



# SPECIAL MEETING MINUTES

## Planning & Zoning Commission

Thursday, September 4, 2025

### CALL TO ORDER

The special meeting was called to order at 5:35 p.m. at City Hall, 5555 Perimeter Drive, for the purpose of participating in a driving tour of City Special Area Plan sites.

### ROLL CALL

Commission members present: Rebecca Call, Kim Way, Jamey Chinnock, Kathy Harter, Gary Alexander, Jason Deschler, Dan Garvin

Staff members present: Jennifer Rauch, Thaddeus Boggs, Bassem Bitar, Zach Hounshell, Chris Will

The special meeting consisted of a driving tour of various Special Area Plan sites as listed in Envision Dublin Community Plan to view the areas in context.

### PROCEEDINGS

- **Dublin Corporate Area - Metro Center**

Mr. Will provided an overview of Metro Center explaining that it was built following construction of the outerbelt and US33 (late 1970s/1980s) and is typical of office developments at that time. It is mostly single use office surrounded by parking with very few amenities. Redevelopment of Metro Center would help reinvigorate the area and help with reinvestment. The next generation of workforce wants a district in which to do business. The area has 14 acres of pond that is currently not an amenity. The Metro Center Revitalization Plan considers how to make meaningful green space. Ponds are reimagined and moved to the center of the area with the goal of getting people close to water and close to nature. The intent is to complement Bridge Park, not copy it. A vibrant office development needs people working and living there to infuse energy and support ancillary uses. Existing offices can be rehabilitated. Vertical mixed use is desired.

Mr. Bitar added that if the plan materializes, ponds will become central, and Metro Center would be connected to the surrounding area. The goal is to have connectivity to Blazer Parkway and possibly a bridge over I270 to connect to Shier Rings Road.

Mr. Will stated that Metro Center is currently similar to a cul de sac and needs connectivity. This would also disperse traffic and include robust bicycle networks.

Ms. Rauch stated that the plans also consider connectivity to neighborhoods as well, such as Llewellyn Farms and Corbins Mill.

Mr. Will stated that revitalization will keep the area competitive as an income driver with Class A office space.

In response to a resident question regarding art integrations, Mr. Will stated that the City of Dublin encourages the integration of art and placemaking. Ms. Call noted that the Commission also encourages architecture as art.

Ms. Rauch noted that the City is not the entity bringing projects forward. Plans can help inform the City's Capital Improvement Project priorities, but development/redevelopment is driven by the market. Any timeline is also market driven. She explained that the City revisits its Community Plan every ten years. It is a large public process with much public and stakeholder input.

In response to a question regarding rehabilitation versus new build, Mr. Will stated that it would be private development driven. The City has worked with various consultants (Sasaki, EMH&T, SB Friedman). There are millions of square feet of office in Metro Center.

A question was asked if there will be guidance to developers to tie into the City's sustainability efforts. Mr. Will answered affirmatively noting that direction is to not just use green materials but to consider how the building is placed on the ground, the use of passive solar energy, maintaining tree canopy. He also noted that the City of Dublin attracts innovative businesses.

Ms. Rauch added that conversations have been had with current property owners on how they can successfully coexist with new development. She explained that the Metro Center Revitalization Plan is a subarea plan within the Dublin Corporate Area Plan. There are more detailed plans within larger area plans. Ms. Call added that Dublin has signature events and beautiful parks because it generates revenue.

- **Emerald Corridor – Blazer Parkway**

Mr. Will stated that the Emerald Corridor has service, residential and office uses. He noted mature landscaping in the area and stated that it would be incorporated into new development. There are different types of buildings with surface parking. The plan recommends keeping large office buildings away from neighborhoods with large setbacks and landscaping. The bridge over I270 to Shier Rings Road would help connectivity in the area. Stormwater is linked underground.

Ms. Rauch stated that phasing would be important. Neighborhood amenities would serve residents in the area as well as corporate residents.

Ms. Rauch explained that uses recommended along I270 frontage would be employee generating uses, tech flex uses, etc.

- **Southwest Area**

Mr. Will stated that the Southwest Area covers the area from the termination of Tuttle Crossing Boulevard to the edge of Dublin. The Community Plan recommends preserving fence lines and tree stands. The largest remaining tree stand in Dublin is in this area. The plan references preserving exiting neighborhoods.

In response to a question about the targeted market for housing, Ms. Call explained that it is not the City's purview to determine that and can be illegal for them to do so.

A question was asked about school district involvement. Ms. Rauch stated that Envision Dublin was led by a steering committee on which sat members of Hilliard City Schools and Dublin City Schools. Ms. Rauch and Mr. Will explained that Cosgray Road will be widened to four lanes and setbacks will be 200 feet from the edge of the right of way along Cosgray Road.

- **West Innovation District - SportsOhio**

Ms. Rauch stated that SportsOhio is City-owned as of July 1 and it is managed by Sports Facilities Management, LLC. One of City Council's goals is to create a premier athletic complex. Recommendations for future land use are to ensure development is meeting community needs and



balancing larger, national interest. Planning staff takes Community Plan recommendations, study findings and determines what niche needs filled. Points for consideration are whether to repurpose buildings or encourage new builds, and how it fits with Darree fields.

Mr. Will added that Planning staff thinks of this and Darree as one utilizing a more comprehensive approach. The vision is set to direct investment wisely. This is the center of the West Innovation District (WID). Transportation is a large consideration in the planning of these areas. This area can define opportunities. Another Council goal was to accelerate development in the West Innovation District, which has initiated the West Innovation District Implementation Plan.

Mr. Hounshell stated that staff is working with Planning NEXT on the implementation plan which considers areas around Dublin including competing areas. The purpose of the West Innovation District is to provide opportunities for economic development. There is some business interest. There is opportunity for new office, flex innovation and a more diverse inventory of uses and sources of income.

A question was raised about timing and sequence of development. Mr. Will stated that the plans help establish what Dublin wants. Ohio University (OU) wants a hotel. That could have synergy with a sports complex. It is a larger conversation that provides direction as opportunities arise. Mr. Garvin added that private developers come to the City with an idea guided by these plans.

Mr. Rauch stated that staff shares with developers that studies are being done which allows them to make informed decisions. She added that both Hilliard and Dublin City schools as well as private developers were involved in the Community Plan update.

In response to a question about specific zoning districts, Mr. Hounshell stated that all properties have existing zoning. In the West Innovation District, if a development meets the existing standards, it can be built after staff review. If it does not meet the standards, it goes to the Planning and Zoning Commission. To developers, time is money, and a goal of the WID is to accelerate development.

Ms. Rauch stated that they have had inquiries about the area but no applications.

Ms. Harter noted the importance of transportation in planning. Mr. Will stated that the City purchased 100 acres off of SR161 to preserve the opportunity for rail. The City now owns both sides which is good for station planning. Decisions about rail are being made at the federal and state level.

Mr. Will stated that the City's landscape code was set up to screen parking and ways to improve that are being considered. In Envision Dublin, streets are considered as ways to move people and not just automobiles. This is reflected in new recommendations for sidewalks.

- **West Innovation District - Ohio University**

Mr. Will stated that Ohio University wanted a destination away from Athens. This is mixed-use center, campus. The City of Dublin owns subarea 3 and moved the road to set up land to implement the campus plan, making it one of Dublin's distinct nodes. The signature trail will come through this area and on to Bridge Park. Ms. Rauch added that connection of different developments is part of the planning. In response to Mr. Alexander's question about the signature trail, Ms. Rauch explained that it was currently in review and City Council had just received an update.

Ms. Harter asked if housing was a possibility in this area. Ms. Rauch answered affirmatively but explained that it would not be placed along the highway. Mr. Will stated that the highway is seen as a regional economic development asset and housing would not be the best use of that. Ms. Call

added that City Council made a decision that they did not want to put their most vulnerable population in the least desirable position.

### **ADJOURNMENT**

The tour concluded and the meeting was adjourned at 7:50 p.m.

A handwritten signature in blue ink, appearing to read "McCall", written over a horizontal line.

Chair, Planning and Zoning Commission

A handwritten signature in black ink, reading "Jayme Maxwell", written over a horizontal line.

Deputy Clerk of Council