

PLANNING REPORT

Planning and Zoning Commission

Thursday, August 20, 2026

COTA Park and Ride – Temporary Location 26-044CU

<https://dublinohiousa.gov/pzc/26-044>

Case Summary

Address	PID: 273-013215
Proposal	Request for review and approval of a Conditional Use for a temporary relocation of a park and ride facility.
Request	Request for review and approval of a Conditional Use under the provisions of Code Section §153.236.
Zoning	BSD-SRN, Bridge Street District, Scioto River Neighborhood
Planning Recommendation	<u>Approval of the Conditional Use</u> with condition
Next Steps	Upon review and approval of the Conditional Use (CU), the applicant may be eligible to apply for any necessary building or site permits.
Applicant	James Peltier, Crawford Hoying
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us



Community Planning and Development



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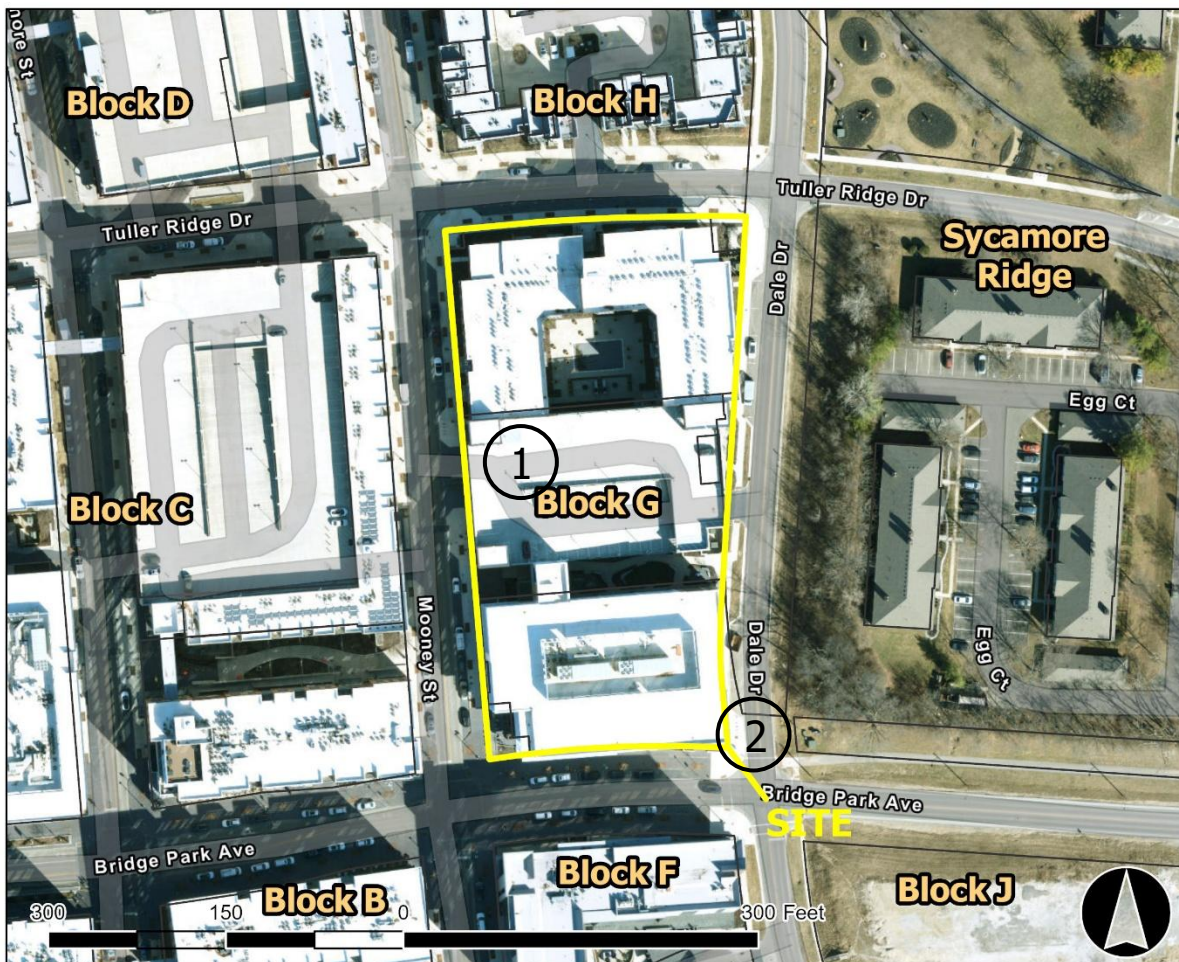
Site Location Map

26-044CU - COTA Park and Ride - Temp Location



Site Features

- 1 Block G Garage
- 2 Bus Stop Location



1. Introduction

Request

Review and approval of a Conditional Use for the relocation of an existing COTA Park and Ride facility. The relocation is required due to the current construction at Bridge Park, Block J.

2. Background

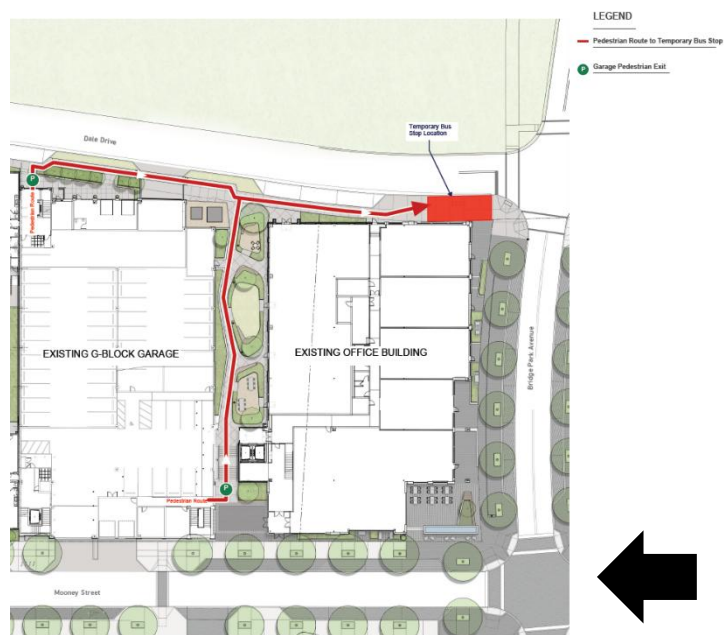
Site Summary

The temporary relocation will occupy a portion of the Bridge Park, Block G parking garage, which is located on a 0.77-acre site and zoned BSD, Scioto River Neighborhood. The parking garage was approved as part of Block G in 2021 and includes 328 parking spaces. The permanent location for the Park and Ride will be located at the Block J parking garage, which was approved via a Conditional Use in 2025. Block J is located southeast of Block G.

3. Project

Temporary Relocation

As part of the Block J project, the permanent location of the COTA Park and Ride was reviewed and approved by Planning and Zoning Commission in 2025. The permanent location will be within the Block J parking garage, with loading spaces for buses south of the garage (westbound on Banker Drive). The existing Park and Ride is located where Phase 2 of Block J is anticipated to be developed. No plans for phase 2 have been reviewed or approved by PZC at this time.



In anticipation for Phase 2 and to accommodate the necessary development of Phase 1 of the Block J development, the applicant has worked with Dublin Staff and COTA to identify a temporary location for the existing Park and Ride at Block G. This temporary location is proposed to use the Block G parking garage for passenger parking and loading zones southbound on Dale Drive. The temporary bus loading zone will remove 1 existing street parking space, with loading occurring in the southbound travel lane. Additional right-of-way improvements include a bench for passengers and a COTA sign pole adjacent to the loading zone. These improvements do not require PZC review. The applicant should work with Staff to finalize the details of the bench and sign, subject to Staff approval. Once the permanent Park and Ride location is completed, the site and any Park and Ride specific improvements would be removed and reverted back to current conditions. No modifications are proposed to the Block G garage.

4. Plan Review

Conditional Use (153.236)	
Criteria	Review
1. Harmonious with the Zoning Code and/or Community Plan.	Criterion Met: The COTA Park and Ride is an existing use in the district that is temporarily being relocated due to existing construction. This use is harmonious with the requirements of the district and Community Plan.
2. Complies with applicable standards.	Criterion Met with Condition: The use meets all applicable zoning standards. The applicant should work with Staff to finalize the details of the bench and sign, subject to Staff approval.
3. Harmonious with existing or intended character of the general vicinity.	Criterion Met: The use currently exists adjacent to the site and will maintain its harmonious state in its temporary location.
4. The use will not have a hazardous or negative impact on surrounding uses.	Criterion Met: The use will not have negative impacts on surrounding uses.
5. The use will be adequately served by public facilities and services.	Criterion Met: The use will be adequately served by public facilities and services.
6. The use will not harm the economic welfare.	Criterion Met: The use will not negatively impact the economic welfare of the area, as the use already exists.
7. The use will not be detrimental to any person, property, or the general welfare.	Criterion Met: The use will not be detrimental to any person or property adjacent to the site.
8. Vehicular circulation will not interfere with existing circulation.	Criterion Met: The use will not interfere with existing circulation.
9. Not detrimental to property values in the vicinity.	Criterion Met: The use will not be detrimental to property values of adjacent sites, since the use is an accessory to the garage.
10. Will not impede the development or improvement of surrounding properties.	Criterion Met: The use will not impede the development or improvement of surrounding properties.

Recommendation

Planning Recommendation: Approval of a Conditional Use with a condition:

- 1) The applicant work with Staff to finalize the details of the bench and sign, subject to Staff approval.