

Radiant Life Church Property – 7100 Post Road

Soccer Use – Development and Management Plan

Radiant Life Church (“RLC”) operates a church facility on 24.36+/- acres located at 7100 Post Road. The site includes a building that is 48,916+/- square feet in size, 288 paved parking spaces, and a single-family residence that is accessory to the church use. Approximately 7 acres of the property is green space which over the years has been used for passive and active recreational activities relating to the church.

In furtherance of RLC’s mission to engage with and enhance the community, it desires to provide for the installation and use of up to 4 soccer fields within the green space. It has formalized an arrangement with the DSX Soccer Club to utilize the fields for practices and teaching camps. No tournaments or formal scheduled games shall be permitted. The City has determined that this will constitute an expansion of religious and related accessory uses that requires a conditional use application to be submitted for review by the Planning and Zoning Commission.

RLC’s representatives met with Post Preserve homeowner’s association representatives and interested residents on November 11, 2024 and on December 9, 2024. It met with Gorden Farms condominium association representatives on September 13, 2024. A meeting was held with City staff at its offices on June 17, 2025 and was attended by the applicant and its legal counsel, a representative of the DSX Soccer Club, representatives of the post Preserve HOA, and legal counsel hired by interested neighbors. The purpose of this document is to memorialize, as part of the record pertaining to this application, commitments being made as to the operation of soccer practices and teaching camps on RLC’s property. By providing these commitments in writing, RLC desires to provide a clear and objective summary of specific rules under which it and any users of the soccer fields will utilize them.

A. Fields and Locations: RLC makes the following commitments relating to soccer fields and their locations:

1. Maximum Number of Fields: There will be a maximum of 4 soccer fields on the property.
2. Designated Playing Field Envelope: All soccer fields will be required to be located within a designated “playing field envelope” on the property, which is more specifically delineated in the accompanying site plan. This envelope will be located a minimum of 100 feet from the western perimeter boundary line of RLC’s property (with significant additional setback from the western boundary line being provided as one moves from south to north, in order to preserve an existing +/- 5-foot high mound). The playing field envelope will be located a minimum of 120 feet from the northern boundary line of RLC’s property and a minimum of 40 feet from the eastern perimeter boundary line of the property.

3. Field Layouts: The accompanying site plan demonstrates the initial proposed layout for the soccer fields. However, the soccer fields will be moved or relocated within the playing field envelope periodically to prevent excessive wear and tear to heavily used areas and/or to meet operational needs. Soccer fields may include any mix of three sizes, provided that they fit within the playing field envelope: 40 feet by 60 feet; 60 feet by 80 feet; and 60 feet by 100 feet.

4. Field Spacing: In order to provide adequate space for spectators, there shall be a minimum distance of 15 feet between two fields which are each 40 feet by 60 feet in size or between a field that is 40 yards by 60 feet in size and the end of a larger field. There shall be a minimum distance of 30 feet between all other fields. No spectator area shall be located less than 100 feet from any perimeter boundary of the church's property. Where boundaries of soccer fields are near or adjacent to the perimeter boundaries of the "playing field envelope" which run parallel or generally parallel to adjacent residential properties, during camps the property owner shall install temporary stakes with flags to delineate the edge of buffer areas beyond which spectators and players shall not be allowed to enter. These stakes shall be removed when the camp ends each day.

B. Landscaping and Screening: The following commitments are being made to buffer and screen the soccer fields from adjacent residential areas:

1. Existing Mound: An existing mound of approximately 5 feet in height is found in the northwestern quadrant of the property. This mound shall remain so long as any soccer fields are present on the site.

2. Additional Trees: Three trees shall be planted within the green space which extends between what is shown as the westernmost soccer field on the site plan and Post Preserve Boulevard in order to discourage cut-through pedestrian passage and to clearly delineate that no vehicular access is permitted between that street and the soccer fields. A significant number of additional trees also will be planted along the northern and western boundaries, as shown in the accompanying landscape plan. Trees shall be in locations and with spacing and species as detailed in the plan. All trees shall be a minimum size of 2 inches in diameter at installation.

3. Arborvitae Rows and Other Landscaping: Arborvitae and other new landscaping consisting of bushes and shrubs shall be planted in the locations detailed in the accompanying landscaping plan. Plantings shall be a minimum of 6 feet tall at installation and shall be planted at distance of 8 feet on center from one another. The property owner or its contracted service provider shall be responsible for regularly watering all new plantings in a manner that maintains their health and vitality.

4. Timing of Installation; Maintenance: All required landscaping shall be installed during the first available planting season following conditional use approval and prior to the use of the fields in accordance with this operations management plan. All landscaping and grassed

areas shall be maintained by the owner of the property at its cost and expense. Should plantings fail to properly establish or grow, they shall be replaced.

C. Operations:

1. Practice Schedule: Soccer practices shall occur during two time periods each year: March 1st through June 15th and July 15th through November 6th. Practices shall not be permitted on Sunday. Each day when practices are permitted, there shall be blocks of practice time each with a maximum number of teams and a maximum number of total players participating, as follows:

Day	Time	Maximum No. of Teams	Maximum No. of Players
Monday	4:30 PM – 6:00 PM	5	80
Monday	6:00 PM - 8:00 PM	5	80
Tuesday	4:30 PM – 6:00 PM	5	80
Tuesday	6:00 PM - 8:00 PM	5	80
Wednesday	4:30 PM – 6:00 PM	5	80
Wednesday	6:00 PM - 8:00 PM	5	80
Thursday	4:30 PM – 6:00 PM	5	80
Thursday	6:00 PM – 8:00 PM	5	80
Friday	5:00 PM – 7:00 PM	2	30
Saturday	8:00 AM – 11:00 AM	2	30
Saturday	11:00 AM – 1:00 PM	2	30

2. Tournaments: No soccer tournaments shall be permitted.

3. Summer Camps: Summer camps shall be permitted for a maximum total of five weeks during the months of June and July. Summer camps shall be operated during two blocks of time, Monday through Thursday. The first block of time for camp shall be from 8:00 AM through 11:00 AM, and the second block of time for camp shall be 5:00 PM through 8:00 PM. A maximum of 80 campers shall be permitted during each individual block of camp time.

D. Traffic and Parking: All parking for practices and camps shall occur within the existing church parking lot on the site, which consists of 288 paved spaces.

E. Miscellaneous:

1. Restrooms: Use of restrooms in the church shall be provided during all practice times and camps. No portable restroom facilities shall be permitted outside of the church building.

2. Trash: During practices, at least two temporary trash receptacles shall be provided by the property owner between the soccer fields and the parking lot at a distance of at least 100 feet from any perimeter boundary line of the church's property. At least one temporary trash receptacle shall be provided near each field during summer camps. Temporary trash receptacles shall be emptied into the church's on-site dumpster after each practice or camp or at earlier times when full. Temporary trash receptacles shall be stored indoors with existing buildings or within an existing outdoor dumpster enclosure when practices or camps are not operating.

3. Food Trucks; Vendors: The use and operation of food trucks and/or the provision of vendors of any kind during soccer practices and soccer camps shall be prohibited. Nothing shall prohibit the use and operation of food trucks and/or vendors during other events related to church activities, provided that the food trucks follow any permitting requirements of the City.

4. Other Activities: Nothing herein shall prohibit the areas within and around the soccer fields from being used in customary fashion for accessory uses of the church. Any organized sports activities which provide for scheduled practices or games and which are not accessory to the church use will require a separate conditional use application to be reviewed and approved.

5. Code of Conduct: A code of conduct shall be provided to each of the families with a player participating in soccer activities on the property and will require the signature of a parent or guardian before the player may participate. The code of conduct will inform families of relevant commitments made hereunder and acknowledgement by the signatory that failure to adhere to the same will result in revoking a player's eligibility to participate.

CONDITIONAL USE STATEMENT
Radiant Life Church Property – 7100 Post Road

Radiant Life Church (“RLC”) operates a church facility on 24.36+/- acres located at 7100 Post Road. It desires to provide for the installation and use of up to 4 soccer fields within green space on the property which may be used for practices and summer camps. This requires approval of a conditional use application by the Dublin Planning and Zoning Commission. A written “Development and Management Plan” has been submitted along with this conditional use application and, along with accompanying plans, is hereby incorporated by reference. When considering the conditional use criteria as set forth below, these other submitted materials shall be considered to be part of this conditional use statement.

Dublin Codified Ordinances Section 153.236 provides that the Planning and Zoning Commission shall approve a conditional use request if it meets the following requirements, set forth in bold below. RLC’s response follows each of them.

(1) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.

The subject property is zoned R, Rural. Churches are a conditional use in this zoning district. This proposal clarifies the requirements and commitments for an accessory use to the church. Ohio courts have recognized that the reach of uses which are accessory to a church are broad. The soccer fields and use of them are a method of community engagement and outreach for RLC in furtherance of its religious mission. Envision Dublin identifies this site as being for Civic/Community uses, and lists parks and open spaces as being supportive of such uses. The regulations of the R district allow for church and related uses, subject to conditional use review based on the characteristics of the uses. This conditional use request pertains solely to the soccer fields.

(2) The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.

The proposed conditional use complies with all applicable development standards of the Codified Ordinances. This application makes additional commitments above and beyond those required by the code concerning operations, setbacks, field locations, and other matters.

(3) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

Churches are regularly found in close proximity to, or within, residential neighborhoods, and the established church use is already allowed on the property.

Churches bring with them a wide range of customary accessory uses, and certainly athletic fields and recreational opportunities are part of the fabric of many religious facilities. Commitments being made concerning setbacks, buffering, and increased plantings of trees and other vegetation on the property will ensure that surrounding residential areas are not materially impacted by the use.

(4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

Typical impacts from athletic fields include parking, traffic, lighting, and noise. As detailed more specifically in the accompanying Development and Management Plan and site plans, commitments are being made to require parking for the use to occur on-site. No lighting is being proposed or provided in conjunction with these uses, and activities will be confined to certain daytime hours. Additional screening and buffering are being provided on the site to complement an existing mound on the property in order to mitigate visual and noise impacts.

(5) The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

No new structures are being proposed for the site. Soccer goals, when not in use, will be stored within 20 feet of the rear façade of the northernmost building on the property and to the south of Field 2. Other equipment for the soccer use shall be stored in the church building or off-site. Access to restroom facilities within the existing church building will be provided to users of and visitors to the soccer fields. Adequate access to public streets already exists for the property. The proposed use will not place any additional constraints on any other public services than would be typical of a public park.

(6) The proposed use will not be detrimental to the economic welfare of the community.

The proposed use will provide some indirect economic benefit to the community by providing recreational opportunities on privately owned land which otherwise would need to be located on public parkland owned and maintained by the City. This eliminates associated expenses for the municipality.

(7) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.

A list of restrictions and requirements for the use of the soccer fields has been set forth in the Development and Management Plan and will be enforceable by the City upon approval of this application. Clear commitments are being made for days and hours of use. Other safeguards relating to parking and traffic are part of that plan.

(8) Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.

Vehicular access for the property is not being altered with this proposal. A traffic memo has been provided with this application in order to detail traffic impacts.

(9) The proposed use will not be detrimental to property values in the immediate vicinity.

The installation of new plantings, in combination with the existence of a mound within a portion of the site, when combined with other restrictions being placed on the use, will ensure that property values are protected. As detailed earlier in this statement, churches and accessory uses are often located in residential settings, indicating that they are harmonious with neighborhoods.

(10) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed use does not include any new buildings, structures, or pavement. It will merely designate areas for recreational uses. This will have no impact on the development and improvement of surrounding property.