

**PLANNING REPORT**  
**Planning & Zoning Commission**  
Thursday, October 10, 2024

**Vista Community Church**  
**24-118AFDP**

<https://dublinohiousa.gov/pzc/24-118/>

**Case Summary**

Address	5626 Frantz Road, Dublin, Ohio 43017
Proposal	Proposal for a ground sign for an existing church and associated uses.
Request	Request for review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055(B).
Zoning	PUD – Planned Unit Development: Vista Community Church
Planning Recommendation	<u>Approval of the Amended Final Development Plan.</u>
Next Steps	Upon approval of the Amended Final Development Plan (AFDP), the applicant shall apply for a Certificate of Zoning Plan Approval (CZPA) for a sign face replacement.
Applicant	Oliver Holtsberry, DaNite Signs
Case Manager	Taylor Mullinax, AICP, Planner I (614) 410-4632 tmullinax@dublin.oh.us



**Community Planning and Development**



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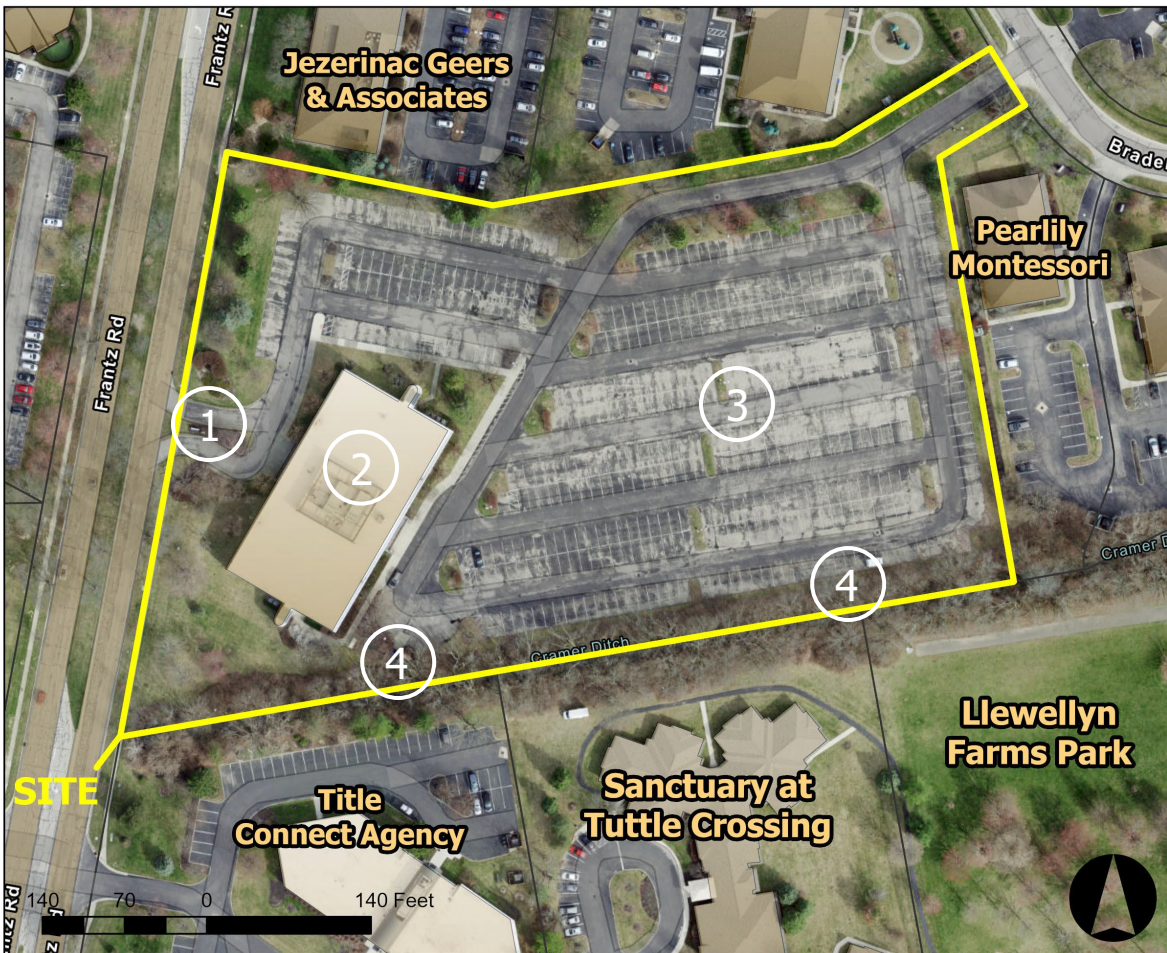
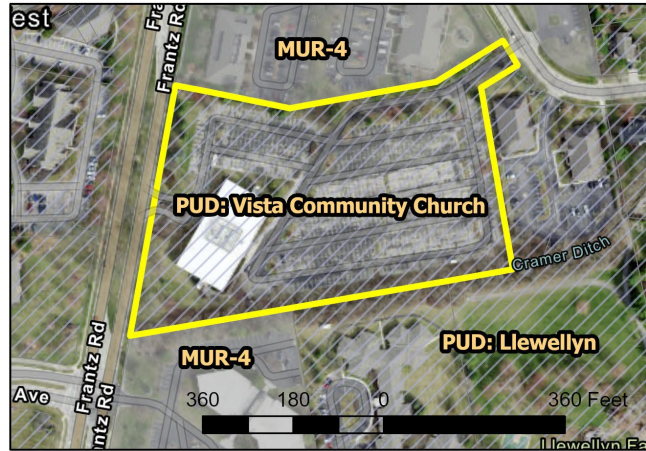
Site Location Map

# 24-118AFDP - Vista Community Church



## Site Features

- 1 Existing ground sign location
- 2 Existing building
- 3 Existing parking
- 4 Cramer Ditch



## 1. Background

### Site Summary

The 6.67-acre site is located northeast of Frantz Road and Parkcenter Avenue, with access from Frantz Road and Bradenton Avenue. The site includes a two-story building, parking facilities, the Cramer Ditch along the southern property line, and a ground sign at the Frantz Road entrance. The building has two tenants including Vista Community Church and Beacon Counseling.

The site is zoned Planned Unit Development (PUD) - Vista Community Church, located in the Llewellyn Farms Office District, Subarea A. The development text includes permitted uses, development standards, a provision that requires the Planning & Zoning Commission (PZC) to approve a sign through an AFDP, and a future parkland dedication to the City to expand Llewellyn Farms Park (with a potential restriping and relocation of parking spaces to accommodate the dedication). After a site meeting involving multiple City divisions, it was determined that based on the conditions of the site, a new bridge and additional infrastructure over the Cramer Ditch would be needed. Subsequently, the City declined the parkland dedication because it was not a viable option. A note has been added to the development text reflecting this.

### History

#### *September 2022*

City Council approved a Rezoning from Mixed Use Regional 4 (MUR-4) - Llewellyn Farms Office District to PUD – Vista Community Church, and a Preliminary Development Plan (PDP).

#### *August 2022*

The PZC recommended approval of a Rezoning from MUR-4 to PUD and a PDP to City Council and approved a FDP.

#### *June 2022*

PZC provided non-binding feedback on a Concept Plan, expressing support for the proposed religious use.

#### *December 2021*

City Council approved a Rezoning to MUR-4, which implemented long-term objectives of the Dublin Corporate Area Plan.

### Process

- 1) Concept Plan (CP)
- 2) Preliminary Development Plan (PDP)/Rezoning
- 3) Final Development Plan (FDP)
- 4) *Amended Final Development Plan (AFDP)*

The PZC is the reviewing body for an AFDP, which is required for changes to a FDP.

## 2. City Plans and Policies

### Development Text and Zoning Code

According to the development text, signs must be reviewed by the PZC as part of an AFDP and are required to comply with the Dublin Zoning Code unless otherwise approved by PZC. Signs

shall meet Code Sections 153.150 – 153.164 unless specified in MUR-4 Section 153.045 – 153.047. In MUR-4, joint identification signs can have a maximum sign area of 50 square feet, a maximum height of 8 feet, and a minimum setback of 8 feet. No more than four tenant panels may be provided on one sign.

### 3. Project Sign Details

This is a request for a sign face replacement on an existing monument base located at the Frantz Road entrance. The base is 7 inches tall, black, and displays the site address.

The proposed 18-square-foot joint identification ground sign is 3 feet and 9 inches tall and is non-illuminated. The sign face panel is made of white aluminum with ½-inch dimensional PVC text and circular logo with a vinyl overlay. The letters are black while the logo is orange and white. The sign identifies the Northwest Hub and tenant panels for Vista Community Church and Beacon Counseling. The base will be landscaped with Boxwoods, Dianthus, and Sedum.

All development text and Code requirements are met.

### 4. Plan Review

Amended Final Development Plan	
Criteria	Review
1. The plan conforms in all pertinent respects to the approved preliminary development plan.	<b>Criterion Met:</b> The proposed sign is consistent with the approved development plan.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	<b>Not Applicable:</b> The existing ground sign location does not affect site circulation.
3. The development has adequate public services and open spaces.	<b>Not Applicable:</b> The AFDP does not affect public services and open spaces.
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.	<b>Not Applicable:</b> The AFDP does not modify natural characteristics of the site.
5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.	<b>Not Applicable:</b> The proposed sign is not internally or externally illuminated.

6. The proposed signs, as indicated on the submitted sign plan, will be coordinated within the PUD and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation.
7. The landscape plan will adequately enhance the principle building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters.
9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.
10. The City believes the project to be in compliance with all other local, state, and federal laws and regulations.

**Criterion Met:** The proposed sign is coordinated with the building and the surrounding area and maintains safe circulation.

**Criterion Met:** Landscaping surrounding the ground sign meets the development text and Code requirements. The request does not affect site landscaping.

**Not Applicable:** The AFDP does not require modifications to the existing stormwater management system.

**Not Applicable:** The AFDP will not be carried out in phases.

**Criterion Met:** The AFDP meets applicable laws and regulations.

## Recommendation

Planning Staff recommends **Approval** of the Amended Final Development Plan with no conditions.