

## PLANNING REPORT

# Planning and Zoning Commission

Thursday, September 19, 2024

## Radiant Life Soccer Fields 24-036CU

[www.dublinohiousa.gov/pzc/24-036](http://www.dublinohiousa.gov/pzc/24-036)

### Case Summary

Address	7100 Post Road
Proposal	Request to allow soccer fields at an existing church. The +/- 24-acre site is located northeast of the intersection of Post Road and Post Preserve Boulevard.
Request	Request for review and approval of a Conditional Use under the provisions of Code Section §153.236.
Zoning	R: Rural
Planning Recommendation	<u>Approval of the Conditional Use with conditions.</u>
Next Steps	Upon approval of the CU, the applicant may install and use the fields.
Applicant	Brian Herrera, Executive Pastor Matt Cornett, E.L. Robinson Engineering
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 <a href="mailto:sholt@dublin.oh.us">sholt@dublin.oh.us</a>



### Community Planning and Development



5200 Emerald Parkway  
Dublin, Ohio 43017



614.410.4600  
[dublinohiousa.gov](http://dublinohiousa.gov)

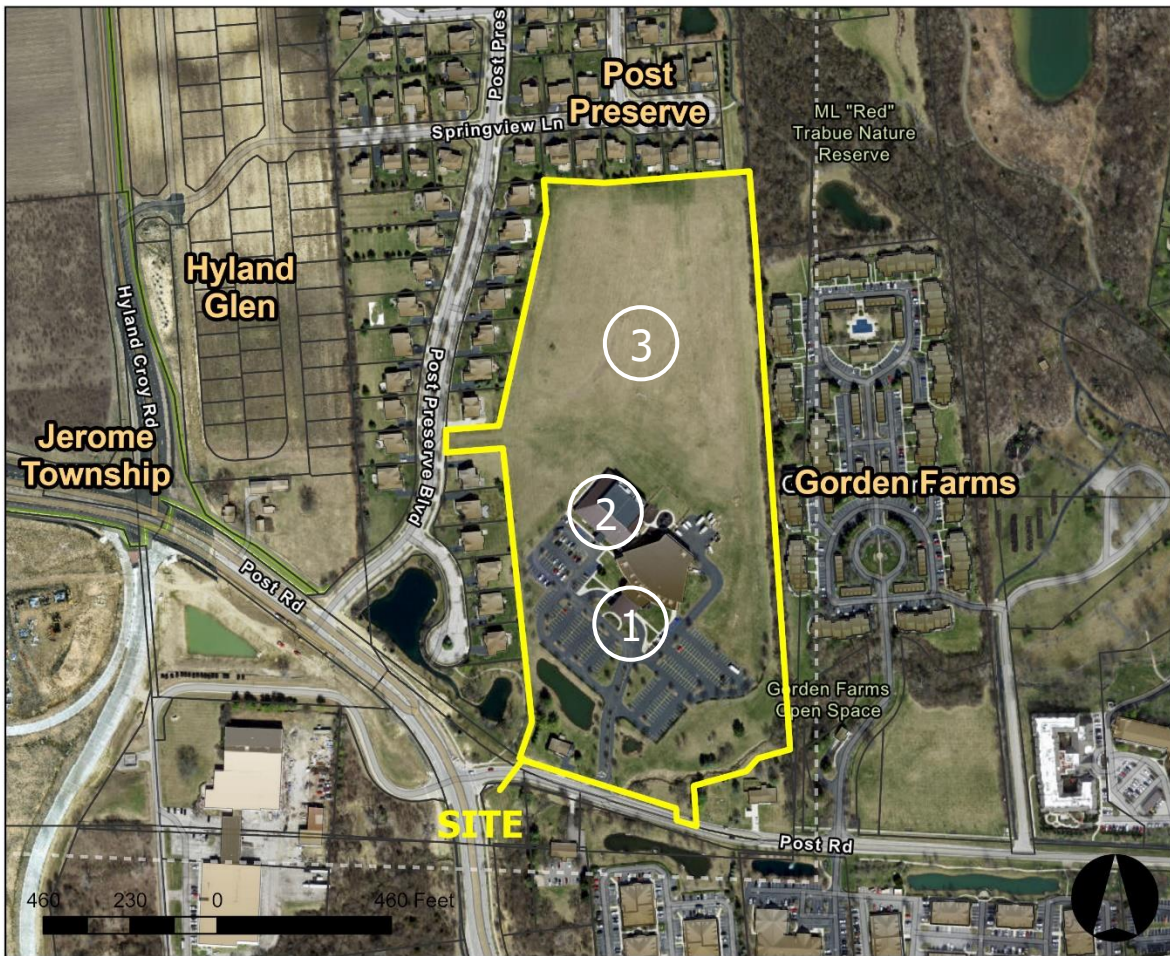
Sustainable | Connected | Resilient

Site Location Map

# 24-036CU - Radiant Life Soccer Fields



- ### Site Features
- 1 Existing church, 2007 construction
  - 2 Church addition, 2017 construction
  - 3 Site of proposed soccer fields



## 1. Overview

### Site Summary

The 24.36-acre site is zoned R, Rural and is located northeast of the intersection of Post Road and Post Preserve Boulevard, between the Gorden Farms and Post Preserve residential neighborhoods. The site currently has a 48,916 square-foot church complex, 288 parking spaces, a single-family residence, and stormwater ponds on the southern portion. The northern portion of the site is an open field and is the proposed site of five soccer fields. In the R district, expansion of a church use requires Conditional Use (CU) approval by PZC.

### Process

CU review ensures uses are compatible with the surrounding neighborhood character and do not create adverse effects per Code Section 153.236(C). The criteria focus on parking, noise, public services, economic impact, and operational details. Upon PZC approval, the applicant may proceed to installation and use of fields; no further approvals are required.

### Public Meetings

The church held public meetings with the Post Preserve neighborhood last year; however, staff is not aware of any meetings with the Gorden Farms residents or management.

### Site History

- 2005, Dubscovery (Dublin's on-line GIS tool) shows Post Preserve neighborhood under construction and Gorden Farms constructed
- 2007, approval of site plan for church (see attached)
  - Site zoned R, Rural
  - Religious uses are permitted by-right on parcels over 5 acres
  - Shows "future construction" on north side of property, but no soccer fields
  - Dubscovery shows church and berm under construction; Post Preserve neighborhood is complete
- 2011, zoning update for R, Rural zone
  - Religious uses are permitted as CU on lots larger than 5 acres
- 2012 - 2016, Dubscovery shows 3 sets of soccer goals in more-manicured lawn area, close to existing main church building
- 2017, church approved for new building
  - No indication of soccer fields on site plan (see attached)
- 2021 – 2022, Dubscovery shows one soccer goal in northern field area
- 2023, church starts grading for soccer fields
  - Law Office: confirms expansion of religious use is CU
  - Staff requested application
- 2024, application is submitted

## 2. City Plans and Policies

### Envision Dublin Future Land Use Plan

Envision Dublin notes this site as Civic/Community, taking into account the existing church use and ownership. Principal uses include government buildings, recreational facilities, institutional and educational campuses. Supporting uses are parks and open spaces. Key considerations state "these areas serve a range of roles depending on their location, characteristics, sensitivity, and management".

### 3. Proposal

#### Operational Details and Analysis

The proposed use is for five soccer fields on the northern portion of the parcel, to be managed in tandem by the church and Dublin Soccer League/Dublin Soccer Club (DSX). Use of the fields will be between March and November, with organized games between March and May, and September and November. Each organized game season will have tournaments played on Saturdays. DSX camps will use the fields during June and July. Hours of play are during daylight only; no lighting is proposed.

The applicant shows areas on the site that exclude soccer fields: open buffers to residences and a drainage area. Specific field locations are shown but may change from year to year to avoid overuse of individual locations. Information on the provided plans does not agree: the location map indicates setbacks less than the site plan. Therefore, staff is recommending a condition of approval stating that the buffer areas noted on the Site Dimension Plan shall be used and that these distances be marked and maintained in the field.

Staff confirmed that the City of Dublin leaves 30 feet between full-sized fields and 15 feet between smaller fields to allow for spectators and run outs. Staff requested that this distance be included in the site plan layout to ensure that spectators are no closer than the setback distances indicated; this information was not provided. A recommended condition of approval clarifies that spectator areas be no closer to homes than the buffers provided on the submitted Site Dimension Plan.

The applicant proposes that soccer players and spectators use a bathroom inside the church for sanitation, and they note there is a nearby water fountain and exterior water hydrants. No information is provided on the distance from the fields to the toilets, although staff requested it. As a safeguard, a condition of approval is recommended stating that portable toilets are not permitted. The applicant states that individual garbage cans will be provided around the fields. On tournament days, additional temporary cans will be provided, and staff will empty them into the church's dumpster after each use. Equipment is stored against the church building out-of-season, although the specific location is not shown on the plans.

For buffering and mitigation, the church states that no additional trees, shrubs, berming, or other buffering will be added. Staff requested a combination of techniques to help define the play/spectator area and provide some privacy for the adjacent residents, but the applicants declined. The homes in Post Preserve back directly to the proposed fields, and the existing mound shown on the submitted plan is approximately two feet tall. The Gorden Farms development has a thick tree row between it and the fields. Staff is recommending that a 10-foot wide, 5-foot high vegetated screen be installed to help mitigate potential impacts on the Post Preserve neighborhood. This is similar to the buffering provided around the Avery Park ballfields, allows for a combination of grasses and evergreen/deciduous shrubs, and is a typical approach to address compatibility. Please refer to the Recommended Conditions of Approval Graphic, attached, for a visual summary of all the proposed conditions.

#### Traffic and Parking

The applicant provided a traffic memo for the proposed use, attached. Post Preserve Boulevard, Springview Lane, and Postlake Court are public roads; Post Preserve Boulevard does not permit on-street parking, and Springview Lane and Postlake Court permit parking on one

side. Roads within Gorden Farms to the east are private and no on-street parking is permitted. As part of the CU statement, the applicant commits to providing a police officer during tournaments to direct traffic at the Post Road entrance; games will be spread out to allow adequate parking. The applicant estimates a maximum of 180 vehicles at any one time, and no games/practices will be scheduled during other church activities.

Staff analyzed the traffic memo and notes that the language in the memo is not specific enough to satisfactorily meet the threshold of approval for the CU in key areas; it also contradicts some of the information in the narrative and management plan. The traffic memo indicates that the maximum number of fields used at any time is two, with staggered start times to avoid overlapping travel. No mention is made of bike parking. Conditions of approval are recommended to address the various areas of concern.

The church currently has 288 parking spaces on site, or approximately 57 spaces per field. Based on staff research, it appears that there will be adequate parking for the use; see attached articles. Based on previously-raised Post Preserve parking concerns, the applicant indicates that on-street parking will be continuously monitored by their staff. Parking violations will result in disqualification of the team from using the fields if the violations continue. Gorden Farms could also be impacted by users wanting to park closer to the east-side fields and walking through the treed buffer or Red Trabue Park to gain access. The applicant should address this situation as well, and a condition of approval is recommended.

### Stormwater and Easements

There are no stormwater or easement concerns with this application. No grading is proposed.

## 4. Criteria Review

Conditional Use	
Criteria	Review
1. Harmonious with the Zoning Code and/or Community Plan.	<b>Criterion Met.</b> The proposal is consistent with the zoning and Envision Dublin.
2. Complies with applicable standards.	<b>Criterion Met.</b> The proposed CU has no additional development standards.
3. Harmonious with existing or intended character of the general vicinity.	<b>Criterion Met with Conditions.</b> The proposed impacts will be mitigated with the recommended conditions. An east side setback, plus additional buffering with vegetation and designated spectator locations within the proposed buffer areas will ensure that surrounding residential character is not negatively impacted.
4. The use will not have a hazardous or negative impact on surrounding uses.	<b>Criterion Met with Conditions.</b> The use will be mitigated with the recommended conditions, which will help buffer noise, visual impacts, and contain users. Parking and traffic will also be addressed through conditions of approval.

- |   |  |
|---|--|
| 5. The use will be adequately served by public facilities and services.             | <b>Criterion Met.</b> The proposal will be adequately served by sanitation and water.  |
| 6. The use will not harm the economic welfare.                                      | <b>Criterion Met.</b> This use would provide needed additional soccer resources for the community. Overall economic welfare impacts were not provided.   |
| 7. The use will not be detrimental to any person, property, or the general welfare. | <b>Criterion Met with Conditions.</b> The Post Preserve neighborhood has previously commented that the use will be detrimental to them in terms of noise, loss of privacy, and visual and traffic impacts. Proposed conditions address these concerns. |
| 8. Vehicular circulation will not interfere with existing circulation.              | <b>Criterion Met with Conditions.</b> The recommended conditions of approval reinforce statements made in the traffic memo to ensure mitigation of traffic. There appears to be adequate parking based on research.                                    |
| 9. Not detrimental to property values in the vicinity.                              | <b>Criterion Met with Conditions.</b> The installation of physical and vegetated buffering will address this requirement.  |
| 10. Will not impede the development or improvement of surrounding properties.       | <b>Criterion Met.</b> The proposed use is contained on site and will not impede development or improvement to the surrounding properties.  |

## Recommendation

### **Planning Recommendation:** Approval of the Conditional Use with conditions:

- 1) Any additional users of these fields would require a further Conditional Use approval.
- 2) All activities shall be limited to two fields at any one given time, with staggered start times to avoid overlapping travel and parking.
- 3) The commitment to communicate to parents and visitors prior to high-use events shall be required by the applicants. This shall include posting parking signs at the church, no parking signs along neighborhood streets, and hiring off duty police officers to manage traffic. Further, the applicants shall address any soccer-related parking at Gorden Farms and shall apply the same disqualification criterion as for the roads in Post Preserve.
- 4) Portable toilets are not permitted for this use.
- 5) The east fields shall be no closer than 50' to the Gorden Farms development, including spectator areas.
- 6) A 15' buffer area shall be staked and flagged at the corners of each exterior field line adjacent to residences for the purpose of confining spectators, equipment, and other related activities to that area. This shall be within the buffers indicated on the

submitted Site Dimension Plan and Recommended Conditions of Approval Graphic. The soccer/church staff shall be responsible for ensuring that this line is enforced.

- 7) No later than May 1, 2025, the applicants shall install a continuous vegetated screen of not less than 10 feet wide, containing a mixture of screening plants with a minimum height of 5 feet at maturity and 3 feet at installation. This shall be located on the west and north sides adjacent to all residences, as shown on the associated Recommended Conditions of Approval Graphic, attached. This buffer shall be watered and maintained for health by the applicants and/or their assigns. The plan for this buffer shall be approved by staff prior to installation.