AGENDA
DUBLIN CITY COUNCIL

REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 11, 2025 – 6:15 PM
5555 PERIMETER DRIVE
DUBLIN, OH 43017

CALL TO ORDER

ROLL CALL

ADJOURNMENT TO EXECUTIVE SESSION

- Conferences with an Attorney for the Public Body concerning Disputes involving the Public Body that are the subject of Pending or Imminent Court Action; and
- To consider the Purchase of Property for Public Purposes

RECONVENE (7 P.M.)

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS/RECOGNITION

- Nationwide Children's Hospital - Dublin Anniversary Proclamation

CITIZEN COMMENTS

Anyone who wishes to speak to an item NOT on the agenda may address the Council. Speakers will be asked to limit their comments to three minutes.

CONSENT AGENDA

(Items proposed for the Consent Agenda are acted upon by a single motion and vote of Council. However, upon request of a Council Member, any proposed Consent Agenda item may be removed from the Consent Agenda for further discussion/consideration under the regular order of business.)

- Minutes of the June 16, 2025 Council Work Session
  Work Session Minutes 06-16-25.pdf
- Minutes of the July 1, 2025 Regular Council Meeting
  Regular Council Minutes of 07-01-25.pdf

ORDINANCES FOR ADDITIONAL READING/PUBLIC HEARING

Ordinance 06-25

Rezoning of Nine Parcels (PID 272 - 000195, 272-000086, 274 -001259, 274 -001260, 274-001261, 274-001419, 274-001420, 274-001313, and 274-001421) from R, Rural District to ID-2, Research Flex District and ID-3, Research Assembly District (Case 25-008Z)

1. Memo - WID Rezoning.pdf
2. Ord. 06-25 - WID Rezoning.pdf
3. Legal Descriptions and Surveys.pdf
4. Current Zoning Map.pdf
5. Proposed Zoning Map.pdf
6. PZC ROA.pdf
7. PZC Minutes.pdf
8. PZC Packet.pdf
9. Property Owner Authorizations.pdf
10. Council Minutes.pdf
11. Public Comments.pdf

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 33-25

Rezoning approximately 2.95 acres (PID 273-007004) from PCD, Planned Commerce District (Perimeter Center, Subarea I) to PUD, Planned Unit Development District (Crown Campus) to add Subarea B and associated development text (Case 25-031Z)

1. Memo - Rezoning - Crown INEOS.pdf
2. Ordinance 33-25 - Rezoning Crown Campus - INEOS.pdf
3. Zoning Map.pdf
4. Proposed Development Text.pdf
5. PZC Record of Action.pdf
6. PZC Minutes.pdf
7. PZC Packet.pdf

Ordinance 34-25

Authorizing the City Manager to Accept an Approximately 2.053-Acre Parcel and Related Necessary Conveyance from Muirfield Association, Inc. A/K/A Muirfield Village Association, Inc. on Behalf of the City for a Public Art Project

1. Follow-Up Memo - Muirfield AiPP Land Conveyance Deed.pdf
2. Memo - Muirfield AiPP Land Conveyance Deed.pdf
3. Meeting Documents - 11-04-24 - AiPP Muirfield.pdf
4. Ordinance 34-25 - Muirfield Land Donation AiPP.pdf
5. Association Signed Deed Copy.pdf

Ordinance 35-25

Amending Zoning Code Section 153.074 regarding Accessory Uses and Structures to address language regarding renewable energy equipment for solar.

1. Second Reading Memo - Solar Amendment.pdf
2. Ordinance 35-25 - Code Updates - Solar.pdf
3. Existing Code Language.pdf
4. Redline Version Code Language.pdf
5. Clean Version Code Language.pdf
6. History.pdf

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 36-25

Rezoning 21.523 acres from R-1, Restricted Suburban Residential District; PCD, Planned Commerce District (7315 Sawmill Road); PCD, Planned Commerce District (Milco Office Park); and PUD, Planned Unit Development District (Northeast Quad) to PUD, Planned Unit Development District (Beacon CCRC); and rezoning of 0.051 acres from PCD, Planned Commerce District (7315 Sawmill Road) to PCD, Planned Commerce District (Milco Office Park); and a Preliminary Development Plan for the Construction of a Continuum of Care Retirement Facility and Associated Site Improvements and Amenities (Case 23-125Z-PDP)

1. Memo - Beacon Rezoning.pdf
2. Ordinance 36-25 - Beacon Rezoning.pdf
3. Zoning Map.pdf
4. Legal Descriptions and Parcel Exhibits.pdf
5. Beacon Development Text Redlined.pdf
6. Beacon Development Text Clean.pdf
7. Beacon Preliminary Development Plan.pdf
8. PZC_ROA.pdf
9. PZC-Minutes.pdf
10. PZC Packet.pdf

Ordinance 37-25

Authorizing the City Manager to Enter into a Development and Land Exchange Agreement with SKS Bright Road LLC and Stephen T. Newcomb

1. Memo - Beacon Land Exchange.pdf
2. Ordinance 37-25 - Beacon Land Exchange.pdf
3. Beacon Land Exchange Agreement.pdf
4. Exhibits.pdf

Ordinance 38-25

Authorizing the City Manager to Enter into an Infrastructure Agreement with SKS Bright Road LLC for the Beacon Continuum of Care Retirement Community

1. Memo - Beacon Infrastructure Agreement.pdf
2. Ordinance 38-25 - Beacon Infrastructure Agr.pdf
3. Beacon Infrastructure Agreement.pdf

Ordinance 39-25

Authorizing the City Manager to Enter into a Development Agreement and other related agreements for the development of Indus Bridge Street Development with Indus Companies, Inc. and The Daimler Group, Inc.

1. Memo - Indus DA.pdf
2. Ordinance 39-25 - Indus Development Agreement.pdf
3. Indus Development Agreement.pdf
4. DA Exhibits.pdf

Ordinance 40-25

Authorizing the Provision of Certain Incentives to NWLFD, Inc. to Induce it to Lease a Facility to Locate and Expand an Office and its Associated Operations and Workforce, all within the City; and Authorizing the Execution of an Economic Development Agreement

1. Memo - Benefit Bank Distributors EDA.pdf
2. Ordinance 40-25 - Benefit Bank Distributors EDA.pdf

3. EDA - NWLFD Inc.pdf

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 43-25

Acceptance of a Preliminary Plat for Bridge Park, J Block, located within the Bridge Street District (Case 25-056PP)

1. Memo - J Block PP.pdf
2. Resolution 43-25 - Block J PP.pdf
3. Preliminary Plat.pdf
4. PZC ROA.pdf
5. PZC Minutes.pdf
6. PZC Packet.pdf

Resolution 44-25

Acceptance of a Final Plat for Bridge Park, J Block, located within the Bridge Street District (Case 25-057FP)

1. Memo - J Block FP.pdf
2. Resolution 44-25 - Block J FP.pdf
3. Final Plat.pdf
4. PZC ROA.pdf
5. PZC Minutes.pdf
6. PZC Packet.pdf

OTHER BUSINESS

- 2026 Budget Kick-Off
  Memo - 2026 Operating and CIP Work Session.pdf
- Acceptance of TIRC Reports - Franklin, Union and Delaware Counties
  1. Memo - 2025 TIRC Reports.pdf
  2. Franklin County TIRC Packet 05-20-25.pdf
  3. TIRC Minutes 2025 - Franklin County.pdf
  4. Delaware County TIRC Packet 05-20-25.pdf
  5. TIRC Minutes 2025 - Delaware County.pdf
  6. Union County TIRC Packet 05-29-25.pdf
  7. TIRC Minutes 2025 - Union County.pdf
  8. 2025 Tax Increment Financing Reports.pdf
  9. Dublin Housing Review Council Packet 05-20-25.pdf
  10. Dublin Housing Review Council Minutes 2025.pdf

STAFF COMMENTS

COUNCIL REPORTS

- Administrative Committee Report

COUNCIL ROUNDTABLE

ADJOURNMENT