



MEETING MINUTES

Planning & Zoning Commission

Thursday, June 18, 2026

CALL TO ORDER

The meeting was called to order by Mr. Way at 6:30 PM at 5555 Perimeter Drive. He 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, Dan Garvin, Kathy Harter, Victoria Newell, Kim Way
Commission Members absent: Jamey Chinnock, Hilary Damaser
Staff members present: Bassem Bitar, Thaddeus Boggs, Rati Singh, Christopher Will

ACCEPTANCE OF MEETING DOCUMENTS

Mr. Garvin moved, Ms. Newell seconded acceptance of the documents into the record.

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

Mr. Way explained the Commission's advisory role to City Council on rezoning and platting matters, while noting the Commission holds final decision-making authority in certain other cases. He outlined the evening's procedural format: applicants would present first, followed by staff analysis and recommendation, then Commission questions, and finally public comment prior to deliberation. Members of the public wishing to comment were reminded to keep remarks to three minutes or fewer, to state their name and address for the record, and to refrain from repeating previously shared information. Mr. Way also noted that all written comments submitted in advance had been received and reviewed by the Commission.

Mr. Way administered the oath to all individuals intending to address the Commission or provide public comment on any administrative cases, asking them to stand, raise their right hands, and affirm that they would tell the truth, the whole truth, and nothing but the truth.

CASE REVIEW

Mr. Way noted that Case #26-020FDP, Bridge North Development has been postponed at the request of the applicant to a later date.

Case #26-033AFDP

Dublin Presbyterian Church - Farmers Market

Request for review and approval of a text amendment to allow a farmers market as an accessory use at an existing church. The 5.00-acre site is zoned PUD, Planned Unit Development District - Earlington-Brandon and is located at 5775 Dublinshire Drive.

Applicant Presentation

Lynn Burke, Dublin Presbyterian Church, 5775 Dulinshire Road, Dublin, presented on behalf of the congregation and its pastor, Reverend Nikki Hogarth. Ms. Burke described the church's longstanding commitment to serving as a good neighbor, including accommodating overflow parking for nearby residents, maintaining a relationship with Wyandotte Elementary School, and responding to community emergencies such as the Ashton apartment fire. She explained that a church committee had spent nearly a year discerning ways to foster greater community connection, and that the concept of a farmers market emerged as a natural extension of the church's commitment to radical hospitality. Ms. Burke noted that the proposal aligns with the City's Envision Dublin Community Plan, specifically its goals of placemaking and creating complete neighborhoods. She acknowledged that some adjacent neighbors had expressed opposition, and that the church had attempted, with limited success, to engage neighborhood leadership in direct dialogue prior to the hearing.

Staff Presentation

Mr. Hounshell presented the staff analysis. He explained that the request constitutes an Amended Final Development Plan with a text modification to the existing development text for the PUD subarea, Earlington-Brandon, which was developed in 1996. The site contains approximately 154 parking spaces and is screened on nearly all sides by mature vegetation installed as part of the original church approval.

Mr. Hounshell referenced relevant policies from Envision Dublin's neighborhood chapter, specifically the goals of placemaking and encouraging complete neighborhoods through walkability, social interaction, and access to amenities. He noted that the applicant did not initially provide operational standards with the application, and that staff, informed by written concerns received from adjacent residents, developed a set of use-specific standards to be incorporated as a condition of approval. Those standards included the following provisions: the farmers market would be permitted as an accessory use only at this site; a single temporary banner sign would be allowed under an annual permit; vendors must be located within designated parking spaces and may not occupy drive aisles; no more than 50 parking spaces may be used for vendor setups; full vehicular circulation must be maintained throughout the duration of the market; the market would be limited to once per week, June through September, from 6:00 PM to 8:00 PM, with limited buffer time for setup and teardown; individual vendor tent canopies may not exceed 200 square feet; and amplification of music or speaker systems would be prohibited. Staff found that the criteria for both the minor text modification and the Amended Final Development Plan had been met, and recommended approval subject to the use-specific standards as a condition.

Commission Questions

Ms. Harter asked about trash management, confirming with the applicant that dedicated trash receptacles would be provided and collected following each market event.

Josh Rosko, 5528 Castle Lane, Dublin, noted that the church's regular trash pickup occurs on Tuesdays.

Ms. Harter also inquired about the rationale for the June-through-September timeframe and Wednesday evening scheduling, and whether bicycle racks would be available. The applicant confirmed that Wednesday was chosen to avoid competing with the established Dublin Farmers Market and that the timing suited the church's schedule. Ms. Harter also raised the issue of tent security, and the applicant acknowledged that vendors would be responsible for properly anchoring their structures, suggesting that language could be added to the vendor criteria requiring secure anchorage.

Mr. Garvin asked if the applicant had any questions about staff recommendations. Ms. Burke indicated that they did not.

Ms. Newell asked whether there would be any limitations on vendor types and what insurance requirements would apply. The applicant confirmed that vendors would be required to carry \$300,000 in liability insurance, must source products locally, and must comply with applicable health department regulations. Ms. Newell also asked about the provision of electrical power. The applicant indicated that the church would not supply electricity and that vendors wishing to use power would need to bring their own generators.

Mr. Way inquired about vehicular circulation through the vendor area and whether the use-specific standards adequately addressed that concern. Mr. Hounshell confirmed that conditions of approval required full vehicular circulation to be maintained and that a site plan submitted for administrative review each year would include a circulation diagram and on-site markings.

Ms. Harter raised the possibility of replanting trees along the rear of the property where gaps exist in the existing buffer, and the applicant indicated the church could consider this. Ms. Harter also sought clarification on the 50-parking-space limitation, and Mr. Hounshell confirmed this represented a maximum cap providing flexibility while ensuring code compliance.

Ms. Newell asked whether food trucks would be permitted. Mr. Hounshell advised that under the recently adopted City ordinance governing food truck operations, food trucks are permitted on private, non-residential property provided the property owner grants written consent and operations do not exceed 14 calendar days per month. The applicant confirmed that food trucks were not part of the church's intended program for the market.

Public Comment

Mr. Way opened the floor for public comment.

Deborah O'Neill, President of the Woods of Dublinshire Homeowners Association (HOA), 5523 Caplestone Lane, Dublin, presented the board's objections. She noted that the HOA represents 36 single-family homes on a private circle street, with six to seven homes bordering the church property. She raised concerns that the proposed vendor area would be located less than 50 feet from the backyards of four homes, that drainage from the church property flows into the HOA-maintained detention pond, and that several homeowners did not receive timely notice of the

application. She further noted that the church did not communicate with the HOA about the proposal until the evening before the previously scheduled hearing. Ms. O'Neill stated that the board unanimously voted to oppose the application, citing the fundamental incompatibility of commercial activity with the residentially zoned neighborhood. She also expressed concern that the simultaneous operation of the farmers market and Wednesday swim meets would create significant traffic and parking pressure, including the risk of visitors parking on Caplestone Lane, the HOA's private street, which is only 20 feet wide, deed-restricted against on-street parking, and beyond the enforcement jurisdiction of Dublin Police.

Chuck Kranstruber, 5512 Caplestone Lane, Dublin, submitted written materials documenting the history of the site's original 1995 rezoning. He emphasized that the Planning and Zoning Commission at that time had imposed significant restrictions on the church development specifically because of its residential context, including limitations on signage, lighting, and sound. He argued that a farmers market represents a commercial use incompatible with the neighborhood and asked that the application be denied. He also requested that, should the Commission approve the application, food trucks be expressly prohibited, noting that engines and generators would be particularly disruptive to adjacent residents.

Kenneth Black, Vice President of the Woods of Dublinshire HOA, 5596 Caplestone Lane, Dublin, echoed the concerns of previous speakers and focused on two primary issues: parking and safety. He noted that Caplestone Lane's 20-foot width is below the City's preferred minimum for streets, and that the HOA's prohibition on on-street parking exists specifically to ensure unobstructed fire safety access. He expressed concern that the combination of a weekly farmers market and Wednesday swim meets would drive visitors to park wherever available, and that a shared-use path connecting Caplestone Lane to the church property would facilitate foot traffic directly into the residential neighborhood. He urged the Commission to deny the application, noting that the Bridge Park Farmers Market is accessible approximately ten minutes away.

Steven Was, 5524 Caplestone Lane, Dublin, whose property directly abuts the church, stated that his kitchen window provides a direct view of the proposed 50-space vendor area. He cited prior incidents of suspicious activity in the church parking lot over the years, including arrests that he and his neighbors had reported to Dublin Police. He expressed concern that increased foot traffic generated by the market would exacerbate these conditions and noted that the proposal raised more questions than it answered in terms of operational planning. He urged the Commission to reject the application.

Josh Roscoe, 5528 Caplestone Lane, Dublin, also stated his opposition. He expressed concern about the absence of physical barriers to prevent market attendees from wandering into adjacent backyards, noting that this type of incursion already occurred with church members after services. He suggested that if the application were approved, temporary fencing and on-site police presence should be required. Mr. Roscoe also raised concerns about trash management given existing difficulties with the church dumpster, and about the background of market vendors given the proximity to Wyandotte Elementary School.

Ms. O'Neill returned to the microphone to provide additional context, sharing that she had obtained police activity statistics from Sergeant Gatteram and the Dublin Police Department's law enforcement planner. She reported that from June 2024 through June 2026, there were 125 calls to Dublin Police involving the area encompassing the church, the adjacent pool, and Wyandotte

Elementary, including incidents of vehicle break-ins, vandalism, and suspicious persons. She also noted that the single point of ingress and egress from Caplestone Lane via Dublinshire Drive compounded her concerns about traffic during concurrent events.

Jill Kranstruber, 5512 Caplestone Lane, Dublin, testified that she had lived in her home for approximately 32 years, predating the church's construction. She stated that while the church had generally been a good neighbor, proceeding with this application over the expressed objections of adjacent residents was, in her view, unneighborly. She raised concerns about food waste attracting rodents and reiterated that the Dublin Farmers Market at Bridge Park already serves the community's needs. She urged denial of the application.

With no additional members of the public wishing to comment, Mr. Way closed the public comment period.

Commission Discussion

Mr. Boggs advised the Commission that police activity by third parties unrelated to the church, as well as the existence of another farmers market elsewhere in the City, were not valid zoning considerations for this application. He further noted that requiring the hiring of a special duty police officer as a condition of zoning approval had no precedent in the City's practice. He advised the Commission to focus its deliberations on the applicable code criteria.

Ms. Harter thanked the public for their comments and the church for being good neighbors. She stated that while the concept of a farmers market is appealing from a community connectivity standpoint, she had concerns about the proximity of the proposed vendor area to adjacent homes, the adequacy of the tree buffer given gaps in the existing canopy, trash management, and the overall dimensions of the site. She expressed that the proposal had not been sufficiently developed in several key areas and stated she was not in favor of approval.

Mr. Alexander asked the applicant whether the church would voluntarily agree to prohibit food trucks, and the applicant confirmed that food trucks were not intended and the church would agree to their exclusion. He also inquired about the frequency of Wednesday swim meets.

Zachary Allen, a church member, 9969 Glasgow Court, Dublin, came forward to clarify that the church parking lot was only made available for the championship swim meet weekend, not for regular Wednesday evening meets, as those events do not typically generate overflow into the church lot.

Deborah O'Neill, President of the Woods of Dublinshire Homeowners Association, subsequently confirmed that Wednesday evening swim meets occur throughout the summer and that the large championship meet is scheduled for July 13th, with weekly Wednesday closure of the pool to members beginning in June and continuing through mid-August.

Mr. Garvin stated general support for the concept of a farmers market and its alignment with the City's placemaking goals. He raised specific concerns about the shared-use path between Caplestone Lane and the church property, suggesting that the property owner should bear responsibility for managing pedestrian access to prevent cut-through traffic into the residential neighborhood. He also noted the coincidence of Wednesday swim meets with the proposed market schedule and suggested that the operational plan should address potential conflicts, particularly

around the July 13th championship event. He recommended reducing the scale of the market in early stages and addressing the shared path issue as conditions of approval.

Ms. Newell stated she was not prepared to support the application. She indicated that she could not find the criteria for minor text modification numbers one and two to be met. She noted that the application did not provide a clear site layout, lacked adequate provisions for vehicular and pedestrian circulation, and that the introduction of a commercial use into this residential PUD was not, in her view, consistent with what was originally contemplated. She also raised concerns about the noise impact of generators and the potential for market attendance to exceed what the applicant had anticipated.

Mr. Way expressed general support for the application, characterizing the farmers market as a temporary, low-impact community amenity suited to a neighborhood setting. He noted that with 100 parking spaces remaining available during market events, parking conflicts should be manageable. He acknowledged the concerns raised by neighbors and stated that well-defined use-specific standards largely addressed those concerns.

The Commission discussed potential additions to the conditions of approval. Members agreed to require the applicant to submit an annual operations plan for staff administrative review and approval prior to each market season. The operations plan would be required to address, at minimum: traffic flow; trash collection; parking regulation; potential fencing and crowd control measures; and examination of potential scheduling conflicts with swim meet capacity. Members also agreed to add language explicitly prohibiting food trucks. The Commission determined that concerns regarding generator noise would be adequately addressed by the City's existing noise ordinance rather than by adding a specific prohibition in the development text.

Mr. Garvin moved, Mr. Alexander seconded approval of the Amended Final Development Plan with Text Modification with a condition:

That the Text Modifications include the following language:

- a. Add Farmers Markets as a permitted accessory use specifically for the property at 5775 Dublinshire Drive.
- b. Use-Specific Standards for Farmers Market:
 - i. A single temporary banner sign shall be permitted for the site. The sign shall meet the requirements of Zoning Code Section 153.158(A). However, the sign shall be permitted to be erected on the site the day before and the day of the event. The sign shall be removed the remainder of the time. A Temporary Sign Permit shall be required each year and would grant approval for the entirety of the market duration for the year.
 - ii. A site plan shall be submitted to City Staff for administrative review and approval to confirm compliance with the requirements listed below.
 1. Vendor spaces shall be located entirely on the site and within the parking lot area. Vendors shall be set up within designated parking spaces, leaving drive aisles for pedestrian traffic.
 2. No more than 50 parking spaces shall be dedicated for vendor spaces. The remainder of the site shall be utilized for public parking.
 3. Full vehicular circulation shall be accommodated during the duration of the farmers market.

4. The market shall only occur once per week and is only permitted to operate between the months of June and September from 6pm to 8pm. Set up and tear down of the market shall occur no earlier/later than one hour before/after the event. Scheduled dates should be outlined as part of the administrative review.
5. No tent or canopy shall exceed 200 square feet in size.
6. The use of speakers or equipment to amplify music shall be prohibited.
7. No food trucks shall be permitted for the event.
8. The applicant shall provide an operations plan to include traffic flow, trash collection, parking regulation, fencing/crowd control, and potential conflicts with activities on adjacent properties.

Vote: Ms. Hartner, no; Ms. Newell, no; Mr. Alexander, yes; Mr. Way, yes; Mr. Garvin, yes.
[Motion carried 3-2.]

Case #25-119FDP

The Beacon Retirement Community Phase 1

Request for review and approval of a Final Development Plan for Phase 1 of the Beacon Continuum of Care Retirement Community, including site improvements, a water meter building, and a 4-story building containing 141 independent and assisted living units with underground parking. The 21.523-acre site is zoned Planned Unit Development District (PUD) - Beacon CCRC and is located northeast of the roundabout at Bright Road and Emerald Parkway.

Applicant Presentation

Steve Newcomb, Newbury Companies, 10368 Forest Glen Place, Powell, provided an overview of the full four-phase project and the specific elements proposed in Phase 1. He noted that Phase 1 would include 99 independent living units and 42 assisted living units, totaling 141 units, in a four-story building with underground parking and an indoor pool. Phase 2 would add a memory care building, establishing a full continuum of care prior to proceeding with Phases 3 and 4. Mr. Newcomb described the building's material palette, including two complementary colors of brick, consistent with comparable work his firm had completed in the Columbus Brewery District. He noted a requested setback modification along Emerald Parkway, explaining that the development text had incorrectly stated a 100-foot setback while the road location as approved at the preliminary development plan stage results in a 90-foot setback in one localized area. He also described a revised site entry drive design developed in coordination with City staff to create a more meandering and visually distinctive arrival experience.

Staff Presentation

Mr. Bitar provided a comprehensive background on the project's history, noting that the application had been in process since 2019 and had been through three concept plan reviews, a preliminary development plan approval by the Commission, and a rezoning by City Council. He summarized the three ordinances approved by Council, covering the rezoning, a development and land exchange agreement for parcels owned by the City, and an infrastructure agreement addressing traffic and right-of-way obligations.

Mr. Bitar described the remaining conditions carried forward from the preliminary development plan approval, including the revised entry drive design, the need for separated pedestrian and

vehicular paths along the emergency access drive, and the minor setback modification along Emerald Parkway. He confirmed that the 10-foot setback discrepancy was limited to a small area associated with a traffic circle at the western end of the site, and that the surrounding wooded area and widened right-of-way substantially mitigated the visual impact. Staff supported the minor text modification to establish a 90-foot setback in that limited area.

Regarding the emergency access drive along the northern edge of the building, Mr. Bitar described the proposed separation of pedestrian and vehicular traffic, including a planter on the north side of the drive with a walkway beyond it, and striping for the remaining stretch. Staff recommended a condition requiring removable or collapsible bollards at the eastern end of the emergency access drive, acceptable to the Washington Township Fire Department, to prevent unauthorized vehicular use while allowing emergency access.

Mr. Bitar reviewed the building's material composition, noting that the development text requires 80 percent primary materials, inclusive of brick, stone, and glass. The south elevation met that standard, while the east, west, and north elevations were slightly below the threshold at 71, 70, and 75 percent respectively. Staff supported these minor departures, noting that secondary fiber cement board materials were concentrated at the upper levels, with brick predominating at the lower levels, resulting in a massing treatment consistent with the intent of the text.

On the topic of signage, Mr. Bitar explained that the development text had deferred the master sign plan to the final development plan stage. The applicant proposed incorporating sign standards directly into the development text rather than a separate document. Two project identification signs, one at each entry, and one additional one-sided directional sign off the shared access drive from Sawmill Road were proposed. Although these technically exceed the standard code allowance for secondary signs, Mr. Bitar noted that their absolute size, at approximately 16 square feet, was smaller than what comparable commercial uses along Sawmill Road would be permitted, and that the substantial distance between the two entry signs justified the departure. Staff supported the proposed signage.

Staff recommended approval of two text modifications — the minor Emerald Parkway setback adjustment and the addition of sign standards — and approval of the Final Development Plan with conditions including the installation of removable bollards to the satisfaction of the fire department and continued coordination with engineering on utility requirements.

Commission Questions

Ms. Harter expressed no questions and offered general support for the project's entry design, underground parking, open space, and signage.

Mr. Alexander noted appreciation for the use of full-depth brick and stated general support for the proposal.

Mr. Garvin indicated he had no questions and stated support, noting the project appeared improved since the previous review.

Ms. Newell stated she had no questions but acknowledged that any concerns she might have would have been raised at earlier stages. She indicated she had reviewed the case history and found the design to be nicely developed overall, though she noted she might have weighed in differently on the building height had she been present during earlier deliberations.

Mr. Way raised several questions. He asked about the width of the emergency access drive and whether a one-way configuration had been considered to create a more pedestrian-scaled feel. Mr.

Bitar indicated the fire department required a 22-foot width regardless of directionality. Mr. Way acknowledged the consistency of his position on this point across prior reviews and expressed support for the bollard recommendation.

Mr. Way asked whether a pedestrian connection to Sawmill Road could be incorporated in Phase 1 rather than deferred to a later phase. Mr. Newcomb indicated a preference not to create an obvious pedestrian connection to Sawmill Road given security concerns associated with nearby developments and the nature of the Phase 3 building, which would serve assisted living and memory care residents. The Commission discussed the matter and reached a general consensus that while the connection would ultimately be desirable, it could reasonably be deferred.

Mr. Way also drew attention to a portion of the east elevation — specifically a small projecting nub at the end of the building — where blank wall expanses lacked window openings due to an interior corridor behind the facade.

Matt Lones, Architect, Orange Frog Design Group, 411 Meditation Lane, Columbus, confirmed this had been identified internally and that the team would be adding single windows on the second, third, and fourth floors in that area, with the brick accent pattern retained from approximately 10 feet to the corner.

Mr. Way also raised a concern about recessed brick panels used in lieu of windows elsewhere on the building, noting that the linear head and sill treatment created an appearance resembling bricked-up openings. Members Newell and Alexander discussed the architectural merit of this technique at length. Ms. Newell suggested that a stack bond pattern within the recessed panels would provide a distinct but architecturally consistent alternative. Mr. Alexander noted that the existing herringbone pattern in some recesses already addressed the concern to a degree, and recommended simply removing the head and sill trim to allow the panel to read as an intentional design element rather than a blocked window. Mr. Lones indicated openness to either approach and deferred to staff or the Commission to establish a preference as a condition. The Commission and Mr. Lones agreed that a condition directing the applicant to address the recessed panel treatment so that it does not resemble a bricked-up window opening, in coordination with staff review, would be the appropriate path forward.

Public Comment

Mr. Way opened the floor for public comment and with no members of the public wishing to comment, he closed the public comment period.

Commission Discussion

The Commission expressed broad support for the project. Discussion briefly revisited the pedestrian connection to Sawmill Road. Ms. Harter noted that a Sawmill Road connection could provide important bus access for residents in future phases.

Ms. Newell moved, Mr. Alexander seconded approval of the following text modifications:

1. Reduction of the pavement setback from the Emerald Parkway right-of-way to 90 feet at the westernmost traffic circulation circle.
2. Addition of signage standards.

Vote: Mr. Garvin, yes; Mr. Alexander, yes; Mr. Way, yes; Ms. Newell, yes; Ms. Harter, yes.

[Motion carried 5-0.]

Ms. Newell moved, Mr. Alexander seconded approval of the Final Development Plan with the following conditions:

1. That removable or retractable bollards be used to restrict non-emergency vehicle use of the access drive on the north side of the site subject to review and approval by the Washington Township Fire Department.
2. That the applicant continue to work with staff to address site engineering and utility details including the sanitary sewer alignment and calculations to the satisfaction of the City Engineer.
3. That the sidewalk leading to Sawmill Road be constructed as part of Phase 1.

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

With no objection from the Commission, Mr. Way called for a brief recess. The meeting was reconvened at 9:02 with the same members returning to the dais.

Case #26-018AFDP

Bright Road Reserve – Text Amendment

Request for review and approval of an Amended Final Development Plan with text modifications to garage setbacks. The 14.2-acre site is zoned PUD, Planned Unit Development District – Bright Road Reserve, and is located north of the intersection of Bright Road and Grandee Cliffs Drive.

Applicant Presentation

Curtis Echelberry, Advanced Civil Design, 781 Science Boulevard, Gahanna, presented the text modification request on behalf of the development team. He explained that as the project moves toward permitting, the builder Corinthian Homes, began evaluating lot-specific design scenarios and identified constraints arising from the combination of rear-yard setbacks, private open space requirements, and the existing 20-foot garage setback requirement. To provide additional livable space behind the garage footprint on constrained lots, the applicant requested a reduction of the front-facing garage setback from 20 feet to a minimum of 15 feet. Mr. Echelberry also described a request to reduce the auto court garage setback from 10 feet to 5 feet and to formally introduce auto court garage configurations as a permitted type, limited to a maximum of six lots. He presented illustrative diagrams showing how landscaping screening, architectural elements, and a maximum driveway width of 28 feet at the garage doors would be employed to mitigate the visual impact of garages positioned closer to the street.

Ryan Schultz, MKSK, 462 S. Ludlow Street, Columbus, provided supplemental context on the landscaping and screening approach.

Kevin Cook, Principal at Corinthian Homes, 6045 Memorial Drive, Dublin, addressed the Commission directly to explain the pricing context, noting that buyers at this price point expect three-car garages and that certain lots simply do not have adequate width to accommodate side-loaded configurations. He indicated that three-car garages on challenging lots would be staggered rather than presented as a continuous flat facade, and expressed the team's willingness to work within parameters set by the Commission.

Staff Presentation

Ms. Singh provided the staff analysis. She confirmed the project history, noting that the Commission had approved the final development plan in October of the prior year with five text modifications and three conditions, and had recommended approval of the Final Plat to City Council. She described the unique lot configurations present within the subdivision, noting that some lots presented architectural challenges due to the combination of rear easements, private open space requirements, and the existing garage setback. She explained that staff had engaged in extensive dialogue with the applicant before arriving at the proposed modifications, initially opposing the broad introduction of auto court garages but ultimately finding merit in permitting them on a limited number of specified lots, provided that architectural connectivity and pedestrian realm conditions were maintained.

Ms. Singh also described two additional proposed text modifications: allowance for open-air outdoor living structures attached to the principal structure, which would be open on three sides and permitted to encroach into the private open space; and a provision to allow single-story homes provided they maintain a visual height presence consistent with a 1.5-to-2-story character. A minor text error correction and an architectural form update were also included. Staff recommended approval of all modifications with two conditions: submission of a clean copy of the development text within 30 days of approval, and submission of a tracking log at each building permit application for auto court garages to ensure the six-lot maximum was not exceeded.

Commission Questions

Ms. Harter sought clarification on the enforcement of landscaping standards over time, confirming that the HOA would be responsible for ongoing maintenance. She also inquired about the replacement of the existing perimeter fence along Bright Road. Mr. Schultz confirmed that the deteriorated split-rail fence would be replaced with a like-for-like replica and that the HOA would assume maintenance responsibility going forward.

Mr. Alexander expressed significant reservations about the introduction of front-facing garages. He noted that the City's residential appearance standards discourage front-loaded garages and that 16-to-18-foot wide garage door widths are explicitly discouraged. He observed that comparable Dublin developments, including Cortona, managed to avoid forward-facing garages on similarly constrained lots. He stated he would not support the modification as written but indicated openness to language limiting the extent to which front-facing garages could encroach — specifically, a provision allowing a two-bay portion of a garage to utilize the reduced 15-foot setback while requiring the third bay, if present, to comply with the original 20-foot standard.

Mr. Garvin expressed support for the modifications and asked whether language requiring opaque screening could be incorporated into the conditions. The applicant confirmed that the intent was always to use substantive screening.

Ms. Newell noted it was unusual to return with a text amendment so soon after the final development plan had been approved, but acknowledged that the applicant's intent in doing so was to avoid future variance requests at the Board of Zoning Appeals. She expressed the view that the architectural quality of the homes, given the custom nature of the development and the price point, would likely result in outcomes superior to what the diagrams alone suggested.

Mr. Way expressed general support but noted that the modification moved in a direction contrary to the City's neighborhood design guidelines, and that without specific architectural designs for review, it was difficult to assess the cumulative visual impact on the streetscape.

Public Comment

Mr. Way opened the floor for public comment. With no members of the public wishing to comment, Mr. Way closed the public comment period.

Commission Discussion

The Commission reached consensus on the core issue of front-facing garage setbacks. Drawing on a suggestion by Mr. Alexander, and following direct exchange with Mr. Cook, the Commission agreed that a provision allowing up to two garage bays to utilize the reduced 15-foot setback, while requiring any additional bay to maintain the 20-foot setback, would appropriately address the conflict. This would have the effect of creating a visual offset between the double-bay and single-bay portions of a three-car garage, consistent with existing provisions in the residential appearance standards discouraging more than two garage doors on the same plane. Mr. Bitar confirmed that the residential appearance standards in the zoning code already contain language to this effect and that incorporating it expressly into this PUD text was the prudent course.

The Commission agreed to approve text modifications numbered 2 through 6 as presented. Text modification number 1, addressing the front-facing garage setback, was not approved as written; instead, the relevant limitation was incorporated as an amended condition of approval for the final development plan.

Mr. Alexander moved, Mr. Garvin seconded approval of the following text modifications:

1. Side Loaded Garages setback: 5 feet, with a minimum 8'-long, 90%-opaque buffer
2. Permit a maximum of six Courtyard Garages, with a minimum 8'-long, 90%-opaque buffer
3. Allow attached open-air outdoor living structures (within private open spaces)
4. Allow single-story homes
5. Minor side yard text, architectural firm update

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

Mr. Garvin moved, Ms. Newell seconded approval of the Amended Final Development Plan with the following conditions:

1. The applicant add the following language to the text, "up to a two-car bay may encroach a maximum of 5 feet into the 20-foot setback for front facing garages."
2. The applicant shall submit a clean, finalized copy of the updated development text incorporating all approved modifications to Planning staff within 30 days of this approval.
3. With each building permit application submitted for a courtyard-style garage layout, the applicant shall submit an updated tracking log to ensure the configuration does not exceed the maximum of six permitted lots across the development.

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

PRESENTATIONS

Metro Center Design Guidelines & Zoning Update

Mr. Will provided a presentation updating the Commission on the progress of the Metro Center Revitalization Design Guidelines and Zoning initiative. He noted that City Council had identified the revitalization of Metro Center as a priority goal beginning in 2023 and that, following adoption of a revitalization plan in December of last year, the City engaged consultants Sasaki and McBride Dale Clarion to develop design guidelines and a corresponding zoning framework.

Mr. Will described the four organizational components of the draft design guidelines: design foundations, goals, district-wide recommendations, and supplemental character area guidance. He outlined eight overarching design goals developed in coordination with City Council, centered on themes of ecological urbanism, biophilic design, pedestrian-oriented environments, and support for Metro Center as an employment center. He described six character areas — the Frantz Road Gateway, the Waterway Park, Cosgray Run, the Highway Corridor, District Streets, and the Southeast Area — each with distinct intent statements and layered design recommendations.

Mr. Will explained that the anticipated zoning approach would involve an area-wide rezoning to a new Mixed Use Regional 1 (MUR-1) district, distinct from the MUR-4 district already applied to Llewellyn Farms to the southeast. He described the planned two-step development review process, with concept plans coming to the Commission for non-binding feedback and final development plans reviewed against the adopted design guidelines and zoning standards. He noted that interim conditions would also be addressed to ensure that existing development is not adversely affected by redevelopment activity occurring incrementally over time.

Mr. Will clarified that the presentation was informational in nature, with no action or formal feedback requested at this time. He indicated that staff would return to the Commission with draft materials after further engagement with adjacent neighborhood HOAs, the Metro Center MOA board, and property owners within the planning area.

Ms. Newell raised concerns about the balance of residential and commercial uses in the mixed-use framework, noting that purely residential outcomes — as had occurred in parts of the Bridge Street District — were not the desired result. She cautioned that once development occurs, it is effectively permanent, and that the zoning framework must be carefully crafted to protect Metro Center's identity as an employment center.

Mr. Garvin agreed that a common outcome in mixed-use approvals is for office uses to be deferred indefinitely, and that the Commission should remain attentive to this risk as projects come forward.

Ms. Harter thanked Mr. Way and Mr. Alexander for their participation in earlier work sessions on the design guidelines. She also noted that coordination with adjacent commercial activity, including nearby retail nodes, would be important as the framework evolves.

Mr. Alexander inquired about the status of the proposed reimagining of the stormwater ponds and water features within Metro Center. Mr. Will confirmed that discussions were ongoing with the MOA board and property owners about transferring ownership of those pond systems to the City as a prerequisite to redesigning them as part of the public realm, but that no transfer had yet occurred. Deputy Director Bitar noted that the City was also undertaking a broader review of its mixed-use zoning district standards in parallel with this initiative, as Envision Dublin references mixed-use

districts without the current zoning code providing adequate guidance — a gap that this process, along with the companion code review, is intended to address.

COMMUNICATIONS

Ms. Newell announced that she would be absent from the July 9, 2026 meeting due to a previously planned vacation.

Mr. Bitar reminded Commission members to note July 16, 2026 on their calendars for the annual joint training session with the Board of Zoning Appeals and the Architectural Review Board. He invited members to share any topics they would like addressed during that session.

ADJOURNMENT

The meeting was adjourned at 10:19 pm.

A handwritten signature in black ink, appearing to read "Kim Murray", written over a horizontal line.

Chair, Planning and Zoning Commission

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

Deputy Clerk of Council