



SUMMARY OF ACTIONS

Planning & Zoning Commission Thursday, December 11, 2025 6:30 p.m.

MEMBERS PRESENT: Gary Alexander, Jamey Chinnock, Jason Deschler, Kathy Harter, Kim Way

ACCEPTANCE OF DOCUMENTS

MOTION CARRIED 5-0 TO ACCEPT THE DOCUMENTS INTO THE RECORD AND APPROVE THE NOVEMBER 6, 2025 REGULAR MEETING MINUTES AND THE NOVEMBER 6, 2025 SPECIAL MEETING MINUTES.

CASE REVIEW

Case #25-099CP

Emerald Parkway Mixed-Use – Concept Plan

Request for review and non-binding feedback for the construction of a new mixed-use development. The 16-acre site is currently zoned Planned Commerce District, PCD-Thomas Kohler and is located at the northeast corner of the intersection of Emerald Parkway and Woerner Temple Road.

NON-BINDING FEEDBACK WAS GIVEN

The Commission was generally supportive of several aspects of the project, but shared concerns about the integration of open space, the location and distribution of residential uses on the site, and the height of buildings along Emerald Parkway. There were recommendations to preserve more of the mature trees on the site, provide a gateway feature at the Woerner Temple / Emerald intersection, and introduce additional uses to achieve a mixed-use site.

Case #25-108CP

Avery Crossing – Concept Plan

~~**Request for review and non-binding feedback for a mixed-use development comprised of residential, commercial and open space. The 127-acre site is zoned R, Rural and located southwest of the Rings Road and Avery Road intersection and contains the Ponderosa Mobile Home Estates.**~~

Mr. Deschler recused himself from this item.

NON-BINDING FEEDBACK WAS GIVEN

~~*There was extensive public comment (16 speakers) expressing concerns regarding density, traffic, safety and preservation of area character.*~~

~~*The Commission sympathized with residents while recognizing the progress made on improving the plan. The uses and mix of residential types were found to be mostly consistent with the Community Plan, though the Commission emphasized the need to better soften transitions between residential types by decreasing development intensity or incorporating more thoughtful design and open space throughout*~~



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

Emerald Parkway Mixed-Use – Concept Plan

Request for review and non-binding feedback for the construction of a new mixed-use development. The 16-acre site is currently zoned Planned Commerce District, PCD-Thomas Kohler and is located at the northeast corner of the intersection of Emerald Parkway and Woerner Temple Road.

Applicant Presentation

Phil Rasey, Executive Vice President, VanTrust, 955 Yard Street, Ste 100, Columbus, began the applicant presentation. He explained that Van Trust is a family-owned national developer headquartered in Kansas City with offices in Columbus, Jacksonville, Dallas, Phoenix, and Salt Lake City. The company primarily started in office and industrial development but has done mixed-use projects including The Pointe at Polaris. He noted they purchased the Emerald Parkway site and Parkwood land from Duke Realty in 2016, did a land swap with the City of Dublin in 2022 for the Parkwood piece, and developed a speculative industrial building at Crosby Court that INEOS now occupies. Mr. Rasey explained they had created numerous concept plans over nine years of ownership, including one in 2024 that they held back to wait for the Envision Dublin plan. He believed they have now created a more thoughtful plan with a variety of uses responsive to Envision Dublin.

Anna Brown, Development Manager, VanTrust, 955 Yard Street, Ste 100, Columbus, then presented the details of their vision. She explained they initially submitted in early 2024 but pulled the plan back to let Envision Dublin be adopted, then took a fresh look to create something mirroring the Emerald Corridor Special Area Plan. Their focus was on a thoughtful mix of uses, variety of open spaces, walkability and connectivity, while creating amenities to support current and future office uses in the area. She showed how their plan closely resembled the building layout and distribution of uses recommended by the Special Area Plan, matching the landscaping, screening, and desire for streetscaped private drives connecting east to west.

Ms. Brown walked through their plan starting from the north side, highlighting a large open space intended to preserve the George Geary Run tree line and provide a large walking path and pond. She noted they would be open to dedicating this space as a public park. Adjacent would be amenities for residential uses including a clubhouse with fitness, lounge, coworking space, pool, and pickleball courts. On the western boundary along Emerald Parkway, they showed three-story townhomes instead of the one-to-two story commercial/office uses in the Special Area Plan. Ms. Brown explained this deviation was due to challenges with the office market and difficulties competing with existing properties across the street. She emphasized they added unique architectural characteristics and sidewalks with walk-up ground level entrances to establish a neighborhood feel.

The plan included 35 townhomes ranging from two to three bedrooms, with different products to achieve various price points. Ms. Brown explained another deviation from the Special Area Plan was not preserving the existing tree line running through the middle of the site due to varying grades that would make preservation challenging. She committed to a tree study and replacement program. The plan showed four-story multifamily buildings with approximately 210 units, with the character of each building designed to be different and broken up by landscaping. Amenities were sprinkled throughout to benefit residents and break up parking areas. Parking ratios were one spot per unit for studio/one-bedrooms, 1.5 for two-bedrooms, and two per townhome unit.

Ms. Brown detailed two private drives added based on staff feedback to create streetscaped entrances with sidewalks, parallel parking, and walk-ups to ground floor units. The retail plan has been modified based on market feedback from retail brokers about bringing quality tenants to

serve both residents and surrounding office areas. The southeastern outlot of about 3,500 square feet was intended for elevated fast casual or coffee concepts, with inline retail in the middle and a 3,500 square foot restaurant space with outdoor seating and a pond. Two drive-throughs were included based on market feedback that they were necessary to attract quality national credit tenants. Ms. Brown emphasized the pedestrian connections throughout, maintaining the existing sidewalk loop while adding connections cutting through the project, and she highlighted the increased open space and imagery showing the neighborhood-friendly, walkable feel they aimed to achieve.

Staff Presentation

Mr. Hounshell presented the staff analysis, explaining this was a Concept Plan for non-binding feedback as the first step in a planned unit development process. He noted the purpose was for the Commission to provide feedback on alignment with the community plan, general layout, land uses, densities, streetscapes, and open space framework. The site is zoned Thomas Koehler Planned Development District, surrounded by Neighborhood Office to the west, the approved Sheehab Law Office to the southwest, corporate office buildings to the east and northeast, and retail/commercial to the south. Natural features include the Glen Geary ditch at the northern point and mature trees as called out in the community plan recommendations.

Mr. Hounshell explained the community plan recommends Mixed-Use Neighborhood designation for the site, with neighborhood services located near residential areas that are walkable and auto-accessible. Principal uses should be office, commercial, retail, eating and drinking, with single and multifamily residential as supporting uses. The Emerald Corridor Special Area Plan provides more site-specific recommendations including a mix of neighborhood-scale office, residential, and supporting commercial, with buildings fronting the street and shared parking to the rear. Massing is recommended at one-to-two stories along Emerald Parkway with a maximum of four stories along Parkwood Place to transition from existing neighborhood office to corporate office uses.

Staff's discussion questions focused on the three-story townhomes along Emerald Parkway exceeding recommendations; whether residential along Emerald Parkway was appropriate; the open space framework showing a new public park in the north; and the commercial space at the southern portion including drive-throughs at the gateway location.

Commission Questions

Mr. Chinnock asked about the height of the three-story townhomes with peaked roofs, whether mounding along Emerald Parkway would be maintained, connectivity to adjacent properties, the breakout of space with the four-story multifamily building surrounded by retail, and architectural style. Ms. Brown responded they would provide appropriate setbacks rather than maintain mounding, had aligned connections with adjacent properties, separated uses for easier public access to retail, and aimed for a less modern aesthetic using natural materials.

Ms. Harter asked about pickleball court public access, parking arrangements for townhomes including garage spaces, sidewalk widths, drive-through stacking requirements, and bus service. Staff and the applicant clarified that appropriate landscaping would separate public/private amenities, parking counts included garage spaces, sidewalk widths could be explored, drive-through details would be determined at the Preliminary Development Plan stage, and a bus pull-off exists though no current route serves it.

Mr. Alexander asked about supporting versus principal uses, shared parking opportunities, the 100-foot right-of-way along Emerald Parkway, and how the number of units was determined. Ms. Brown

explained they chose the 30-foot setback shown in the Special Area Plan, aimed for around 200 units while being respectful of the community plan, and could explore shared parking to reduce lot sizes.

Mr. Deschler questioned evaluation of mature tree preservation, retail building architecture at the prominent corner, drive-through appropriateness, and open space distribution for families with children. The applicant responded the tree study was underway, they had not fully considered gateway features but would look at it, drive-throughs were necessary for quality tenants per market feedback, and they had distributed amenity areas throughout including a dog park, patios, and the main northern park.

Chair Way asked about the proposed streets' relationship to the Emerald Parkway median, stormwater management, whether the northern corner was considered for development rather than a park, the dog park's prominent corner location, service access for retail buildings, and the intensity of the unit layout. Ms. Wawskiewicz explained median modifications would be needed for left turn access. Ms. Brown stated that the northern area was driven by preserving the natural features, and service/trash access would need to be addressed in future submissions.

Public Comments

No public comment.

Commission Discussion

Mr. Chinnock expressed appreciation for the presentation but had concerns about the heavy residential deviating from the Envision Dublin Community Plan, the drive-throughs not supporting walkability goals, needing more work on tree preservation, requesting a height study, and addressing the gateway corner treatment. He believes there was good thought in the architecture but work remained to make the proposal fully supportable.

Ms. Harter agreed it appears heavy and emphasized the importance of the 100-foot setback to match the opposite side's character. She liked the retail concept and reaching out to office neighbors but was concerned about fitting with the broader context. She questioned the lack of office use and felt the apartments in back did not create enough transition.

Mr. Alexander supported the project but expressed a desire to see buildings along Emerald Parkway be smaller with flexibility on setback. He was comfortable with heavily weighted residential given the area's need and thought shared parking could reduce lot sizes while allowing more integrated green spaces.

Mr. Deschler echoed concerns about the proposal's deviation from plans, suggested incorporating some office component, had reservations about drive-throughs at this gateway location, and felt the townhomes along Emerald Parkway needed reevaluation though the initial architectural drawings were appropriate.

Mr. Way viewed both plans as well-aligned on mixed-use balance but felt the current mix was out of balance. He wanted something other than residential fronting Emerald Parkway given its commercial business character. While the grid layout followed the area plan, uses were not in the right places. Open space was pushed to edges rather than integrated, the existing linear corridor could be studied harder for integration, and the corner drive-through was a lost gateway

opportunity. He wanted more effort on use distribution while noting the architectural concepts appeared aligned with area character.

The applicant indicated they had been provided sufficient feedback.

Mr. Deschler recused himself from the following case.

Case #25-108CP

Avery Crossing – Concept Plan

Request for review and non-binding feedback for a mixed-use development comprised of residential, commercial and open space. The 127-acre site is zoned R, Rural and located southwest of the Rings Road and Avery Road intersection and contains the Ponderosa Mobile Home Estates.

Applicant Presentation

~~Gary Ogrocki, Dimit Architects, 14725 Detroit Avenue #2210, Lakewood, presented for the applicant. He thanked the Commission for their feedback from their April visit and showed refinements made to the plan. He displayed the site location near Avery Road and future Tuttle Crossing Road, noting everything aligned with Dublin's Community Plan. The existing mobile home park in the middle would remain. He described the site as basically flat old farmland and explained they worked with the City on a curvilinear form for the future Tuttle Crossing Boulevard extension meeting Envision Dublin Community Plan provisions.~~

~~Mr. Ogrocki outlined four quadrants: F would be mostly residential, K commercial, H the existing mobile home park, and I multifamily. He noted the north has more single-family homes while the south has existing multifamily. The biggest refinements based on previous comments regarded open spaces, which had increased with water features for stormwater retention designed as amenities. They reduced density by one unit per acre in the southern multifamily area. The commercial zone showed three retail buildings and restaurant buildings. The site plan also showed mixed townhouses, single-family homes, cluster homes, and duplexes. The south envisioned three-story multifamily units with a clubhouse and pool bordering a water feature.~~

~~Drew Russell, Edge, 330 W. Spring Street, Columbus, presented open space refinements. Since April's Concept Plan review, they further defined open spaces to respond to the Commission's comments and align with the Envision Dublin Plan. Their process established an open space theme and guiding principles, examined existing adjacent features and destinations to activate parks appropriately, established paths consistent with Envision Dublin for pedestrian connections, and provided enlargement plans for specific areas. Their theme was integrating their open space into the larger network physically through pathways, locating areas close to adjacent spaces, and providing traditional Dublin character aesthetics.~~

~~Mr. Russell explained they identified seven unique park spaces after analyzing nearby Dalmore and Ted Kaltenbach parks to see what amenities might be missing. They provided a hierarchy of pathway systems with a commuter route along Tuttle Crossing Boulevard for regional movement, a north-south connector route through the site's midpoint, and local routes to internal parks. Enlargements showed the Tuttle Crossing Boulevard Greenway with naturalized grasses, tree canopy, and meandering paths; a central park with gathering spaces, playground, lawn, and enhanced pond edges; the Rings/Avery roads corner for community branding with potential bike hub; and the Tuttle/Avery roads corner with waterfront dining opportunities and pocket park.~~

Staff Presentation