

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

August 10, 2026

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Held

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question. The team is expected to return in November 2026 with a final recommendation.

- ID-2 and ID-3 District Code Amendment Approach

Mr. Hounshell presented a proposed approach for near-term and longer-term refinements to the ID-2 and ID-3 zoning districts within the WID, following the adoption of Ordinance 06-25 on July 1st and Council's direction to outline a strategy for future refinements.

Mr. Hounshell noted that approximately 78 percent of land within the WID is currently zoned or designated for future zoning as ID-2 (Flex Innovation) or ID-3 (Industrial), making any changes to these districts consequential in scope. Near-term refinements would address three areas: identifying currently permitted uses that do not align with the districts' intended character (such as district energy plants and day care facilities); creating targeted performance standards for uses that do align with the district intent (such as manufacturing, assembly, and research and development) when those uses are adjacent to sensitive land uses; and completing a comprehensive setback and screening design manual for the entire 2,200-acre WID, consistent with the approach taken for ID-6 along the road adjacent to Ballantrae. Longer-term refinements would be incorporated into the broader zoning code and subdivision regulations update.

Next steps would include following the standard code amendment process through the Planning and Zoning Commission and then City Council, engaging current and future ID-2 and ID-3 property owners, meeting with Washington Township to share the approach and gather feedback, and targeting completion of near-term amendments by the end of 2026.

No public comment was received.

Ms. Kramb and Ms. Alutto both emphasized the importance of a broad and proactive public communication effort, ensuring that all individuals and stakeholders who have been engaged throughout the WID rezoning process receive notice when items proceed to the Planning and Zoning Commission and to Council, rather than relying on the standard radius-based notification. Ms. Johnson suggested that the existing WID webpage be maintained as a central information hub throughout this process.

Dr. Lam expressed strong support for the two-track approach and specifically noted the importance of extending the setback and screening design manual to include ID-2, which had been excluded from the portion previously completed for ID-6.

Mayor Amorose Groomes expressed that the near-term use and standard refinements are particularly important to the development community, which is awaiting clarity on setbacks and screening in order to plan projects, and that longer-term code integration will be valuable in resolving cross-references and definitional dependencies that currently create ambiguity.

Mayor Amorose Groomes moved to direct staff to proceed with the Code Amendment process as presented.

Ms. Alutto seconded the motion.

Vote on the motion: Ms. Johnson, yes; Ms. Kramb, yes; Ms. Alutto, yes; Mr. Keeler, yes; Dr. Lam, yes; Vice Mayor De Rosa, yes; Mayor Amorose Groomes, yes.

- Acceptance of 2026 TIRC Reports – Franklin, Union and Delaware Counties