopted layout of the signature trail shows a section of the trail located along the east side of Emerald Parkway and the north side of Woerner Temple Road. This section is classified as 'Suburban + New Development', which includes an approximately 33-foot wide section which is provided to the right. The development of this site will be required to provide the necessary right-of-way to accommodate the signature trail in the future.



**4. Project**

The applicant has made several updates to the development proposal since the previous review in December. Those updates include:

- Redesign of site layout, including the addition and removal of buildings and the relocation of the clubhouse and private amenities to the center of the site
- Removal of the two east-west private streets connecting Emerald Parkway to Parkwood Place; the access points remain but connect to a new north-south private street connecting the northern portion of the site to the southern
- Redesign of the gateway opportunity at Woerner Temple Road and Emerald Parkway
- Elimination of one drive-thru facility
- Increased landscape and buffer treatments along the public streets
- Removal of the stormwater pond in the northern portion of the site



Site Plan - Previous



Emerald Corridor SAP



Site Plan - Current

## 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 updated site plan has two primary differences from the previous proposal. The site plan previously included two new streets that connected Emerald Parkway to Parkwood Place. The two access points still exist on Emerald Parkway in the current plan, but connect to a new north-south private street that outlets to Parkwood Place in the northern and southern portions of the site. This change provides indirect vehicular access to Parkwood Place, where the previous version had direct access. A comparison between the vehicular movements is drawn in orange on the images to the right.



The second major change was the removal of the stormwater pond in the northern portion of the site and the addition of two townhome buildings in its place. The site plan also includes the removal of the third multi-family building in the southeast corner of the site, and the relocation of the clubhouse and private amenities from the north to the center of the site. The gateway location at the intersection of Woerner Temple Road and Emerald Parkway has been updated to include building frontage and landscape, where previously a drive-thru was proposed. The site plan also include a deeper setback along Emerald Parkway, with buildings approximately 60 feet from the edge of Emerald Parkway and Parkwood Place.

Although the addition of buildings in the northern portion of the site generally align with the recommended building layout of the Emerald Corridor SAP, the street network does differ significantly. Staff had previously made comments to the applicant to add these direct street connections to the development as an opportunity to break up the long block of development and provide opportunities to get people to Parkwood Place, where the Emerald Corridor SAP recommends future public open spaces and activity for pedestrians. The updated layout prioritizes internal circulation of the development and getting people from the northern portion of the site to the southern. The Commission should consider the updates to the site plan and whether the changes address previous concerns of the Commission and whether they align with the general intent of the Emerald Corridor SAP.

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

The distribution of uses in the development is generally consistent with the previous proposal, as the development includes multi-family residential, townhome residential, and commercial/office spaces. These uses generally align with the recommendations of the Emerald Corridor SAP, however, office is generally not considered as a major contributing use in the development. The applicant is proposing eight 3-story townhome buildings with tuck-under parking located along or adjacent to Emerald Parkway. Three commercial buildings with one 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. 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 a drive-thru would be appropriate 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 228 residential units are proposed, which is a reduction of 20 units from the previous proposal. 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?**

All 3-story townhome buildings within the development have been updated to include tuck-under parking. They feature a variety of building materials, consistent window placements, and front gable roofs/dormers with flat roof sections. 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 open space network has significantly changed with the updated proposal. The updates included the removal of the 120,000 square-foot public park in the northern portion of the site. The remaining open space on the site includes the George Geary Ditch, private amenity spaces adjacent to the clubhouse at the center of the site, a dog park, and green space in the southeast and northwest corners of the site. 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. Significant landscaping and buffering has been accommodated along public streets to mimic the existing green character of Emerald Parkway in the area.

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 applicant has expressed concerns that many of the trees outside the existing ditch would not survive the development of the site, but would continue to study the site through tree surveys and studies. The Commission should consider whether the proposed open space network is an improvement from the previous proposal and appropriate based on the recommendations of the SAP.

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