

LD-6, Research Transition District Update & Discussion

26-001ADMC

Code Amendments

Jennifer Rauch, AICP, Director of Community Planning and Development

Christopher Will, AICP, Senior Planner

Zach Hounshell, Planner II

Background

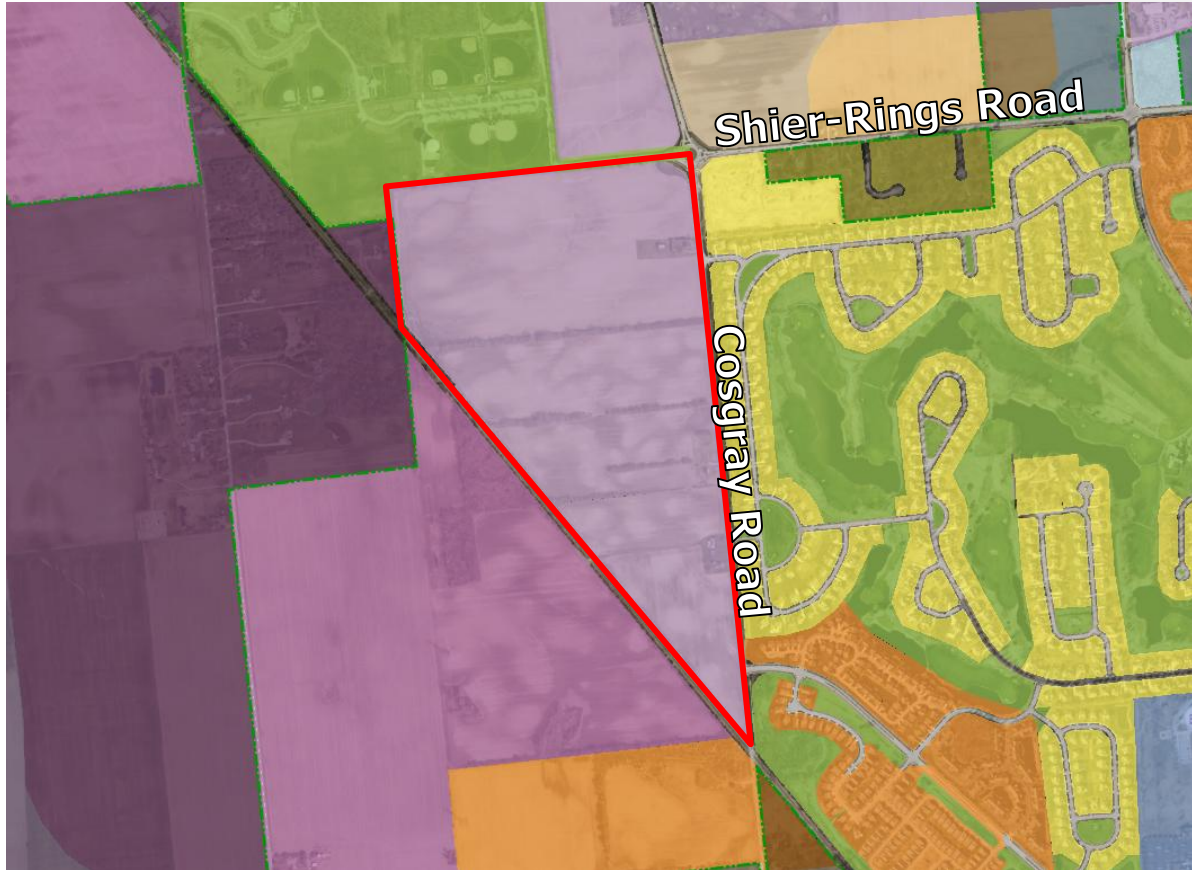
- February 2025:
 - 370 acres
 - 9 parcels
- January 2026:
 - 144 acres
 - 5 parcels
- Focus sensitive zoning practices to provide additional protections and transition to existing residential
- Remaining properties will be revisited in subsequent planning phases
- Overall alignment with Envision Dublin



Future Land Use Plan

Flex Innovation

- Vibrant, modern development incorporating a variety of uses, including innovation, office, art and collaboration, that are integrated into the existing natural and built environment



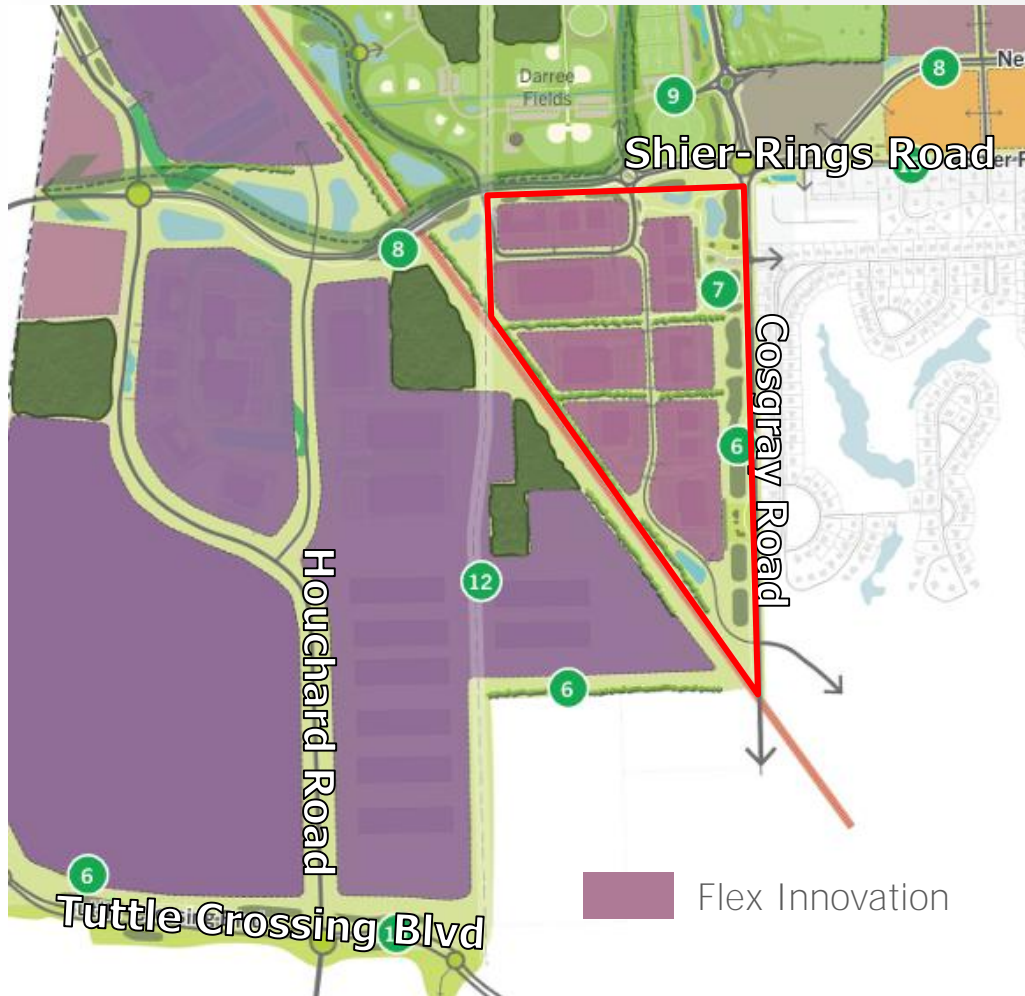
West Innovation District Special Area Plan

Goals

- Establish a world-class innovation and research district
- Serves as an economic engine for Dublin

Recommendations

- Landscape buffers along Cosgray Rd; **200' buffer**
- Preservation of 1900s farmstead
- Tuttle Crossing Blvd extension
- Leverage economic development potential



History and Public Engagement

Public Meetings

- 1) February 20, 2025 (PZC)
- 2) March 17, 2025 (CC)
- 3) April 7, 2025 (CC)
- 4) June 23, 2025 (CC)
- 5) August 11, 2025 (CC)

*Public comments received throughout the process have been **provided in the Commission's materials.**

Community Engagement

- 1) May 8, 2025 (Community Presentation)
- 2) May 21, 2025 (Ballantrae BCA)
- 3) June 11, 2025 (Washington Twp.)
- 4) July 1, 2025 (Ballantrae BCA)
- 5) July 2025 (Community Conversations – 3)
- 6) December 19, 2025 (Ballantrae BCA)
- 7) December/January (Stakeholders)
- 8) January 13, 2026 (Ballantrae BCA)

City Council History

April 8 City Council Mtg.

- Ordinance 06-25 tabled by City Council following concerns and questions from residents regarding the rezoning.

June 23 City Council Mtg.

- Moved to hold an additional reading and continuation of the public hearing on August 11, 2025
- Public Input
 - Permitted Uses
 - Environmental / Physical Impacts
 - Traffic and Utility Impacts
 - Building Heights
 - Impacts on Property Value
 - Health and Safety Concerns

August 11, 2025

- Ordinance 06-25 tabled by City Council to allow Code amendments to be drafted and vetted through the public process

Additional Public Input

May 8 , 2025– Public Neighborhood Meeting

- Public meeting for all residents to share Envision Dublin Community Plan, the rezoning request, and the development process in the WID.

May & June 2025 – Additional Meetings

- Meetings with the Ballantrae HOA, individual meetings with neighborhood residents, and rezoning property owners and representatives.

June 11, 2025 – Washington Township Meeting

- Meeting with representatives and residents of Washington Township.

June & July 2025 - Ballantrae Community Association (BCA) Planning and Zoning Committee

- Several meetings with BCA representatives to answer questions, share updates, and understand additional concerns from the neighborhood received by the committee.

July 2025 – Community Conversations

- Series of opportunities for residents and staff to connect on additional feedback surrounding the rezoning application.

December 2025/January 2026 – BCA

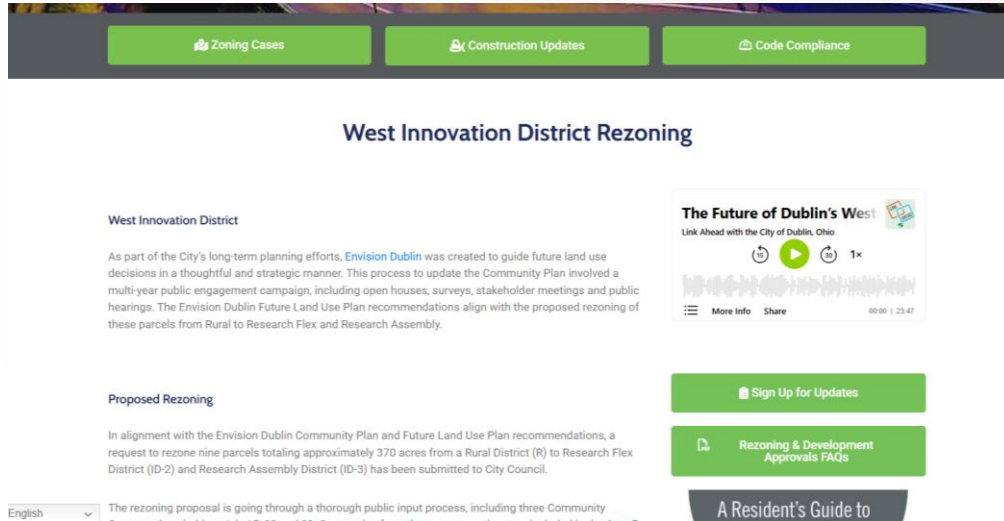
- Review of Code Amendments to share with residents and receive feedback on the proposed changes.

Industry Stakeholder Feedback

Staff engaged with stakeholders and representatives from the Flex and Research industries to share the ID-6 roadmap. The following summary highlights key themes gathered from the meetings:

- Understand WID goals and recommendations and respect resident concerns
- **Reduction of maximum building heights from 68' to 45' satisfies industry needs**
- Loosen use restrictions to permit showrooms and last-mile/regional distribution (not large-scale warehousing and distribution)
- Optimize site layout and circulation by relocating any future internal streets toward the railroad easement, reducing traffic impact on nearby homes.
- Clarify the difference between large data centers and co-location facilities (shared, multi-tenant facilities where businesses can co-locate their hardware alongside others); allow co-location to attract high-value-add tenants without implying insufficient power capacity.
- Clarify the difference between storage of goods v. warehousing/distribution uses
- Maintain construction and contract services as a permitted use
- Concerns with landscape buffer and setbacks as it relates to higher development costs and limits the buildable area.
- Consider a landscape design with more evergreens and lower shrubs instead of swales
- Allow stormwater detention within setbacks and consider a shared regional pond for better land use efficiency.

WID Rezoning Webpage



<https://dublinohiousa.gov/west-innovation-district-rezoning/>

West Innovation District Rezoning and Development Approval FAQs

What is a Standard District Rezoning Application?

A Standard District rezoning application is intended to change a property's current zoning to a new zoning district listed in the Zoning Code. Standard zoning districts have development requirements outlined within the Zoning Code that would apply to the property. A Standard District rezoning request is reviewed based on the recommendations of the Community Plan and Future Land Use Plan. Rezoning requests are also known as zoning amendments and are governed by Zoning Code Section 153.234.

The rezoning process begins when an application is submitted to the City. The Planning and Zoning Commission reviews and makes a recommendation to City Council, which has the final decision-making authority on a rezoning application. A rezoning request may or may not be accompanied by a proposal for new or additional development on the property.

What is the review process for development within the West Innovation District (WID)?

Properties zoned within the West Innovation District must meet the requirements and review process in Zoning Code Sections 153.037-153.042. These sections apply to development applications once property is already zoned in the WID; rezoning applications to place new property in the WID are governed by Zoning Code Section 153.234 (see FAQ #1).

Prior to the development of any property within the WID, a Development Plan application must be submitted to the City for review by the Administrative Review Team (ART). The ART can approve a development plan application with necessary administrative departures when all the Code requirements and the intent of the WID plan are met. When a Development Plan application does not meet the Code requirements, the criteria for administrative departures are not met, or has a potential significant community impact requiring additional public review, the ART may forward a Site Plan application to the Planning and Zoning Commission for review and determination.

What are the notice requirements for WID development applications?

Written notice regarding applications received for administrative review (ART) or site plan approval shall be sent to the applicant, owner and parcels of land within 300 feet of the property on which development is being proposed within 10 days from the receipt of a complete application. The notice indicates the property that is the subject of the request, describes the nature of the request and indicates when and where written comments will be received concerning the request and, when applicable, the time, date and location of the Planning and Zoning Commission meeting at which the application will be considered.

Note: these requirements apply to development applications for property already zoned WID; different requirements apply to rezoning applications to place new property in the WID.



Perimeter Commerce District

Shier Rings TechFlex District

Emerald Corporate District

Bridge Street District

Metro Office District

WID CODE UPDATE

Blazer Research District

ID-6 Creation

Prepare approach for future Zoning Code amendments

- **City Council's 2025 and 2026 Goals**
- Implementation of Envision Dublin Community Plan
 - Land Use, Transportation, Infrastructure and Fiscal Modeling
 - West Innovation District Special Area Plan recommendations
- Furtherance of the West Innovation District planning initiatives
 - West Innovation District Integrated Implementation Study
- Refinement of the existing West Innovation District Code
 - Use of existing ID-2 requirements as the basis
 - Outlined changes reflected a balanced approach to resident, stakeholder, and property owner input

Districtwide Change

Data Centers Restrictions

- Current Data Centers are a Conditional Use in ID-1, ID-2 and ID-3 Districts
- Limited opportunities for new data centers in WID and data centers do not align with the intended character
- Removal of data center as an allowable use
- Clarify that Data Center applies to a large-scale, secure facility that houses computer systems and related equipment to store, manage and process digital information.
- Does not prohibit a user from having a server room or similar supporting data storage for the purposes of the business.

ID-6: Research Transition District

Intent

- Context sensitive development that is integrated into the existing natural and built environment
- Transitions appropriately from existing SF neighborhoods
- Uses of lower intensity / solely within a building / limited traffic impacts
- Low to medium sized uses with lower building heights



LD-6 Uses

Principal Use: The Primary or predominant use of a lot, parcel, or structure

Accessory Use: A subordinate use which is incidental to and customarily used in connection with the principal structure or use and which is located on the same lot with a principal structure or use, unless otherwise permitted by this chapter.

I D-6 Uses (cont.)

Principal Uses

- Office – General & Medical
- Parks and Open Space
- Construction and Contract Services
 - No outdoor storage or outdoor use
- Advanced Manufacturing
 - Be industrial in nature but fully contained in a building to minimize environmental impacts, emissions, and waste; and not create noise, odor, vibration, or hazardous byproducts detectable beyond the property line.
 - Require a high level of unique skill training that is specific to each company and commonly involves computer technology, robotics, or other innovation to improve a product or process.
 - Include examples such as precision tooling (including 3-D printing), life sciences, equipment and processing technologies, environmental and energy technologies, information technology, and artificial intelligence technology.

ID-6 Uses (cont.)

Principal Uses

- Research and Development
 - Limit the use to a facility or designated area used for systemic or technical activities aimed at discovering new technologies, developing new products or processes, or improving existing ones.
 - Allow for primary activities such as laboratory research, product testing and design, data analysis, prototype fabrication, equipment assembly, and other experimental and investigative work.
 - Allow for the temporary or accessory use of machinery, tools, and materials to support the research functions.
 - Allow for support areas which are incidental and subordinate to the primary use for offices, storage space, and technical workshops.
 - Clarify that this use does not include manufacturing and assembly or direct retail operations as a principal use.

ID-6 Uses (cont.)

P – Permitted
C – Conditional
T – Temporary
S – Size Limited

Accessory Uses

- Bicycle Facilities (P)
- Community Activity (P, T)
- Construction Trailer/Office (P, T)
- Parking Structures (C)
- Utilities – Essential Services (P)
- Utilities – Renewable Energy - Geothermal (P)
- Vehicle Charging Stations (P)
- Warehousing, Wholesaling, and Distribution (P, S)
 - The intent is to allow warehousing, wholesaling, and distribution as an accessory use and prohibit it as a principal use in the ID-6.
 - Warehousing and distribution is an accessory use when it is clearly subordinate and incidental to another principal use, such as limited on-site storage supporting a manufacturing facility, contractor service areas, or laboratory facility. In this case, the storage and distribution activities serve only the on-site operation, remain secondary in area and intensity, and do not function independently of the principal use.

ID-6 Uses (cont.)

Similar Uses or Uses Not Addressed

- Determination of whether these uses is permitted, conditional, or not permitted by Planning Director
- All the following criteria would need to be met:
 - 1) Is consistent with the intent of this section and with the development intent for each District, as described in § 153.037(G) and this Code.
 - 2) Will not impair the present or potential use of other properties within the same District in the vicinity.
 - 3) The operation, scale and characteristics of the proposed use are no greater than those listed in the District, in terms of aesthetics, traffic generated, noise, potential nuisances, and other impacts related to community health, safety and welfare.
 - 4) Will not adversely affect the Economic Advancement Zone elements of the Community Plan.

ID-6 Development Standards

Minimum Lot Size	2 ac.
Minimum Lot Coverage	75%
Maximum Building Height	45' (Note 1)
Side/Rear Building Setbacks (Not adj. to residential)	15-35' (Note 2)
Side Pavement Setbacks (Not adj. to residential)	15'
Rear Pavement Setbacks (Not adj. to residential)	25'
Minimum Setbacks from Residential	150'; 200' along Cosgray Rd.
Outdoor Operations (Uses that can operate outside the building)	Prohibited
Outdoor Storage	Prohibited along Cosgray Rd.
Service Areas	Restrict overhead doors and loading bays along Cosgray Rd. and residential
Setback & Buffering Landscaping	See Buffer Study for requirements
Signs	Prohibit location along Cosgray Rd.

- 1) Requirements will generally reflect ID-2 requirements
- 2) Maximum Building Height includes rooftop screening devices
- 3) Building Setbacks are based on height of building. Smaller Buildings = lower setback

ID-6 Architectural Requirements

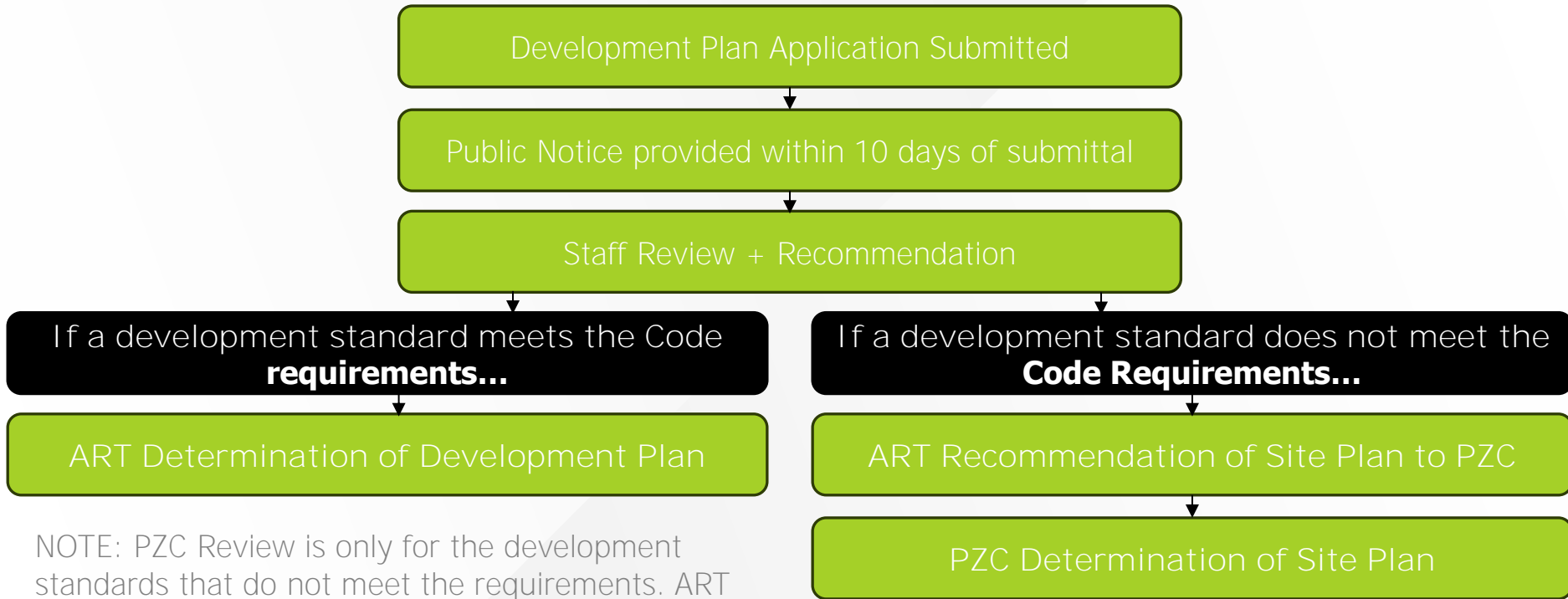
Intent (Similar to ID-2)

- Greater focus on smaller footprint buildings that effectively blend office and industrial design together in a manner that pays attention to quality and detail. Includes a greater architectural emphasis on Cosgray Road.

Permitted Building Materials

- Primary Materials: glass, stone, pre-cast concrete, architectural metal, synthetics (fiber cement siding EIFS), concrete masonry units, and tilt-up panels. 80% of each building façade is required to be constructed of these materials.
- Secondary Materials: gypsum fiber reinforced concrete, frost-proof ceramic tile, architectural metal, split-faced block, and EIFS.

Development Review Process



NOTE: PZC Review is only for the development standards that do not meet the requirements. ART can approve portions of a project that meet the Code even if the remainder of the development needs PZC approval.

DUBLIN WEST INNOVATION DISTRICT (WID)

SETBACK & SCREENING STUDY

JANUARY 2026

OBJECTIVES

The intent of this study is to:

- Desired updates to the approach for screening the view of future buildings, service areas, and parking from the public ROW (streets, sidewalks, trails) and existing residences.
- Desired character of the public realm in the WID.
- Method for implementing the desired screening requirements:
 1. Zoning Code Updates
 2. Design Guidelines

Key objectives for the WID through this study include:

- Applying sustainability practices.
- Protecting economic viability/development potential of properties.
- Establishing clarity and predictability in expectations for screening/buffering.

ASSESSING CURRENT CONDITIONS

Existing Setback Requirements

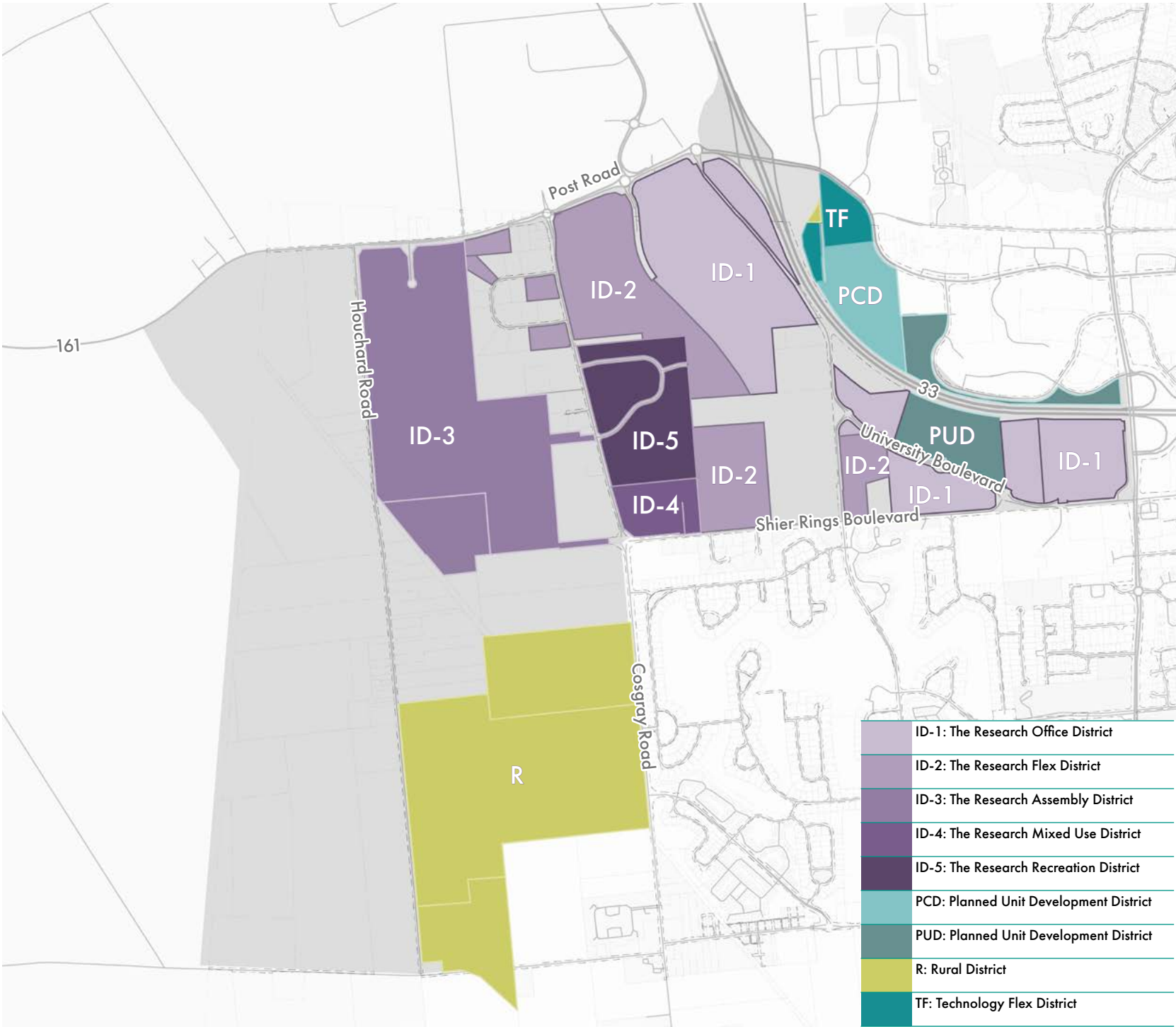
WEST INNOVATION DISTRICT REQUIREMENTS

Within the West Innovation District, side and rear setback requirements are determined by both the height of the structure and the zoning district in which it is located.

Building Height	Side/Rear Building Setbacks			
	ID-1	ID-2	ID-3	ID-4
17'	30'	15'	30'	15'
>17'-34'	35'	20'	35'	20'
>34'-51'	50'	35'	50'	35'
>51'	75'	50'	75'	50'

For pavement setbacks including open storage and service and loading areas except for common access drives or shared service courts requirements are:

Type	Required Setback
Side	≥15', ≥30' from any residential zoning district or a residential zoning district of a residential subarea of a planned development district
Back	≥25, ≥50' from any residential zoning district or a residential zoning district of a residential subarea of a planned development district

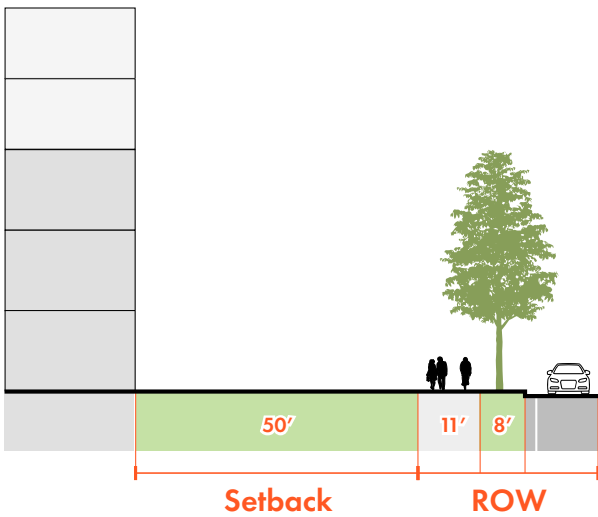


Existing Setback Requirements

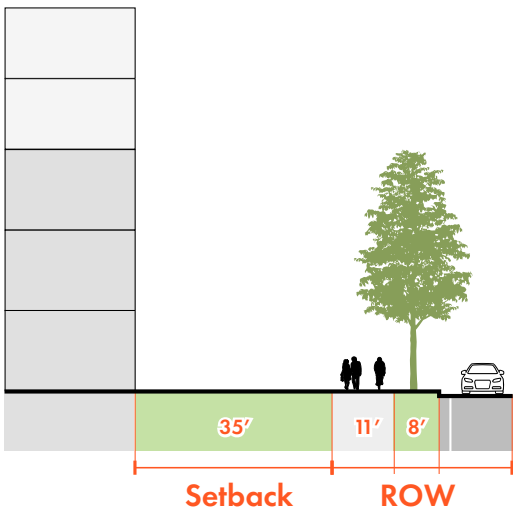
WEST INNOVATION DISTRICT REQUIREMENTS

Within the West Innovation District, front setback requirements for structures are determined by road type in the EAZ Transportation Plan.

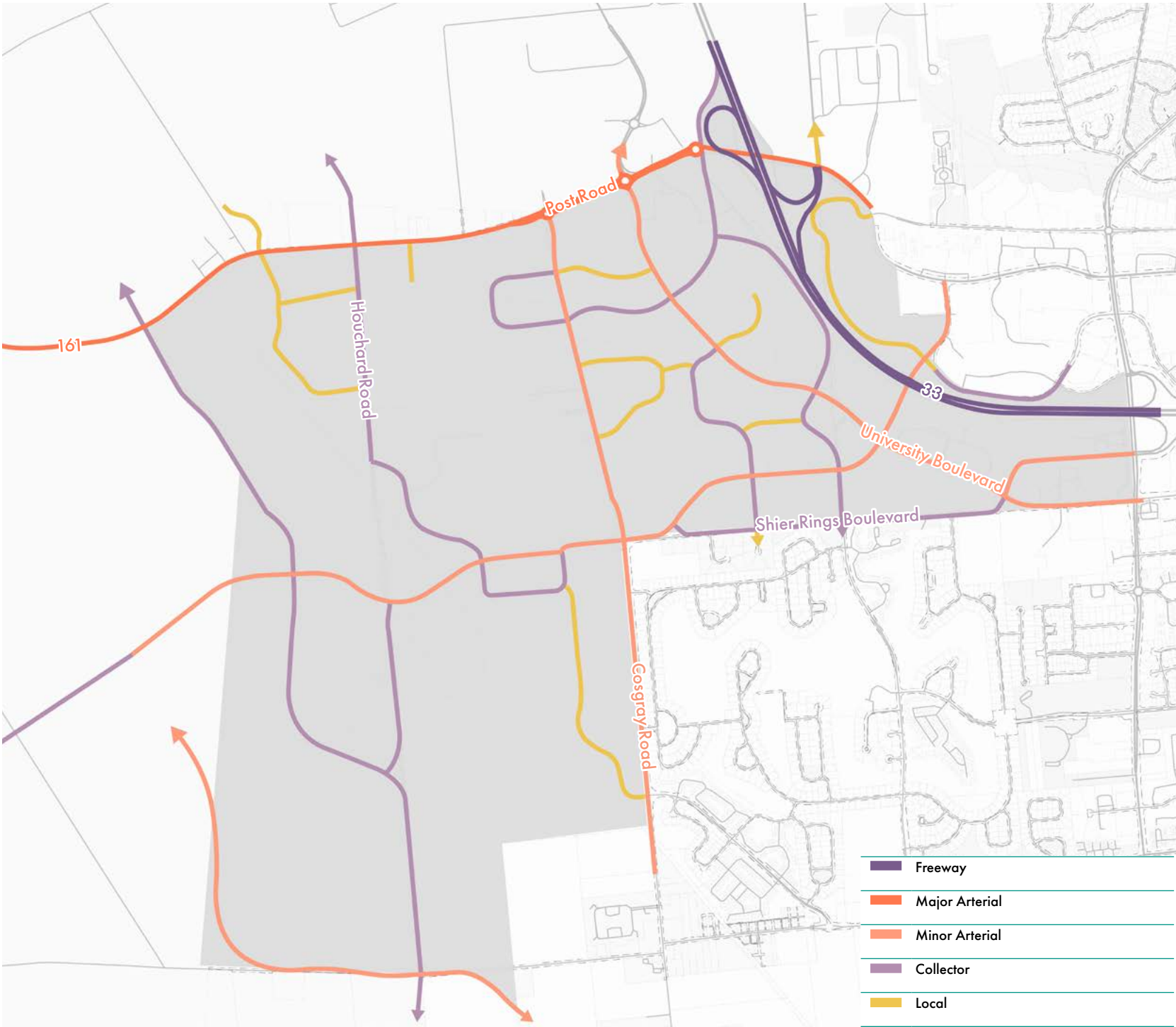
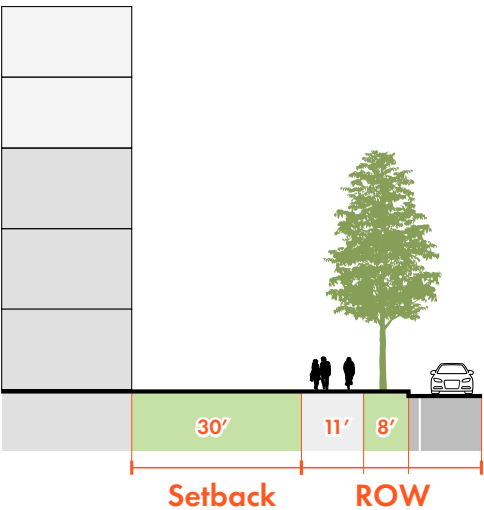
Arterial Required Front Setback: 50'



Collectors Required Front Setback: 35'



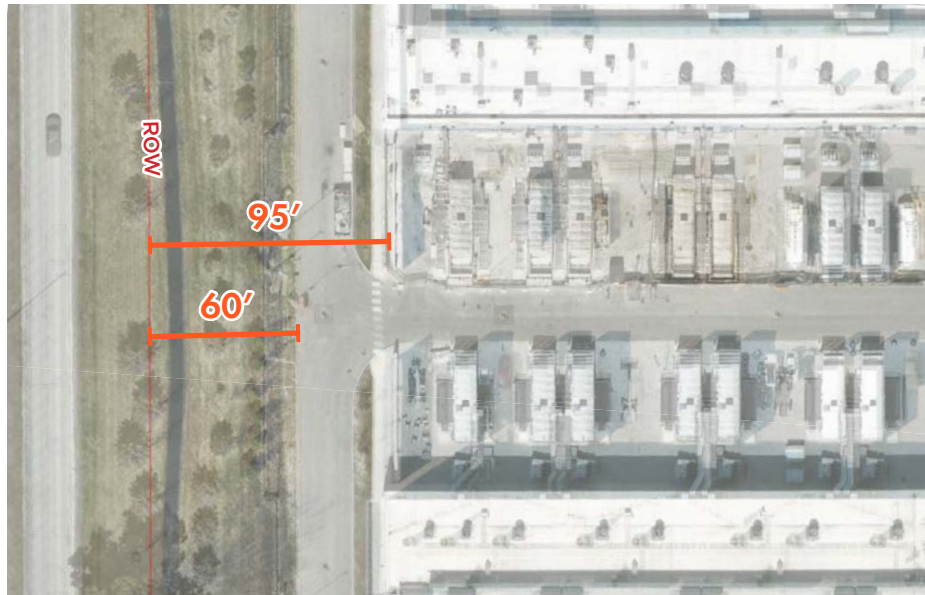
Local Required Front Setback: 30'



Existing Developments

WEST INNOVATION DISTRICT

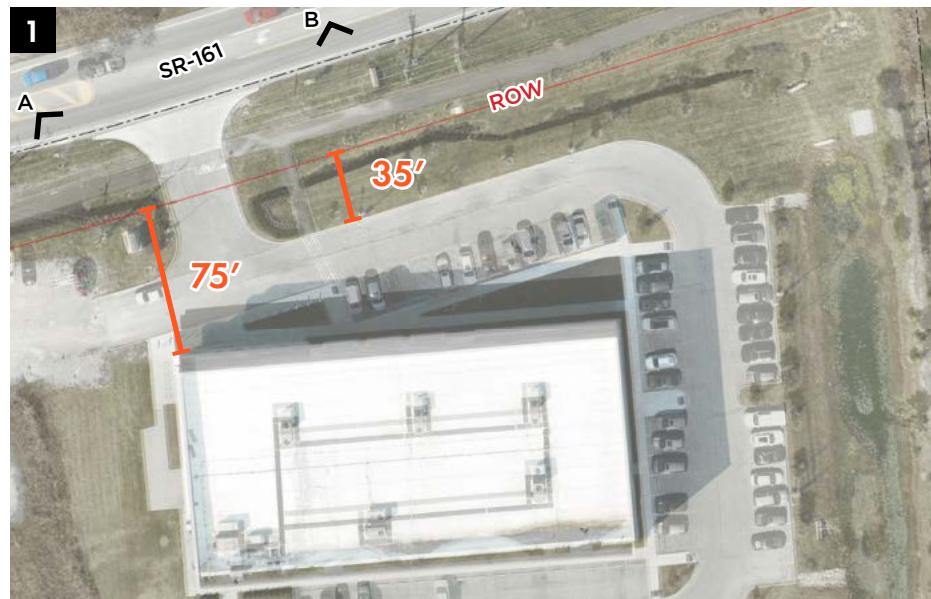
Vadata Inc Houchard Rd (Collector), WID



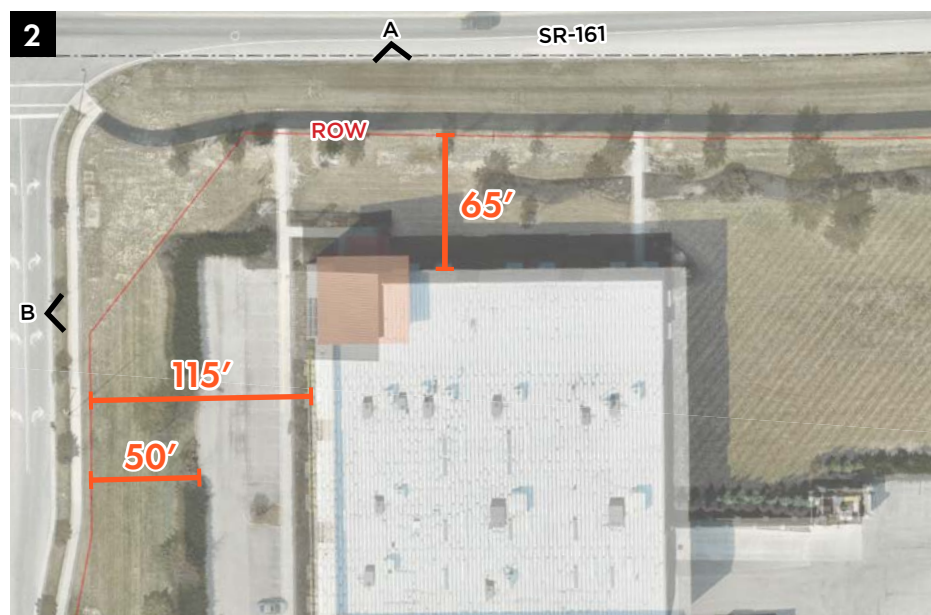
Existing Developments

WEST INNOVATION DISTRICT

Urban Air Trampoline and Adventure Park Dublin Plain City Rd (Major Arterial), WID



Command Alkon (Tuttle Emerald Development LLC) Dublin Plain City Rd (Major Arterial), WID



Seasonality

WEST INNOVATION DISTRICT



Summer

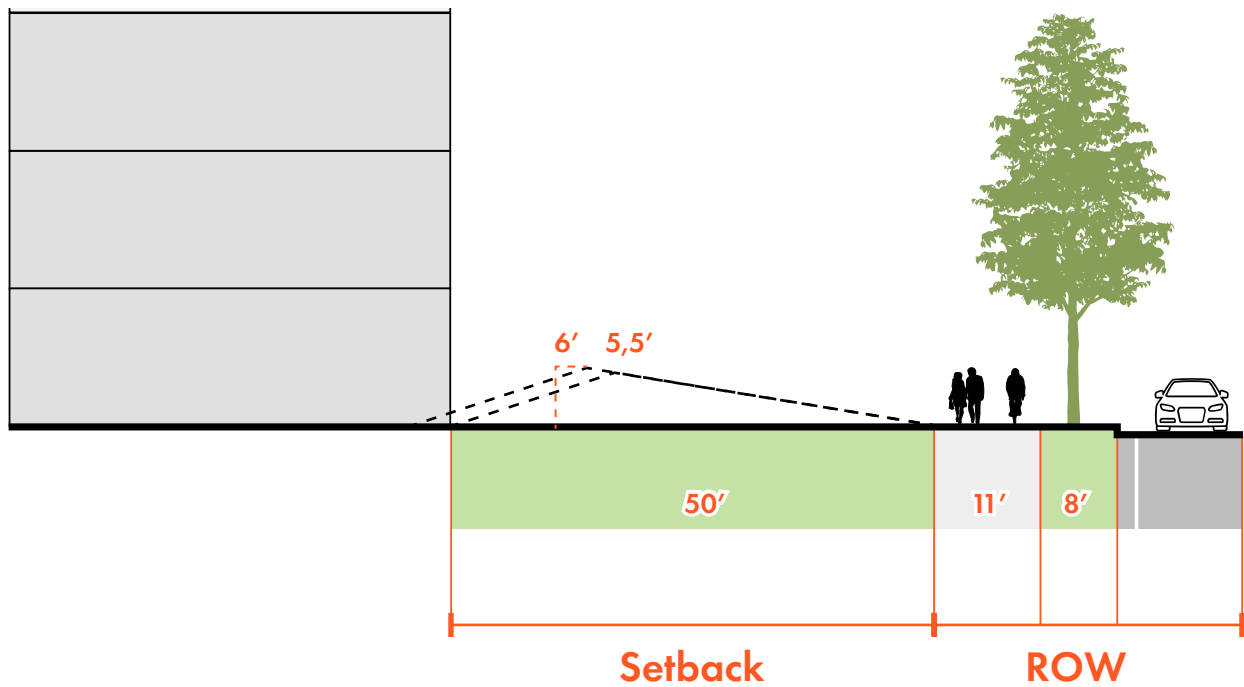


Winter

Arterial Streets

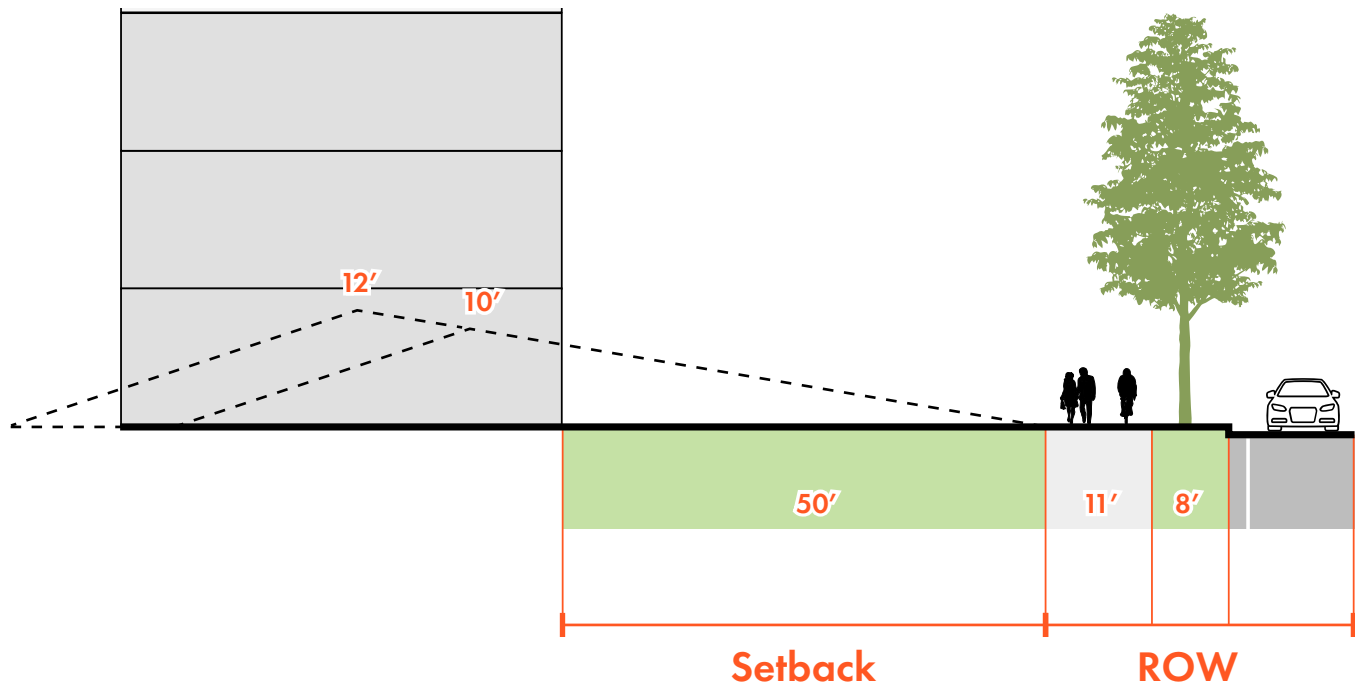
50' SETBACK (CURRENT REQUIREMENTS)

Mound Height: 6'



Height	5,5-6'
Setback	50 ft
Mounding	Front slope - 6:1 Back slope - 3:1

Mound Height: 10-12'



Height	10-12'
Setback	50 ft
Mounding	Front slope - 6:1 Back slope - 3:1

Key Takeaways

EXISTING CONDITIONS ASSESSMENT

- Original WID setbacks and screening were established following traditional Dublin landscape treatments intended to screen parking lots while retaining views to corporate office buildings from the public right-of-way; considerations should be made for changes to standards.
- Additional setbacks may be needed to accommodate desired mounding in some locations.
- Landscape and planting strategies can be updated to align with best practices to support long-term tree health, species variety, and sustainability.
- Setbacks provide an opportunity for placemaking, highlight Dublin character, and passive recreation.

MOUND, LANDSCAPE, & SETBACK CONSIDERATIONS

Maintaining Rural Character

WHAT IS THE APPROACH?

Given that the current WID landscape character is primarily agricultural and rural, the approach to planting and design within development setbacks should aim to maintain this character, as recommended in the Envision Dublin Community Plan.

HOW TO IMPLEMENT

- Preserve tree rows & stands of trees (especially along field edges)
- Native grasslands/prairie and open canopy plantings along road corridors
- Periodic small structures /uses close to road (house, gas station, church, graveyard, etc.)
- Periodic vistas with long views into space - farm field, pasture, horse farm, prairie

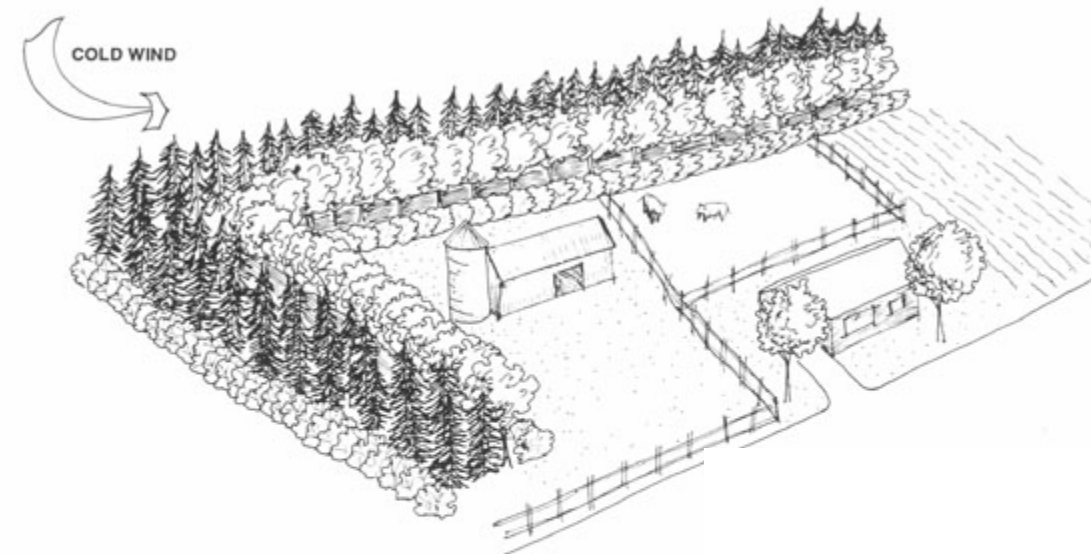


Maintaining Rural Character

RURAL "WIND BREAKS"

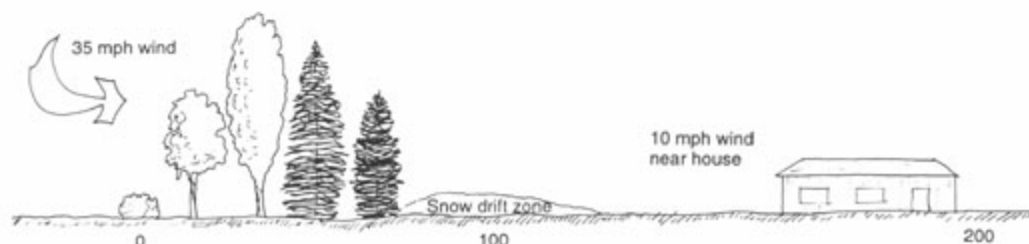
Windbreaks or shelter belts have historically been implemented in rural or agricultural contexts for property delineation or soil conservation.

Figure 3. Farmstead Windbreak.



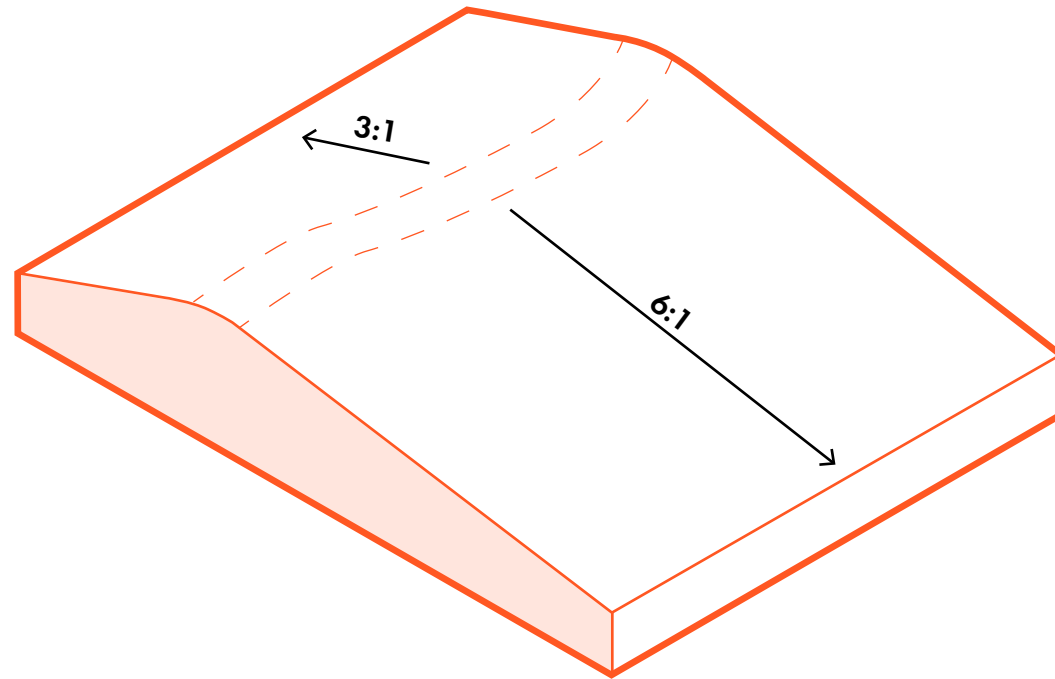
SNOW AND WIND PROTECTION

Windward row 100-200 feet from area or building needing protection



Slopes

MOUNDING CONSIDERATIONS



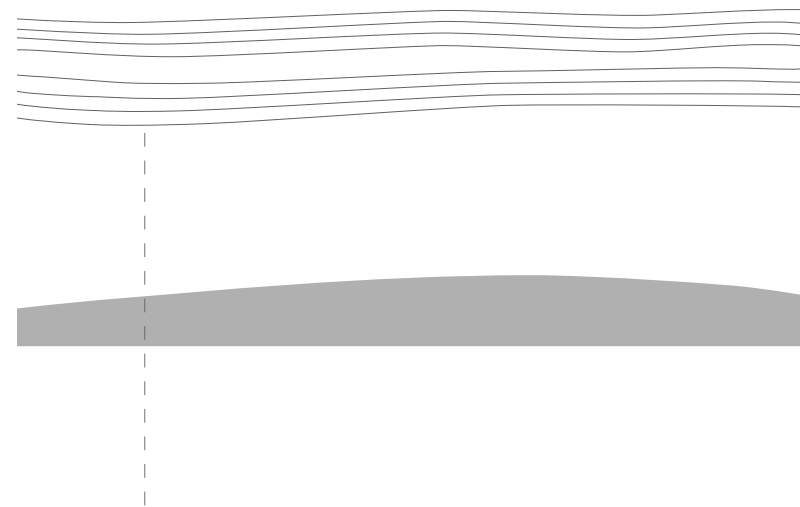
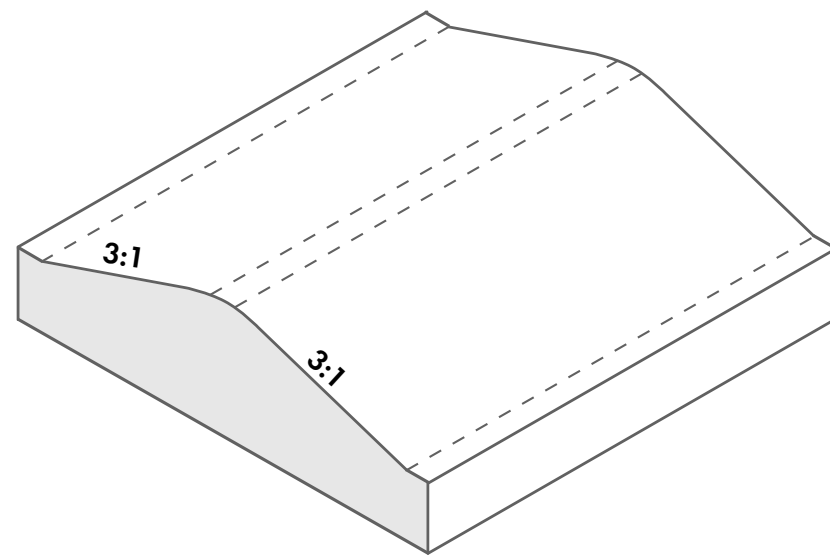
- 6:1 average slope (max) on the public side is our recommendation for a naturalized condition.
- 3:1 slope on the private side to reduce the depth of the slope and maximize developable land.



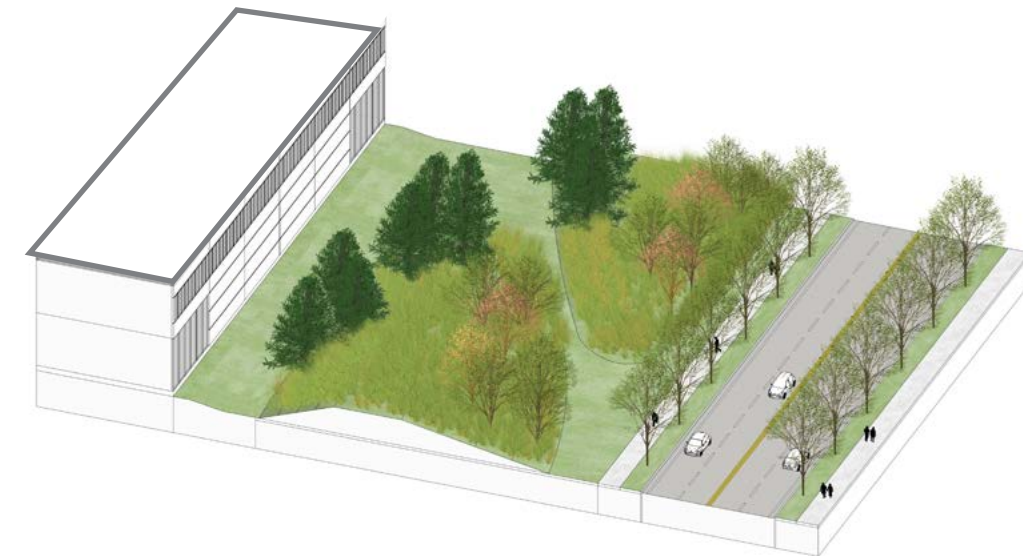
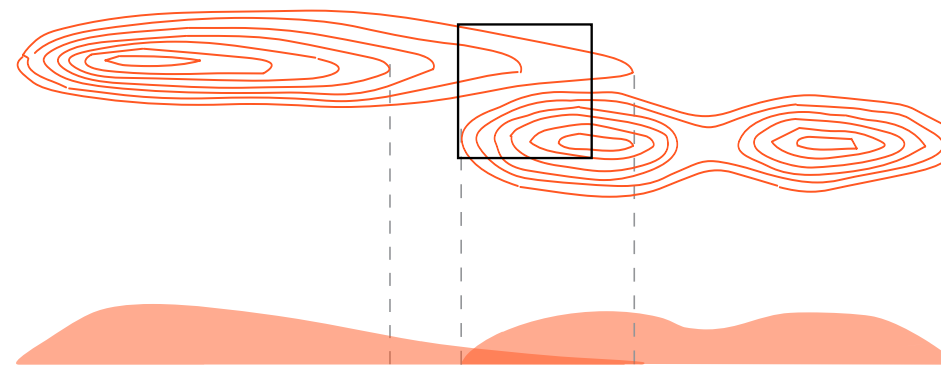
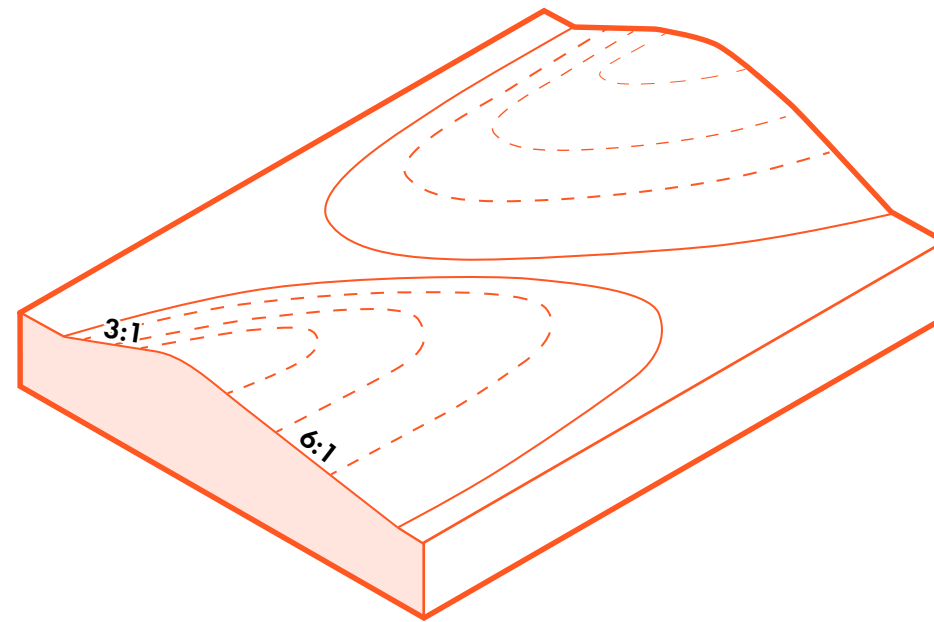
Overlapping & Undulating

MOUNDING CONSIDERATIONS

Traditional toothpaste mounds

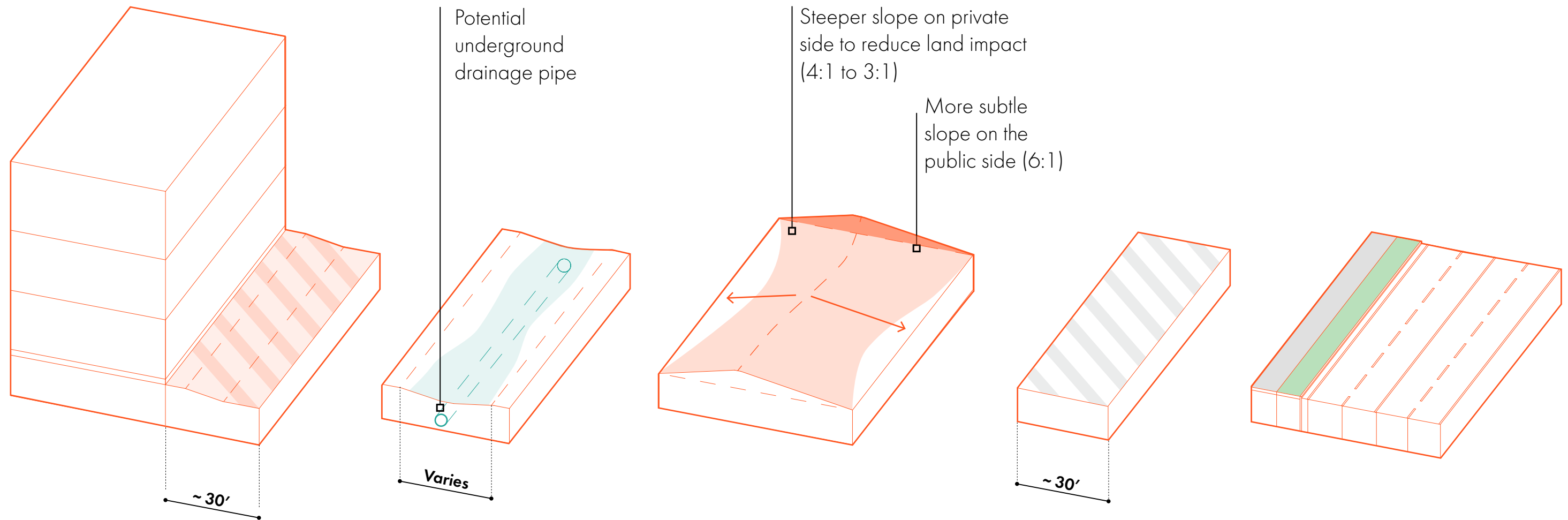


Overlapping/undulating mounds



Components

MOUNDING CONSIDERATIONS



Building runoff

Space between mound and building face for drainage, user access/circulation, and emergency access.

Development stormwater & mound runoff

Space at the base of each side of mound for water runoff. This zone can be utilized for development stormwater requirements.

Mounds

Height of the berm:
6'to 14'

Potential underground utility easement

Right-of-Way

Stormwater Considerations

TWO APPROACHES

While meeting the screening goals is the primary priority, in areas where setback space allows for stormwater management, there are two approaches:

When setbacks are limited and/or screening is the priority:

Stormwater can be managed on the private side of the screening components, designed in a more engineered format.

When space allows, and there is a desire to integrate water into the public view:

Stormwater can be designed/integrated into the landscape setbacks where screening is less of a priority.

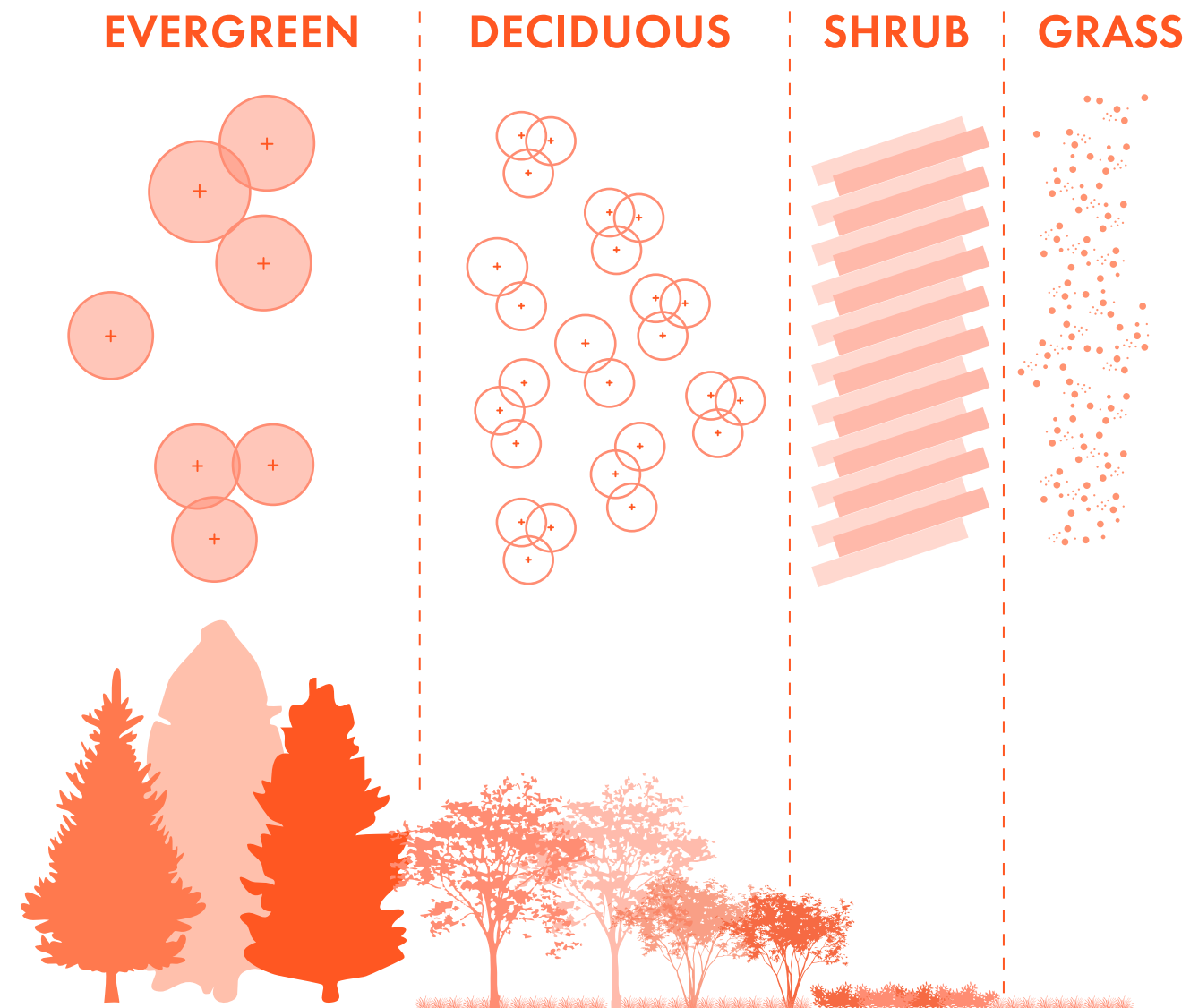
Stormwater interventions can vary anywhere from smaller 6-8' swales and linear rain gardens to larger detention ponds or constructed wetlands.



Layered Approach

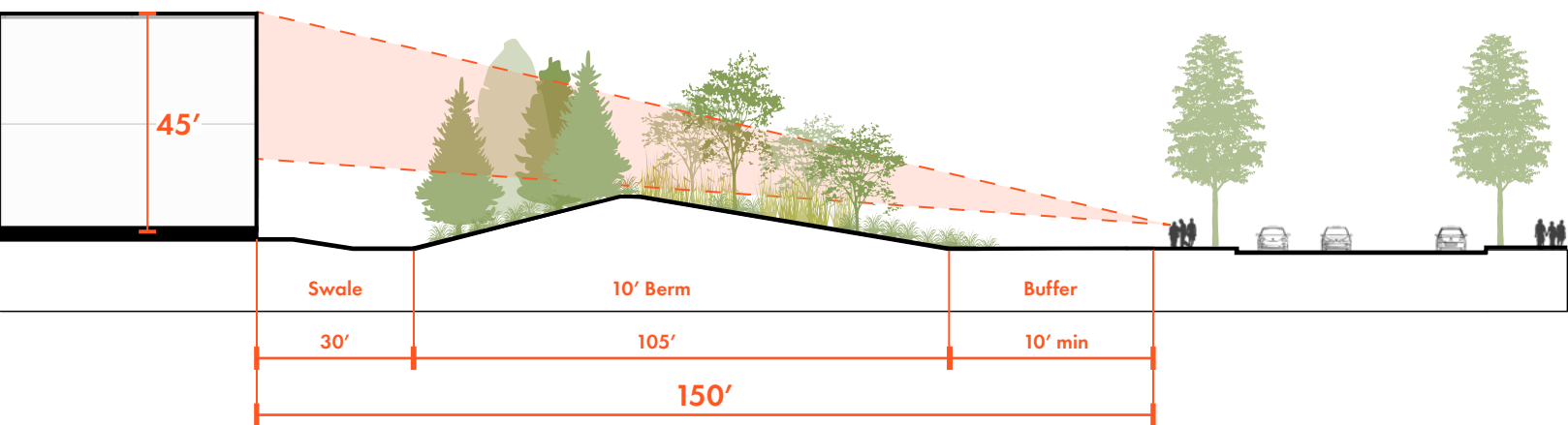
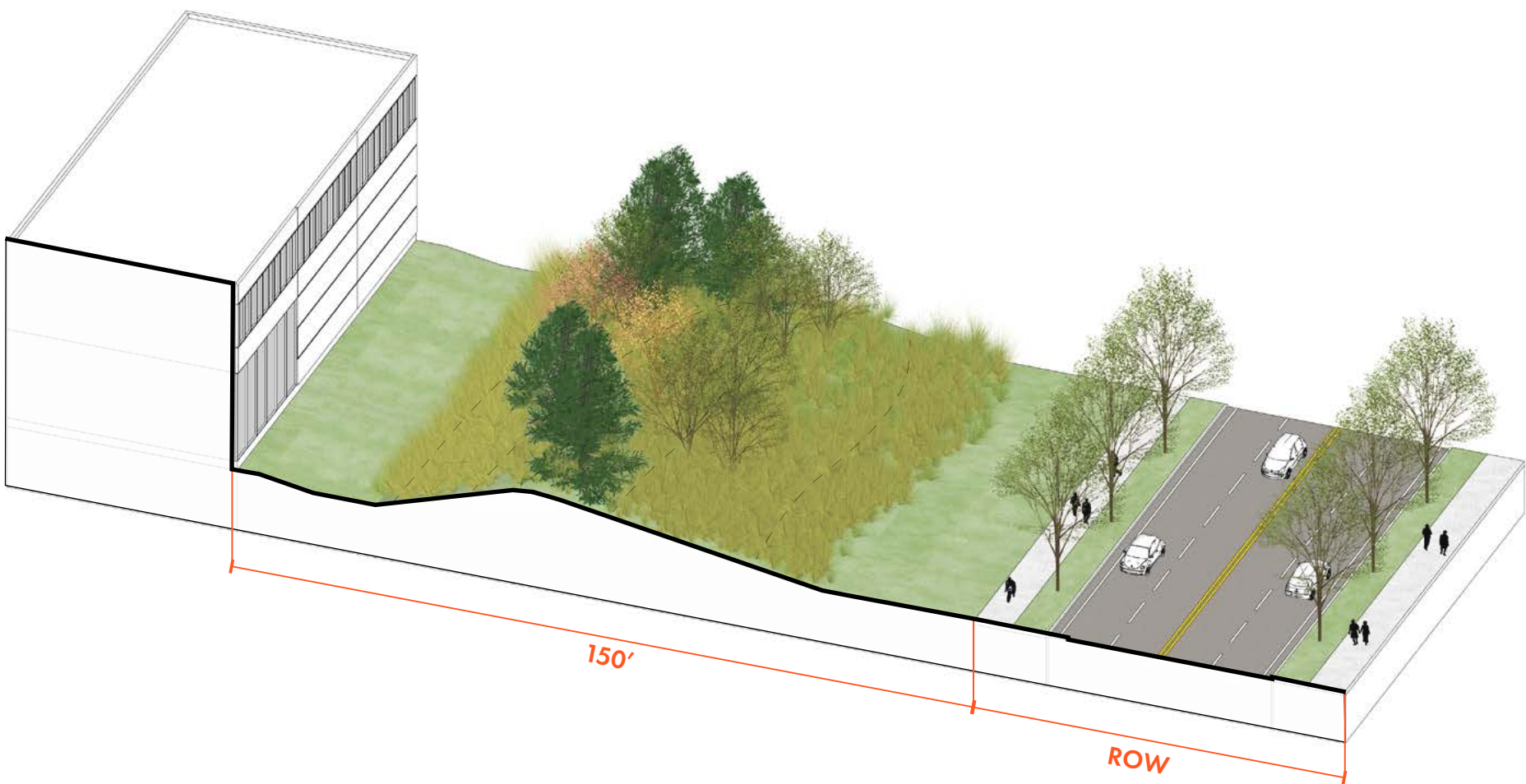
PLANTING CONSIDERATIONS

With or without mounds, planting should occur in four layers of naturalized “drifts” or organic groupings of trees. Consider optional shrub layer planted in rows to mimic agricultural planting.



10' Berm Height

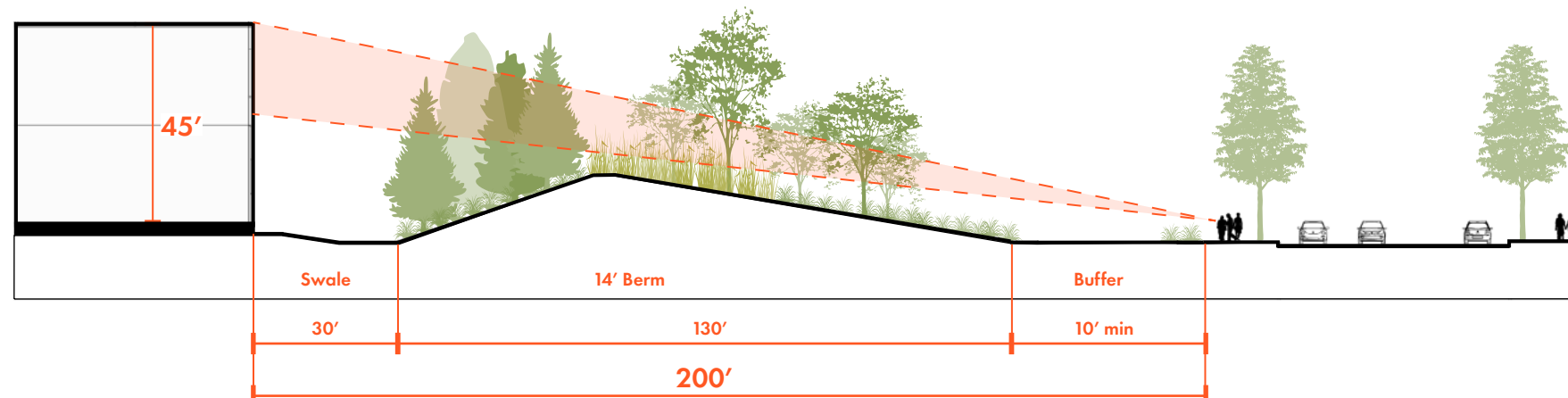
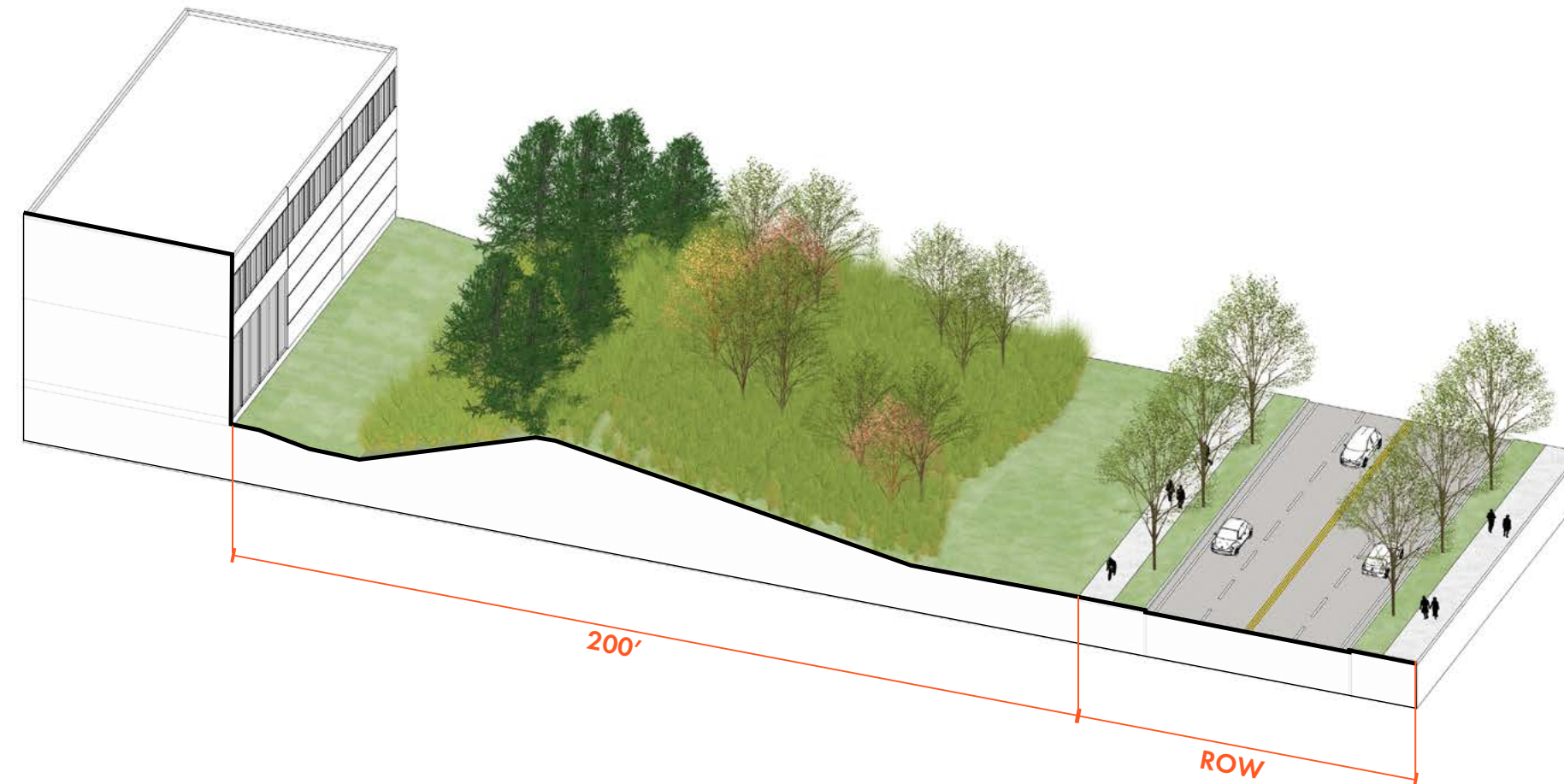
150' SETBACK (MINIMUM)



10' height berm with the front slope of 6:1 and a back slope 4:1	
Height	10 ft
Setback	150 ft
Swales	Swale located on the private side of the berm to drain away from building.
Plants	<ul style="list-style-type: none">- Evergreen clusters on private slope of mounds, deciduous clusters on public slope- No-mow or meadow grasses on front slope of mound- Mown turf in 10' R.O.W. buffer

14' Berm Height

200' SETBACK (MINIMUM)



14' height berm with the front slope of 6:1 and a back slope 3:1

Height 14 ft

Setback 200 ft

Swales Swale located on the private side of the berm to drain away from building.

Plants

- Evergreen clusters on private slope of mounds, deciduous clusters on public slope
- No-mow or meadow grasses on front slope of mound
- Mown turf in 10' R.O.W. buffer

Balancing Setbacks and Developable Land

ADDITIONAL CONSIDERATIONS

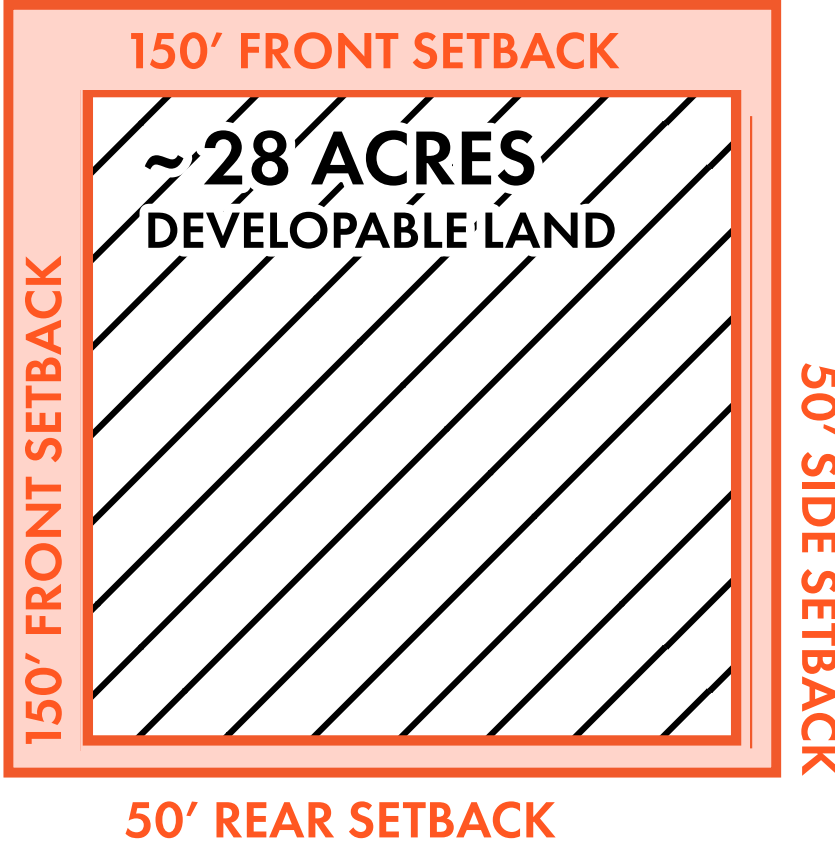
120' SETBACKS

40 ACRE PARCEL



150' SETBACKS

40 ACRE PARCEL



200' SETBACKS

40 ACRE PARCEL



DISTRICTWIDE APPROACH

Setback Approaches



ENHANCED BUFFERING

*Primary Screening
(Service Areas, Buildings, Parking)*



TRADITIONAL LANDSCAPE

*Limited Condition Screening
(Service Areas, Parking)*



ICONIC MOMENTS

*Gateway Opportunities
(Entry Experience, Roundabouts, Transition Zones)*

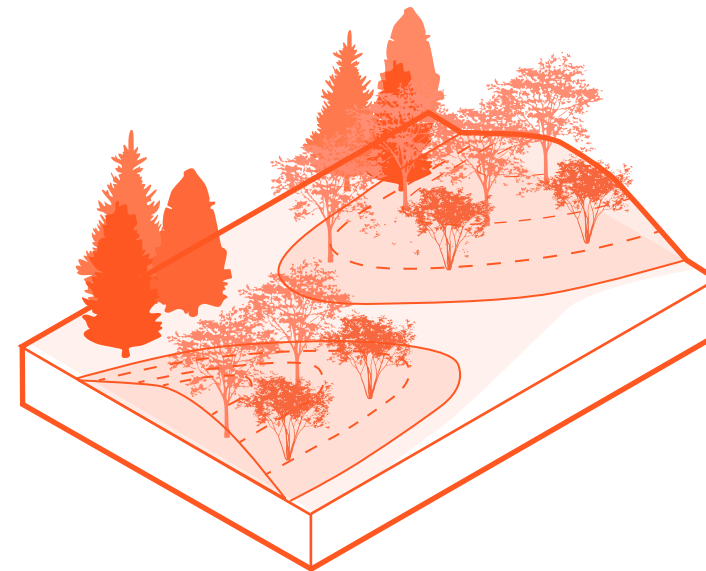
What Does This Mean in Terms of Landscape?

SETBACK APPROACHES

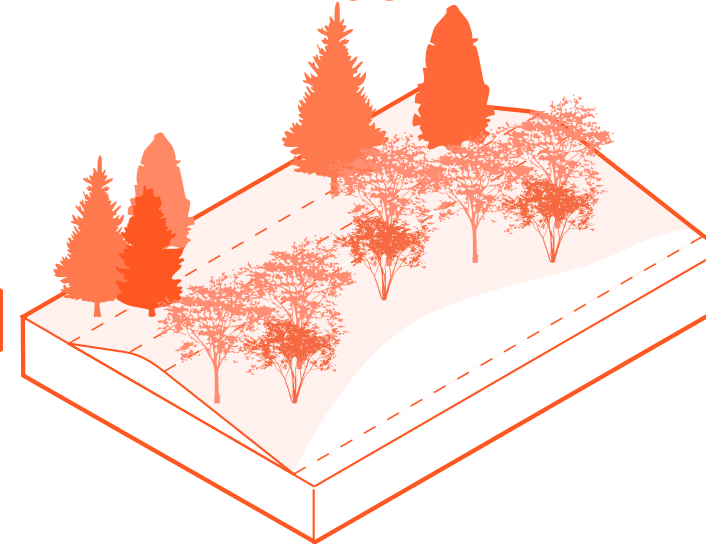
Varying conditions with consistent character.

Creating environmental corridors and new habitats.

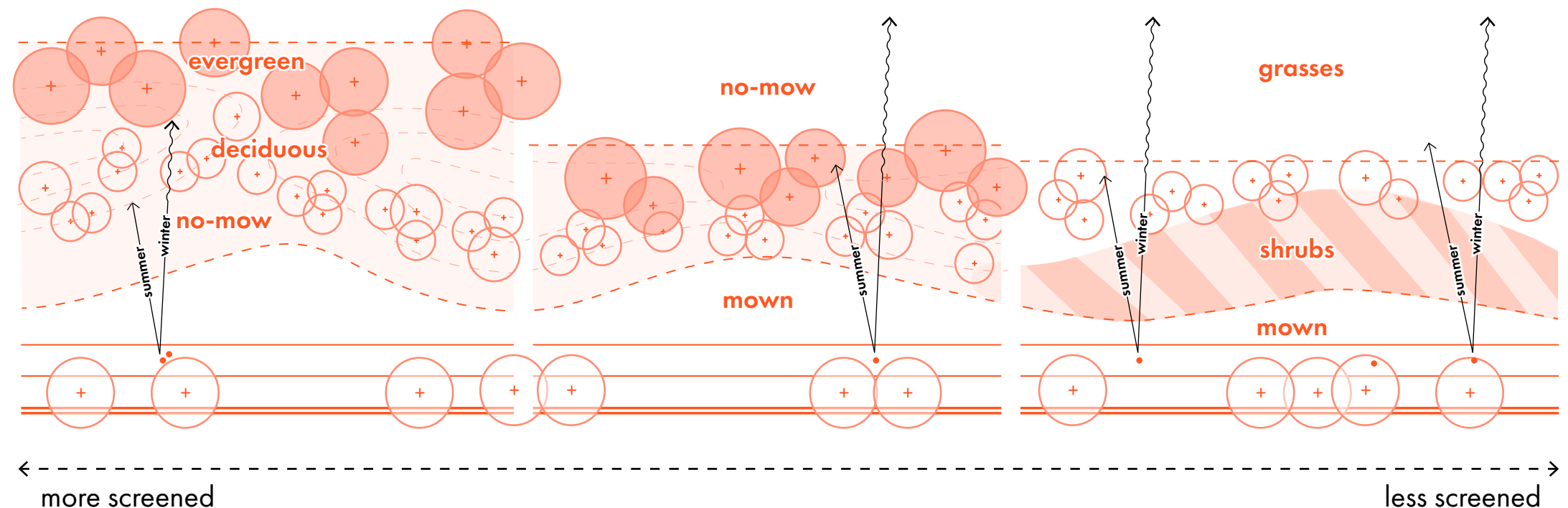
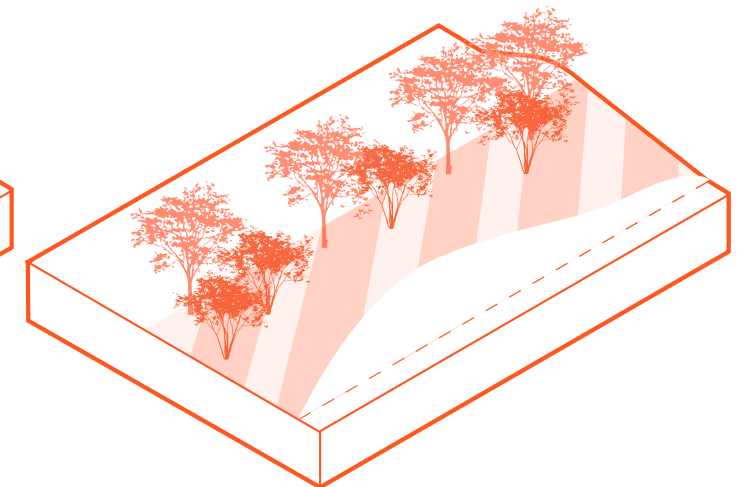
ENHANCED
BUFFERING



TRADITIONAL
LANDSCAPE



ICONIC
MOMENTS



Enhanced Buffering

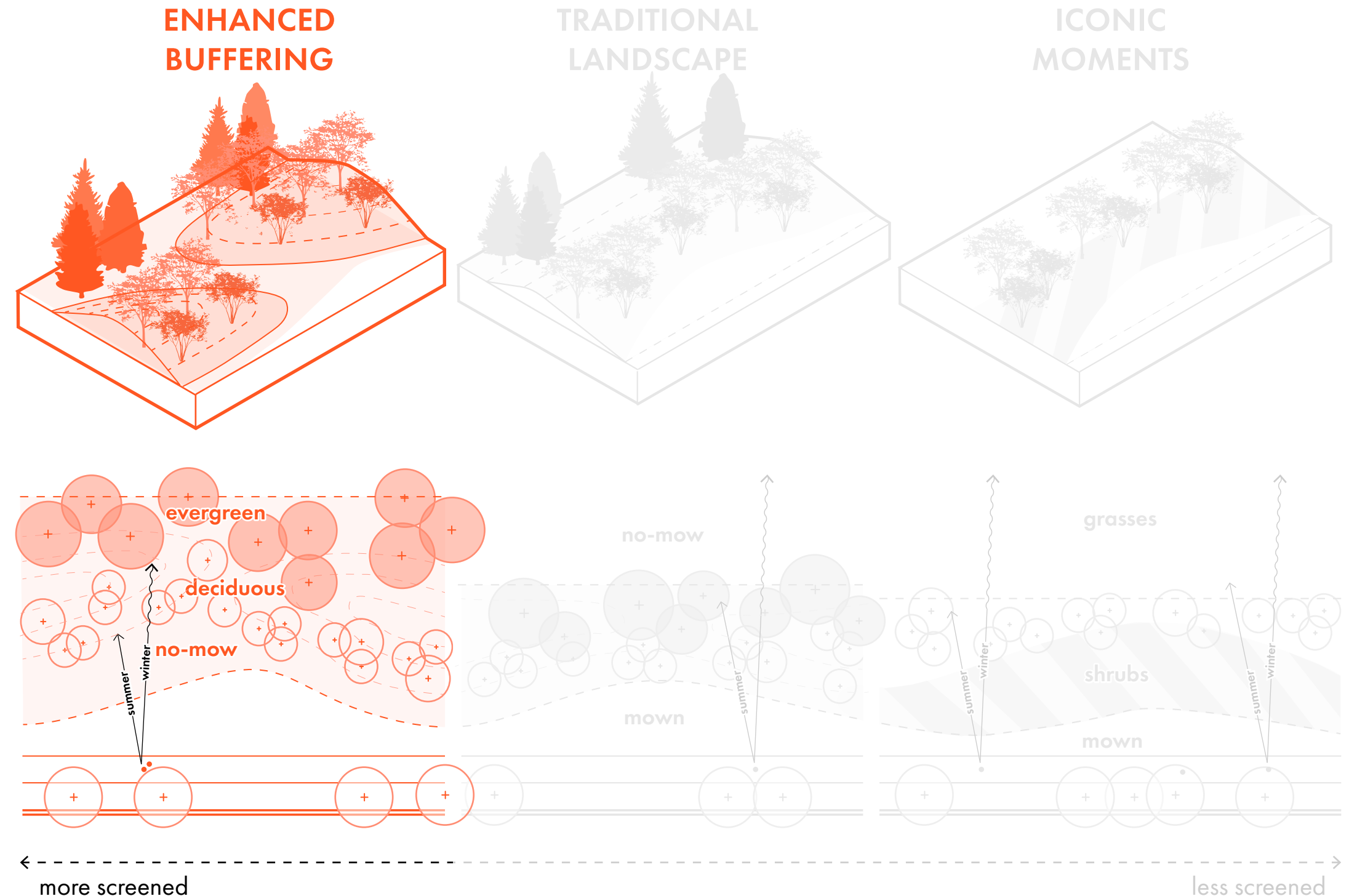
SETBACK APPROACHES

Key Considerations

- Large, overlapping and undulating planted mounds
- Provides the most screening
- Suitable for areas of adjacent residential and industrial development

WHERE TO IMPLEMENT

- Along key public arterials when space allows
- Corridors adjacent to residential land uses



Traditional Landscape

SETBACK APPROACHES

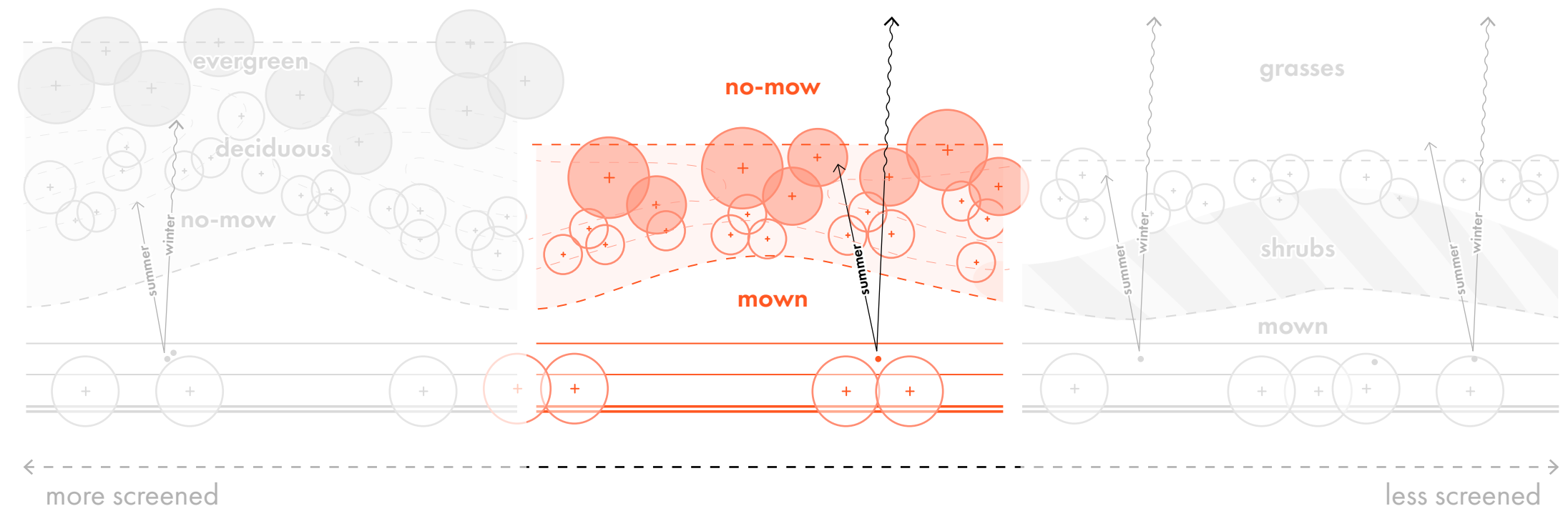
Key Considerations

- Little to no mounding, used to screen parking or small utility areas
- Screening achieved with dense planting
- Allows some visibility to building architecture
- Suitable for areas of adjacent industrial development or key architecture to showcase



WHERE TO IMPLEMENT

- Along corridors adjacent to other industrial land uses or interior roads within industrial parks
- Areas where architecture /development can be showcased



Iconic Moments

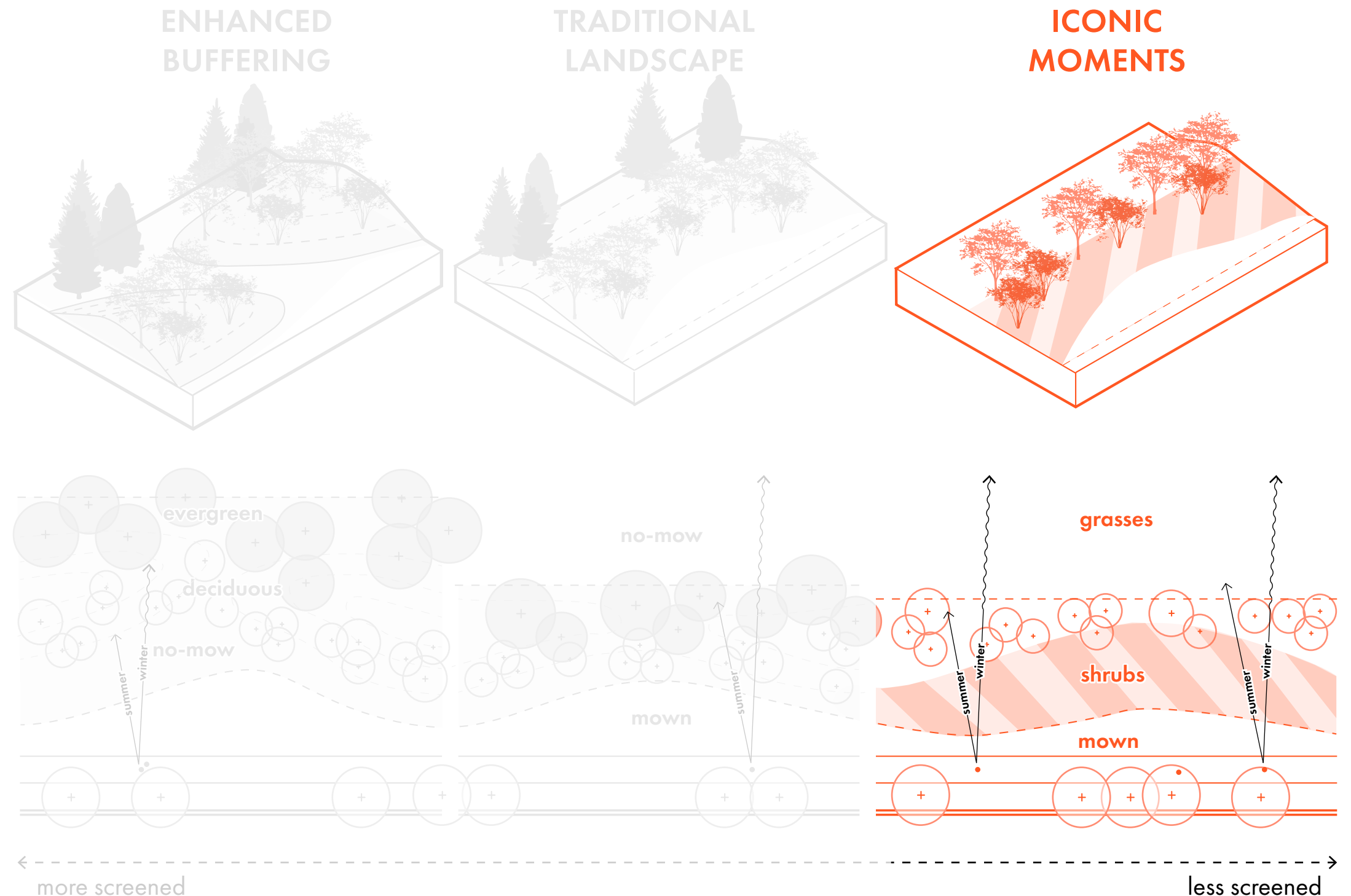
SETBACK APPROACHES

Key Considerations

- Sculptural mounding and/or planting
- Allows most visibility
- Suitable for key intersections and transitional moments
- Artwork and placemaking

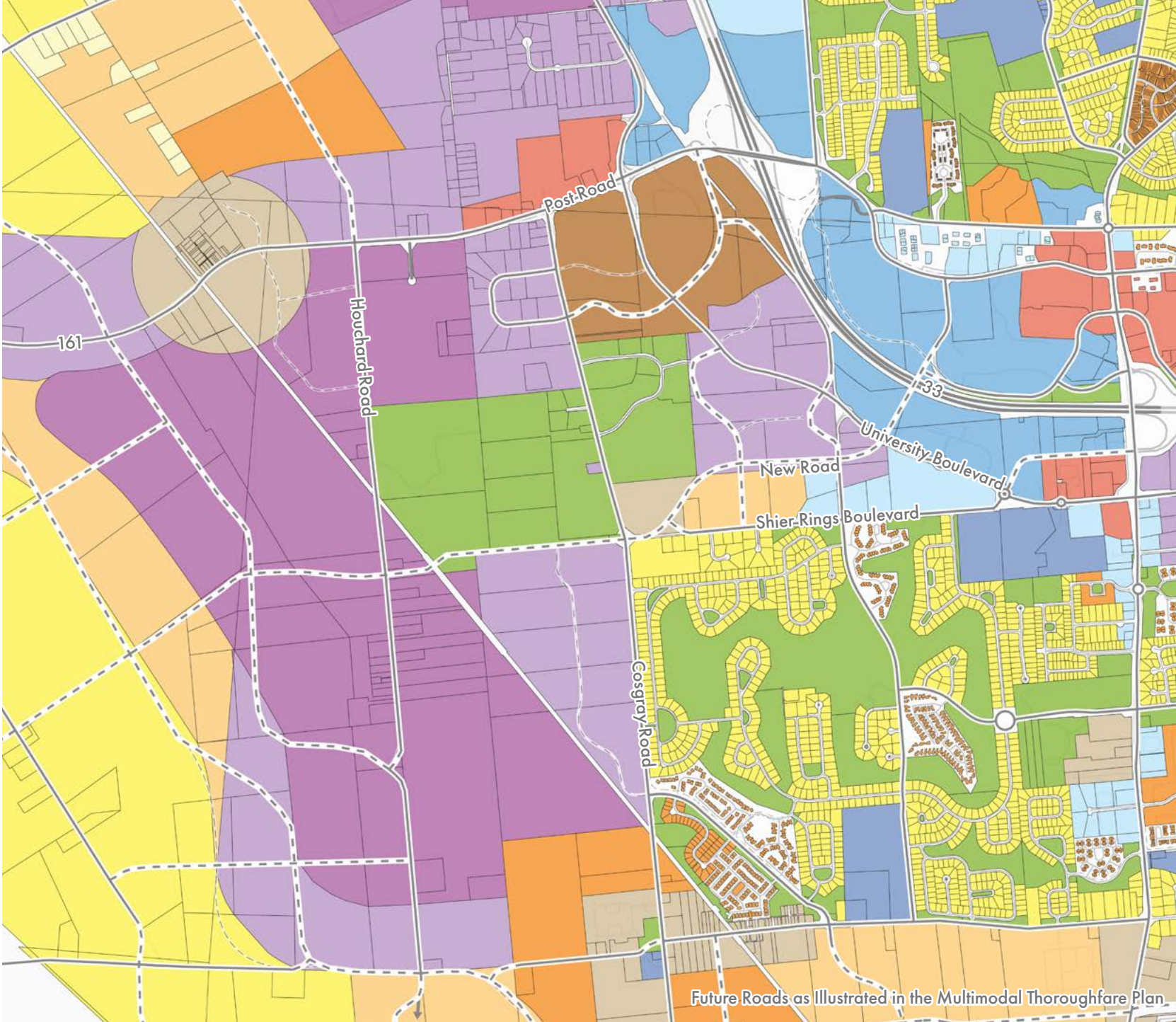
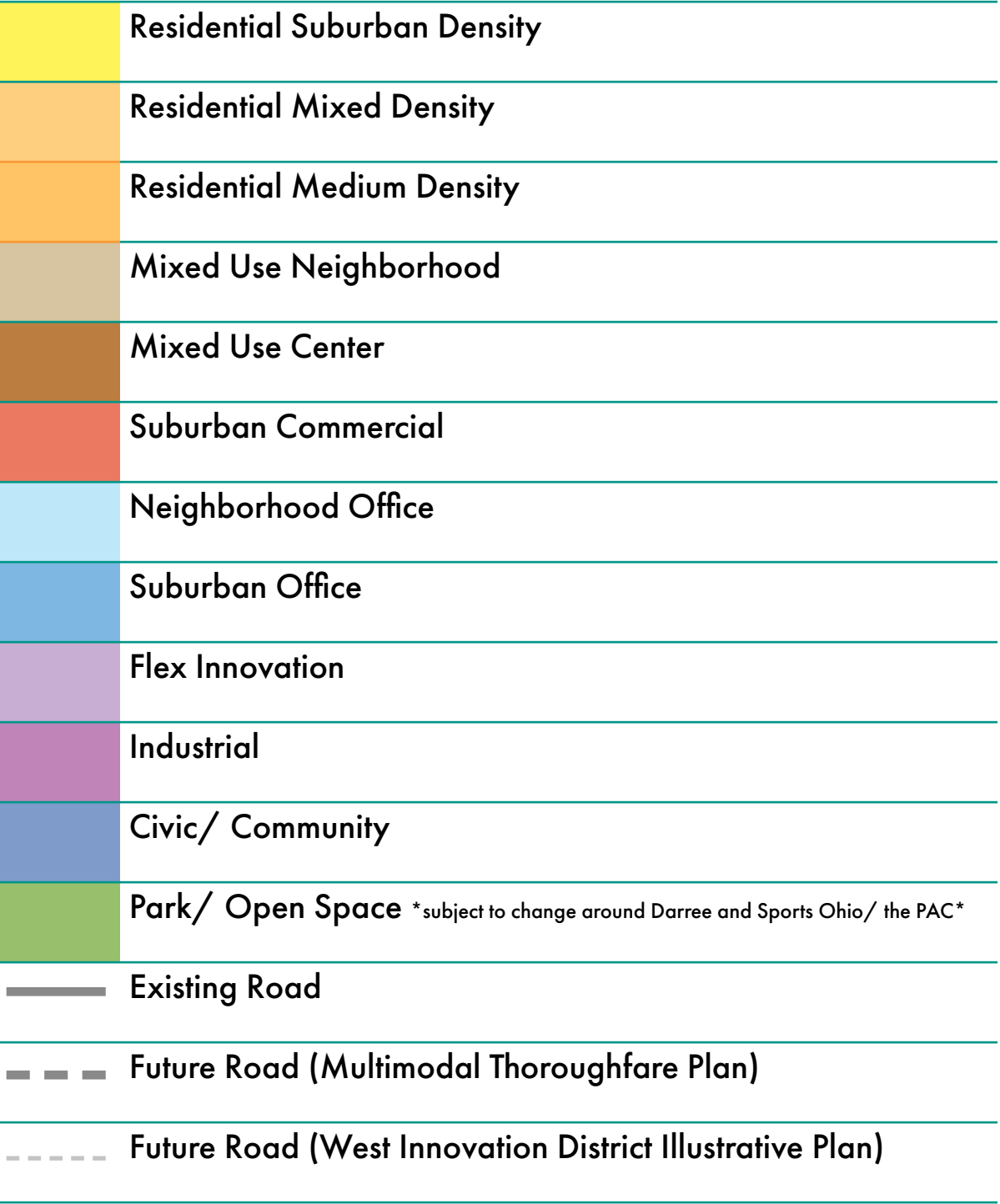
WHERE TO IMPLEMENT

- Key intersections and roundabouts
- Areas where development is to be showcased or highlighted
- Transition zones from mixed use to industrial
- Primary site entries



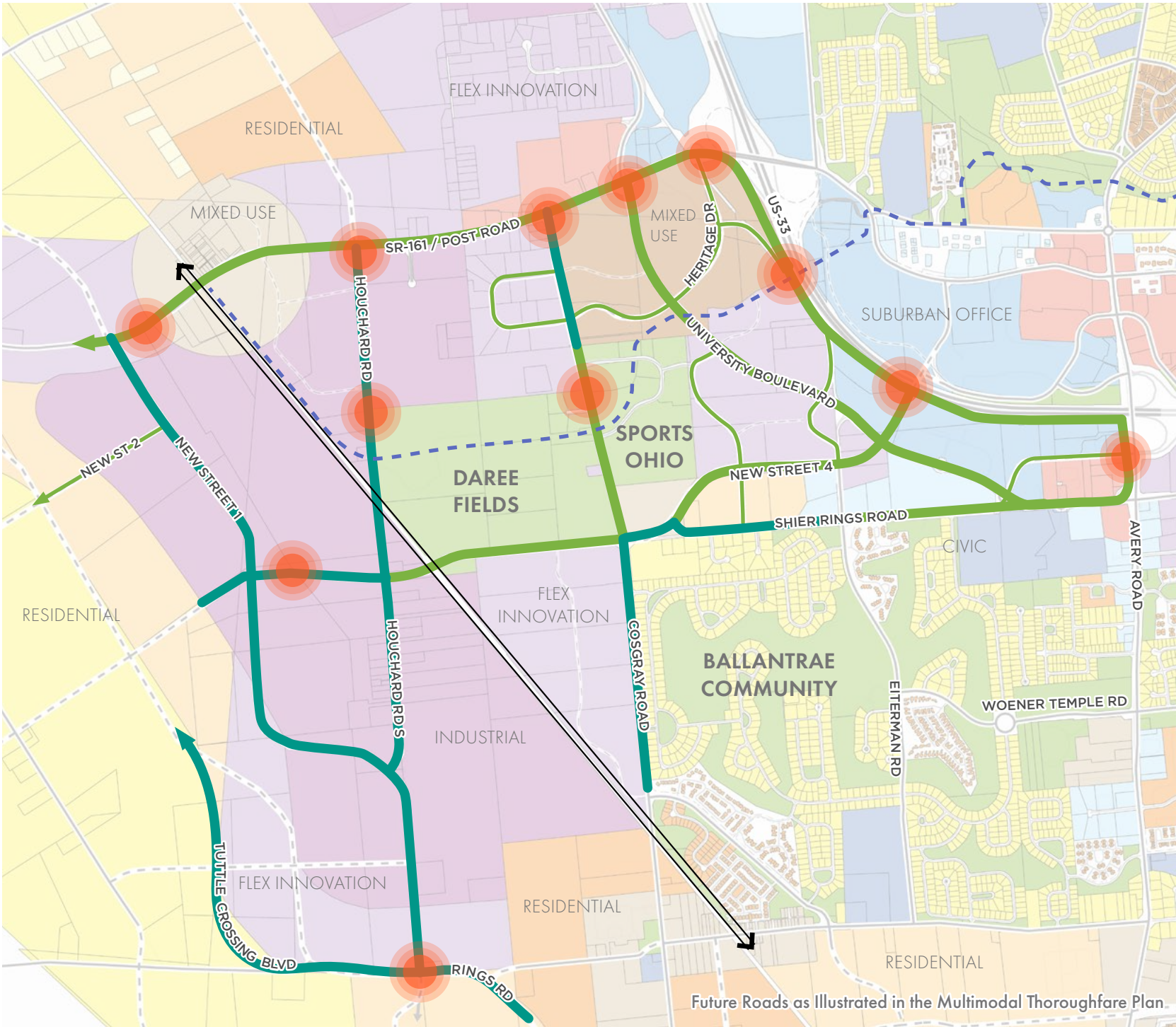
Implementation Considerations

FUTURE LAND USE



Implementation Considerations

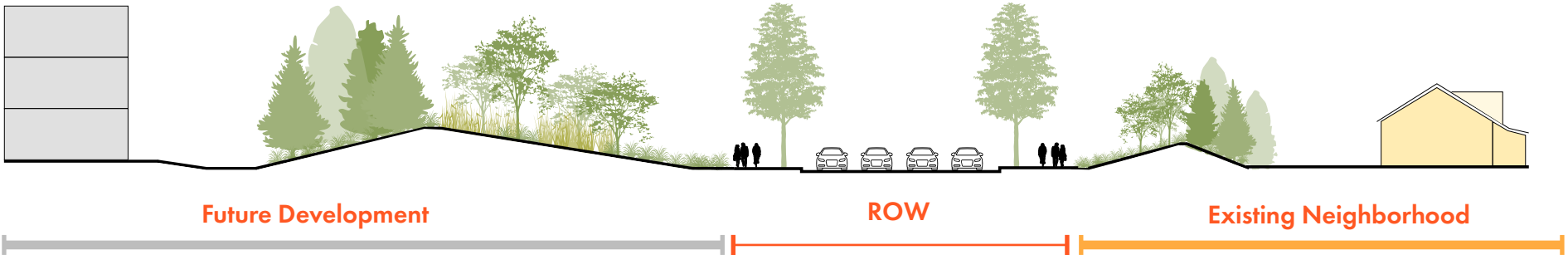
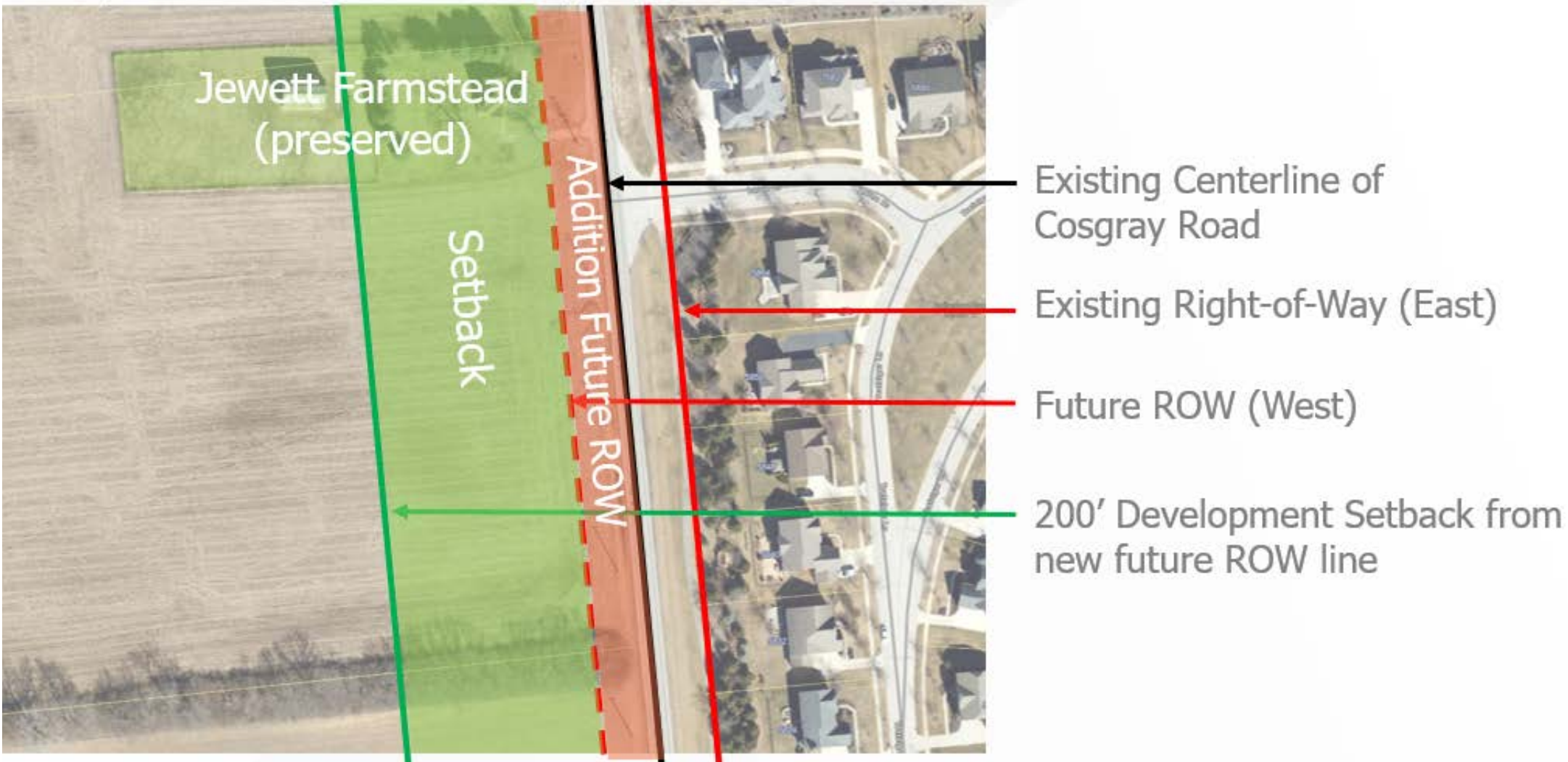
- Enhanced Buffering
- Traditional Landscape
- Iconic Moments (intersections)
- Preferred Signature Trail Route



PROPOSED ID-6 CONSIDERATIONS

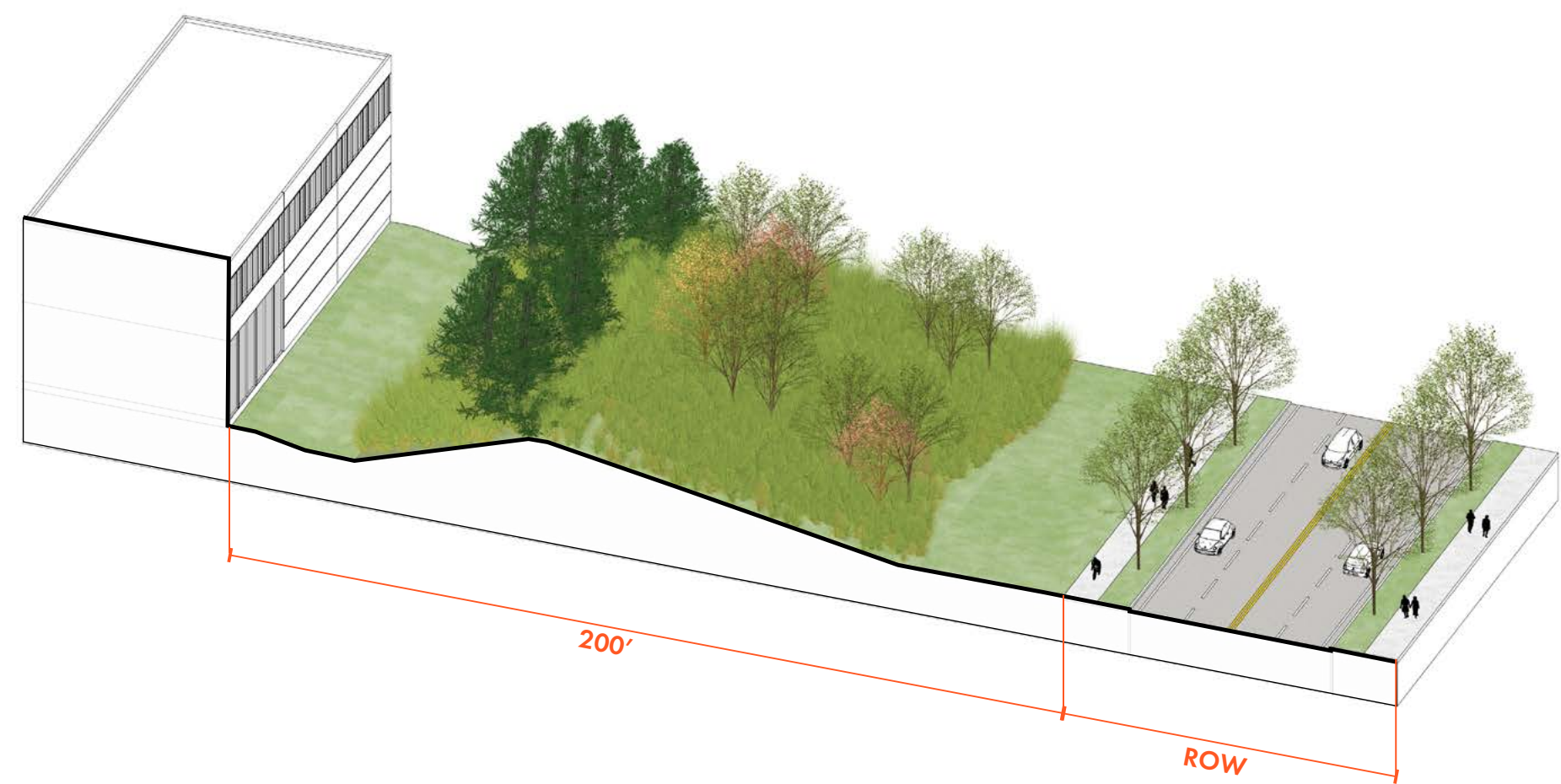
Enhanced Buffering

SETBACK APPROACH



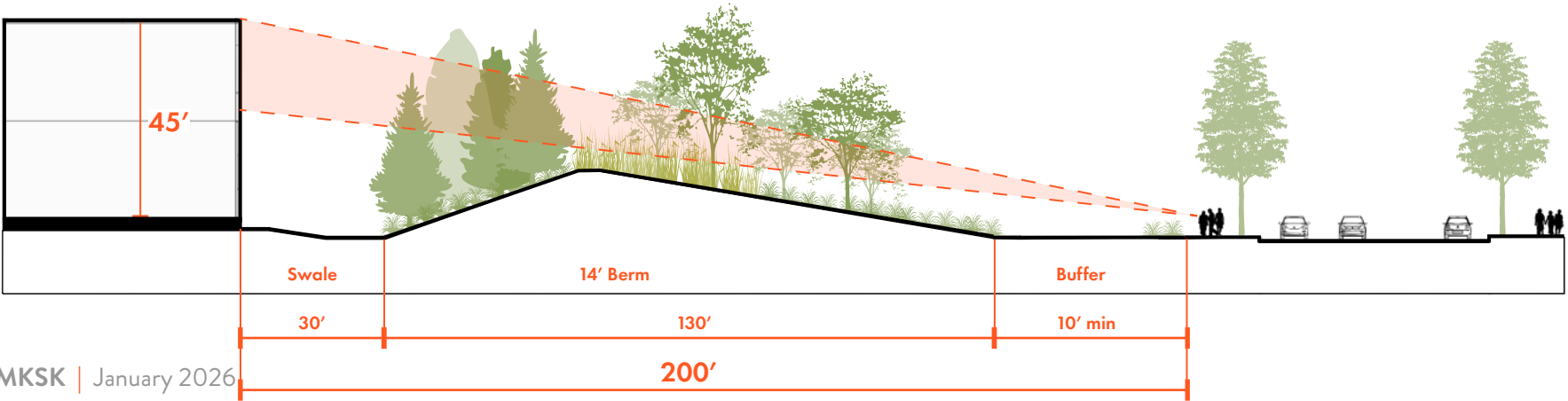
10'-14' Berm Height (Cosgray Rd)

200' SETBACK



10'-14' height berm with the front slope of 6:1 and a back slope 3:1

Height	14 ft
Setback	200 ft
Swales	Swale located on the private side of the berm to drain away from building.
Plants	<ul style="list-style-type: none">- Evergreen clusters on private slope of mounds, deciduous clusters on public slope- No-mow or meadow grasses on front slope of mound- Mown turf in 10' R.O.W. buffer



Cosgray Road

CONCEPTUAL VISUALIZATION (10'-14' MOUNDING)



Cosgray Road & Shier Rings Road

CONCEPTUAL VISUALIZATION (8'-14' MOUNDING)



Discussion Questions

- 1) Is the Commission supportive of the code direction presented within the ID-6 roadmap?
- 2) What recommendations or revisions would the Commission recommend for the ID-6 roadmap?
- 3) Is the Commission supportive of the proposed landscape and mounding treatments within the 200-foot setback?