

**VISTA COMMUNITY CHURCH
PLANNED UNIT DEVELOPMENT DISTRICT (PUD)**

AUGUST 29, 2022

I. INTRODUCTION: The Vista Community Church Planned Unit Development District (the “Zoning District”) consists of 6.533+/- acres located at 5626 Frantz Road. The applicant, Vista Community Church, is in contract to purchase the subject property from its current owner. Prior to the approval of this text, the subject property is zoned MUR-4 under Dublin’s Codified Ordinances (“City Code”). The intent of this rezoning is to add religious uses as a permitted use on the Property while continuing to apply the MUR-4 development standards and requirements in accordance with City Code. Existing improvements on the Property include, among others, a building containing +/-43,384 square feet of gross floor area and related improvements such as a paved parking lot and landscaped areas. No changes to the improved condition of the property are being proposed, other than a future dedication of additional parkland to the City for the expansion of Lewellyn Farms Park, the installation and operation of signage to identify the use of the building as a church, and the possible restriping and relocation of parking spaces to accommodate the parkland dedication.¹

II. PERMITTED USES: The following uses shall be permitted in this Zoning District:

- A. Those uses which are permitted in the MUR-4 District pursuant to Section 153.046 of the City Code.
- B. Religious or public assembly and related accessory uses. Accessory Uses are limited to uses permitted in MUR-4 or as a religious or public assembly.

III. DEVELOPMENT STANDARDS: The development standards and requirements that shall be applicable to this Zoning District are those which apply to the MUR-4 District under City Code Sections 153.045 through 153.047, inclusive, and other relevant provisions of the City Code. Regulations in this Zoning District shall be administered as if it were in the MUR-4 District, also applying other rights, commitments, and obligations as provided in this text.

IV. EXISTING BUILDINGS AND USES; OTHER PROCEDURES: The rights, requirements, and procedures relating to expansions or modifications to existing improvements and/or the construction of new improvements in this Zoning District shall be governed by those which apply to the MUR-4 District under Sections 153.045 through 153.047, inclusive. The approved preliminary development plan and final development plan for this Zoning District shall be deemed to include all as-built development plans that are on file with the City for the subject property prior to the filing of the preliminary development plan application to which this zoning text applies.

¹ The City of Dublin declined the parkland dedication and associated site improvements. Refer to the October 10, 2024, PZC staff report for more information.

V. **NEW PARKLAND.** Lewellyn Farms Park is an existing public park located to the southeast of and adjacent to this Zoning District. The applicant desires to (and shall) dedicate to the City of Dublin, at no charge, at least 0.75 acres of real property located in the southeastern portion of the Zoning District that is adjacent to Lewellyn Farms Park. This obligation will be contingent upon the applicant having acquired ownership of the property that is the subject of this zoning text. In other words, the requirement to make the parkland dedication contemplated in this section is intended to apply only in the event that the subject property is operated or is anticipated to be operated in whole or in part with religious uses. Within four (4) calendar months following the applicant's purchase of the property within this Zoning District, it shall file an amended final development plan with the City for review and approval of the Planning Commission, which application shall identify the dimensions and specific configuration of the parkland to be dedicated to the City and adjustments and modifications to the existing paved parking lot that will result from the conversion of the of relevant portion of the property to parkland. Within three (3) calendar months following the legally effective approval of this amended final development plan, the applicant shall transfer ownership of the parkland to the City as approved thereby.²

VI. **SIGNAGE.** Signage in this Zoning District shall be presented to the Planning Commission for review as part of an amended final development plan. Signage shall be required to conform with the applicable requirements of the City Code unless otherwise approved by the Planning Commission.

² The City of Dublin declined the parkland dedication and associated site improvements. Refer to the October 10, 2024, PZC staff report for more information.