



**Division of Planning**  
5200 Emerald Parkway • Dublin, OH 43017-1090  
Phone: 614.410.4600

# Memo

**To:** Members of Dublin Planning and Zoning Commission  
**From:** Jennifer M. Rauch, AICP, Director of Planning  
**Date:** March 4, 2021  
**Initiated By:** Nichole M. Martin, AICP, Planner II  
**Re:** City Hall Rezoning – Coffman Park PUD, Planned Unit Development District

## Summary

Staff is seeking review and a recommendation of approval on a proposal to rezone the new City Hall building, located at 5555 Perimeter Drive, from SO, Suburban Office and Institutional District to PUD, Planned Unit Development District – Coffman Park to complete the Coffman Park municipal complex. The site is comprised of two parcels: PID 273-012334 that is approximately 1.87 acres in size containing City Council Chambers, and PID 273-01233 that is approximately 2.57 acres in size containing City Hall administrative offices.

## Background

The Coffman Park PUD was originally established in 1994 (Ordinance 18-94), which incorporated 28 acres of parkland zoned R-1, Restricted Suburban Residential District with an additional 18 acres to facilitate development of municipal facilities including the Dublin Recreation Center while also enhancing active and passive parkland opportunities in the City.

In 2007, Ordinance 91-07 rezoned four parcels, located along Post Road, totaling 7.5 acres into the Coffman Park PUD from the R-1 District including the Nyrop home, which has since been demolished. At the time, the expansion accommodated additional parks operations and facility needs.

In 2011, Ordinance 35-11 expanded the Coffman Park PUD to include approximately 42 acres south of (former) Post Road and north of U.S. 33. This rezoning included the Dublin Justice Center located at 6565 Commerce Parkway.

## Details

Included in your packet are proposed amendments to the Coffman Park PUD development text to incorporate the new City Hall. The overview sections of the development text are proposed to be updated to reflect current conditions, as minimal revisions have occurred overtime resulting in outdated and incorrect information. To incorporate the new City Hall properties, three subareas: A, B, and C have been established in line with the existing regulations. All land rezoned in 1994 and 2007 is proposed to be located in Subarea A, all land rezoned in 2011 is proposed to be located in Subarea B, and the new City Hall properties are proposed to be located in Subarea C. No modifications are proposed to the development standards in Subareas A and B as none of the parcels located within these subareas are included as part of the City

Hall Rezoning. Development standards have been added for Subarea C. Subarea C permits municipal administrative functions, civic uses, parks and open space, and SO uses. All development and design standards are required to be in accordance with SO regulations. The development text adds sign standards to facilitate additional building identification and engagement opportunities given the prominent civic function.

**Recommendations**

Staff recommends a recommendation of approval to City Council for the proposed Zoning Code amendments.