

PLANNING REPORT

Planning and Zoning Commission

Thursday, August 20, 2026

Emerald Parkway Mixed-Use 26-046CP

<https://dublinohiousa.gov/pzc/26-046/>

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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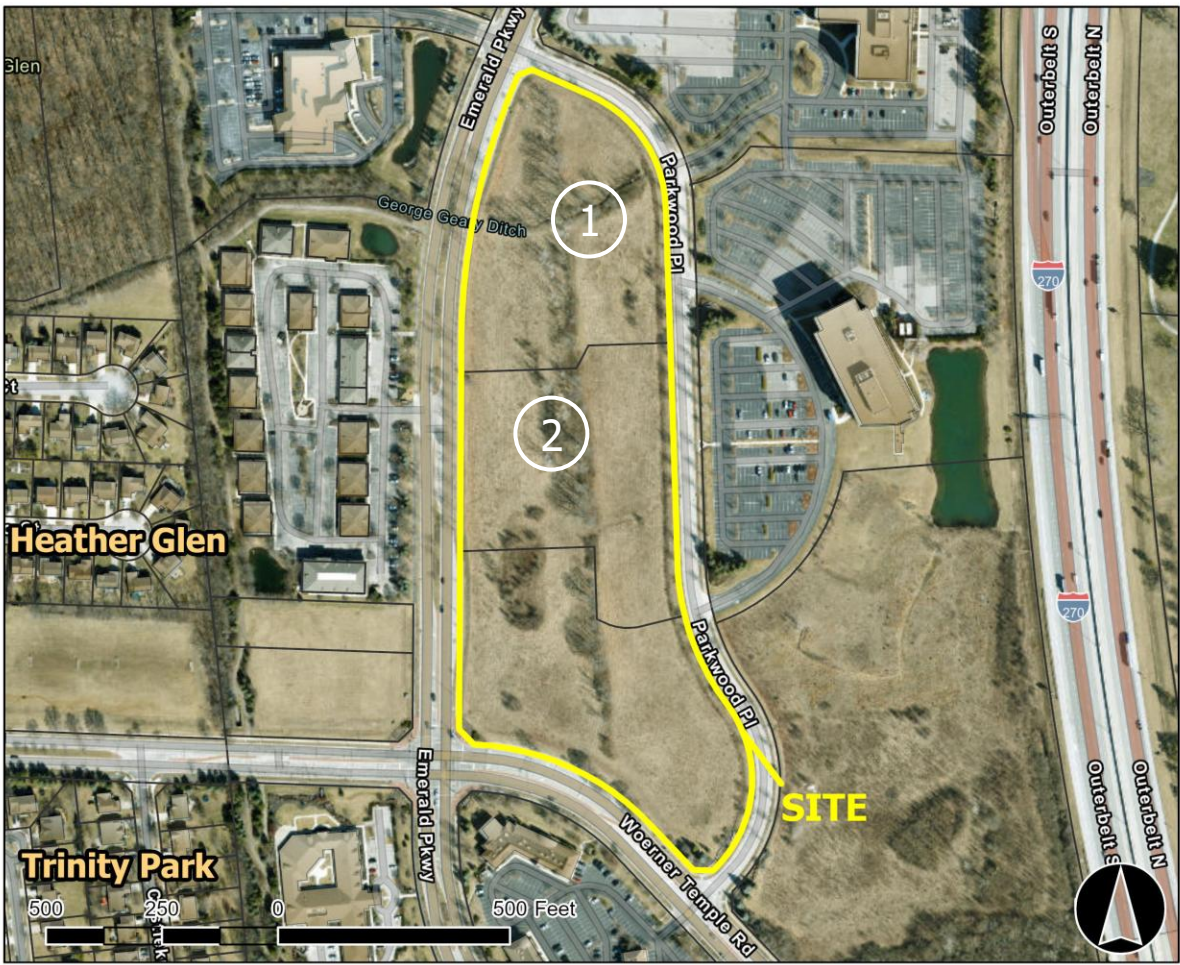
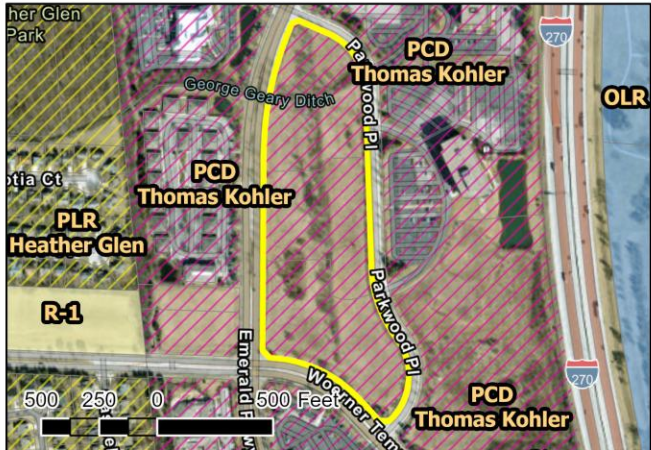
Site Location Map

26-046CP - Emerald Pkwy Mixed-Use



Site Features

- 1 Glen Geary Ditch
- 2 Existing mature tree stand



1. Request and Process

Request

The applicant requests review and non-binding feedback on a Concept Plan (CP) for a new mixed-use development that includes 218 residential units, 13,500 square feet of commercial space, a future office development, 429 parking spaces, and additional open space. This is the third 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

The applicant initially gained feedback for a Concept Plan in December 2025. In April 2026, the Planning and Zoning Commission (PZC) reviewed and provided non-binding feedback on an updated Concept Plan for the development of this site. The Commission provided the following comments on the proposal:

- The Commission expressed their general support for the direction of the project, including the overall site layout and mix of uses.
- Several Commissioners acknowledged that the revised layout was an improvement over the prior concept.
- Multiple Commissioners expressed concern that the northern park/open space area had been removed
- Concerns were raised that the remaining green areas functioned more as building setbacks and landscape yards rather than meaningful community gathering spaces.
- Some Commissioners questioned whether the proposal truly achieved the intent of a mixed-use development.
- Views were mixed regarding residential development fronting Emerald Parkway.
- Commissioners continued to be concerned about the appearance of surface parking on the site and suggested shared parking instead of individual surface lots for each use.
- Commissioners encouraged stronger architectural expression.
- Commissioners discussed the importance of maintaining connections to potential future development east of the site.

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

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 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 as shown in the graphic 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 April. Those updates include:

- Removal of 2 townhome buildings on the north side for a future office building pad
- Integration of additional open space and retention ponds on the south side
- Improvements to pedestrian circulation
- Commercial building updates
- Architectural improvements
- Signature Trail integration

5. Questions for Discussion

The following discussion questions are framed for the Commission to facilitate non-binding feedback for the applicant. Staff ask 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 updated site and landscaping improvements?

The primary improvements to the site plan are located in the northern and southern portions of the site. In the northern portion of the site, the applicant has replaced 2 townhome units with a future office building and parking. This space is intended to be preserved for a future office user, but the applicant would not build this until a user is identified. The space would remain green space until developed for office. The changes also introduce additional green space and tree preservation around the ditch area which was a part of the original submittal in 2025.



In the southern portion of the site, the applicant has introduced additional open space and retention ponds to break up the appearance of surface parking. This update was proposed based on comments from the Commission to add more open space to the development. However, the additional open space is primarily for stormwater retention that will include trails, seating areas, and landscaping. The Commission should consider whether the proposed open space is appropriate for the site or whether additional considerations for publicly accessible open space should be identified. Additionally, the commercial area includes a potential drive-through facility for the eastern building. Drive-throughs are currently not consistent with the established character of the area. The Commission should consider whether drive-through facilities would be supported for the development.

Additional improvements include the addition of the signature trail along Emerald Parkway, the removal of one of the commercial buildings in the southern portion of the site, and the addition of more pedestrian connections throughout the site. The residential section of the site is generally consistent with the previous Concept Plan with the exception of the removed pickleball courts near the clubhouse. With the removal of the pickleball courts, the applicant has provided additional pedestrian pathways connecting to Parkwood Place.

In previous Concept Plan reviews, the Commission was generally supportive of the layout of the site while expressing desire to see more open space distributed throughout the site. The Commission should consider whether the updates to the plan address previous Concept Plan review comments and aligns with the recommendations of the Emerald Corridor SAP. The Commission should also consider whether the development thoughtfully connects to Parkwood Place and future redevelopment opportunities shown in the SAP.

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

The applicant is proposing a mixed-use development consisting of six three-story, rear-loaded townhome buildings located along and adjacent to Emerald Parkway, two commercial buildings in the southern portion of the site (including one potential drive-through tenant), and a future office development area in the northern portion of the site. Compared to the previous proposal, the townhome units previously planned in the northern portion of the site have been replaced with the future office pad and supporting parking. The office site is not proposed to be constructed as part of Phase 1. The development includes 228 residential units, a reduction of 20 units from the previous proposal.

The Emerald Corridor SAP envisions a mixed-use neighborhood containing a blend of residential, neighborhood-scale office, and commercial uses. The SAP specifically recommends a retail/commercial cluster at the Emerald Parkway and Woerner-Temple Road intersection with shared parking located to the rear, which is generally consistent with the proposed commercial development. The SAP also recommends gateway landscaping and building design features that emphasize the intersection. The proposed commercial tenant spaces are each less than 10,000 square feet, aligning with the scale envisioned by the SAP. Residential uses are conceptually shown in the SAP along Parkwood Place, generally in the form of larger multi-family buildings. While the proposed development includes a mix of residential, commercial, and future office uses consistent with the SAP's overall vision, the amount of office development currently proposed is limited and deferred to a future phase.

During previous Concept Plan reviews, Commission members expressed differing opinions regarding whether the proposed mix and distribution of uses adequately fulfills the intent of the Mixed-Use Neighborhood Future Land Use designation, while others noted that the development would complement and support surrounding uses. The Commission should consider whether the proposed distribution and intensity of residential, commercial, and office uses are appropriate for the site and consistent with the long-term vision established by the Emerald Corridor SAP and the Mixed-Use Neighborhood designation.

3) Does the Commission support residential townhomes along Emerald Parkway?

The applicant is proposing residential townhomes along the frontage of Emerald Parkway. This includes two units that will fully front the street and four units that are perpendicular to the street. The proposed townhomes would be located across residential-scaled neighborhood office buildings. The applicant has provided a section that shows the existing office massing on the west side of Emerald Parkway compared to the proposed height of the 3-story townhomes. The adjacent office development does consist of both 1-story and 2-story buildings. With four of the buildings perpendicular to Emerald, significant emphasis will need to be placed on areas where the garages and drive aisles to access the buildings will be seen. The Emerald Corridor should be maintained primarily with continuous green buffering and building frontages, similar to other sites along the corridor.



The Emerald Corridor SAP generally contemplates multi-family residential along Parkwood Place, while recommending residential-scale development along Emerald Parkway to complement existing buildings along the corridor. In previous Concept Plans, support for residential along Emerald Parkway has been varied by the Commission. 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.

4) Does the Commission support the conceptual architectural character and massing?

The architectural character of the development has significantly changed since the previous Concept Plan review in April. The conceptual elevations of the multi-family buildings (top), townhome buildings (middle), and commercial buildings (bottom) are shown to the right. The updates were made following



comments from Commissioners to establish a distinctive character for the development that distinguishes itself from other developments.

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, while ones along I-270 rise to 5 stories. 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.



5) Any other considerations by the Commission.