

PLANNING REPORT

Planning and Zoning Commission

Thursday, August 20, 2026

Dublin Senior Living 26-041CP

www.dublinohiousa.gov/PZC/26-041

Case Summary

Address	PIDs: 273-008736 and 273-008598
Proposal	Construction of a senior continuum-of-care facility and associated site improvements on a 17.6-acre site 820 feet southwest of the corner of Bright Road and Emerald Parkway.
Request	Review and non-binding feedback on a Concept Plan (CP) 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 Rezoning and Preliminary Development Plan (PDP).
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Community Planning and Development



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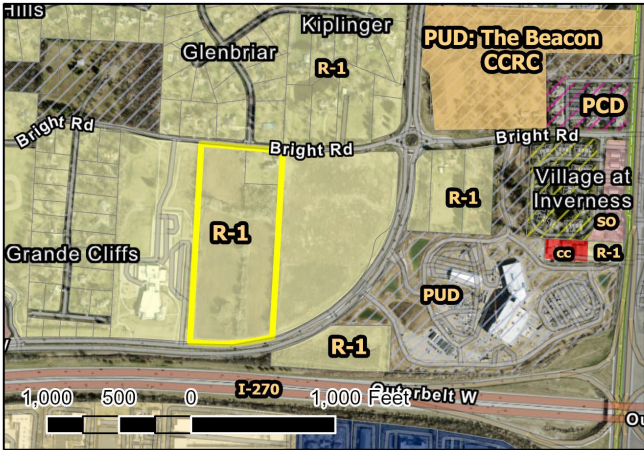
Site Location Map

26-041CP - Dublin Senior Living



Site Features

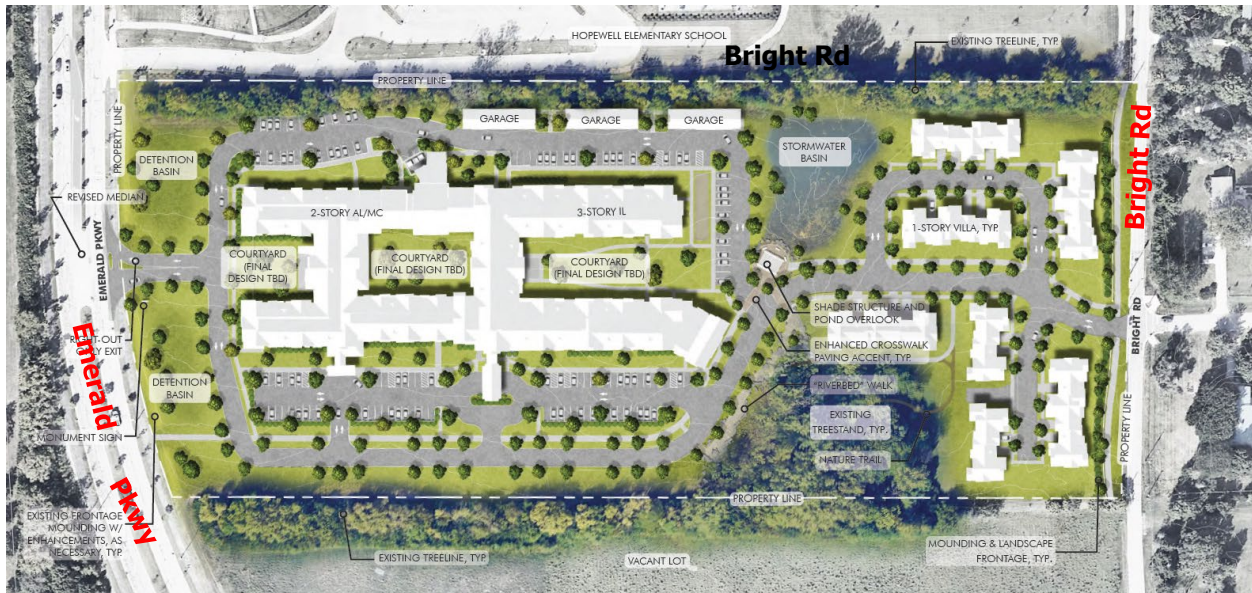
- 1 Future I-270 Bridge
- 2 Tree row
- 3 Residential
- 4 Ephemeral drainage



1. Request and Process

Request

The applicant requests review and feedback on a Concept Plan (CP) 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 Concept 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 contains two parcels: a residential lot, which recently had a vacant house, now demolished; 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 vacant single-family residential lot. An ephemeral drainage runs through the site from east to west and is defined by trees and vegetation. The drainage starts just to the north of the Mount Carmel roundabout to the east, and it traverses to Ferris Wright Park and ultimately 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.

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. Future Land Use expectation of 9,500 SF/ac); proposed building height; access; and preservation of the ephemeral corridor. Importance of Emerald Parkway character discussed. *Applicant is pursuing same use on the property directly west.*

April 2026 – Case 26-015INF

Applicant provided INF proposal on this site in this general layout, with 160-170 units plus 16 villas at density of +/-17,000SF/ac. Commitment made to a “riverway feature” through the site with significant tree preservation. PZC concerns included mass of the main building, Bright Road buffering, pitched roof vs flat roof for height compatibility, and parking visibility from Emerald Parkway. Setbacks found to be met, yet quality of buffering was questioned. Public comment included: impacts on current neighborhood character, noise, expectation of SFR along Bright Road, rear of villas facing Bright Road, security, wish for underground parking. *Applicant responses include: some villa units facing Bright Road, preservation of existing tree stand south of demolished house, preservation of east and west tree rows.*

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.

Future Land Use

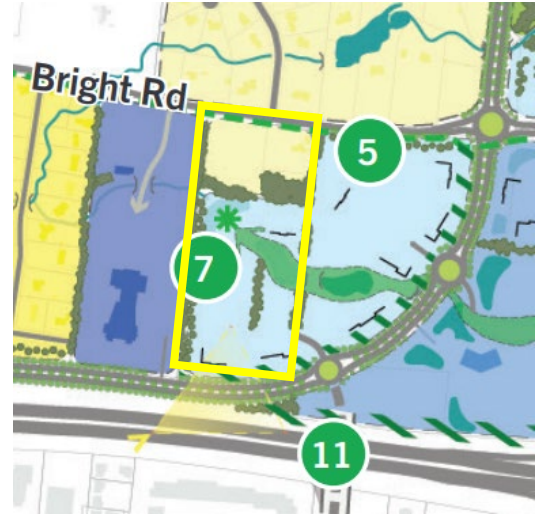
The *Envision Dublin* Future Land Use (FLU) Map indicates Neighborhood Office (NO) for this site, which includes office/medical office, and supporting uses of institutional, including assisted living. A note (pg 47, *Envision Dublin*) that applies to all land use categories states that while supporting uses are to be combined with principal uses, some uses that do not alter the intent of the district may be located without a listed principal/particular use. Density for NO is “generally not to exceed 9,500 SF per acre.”

The design intent is that buildings will be small-scale (1 – 2 stories), clustered, and with a residential character, buffered from nearby residential. Architecture should take cues from adjacent neighborhoods; lot coverage should be low. Streetscapes are to have extensive landscape buffers within the setbacks, including shared use paths. Parking should be small, shared surface parking.

Emerald Corridor Special Area Plan (SAP)

The subject site is located within the Bright/East Emerald subarea of the Emerald Corridor SAP. The SAP further refines the FLU, and land uses are shown as NO in the south and Single-Family Residential in the northern portion of the site. Density for the residential use is up to 4 du/ac.

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 continuous feature (green arrow) with terminal focal point ending in this parcel. The SAP notes that planning efforts should focus on maintaining and protecting existing neighborhoods in a balanced manner, with future growth along Emerald Parkway. The Emerald Corridor Illustrative Plan emphasizes preservation and integration of existing tree stands into site design for buffering of taller buildings.



Site superimposed on SAP

Envision Dublin Multimodal Thoroughfare Plan

Emerald Parkway is noted as a Commuter Boulevard in the Mobility and Transportation Element 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 includes 100-foot setbacks to blend 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. PUD Code

Code Section 153.050 PUD Intent

Since this project will require the creation of a PUD to accommodate the use, it is important to consider some of the approval criteria for such a rezoning in order to evaluate potential compliance. Specifically relevant to this proposal, and as noted in previous discussions, is Code § 153.050(A)(1)(c): enable greater review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development. This “greater review” means that the expectations for architecture and site design requirements are higher than for standard zone districts. Code § 153.050(A)(2)(b) notes the requirement for “imaginative architectural design”. Under § 153.052(B)(2)(d), open space

is to be integrated into the development to meet the objective of *Envision Dublin* in a way that aggregates large useable areas, conserves significant features, and provides riparian buffers. Code § 153.052(B)(3)(a)(1) states: the physical relationship of buildings and other site improvements to one another and the surrounding open space, as created by building size, mass, height, shape, and setback, shall result in a harmonious development within the PUD and adjacent to it. The Commission is requested to consider these future goals relative to the questions herein.

5. Project

This request shows a 2-3 story independent living, assisted living, and memory care building with a total of 175 apartments plus 19 villas. The main building is perpendicular to Emerald Parkway in the south portion of the site, with primary access 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 trash enclosure is now integrated into the main building.

The north side of the property, across the ephemeral stream, shows the residential villas, some of which face directly on to Bright Road. Access here is on Bright Road, opposite existing Macbeth Drive; however, a north-south private interior roadway connects through the site.

Property line tree rows are shown to largely be maintained, as is the bulk of the tree stand south of the former house site. The center tree row is removed, as is the majority of trees on the west half of the stream. See additional comments below.

Transportation

As discussed at INF, 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 on Emerald Parkway are likely needed to facilitate the future roundabout at the new overpass bridge (#11 on SAP, above). Future connections from the roundabout to this parcel and the adjacent one to the east will be considered at PDP. The access location shown is generally acceptable, but the Emerald Parkway median shall not be changed. Because the Emerald access will be right-in/right-out only, the Bright Road access shall be full movement. Internal roads will be private.

Sidewalks and shared use paths are expected along all street frontages and are shown. Sidewalks along the project's internal roads are also shown. Bike and EV parking is anticipated. Staff questioned whether the villas should have direct sidewalk access to the Bright Road shared use path; however, this was noted by the applicant as a safety/security concern.

Washington Township Fire had concerns at INF about dead end driveways at the villas. This has been solved by using a loop road on the west side of the property. At PDP the east side will need to show the distance from the main/private road to the end of the turnaround, noting that additional private hydrants may be required. Further, the radius coverage of every building needs to be shown at a maximum of 150'. An auto-turn exhibit will be needed, including access from both Bright and Emerald through the roundabout on Emerald. To be acceptable, auto-turns shall not have any curb overhangs for a ladder truck.

A Traffic Impact Study (TIS) with mitigations is required at PDP. An approved memorandum of understanding (MOU) is required prior to the TIS, and this is currently under review.

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.

Additional stormwater pond locations have been shown to address previous comments about adequate volume. These are mainly shown along Emerald Parkway, and will have to be integrated with the necessary berms and landscaping in order to maintain the expected street character. The details of how these requirements may interact, or conflict, will need to be determined at PDP. Stormwater volumes will be fully analyzed at PDP.

6. Neighbor Concerns

A virtual public meeting was held with the East Dublin Community Association on Monday, March 16, 2026. These previous comments are attached. No additional meetings have occurred at this time; however, staff has received new comments, which are attached.

7. 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) Has the proposal's density adequately responded to *Envision Dublin*/SAP and the site context?

At INF, the Commission offered general support for the use, but had concerns about building massing, which directly translates to density. The target density for this location is not to exceed 9,500 SF/acre. The NO portion of the site has approximately 11.53 acres of land, which could therefore accommodate up to 109,535 SF per *Envision Dublin*; shown is 207,514 or 17,998 SF/ac. For comparison, The Beacon was approved with additional density due to lower traffic impacts based on the type of use.

The proposed residential villas may be considered as attached single-family residential, even though technically part of the overall continuum-of-care facility. They may function and appear as forms of single-family residential (based on design, see below) because ownership and management are not 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 19, increased from 16 at INF.

Staff requests specific reaction to the proposed density.

2) Will the proposal address the criteria and expectations for creating a successful PUD relative to open space?

At INF, emphasis was put on open space quality and features, citing the *Envision Dublin* SAP, where a continuous open space with terminal focal node at the west end of the ephemeral stream is identified. The applicant has revised the open space to show a stronger connection between the woods and the stormwater basin by recreating the

ephemeral stream as a site feature. The focal feature is relocated (pgs 14 and 15) to make it a more-central focus within the community. Activities and structures are added to emphasize importance. Staff generally supports this approach, with details at PDP being critical to ensuring that PUD intent is met. Staff suggested removing the parking on the north side of the main building, creating a drivable pedestrian plaza (for emergency access), thus saving more of the trees and natural drainage, and thereby creating a wholly unique focal open space for the project.

Since no subdivision of the project is likely, standard subdivision open space requirements will not apply. For comparison, The Beacon preserved 40% of its site, and the building layout and shape responded directly to the Billingsley Creek corridor; 50% of trees 18" and greater were preserved. The Beacon site has significantly greater topographic change and denser trees. Nevertheless, additional tree preservation can be achieved here.

The applicant understands that significant berming is necessary along Emerald Parkway, commensurate with other properties in the area. The berms at Mount Carmel, directly across the road, are up to 3.5 feet to fully address the Emerald Parkway character.

The Commission is requested to comment on the site layout, relative to open space and roadway character, especially in light of the related PUD approval criteria.

3) Does the main building's and villas' height, massing, and articulation make progress in light of the PUD criteria?

At INF, PZC and staff comments were made about the long, unbroken facades of the main building. Additionally discussed was the perceived height of the main building, which is up to three stories plus a gabled roof.

Working with staff, the applicant has made changes to the main building. The two *porte cocheres* on the east side and bump-out on the west side (attached trash enclosure) serve to break up the 600' long façades. The main *porte cochere* has two different roof pitches, which might be refined at PDP. Additionally, the indoor amenity area is now angled on the east façade, providing a visual/physical link and edge to the focal feature previously mentioned. The façade changes have also resulted in breaking up the associated parking lots, minimizing their site impacts. The Commission is asked to comment on the effectiveness of this approach.

Regarding height, the applicant added the 2-story, flat-roofed forms to match Hopewell Elementary on the Emerald Parkway-facing façade corners. These features have been increased in depth to emphasize a more transitional height along Emerald Parkway. The angled interior activity area previously mentioned also helps transition height within the site. The Commission is asked to comment.

At INF, both the Commission and the applicant discussed the presence of the building along the Emerald corridor. In order to address a more continuous façade, the applicant has brought the memory care fence/wall feature forward, made it taller, and included architectural details (pgs 16 and 18), also providing greater resident privacy.

The villas have made progress by creating two separate configurations: one faces Bright Road to match existing residential character as shown on pg 24. Staff has encouraged greater disguise of overall building length (over 150') to better match the neighboring residences' massing/length (70-80') across Bright Road. Staff and the applicant worked together to create massing/design more like three separate homes. The design has made progress; however, the roof massing does not quite match the façade massing, diminishing the effect. This, and increasing individual units' depth relative to each other, should be explored at PDP. A suggested alternative is to locate the duplex villas along this edge, rather than triplexes, while still applying the same architectural concepts.

4) Does the Commission support the use of separate garage structures?

The separate garages on the west side of the project (pg 23) are of concern, especially in a PUD, where the aesthetics and neighborhood character are meant to exceed those permitted in the standard zones. The Beacon has underground parking; other apartment buildings in Dublin have attached parking. While some older developments (ex. Sycamore Ridge, built in 1995, in Bridge Park) have detached garages, no recent uses in Dublin have this parking solution, nor have they been recently requested (Pizutti Blazer, Parkwood, Casto/Avery Crossing). Staff has encouraged other options, such as podium parking: if combined with a flat roof on the main building, the height would be no taller than currently shown in the three-story section. The applicant states this is not financially feasible. Staff did encourage that the garages be architecturally simplified to minimize attention. The applicant has made that change, plus separated the garages to allow additional landscaping between to minimize their mass. The Commission is requested to specifically comment on this use and its execution.

5) Any other considerations by the Commission.