

West Innovation District – Rezoning and Code Amendments - Case History and Public Engagement

City Staff have engaged in several public meetings, community conversations, and stakeholder meetings since the application was last before the PZC in February 2025. A timeline of meetings and public engagement over the course of the application is listed below, which is also provided on the City of Dublin's West Innovation District Rezoning webpage here: <https://dublinohiousa.gov/west-innovation-district-rezoning/>

February 20, 2025

The Planning & Zoning Commission (PZC) reviewed the rezoning of nine parcels totaling approximately 370 acres within the West Innovation District from Rural District to ID-2, Research Flex District and ID-3, Research Assembly District. PZC recommended approval of the rezoning with no conditions. Opportunities for public comment were provided during the PZC review.

March 17, 2025

City Council held a first reading for Ordinance 06-25. Council received the first reading, and the second reading was scheduled for April 7.

April 7, 2025

Dublin City Council provided a second reading/public hearing of Ordinance 06-25– Request and approval of rezoning approximately 370 acres within the West Innovation District from R, Rural District, to ID-2, Research Flex District and ID-3, Research Assembly District. Following public comment, Council moved to table Ord. 06-25 to allow for additional review and public input.

May 8, 2025

A public meeting was held in the Council Chamber to allow staff to share information about Dublin's strategic planning efforts, the vision for the West Innovation District and the details of the proposed rezoning. Resident engagement was high, with approximately 100 attendees in person and an additional 65 viewing the meeting online. Following the presentation, residents asked questions and shared comments.

May 21, 2025

Staff met with the newly elected leaders of the Ballantrae Community Association to further the dialogue with residents and discuss the feedback received, including concerns about noise, light pollution, and traffic.

June 11, 2025

Staff met with Washington Township residents to answer questions and hear concerns regarding the proposed rezoning.

June 23, 2025

At their June 23, 2025, meeting, Council members approved a motion to hold an additional reading and continuation of the public hearing for Ord. 06-25 at the August 11 City Council meeting. This allowed additional time for staff to collaborate with residents and property owners and to understand how targeted Zoning Code amendments could be developed to reflect community input while supporting the community's long-term vision.

July 1, 2025

Staff met with Ballantrae Community Association (BCA) leadership and members of their Planning & Zoning Committee to discuss communications, development and code amendments.

July 2025

Throughout July, staff held a series of community conversations to provide residents and stakeholders with the opportunity to offer additional feedback through focused discussions with staff members. Across the sessions, approximately 100 residents and stakeholders attended and were given the opportunity to record feedback on worksheets, which are included in the packet for reference.

August 11, 2025

Responsive to feedback from residents and stakeholders, City staff members identified that targeted Zoning Code amendments were necessary to accompany the West Innovation District rezoning proposal. These future amendments recommended the incorporation of specific, actionable suggestions from neighboring residents that remain consistent with the Envision Dublin Community Plan

and respect the rights of property owners within the proposed rezoning boundaries. To facilitate a coordinated review, City Council tabled Ordinance 06-25, allowing time for the Code amendments to be drafted and vetted through the public process, including review and recommendation by the Planning & Zoning Commission, followed by review and determination by City Council.

December 19, 2025

City staff met with members of the Ballantrae Community Association board on Dec. 19 to review the proposed West Innovation District ID-6 rezoning code amendments and the setback and landscape buffer study. Association leadership expressed appreciation for the draft approach, asked clarifying questions, and shared additional insights to inform the ongoing work.

January 13, 2026

City staff met with members of the Ballantrae Community Association board on Jan. 13 to review feedback received by the Association leadership. The Association shared results from a survey it had conducted with residents, and the general sentiment was similar to previous concerns expressed to City staff.

January 20, 2026

The PZC reviewed and provided non-binding feedback for the draft ID-6 Code Roadmap and landscape buffer study. Members of the public attended the meeting and provided comments consistent with those represented through the planning process. The Commission was generally supportive of the direction of the roadmap and provided recommendations for future amendments.

March 25, 2026

City staff met with members of the Ballantrae Community Association board to review the proposed code amendments. The Association asked clarifying questions and provided feedback and insights on the code amendments.