



# AGENDA DUBLIN CITY COUNCIL

## REGULAR CITY COUNCIL MEETING

MONDAY, AUGUST 11, 2025 – 6:15 PM

5555 PERIMETER DRIVE  
DUBLIN, OH 43017

### CALL TO ORDER

### ROLL CALL

### ADJOURNMENT TO EXECUTIVE SESSION

- Conferences with an Attorney for the Public Body concerning Disputes involving the Public Body that are the subject of Pending or Imminent Court Action; and
- To consider the Purchase of Property for Public Purposes

### RECONVENE (7 P.M.)

### PLEDGE OF ALLEGIANCE

### CITIZEN COMMENTS

*Anyone who wishes to speak to an item NOT on the agenda may address the Council. Speakers will be asked to limit their comments to three minutes.*

### CONSENT AGENDA

*(Items proposed for the Consent Agenda are acted upon by a single motion and vote of Council. However, upon request of a Council Member, any proposed Consent Agenda item may be removed from the Consent Agenda for further discussion/consideration under the regular order of business.)*

- Minutes of the June 16, 2025 Council Work Session  
[Work Session Minutes 06-16-25.pdf](#)
- Minutes of the July 1, 2025 Regular Council Meeting  
[Regular Council Minutes of 07-01-25.pdf](#)

## **ORDINANCES FOR ADDITIONAL READING/PUBLIC HEARING**

### **Ordinance 06-25**

Rezoning of Nine Parcels (PID 272 - 000195, 272-000086, 274 -001259, 274 -001260, 274-001261, 274-001419, 274-001420, 274-001313, and 274-001421) from R, Rural District to ID-2, Research Flex District and ID-3, Research Assembly District (Case 25-008Z)

1. [Memo - WID Rezoning.pdf](#)
2. [Ord. 06-25 - WID Rezoning.pdf](#)
3. [Legal Descriptions and Surveys.pdf](#)
4. [Current Zoning Map.pdf](#)
5. [Proposed Zoning Map.pdf](#)
6. [PZC ROA.pdf](#)
7. [PZC Minutes.pdf](#)
8. [PZC Packet.pdf](#)
9. [Property Owner Authorizations.pdf](#)
10. [Council Minutes.pdf](#)
11. [Public Comments Prior to 6-23-25.pdf](#)
12. [Public Comments Received Since 6-23-25 to 8-11-25.pdf](#)

## **SECOND READING/PUBLIC HEARING – ORDINANCES**

### **Ordinance 33-25**

Rezoning approximately 2.95 acres (PID 273-007004) from PCD, Planned Commerce District (Perimeter Center, Subarea I) to PUD, Planned Unit Development District (Crown Campus) to add Subarea B and associated development text (Case 25-031Z)

1. [Memo - Rezoning - Crown INEOS.pdf](#)
2. [Ordinance 33-25 - Rezoning Crown Campus - INEOS.pdf](#)
3. [Zoning Map.pdf](#)
4. [Proposed Development Text.pdf](#)
5. [PZC Record of Action.pdf](#)
6. [PZC Minutes.pdf](#)
7. [PZC Packet.pdf](#)

### **Ordinance 34-25**

Authorizing the City Manager to Accept an Approximately 2.053-Acre Parcel and Related Necessary Conveyance from Muirfield Association, Inc. A/K/A Muirfield Village Association, Inc. on Behalf of the City for a Public Art Project

1. [Follow-Up Memo - Muirfield AiPP Land Conveyance Deed.pdf](#)
2. [Memo - Muirfield AiPP Land Conveyance Deed.pdf](#)
3. [Meeting Documents - 11-04-24 - AiPP Muirfield.pdf](#)
4. [Ordinance 34-25 - Muirfield Land Donation AiPP.pdf](#)
5. [Association Signed Deed Copy.pdf](#)

### **Ordinance 35-25**

Amending Zoning Code Section 153.074 regarding Accessory Uses and Structures to address language regarding renewable energy equipment for solar.

1. [Second Reading Memo - Solar Amendment.pdf](#)
2. [Ordinance 35-25 - Code Updates - Solar.pdf](#)
3. [Existing Code Language.pdf](#)
4. [Redline Version Code Language.pdf](#)
5. [Clean Version Code Language.pdf](#)
6. [History.pdf](#)

## **INTRODUCTION/FIRST READING – ORDINANCES**

### **Ordinance 36-25**

Rezoning 21.523 acres from R-1, Restricted Suburban Residential District; PCD, Planned Commerce District (7315 Sawmill Road); PCD, Planned Commerce District (Milco Office Park); and PUD, Planned Unit Development District (Northeast Quad) to PUD, Planned Unit Development District (Beacon CCRC); and rezoning of 0.051 acres from PCD, Planned Commerce District (7315 Sawmill Road) to PCD, Planned Commerce District (Milco Office Park); and a Preliminary Development Plan for the Construction of a Continuum of Care Retirement Facility and Associated Site Improvements and Amenities (Case 23-125Z-PDP)

1. [Memo - Beacon Rezoning.pdf](#)
2. [Ordinance 36-25 - Beacon Rezoning.pdf](#)
3. [Zoning Map.pdf](#)
4. [Legal Descriptions and Parcel Exhibits.pdf](#)
5. [Beacon Development Text Redlined.pdf](#)
6. [Beacon Development Text Clean.pdf](#)
7. [Beacon Preliminary Development Plan.pdf](#)
8. [PZC\\_ROA.pdf](#)
9. [PZC-Minutes.pdf](#)
10. [PZC Packet.pdf](#)

### **Ordinance 37-25**

Authorizing the City Manager to Enter into a Development and Land Exchange Agreement with SKS Bright Road LLC and Stephen T. Newcomb

1. [Memo - Beacon Land Exchange.pdf](#)
2. [Ordinance 37-25 - Beacon Land Exchange.pdf](#)
3. [Beacon Land Exchange Agreement.pdf](#)
4. [Exhibits.pdf](#)

### **Ordinance 38-25**

Authorizing the City Manager to Enter into an Infrastructure Agreement with SKS Bright Road LLC for the Beacon Continuum of Care Retirement Community

1. [Memo - Beacon Infrastructure Agreement.pdf](#)
2. [Ordinance 38-25 - Beacon Infrastructure Agr.pdf](#)
3. [Beacon Infrastructure Agreement.pdf](#)

### **Ordinance 39-25**

Authorizing the City Manager to Enter into a Development Agreement and other related agreements for the development of Indus Bridge Street Development with Indus Companies, Inc. and The Daimler Group, Inc.

1. [Memo - Indus DA.pdf](#)
2. [Ordinance 39-25 - Indus Development Agreement.pdf](#)
3. [Indus Development Agreement.pdf](#)
4. [DA Exhibits.pdf](#)

### **Ordinance 40-25**

Authorizing the Provision of Certain Incentives to NWLFD, Inc. to Induce it to Lease a Facility to Locate and Expand an Office and its Associated Operations and Workforce, all within the City; and Authorizing the Execution of an Economic Development Agreement

1. [Memo - Benefit Bank Distributors EDA.pdf](#)
2. [Ordinance 40-25 - Benefit Bank Distributors EDA.pdf](#)

[3. EDA - NWLFD Inc.pdf](#)

## **INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS**

### **Resolution 43-25**

Acceptance of a Preliminary Plat for Bridge Park, J Block, located within the Bridge Street District (Case 25-056PP)

- [1. Memo - J Block PP.pdf](#)
- [2. Resolution 43-25 - Block J PP.pdf](#)
- [3. Preliminary Plat.pdf](#)
- [4. PZC ROA.pdf](#)
- [5. PZC Minutes.pdf](#)
- [6. PZC Packet.pdf](#)

### **Resolution 44-25**

Acceptance of a Final Plat for Bridge Park, J Block, located within the Bridge Street District (Case 25-057FP)

- [1. Memo - J Block FP.pdf](#)
- [2. Resolution 44-25 - Block J FP.pdf](#)
- [3. Final Plat.pdf](#)
- [4. PZC ROA.pdf](#)
- [5. PZC Minutes.pdf](#)
- [6. PZC Packet.pdf](#)

## **OTHER BUSINESS**

- 2026 Budget Kick-Off  
[Memo - 2026 Operating and CIP Work Session.pdf](#)
- Acceptance of TIRC Reports - Franklin, Union and Delaware Counties
  - [1. Memo - 2025 TIRC Reports.pdf](#)
  - [2. Franklin County TIRC Packet 05-20-25.pdf](#)
  - [3. TIRC Minutes 2025 - Franklin County.pdf](#)
  - [4. Delaware County TIRC Packet 05-20-25.pdf](#)
  - [5. TIRC Minutes 2025 - Delaware County.pdf](#)
  - [6. Union County TIRC Packet 05-29-25.pdf](#)
  - [7. TIRC Minutes 2025 - Union County.pdf](#)
  - [8. 2025 Tax Increment Financing Reports.pdf](#)
  - [9. Dublin Housing Review Council Packet 05-20-25.pdf](#)
  - [10. Dublin Housing Review Council Minutes 2025.pdf](#)

## **STAFF COMMENTS**

## **COUNCIL REPORTS**

- Administrative Committee Report

## **COUNCIL ROUNDTABLE**

## **ADJOURNMENT**

