



# MEETING MINUTES

## Planning & Zoning Commission

Thursday, April 11, 2024

### CALL TO ORDER

Ms. Call, Chair, called the meeting to order at 6:30 p.m. and welcomed everyone to the April 11, 2024 Planning and Zoning Commission meeting. She stated that the meeting also could be accessed at the City's website.

### PLEDGE OF ALLEGIANCE

Ms. Call led the Pledge of Allegiance.

### ROLL CALL

Commission members present: Rebecca Call, Jamey Chinnock, Warren Fishman, Kathy Harter, Kim Way  
Commission members absent: Mark Supelak  
Staff members present: Jennifer Rauch, Thaddeus Boggs, Jeannie Willis, Tina Wawszkiewicz

### ACCEPTANCE OF DOCUMENTS/APPROVAL OF MINUTES

Mr. Way moved, Ms. Harter seconded acceptance of the documents into the record and approval of the Planning and Zoning Commission Regular Meeting Minutes of 03-07-24.

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

Ms. Call stated that the Planning and Zoning Commission (PZC) is an advisory board to City Council when rezoning and platting of property are under consideration. In such cases, City Council will receive recommendations from the Commission. In other cases, the Commission has the final decision-making responsibility. Anyone who intends to address the Commission on administrative cases must be sworn in. [No one was sworn in as there were no cases on which testimony would be taken.] There will be one topic of discussion tonight, Envision Dublin. No public comments will be taken as no determination will be provided.

Ms. Call noted that she and Mr. Way serve on the Envision Dublin steering committee. This committee has a wide diversity of members, who represent the school district, private partners, developers and civic members. The Commission will hear a presentation on the status of the Envision Dublin Community Plan update.

- **Case 24-019ADMO - Envision Dublin**

Update on the Community Plan, a vital policy document that guides development growth and infrastructure expansion based on the City's strategic objectives and the community's shared vision for the future.

### **Staff Presentation**

Ms. Rauch stated that she would present a detailed overview of the Envision Dublin Community Plan Update, including a brief summary of the draft plan at this point. A printed copy has been provided to each Commission member, and Commission members are invited to comment on any information they believe should be added or detailed more thoroughly.

Ms. Rauch explained the timeline of the Community Plan update. The process began at the end of 2022 and has advanced from the Project Initiation step to the final step - Draft and Final Plans. The intent is to provide a final draft to the Steering Committee at the end of April 2024, after which the PZC and Council review and adoption process will begin. The project involves a thorough consultant team, who do modeling, research and data analysis to help staff ensure the plan is solid from all aspects. There is also internal coordination with other Planning projects and processes. Ms. Rauch showed a graphic of the Community Plan planning boundaries, which includes the City of Dublin plus an area outside the City limits. This update process has looked at how the City plans for growth; provided recommendations to ensure compatibility with those areas outside the City; included coordination with regional partners.

The Community Plan update has involved the following 8 major tasks:

#### Task 1 – Project Initiation - December 2022 to March 2023

This included creation of a unique branding for Envision Dublin including name of project; creation of website dedicated to information and resources; provision of past plans and studies to the consultants; community unveiling at State of the Community in March 2023.

#### Task 2 – Public Engagement – March 2023 – project completion

This included a community kick-off meeting, business workshops, on-line survey, involvement in community events, Plan kick-off meeting, stakeholder interviews, Plan visioning workshop, over 36 meetings and workshops, social media, advertising, HOA annual meeting, Muirfield Tournament, Farmer's Market, Friday afternoons on Plaza, and Fourth of July parade.

#### Task 3 – Existing Conditions – June 2023 to August 2023

This task involved assessment of the existing conditions using existing plans and policies; established ground work for updating the Plan; informed the development of the goals, policies, and land use recommendations in the upcoming stages of the Plan update; analysis was used to develop a series of key takeaways on which to focus; the first deliverable was provided to the Steering Committee. It identified growth pressure as a major concern and identified the need to address changing demographics and household composition. Special Area Plans were identified for detailed analysis; the following focus points were prioritized: community identity and vision, housing attainability, complete neighborhoods and changing economic trends.

#### Task 4 – Visioning and Goals – June 2023 – August 2023

This task established the goals of the Plan, a vision statement, visioning goals and Plan principles that would become the "cornerstone" of the Plan. It included a Community Visioning Workshop, that was conducted June 21, 2023; created a vision statement for the Plan; identified goals and

objectives for future chapters of the Plan; stressed the importance of connection to the Strategic Framework Plan.

Task 5 – Special Area Plans – August 2023 – April 2024

The following six Special Area Plans and objectives were identified: Historic District, Southwest Area, West Innovation District, Emerald Corridor, Bridge Street District, Dublin Corporate Area.

The Special Area Plans were the exclusive focus of an Open House on August 29, 2023 and April 9, 2024. Boundary changes were made, including reestablishment of the Historic District Area Plan, modifications to the Southwest and West Innovation Districts and expansion/creation of the Emerald Corridor. The Special Area Plans focused on maintaining the individual character that identifies transition between uses, employment-generating uses in key locations, and providing a variety of quality housing options.

Task 6 – Land Use Scenarios – January 2024 – April 2024.

Ms. Rauch stated that the purpose of the Land Use Scenarios is to prepare and evaluate land use scenarios and identify a Preferred Land Use Scenario. Several scenario alternatives were reviewed and preferred Land Use Scenarios were identified.

*Land Use Scenario Goals:*

The Land Use Scenario Goals are to: reposition targeted areas as mixed-use centers including portions of the Dublin Corporate Area, Bridge Street and West Innovation Districts; continue to promote employment-generating uses along the I-270 corridor; concentrate more intense development along the potential future Tuttle Crossing Boulevard extension and SR 161 corridor; expand Dublin’s residential areas into southwestern and western growth areas along with the development of complementary neighborhood nodes while identifying infrastructure to accommodate growth; and to encourage cooperation with surrounding communities to ensure seamless development patterns.

*Preferred Land Use Scenarios:*

The following Preferred Land Use Scenarios have been identified:

- Mixed Use Urban was re-incorporated into the Bridge Street District.
- Neighborhood Office changed to Flex Innovation in the area north of State Route 161, west of Cosgray Road to allow greater flexibility in employment-intensive uses.
- Flex Innovation changed to Mixed Residential use in the area south of 161, west of Houchard Road, to encourage a variety of housing types.
- The area north of Ballantrae, east of Cosgray Road was modified to Mixed Residential land use to provide a buffer.
- The area west of Industrial Parkway, north of Warner Road, was modified from Suburban Residential land use to Mixed Residential to provide a buffer.

*Land Use Categories:*

The following categories have been identified: Low Residential, Suburban Residential, Mixed Residential, Medium Residential, Mixed Use Neighborhood, Mixed Use Village, Mixed Use Center, Mixed Use Urban, Neighborhood Office, Suburban Office, Flex Innovation, Industrial, Suburban Commercial, Civic/Community, Parks/Open Space, Agricultural Rural.

*Transportation Paradigm Shift*

Transportation modes were re-prioritized as follows: pedestrians, bicycles, public transit, private autos, rideshare and freight.

#### *Thoroughfare Plan*

After prioritization of the transportation modes, goals and objections for the transportation network were identified. A map and plan of existing and planned roadways was developed. Future right-of-way and long range phasing of improvements will be identified. Mobility principles and policy will be set and existing and planned mobility facilities will be mapped. The Mobility Plan and all modes of transportation with seamless transitions comprise a Multi-modal Thoroughfare Plan.

#### *Sewershed Map and Pressure Districts*

Analysis of water and sewer capacity was conducted to understand the community's future service needs. Plans will be provided for safe and efficient service that is fiscally responsible and stormwater management needs were identified.

#### Task 7 and 8 – Draft and Final Plan – March 2023 to present

The process has now moved to this stage. Draft versions of all the Plan chapters have been compiled, which will be presented to the Steering Committee later this month. Following the Committee's review, the draft will move to PZC for review, tentatively at its May 23, 2024 meeting. What the Commission is seeing tonight is what the Steering Committee last reviewed; additional refinement of the draft Plan is anticipated.

Ms. Call requested Ms. Rauch to describe some of the items that have been changed since the previous Community Plan.

Ms. Rauch responded that the most significant changes occurred within the West Innovation area, which has flex, innovation and industrial uses. The intent is to ensure a balance between residential and employment-generating uses to ensure the City remains fiscally strong. Within the Ohio University (OU) campus area, there is a Mixed-Use Center designation. This was identified in the 2016 OU Framework Master Plan with the intent of providing a campus Main Street feel. To the west at the intersection of the rail line and SR 161, there is a mixed use node, which will coincide with the west Dublin passenger rail station. The City has acquired 100 acres within that area and has conducted some detailed planning. The Plan preserves the existing core residential areas. They have identified areas/nodes for support services.

Mr. Way stated that the Steering Committee considered the Bridge Street Corridor to be the City's center, and therefore, the appropriate place to concentrate development and density. The SR 161 corridor is part of the Columbus LinkUs program, so it will be a transit corridor. Adjacent land uses will take advantage of that.

Ms. Call stated that there was significant Committee discussion regarding trail width. Current trails are considered too narrow for optimum utilization. She asked Mr. Way to explain the Signature Trail. Mr. Way stated that they attempted to identify a corridor of pathways throughout the City that focused on pedestrians and bikers.

Ms. Call requested that Ms. Willis explain the new trail width.

Ms. Willis stated that national and state standards are trending toward much wider pathways. Currently, the state standard is 11 feet; the Federal government is considering a potential trail width of 11-12 feet and a minimum width of 8 feet. The City of Dublin's standard trail width is 8 feet. The City will be working with property owners and widening its trails as conditions and constraints allow.

The City is increasing its current sidewalk width of 4 feet to 6 feet in all areas of new development. She noted that after reprioritization of the transportation modes, new street typologies were developed.

[Discussion continued regarding street typologies and different methods to achieve traffic control.]

### **Special Area Plans**

Ms. Rauch stated that each of the Special Area Plans provides key factors and land use recommendations, identifies sites and opportunities and provide design recommendations. She reviewed the following updated six (6) Special Area Plans: Historic District, Southwest Area, West Innovation District, Emerald Corridor, Bridge Street District and Dublin Corporate Area.

Ms. Call inquired when one-on-one Commission discussions with staff regarding the draft Plan would be scheduled.

Ms. Rauch responded that she would send an email to Commissioners with available times. The intent is to have an updated draft document for the Steering Committee's review at its final meeting. There will be a joint Council-PZC workshop on April 29, where that same draft plan will be reviewed. Subsequently, all changes will be incorporated into a final version for the Commission's review and recommendation on May 23.

Mr. Way inquired what is the relevance of this draft plan, which is not yet adopted, as the Commission reviews upcoming cases.

Mr. Boggs responded that the current Community Plan is the guide until it is superseded by the new Community Plan adoption.

Mr. Way inquired if the anticipated new Community Plan impacts the Commission's review process at all.

Mr. Boggs responded that it does not, because it has not yet been adopted by City Council.

Ms. Call noted that does not preclude the Commission advising applicants and residents accordingly.

Mr. Way reiterated that the Commission needs to make its decisions according to what has been approved.

### **COMMUNICATIONS**

- The next regular Commission meeting is scheduled for Thursday, April 18, 2024.

### **ADJOURNMENT**

The meeting was adjourned at 8:40 p.m.

  
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Chair, Planning and Zoning Commission

  
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Assistant Clerk of Council