

RECORD OF ACTION

Planning and Zoning Commission

Thursday, April 9, 2026 | 6:30 p.m.

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

**3. Dublin Senior Living
26-015INF**

Informal Review

Proposal:	Request for review and non-binding feedback for the construction of a continuum of care facility and associated site improvements. The 17-acre site is currently zoned R-1, Restricted Suburban Residential District.
Location:	820 feet southwest of the corner of Bright Road and Emerald Parkway.
Planning Contact:	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4662, sholt@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/26-015

RESULT: The Commission was supportive of the proposed use noting that it is listed as a supporting use in the applicable Neighborhood Office Future Land Use designation in Envision Dublin and would provide a transition between Hopewell School and future uses to the east. Commissioners were also supportive of the one-story villas along Bright Road as a transition to the single-family homes to the north but noted that the design and orientation of the buildings as well as the landscaping will be important to help maintain a residential character along the road. Commissioners suggested further refinements to the site access, parking and circulation in coordination with the Washington Township Fire Department. They also noted that the architectural character and massing of all buildings should be carefully designed to complement the Emerald Parkway frontage and the adjacent school while reducing the building bulk and providing appropriate transitions to the neighboring residential uses. The inclusion of sustainable features was also encouraged.

MEMBERS PRESENT:

Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Hilary Damaser	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

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Bassem Bitar
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Bassem Bitar, AICP
Deputy Director of Planning

There was no public comment.

Commission Discussion

Ms. Damaser stated that she supported the general layout improvement while expressing concerns about connectivity to potential future development to the east. She liked the townhouse U-shape configuration and separation of uses for safety reasons.

Mr. Chinnock appreciated the presentations but struggled with losing the park space, feeling the new plan seemed over-parked despite similar parking counts. He supported the retail repositioning but emphasized the need for well-designed town home facades along Emerald Parkway and suggested more integration around the clubhouse area. He supported pedestrian rather than vehicular connectivity to potential future park space to the east.

Ms. Harter appreciated the development team's efforts but also lamented the loss of green space and amenities. She emphasized the importance of the gateway connection to businesses across the street and the sustainability aspects of walkable development. She requested information about bus stop locations for future consideration.

Mr. Alexander supported the site layout and spine connection, finding the distribution of uses acceptable given extensive office space in the area. He noted the project created a mixed-use neighborhood by adding residential to existing office uses. He supported three stories along Emerald Parkway due to tucked-under parking reducing pavement. He suggested the four-story apartment building needed work to be uniquely Dublin and recommended refinements to architectural details.

Mr. Garvin was less supportive of residential along Emerald Parkway but acknowledged the Signature Trail could provide additional buffering. He agreed the distribution was a reaction to current market conditions but was concerned about the residential-heavy nature. He echoed concerns about extensive surface parking and emphasized his biggest issue was the loss of open space, feeling it looked like standard building yards rather than usable community green space.

Mr. Way supported the evolving layout and retail positioning along Woerner Temple, though he noted this created a sea of parking behind it. He continued to struggle with the mixed-use designation not being met according to community plan intent, calling for more use integration. He emphasized the need for innovative architecture and better open space distribution, suggesting the former creek area could anchor the north end while sprinkling more green space throughout the site.

Ms. Brown indicated they had received necessary feedback.

Case #26-015INF

Dublin Senior Living – Informal Review

Request for review and non-binding feedback for construction of a continuum of care facility and associated site improvements. The 17.6-acre site is zoned R-1, Restricted Suburban Residential District and is located 820 feet southwest of the corner of Bright Road and Emerald Parkway.

Applicant Presentation

Jordan Dorsey, Sentry Land Company, 8620 Neely Lane, Evansville, Illinois, presented the proposal, explaining this was a different location from their presentation to the Commission at their December 2025 meeting. After receiving feedback that the previous site was inappropriate based on the Envision Dublin Plan regarding primary versus supplementary uses, building height, and layout, they had engaged extensively with city staff and held multiple neighborhood meetings, including a virtual session with 16 area representatives.

Mr. Dorsey described their company as specializing in luxury seniors housing communities providing a continuum of care across the Midwest, with a wellness focus including independent living, assisted living, and memory care. He cited Dublin's housing study indicating over 1,000 senior rental units would be needed by 2030, with their projections suggesting even higher demand.

The proposal involved a 16-acre parcel adjacent to Hopewell Elementary School, featuring a single structure with 160-170 senior housing units plus 16 single-story villas along the northern portion. The development would employ 70-80 people and include extensive amenities. Mr. Dorsey clarified they did not control an abandoned house on Bright Road that appeared in concept plans but hoped to obtain control if moving forward.

He described the site as outlined in the Envision Dublin Future Land Use Plan as neighborhood office, with the Emerald Corridor Special Area Plan showing single-family residential on the northern portion and neighborhood office for the remainder. Mr. Dorsey stated that the project preserved the wellness corridor concept along Emerald Parkway, starting with Lifetime Fitness and continuing to Mount Carmel, with senior housing bookending the corridor.

The site plan showed 100-foot setbacks along Emerald Parkway, transitioning from two stories along Emerald Parkway to three-story maximum height, then down to single-story villas on the northern portion designated for residential use. Tree buffers would be preserved on east and west boundaries, with integration of a riverway feature similar to Mount Carmel's design through the center where additional trees would be preserved.

Mr. Dorsey emphasized they had reduced building height from four to three stories maximum based on Commission feedback, relocated senior housing from primary frontage to preserve office space potential, and maintained extensive setbacks and tree preservation. While acknowledging the proposed density exceeded neighborhood office recommendations, he noted precedent for this use type and significantly less square footage per acre than the northeast Beacon project.

Regarding Bright Road preservation, Mr. Dorsey described plans to enhance rural character through increased buffering, equestrian fencing, significant landscape features, and single-story structures representing single-family character with age-restricted, limited traffic use. They had reduced the villa count from 26 to 16 based on staff and neighbor recommendations, achieving three units per acre compared to the four per acre allowable for single family.

The Emerald Parkway frontage would feature appropriate 100-foot setbacks with significant landscaping, transitioning building height from two stories at Emerald Parkway to three stories centered on the parcel, then back to single story along Bright Road. All parking would be masked behind building facades and heavily landscaped to eliminate vehicle visibility from Emerald Parkway.

Connectivity plans included a private roundabout at the building center, with future connectivity anticipated to the Mount Carmel site as adjacent parcels developed. Open space would feature riverway landscaping similar to Mount Carmel's integrated design, utilizing green space between the main structure and villas for this feature with heavy landscaping and tree preservation.

Mr. Dorsey concluded with a representative architectural image, emphasizing their primary hope was feedback on land use, building height, and densities, with commitment to work intensively on appropriate architecture for the site.

Staff Presentation

Mr. Bitar provided staff analysis, noting this was an Informal Review in a multi-step process that would require rezoning and planned unit development designation. The proposal required evaluation of land use and densities, general layout, and high-level details, with no determination required.

Mr. Bitar described the site location along Emerald Parkway extending to Bright Road, immediately east of Hopewell School. The future land use designation was neighborhood office, envisioned as one- to two-story offices potentially integrated with smaller scale developments, with principal uses being office, medical office, and institutional uses, and supporting uses including specifically referenced assisted living.

The Emerald Corridor Special Area Plan separated the site into a residential sub-area to the north and mixed use office to the south, using natural features as demarcation. The plan specified 100-foot minimum setbacks from Emerald Parkway, density matching the future land use designation, and residential density at four units per acre on the north side.

Mr. Bitar noted Emerald Parkway's designation as a corridor of significance requiring heightened treatment, and Bright Road's classification as a river character corridor with more natural, rural design. He reviewed the previous December proposal on the adjacent eastern site, where concerns included building height up to four stories, proximity to single-family homes, balance of principal versus secondary uses, layout suggestions, and questions about office market timing.

The current proposal showed density at about 17,000 square feet per acre compared to the recommended 9,500, though the Beacon project was approved at 26,000 square feet per acre with taller buildings much further from roads and residential uses. The proposed villa density was three dwelling units per acre. The main building would transition from two stories in front to three stories in the middle to one story along Bright Road.

Regarding natural features, most tree lines along edges would be preserved, though an existing tree line through the development would not be accommodated. The existing stream bed highlighted in the community plan as a potential amenity would be developed into a design feature at its western terminus.

Access would be via one point from Emerald Parkway and potentially one from Bright Road. Mr. Bitar noted concerns about proximity to the planned Bridge Park bridge roundabout, requiring coordination on access point positioning. The Bright Road access was proposed as potentially gated, subject to studies and fire department approval.

Site features included freestanding garage structures not typically supported in Dublin, requiring integration discussion, dumpster enclosure placement needing review, and circulation system flexibility for future connectivity. Architecture remained at character image level requiring adjustment as development progressed.

Mr. Bitar noted the building's relationship to adjacent Hopewell School, which had a two-story flat roof with gable ends, compared to the proposed building with main portions recessed, raising questions about street presence and relationship.

Staff questions focused on whether proposed uses and density adequately responded to Envision Dublin and site context, whether heightened massing responded appropriately to the site and adjacent structures, whether site layout complied with corridor special area plan, and architectural character approaches.

Commission Questions

Mr. Garvin questioned the reaction to density being much higher than recommended and whether buildings could be broken up and spread out more. Mr. Dorsey explained operational needs for

seniors housing required connected structures for different care levels, but expressed confidence in architectural design to create the appearance of multiple buildings rather than one long structure. Mr. Garvin asked about inverting the memory care and independent living locations to reduce the security fencing facing Emerald Parkway. Mr. Dorsey explained their courtyard treatment approach using attractive metal fencing with heavy landscaping and building material integration rather than solid screening.

Ms. Harter inquired about distances between the villas and the main amenities, noting potential challenges for seniors walking in winter conditions. Mr. Dorsey explained meal delivery services, golf cart transportation options, and staff shuttle services between areas.

Ms. Harter asked about Bright Road buffering, which Mr. Dorsey confirmed would include significant buffering with tall berms, landscaping, and evergreens, plus equestrian fencing to continue the rural theme. Primary signage would be on Emerald Parkway rather than Bright Road, with limited or emergency-only access from Bright Road via key fob for villa residents only.

Mr. Chinnock complimented the applicant for following the process and making improvements, noting this as proof the process worked. He raised concerns about building height with pitched roofs potentially being even taller than stated, asking about flat roof alternatives. Mr. Dorsey indicated willingness to consider flat roofs mixed with other roof types to address height concerns while maintaining residential character.

Mr. Chinnock asked about moving the memory care courtyard away from Emerald Parkway to reduce prominence on the main road. Mr. Dorsey explained they could study enclosing the courtyard completely and putting significant effort into making the building ends interesting architectural features rather than afterthoughts.

Mr. Chinnock questioned whether the roundabout would still function with only three-way access if the eastern parcel did not develop connectivity. Dorsey explained they envisioned building it as shown initially with future connectivity provisions, creating a focal point with artwork or landscaping while serving as the front entrance.

Ms. Damaser asked about timeline for the roundabout construction and sought clarification on the Bridge Park bridge location and connection plans. She questioned parking visibility from Emerald Parkway, noting it was beside rather than behind the building. Mr. Dorsey clarified their interpretation of behind the building facade and their intention to heavily landscape parking areas while preserving tree stands on both sides.

Ms. Damaser confirmed they had met with neighbors, which Mr. Dorsey affirmed, noting multiple conversations and a virtual session with 16 participants focused on preserving Bright Road's rural character through villa positioning and design.

She asked about land reservation for medical offices. Mr. Dorsey clarified that they referred to supporting future medical office development on the adjacent 18-acre parcel rather than within their site.

Ms. Damaser asked staff whether it was an oversight for Envision Dublin not to include senior institutional care as a primary use. Mr. Bitar explained the complexity of categorizing senior housing between institutional and residential uses.

Mr. Way asked about road connection requirements between Emerald Parkway and Bright Road. Mr. Bitar explained that no requirement existed but fire access needs would need evaluation. Mr. Way asked whether alternative circulation through parking lots could meet fire requirements while reducing pavement needs.

Mr. Way suggested to the applicant that villas could have separate access from Bright Road without connection to the main building, served by service pathways rather than full roads. Mr. Dorsey found this concept interesting and worth further study, as operational vehicle traffic between areas was not critical.

Public Comment

Mr. Bitar noted that feedback from the East Dublin Civic Association was included in packet materials.

Eric Bringardner, 4200 Bright Road, Dublin, expressed strong opposition, citing concerns about degradation of neighborhood character, his property being directly across from the development, and impacts on his family's quality of life. He described the area as having distinctive rural residential character with sparse population and quiet streets that drew their family to this unique Dublin neighborhood.

He detailed concerns about a gated entrance creating noise from emergency vehicles activating sirens at all hours near his children's bedrooms, frequent medical staff visits characteristic of such facilities, and changes to promises made during neighborhood meetings. He emphasized loss of peaceful outdoor space and property values, with his biggest concern being quality of life impacts for his family and neighbors.

Donna Keidel, 4170 Bright Road, Dublin, described purchasing her home 20 years ago for the unique rural setting coupled with city conveniences. She had trusted the city to stick to plans showing single-home residential across from her property and felt the three-story height exceeded the planned one to two stories. She was concerned about looking out at the backside of villas and requested maintaining the residential buffer between commercial and residential uses.

Ms. Keidel suggested siren gate requirements would necessitate emergency vehicles running sirens for certain periods before approaching, creating noise concerns. She proposed alternative development thinking outside property lines to put residential along Bright Road with commercial having all of Emerald frontage, using the natural stream buffer. She also suggested community projects like a third city pool, particularly an indoor pool lacking in Dublin that could bring competition revenue.

Randy Roth, 6987 Grandee Cliffs Drive, Dublin, spoke both as a 40-year neighborhood resident and professionally as a criminologist at The Ohio State University. He described the evolution of community plan designations from all single family to commercial to the current four-acre request, emphasizing original intentions for owner-occupied family homes matching the north side of the street.

Mr. Roth detailed serious security concerns about drug dealing activity in the neighborhood, particularly around Hopewell Elementary's north parking lot, connected to the area's vulnerability as an interstate interchange location. He described witnessing drug transactions and finding a deceased body recently, emphasizing the need for bright, owner-occupied single-family homes with children to create proper surveillance and deter criminal activity. He stressed the neighborhood was being targeted due to its proximity to the interchange and relative isolation.

Gage Brunswick, 4284 Macduff Place, Dublin, stated that as a resident since age nine, he laments nature loss but supports the proposal over office alternatives. He suggested building taller with underground parking and expressed hope the development would encourage older residents to move to such facilities, freeing single-family housing for younger families. He anticipated increased

foot traffic at Bridge Park and local park usage but requested more environmental protection features.

Commission Discussion

Mr. Garvin appreciated the improvements and density considerations but emphasized the importance of addressing heightened massing on the Emerald Parkway side. He supported the one-story villa transition but suggested adjusting building angles to better connect with the neighborhood across the street rather than hiding behind complete landscaping. He wanted emergency vehicle access primarily directed to Emerald Parkway and emphasized the need to make buildings react more to Bright Road residents.

Mr. Alexander found the supporting use covered by the Special Area Plan and believed eliminating office requirements made sense given the site context and existing office vacancy challenges. He supported the two to three to two story transition, finding it compatible with the adjacent school's scale. He suggested villas should face Bright Road with rear entries like common house types to preserve character. He appreciated stone materials as characteristic of the community and supported the demand-driven nature of senior housing benefiting the community by freeing up single-family housing stock.

Ms. Harter thanked the applicant for listening to neighbors but expressed height concerns given existing school visibility in neighborhood backyards. She emphasized Bright Road's importance after recent changes eliminating cut-through traffic, noting new development pressure. She wanted villas set back further with enhanced landscaping maintaining rural character, expressing concerns about emergency vehicle routing and access points.

Mr. Chinnock praised the applicant's responsiveness and process following. He highlighted potential positive interactions between seniors and students. He countered concerns about villa proximity, noting their smaller size than typical single family homes, quiet nature without children, and high-end architecture creating positive neighborhood impacts. He supported the larger facility development as inevitable given zoning, preferring this thoughtful approach. He suggested separating villa access to mitigate traffic and emergency concerns while supporting overall facility quality.

Ms. Damaser liked the villa transition and Mr. Alexander's front door concept, finding the natural stream transition appropriate. She noted the larger building's setback similar to the school making it less visible from Bright Road. She recommended consulting Washington Township about emergency vehicle preferences and investigating siren entrance requirements.

Mr. Way supported the use as transitional from school to other development, urging focus on Bright Road character, quality, and placement. He encouraged continued resident engagement and suggested circulation options might reinforce rural character preservation.

Additional commissioner comments included Mr. Garvin suggesting incorporating Hopewell Elementary's interesting angles and Ms. Harter noting 25 homes backing up to the development requiring consideration.

Mr. Dorsey indicated he had received necessary feedback.

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

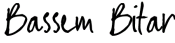
Case Information: www.dublinohiousa.gov/pzc/25-111

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:

Signed for Sarah
Sarah Tresouthick Holt, AICP, ASLA
Senior Planner



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. Wawszkiewicz 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.

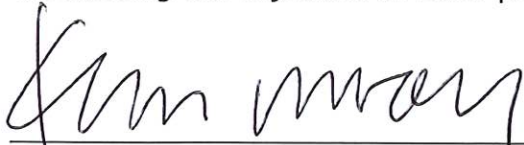
Vote: Ms. Harter, yes; Mr. Deschler, yes; Mr. Alexander, yes; Mr. Chinnock, yes; Mr. Way, yes.
[Motion carried 5-0.]

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

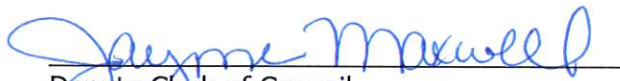
require in-person sworn testimony. The public comment button glitch still allowed late comments; 2026 would officially start the new process.

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



DRAFT



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.

