



September 22, 2025

Ms. Rati Singh
Community Planning & Development
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017
Tel: 614-565-2044

RE: Informal Review request
Wright Patt Credit Union
48 Corbins Mill Drive
Dublin, Ohio

Dear Rati,

I am writing on behalf of Wright Patt Credit Union (WPCU), who has retained my services to evaluate the feasibility of repurposing the property at 48 Corbins Mill Drive. WPCU is interested in opening a new branch to serve the Dublin community and installing a single drive-up Virtual Teller Machine (VTM) for added convenience.

The subject property, located at 48 Corbins Mill Drive, lies within the Bridge Street District (BSD) overlay. To the immediate south is a single-family residence, while to the north there is a self-serve car wash and a gas station. Across Corbins Mill Drive to the west, you'll find a Kroger grocery store, a commercial strip mall, and a PNC Bank with a drive-thru.

Converting 48 Corbins Mill Drive into a Wright Patt Credit Union branch with a drive-up VTM directly supports the goals and requirements of the BSD zoning districts. The BSD is designed to advance the Bridge Street District Area Plan, which focuses on honoring historical and cultural aspects, maintaining outstanding open spaces, and fostering mixed-use districts with a variety of housing and employment options. By opening this branch, WPCU will contribute to the district's mixed-use character, bolster economic vitality, and provide much-needed financial services to the Dublin community. The addition of a VTM introduces a modern, innovative banking option and demonstrates adaptability, aligning with the BSD's long-term vision.

This proposal also aligns with the BSD's guiding principles by integrating the new branch into the fabric of the community, offering convenient financial services within walking distance for residents and visitors. The existing building footprint will remain unchanged, with only minor adjustments to the parking area to accommodate the VTM, thereby preserving the district's architectural character and human-scale details. The redesigned parking layout will ensure continued accessibility and reinforce a walkable urban environment. The site's proximity to community amenities—including a grocery store,

retail centers, and other businesses—further enhances the district’s reputation as a premier location for quality investment.

In accordance with the BSD’s walkable urbanism goals, this project prioritizes pedestrian comfort and accessibility. The branch will feature high-quality architecture and urban design, creating a welcoming and attractive destination for patrons. The VTM will provide a contemporary and efficient banking experience, serving both walk-up and drive-up customers while respecting the natural setting and surrounding neighborhood. By reinforcing the mixed-use, pedestrian-friendly environment envisioned by the Bridge Street District Plan, this proposed conversion not only meets regulatory requirements but also exemplifies Dublin’s ongoing commitment to thoughtful planning, design excellence, and community engagement.

We would like to request an informal review by the planning commission. Let me know if you need any additional information, you can reach me at 937.903.8553

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Butler', with a long horizontal flourish extending to the right.

Stephen Butler