

PLANNING REPORT

Planning and Zoning Commission

Thursday, April 17, 2025

Dublin Jerome High School 25-030AFDP

<https://dublinohiousa.gov/pzc/25-030/>

Case Summary

Address	8300 Hyland-Croy Road, Dublin, OH 43017
Proposal	Proposal for an Amended Final Development Plan for minor site improvements to a multipurpose sports field.
Request	Request for review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.055.
Zoning	Planned Unit Development (PUD) District – Dublin Jerome High School
Planning Recommendation	<u>Approval of the Amended Final Development Plan with Condition.</u>
Next Steps	Upon receiving approval from the Planning and Zoning Commission (PZC), the applicant may work through the conditions of approval with staff, then they may apply for permits through Building Standards.
Applicant	Megan Cyr, The Kleingers Group
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Community Planning and Development



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Site Location Map

25-030AFDP - Dublin Jerome Multi-Purpose Field



- Site Features**
- 1 Mature vegetation and buffering
 - 2 Existing sport field pole lights
 - 3 Existing multi-purpose field



1. Request and Process

Request

The applicant is requesting review and approval of an Amended Final Development Plan to add lighting, fencing, and hardscape for the multi-purpose sports field at Dublin Jerome High School.

Process

This application would follow the process required for a Planned Unit Development (PUD) District. A Final Development Plan was approved for the site in 2001. Any future site improvements in a PUD require Amended Final Development Plan approval by the Planning and Zoning Commission (PZC), which is the basis of the current application.

0. *Concept Plan (CP)*
1. *Preliminary Development Plan (PDP)*
2. *Final Development Plan (FDP)*
3. *Amended Final Development Plan (AFDP)*

2. Background

Site Summary

The 87.58 acre site is located northeast of the roundabout at Hyland-Croy Road and Brand Road. The site is zoned Planned Unit Development (PUD), Dublin Jerome High School. A 260,000-square-foot building is located in the southwest part of the site, and an athletic field complex is to the north and east of the school. It includes ball and soccer fields, track and football stadium, a discus and shotput facility, and a multi-purpose field. Access to the site is provided by two driveways along Hyland-Croy Road and Brand Road. Parking is provided northwest and southeast of the school building. There are multi-use paths adjacent to the south and west property lines. Pedestrian access is also available to the east into the Belvedere subdivision. There is landscaping near the parking lots and entrance to the building. The northern part of the site near the football field is densely covered by trees.

Case History

The site has been before the Planning and Zoning Commission for several subsequent approvals since the Final Development Plan was approved in 2001. The following approvals allowed the student campus to grow and expand to meet the needs of the students, as well as surrounding residential neighborhoods.

March 2022:

Planning & Zoning Commission approved an Amended Final Development Plan (22-005) for a 58,000-square-foot building addition to an existing building and associated site improvements.

April 2025:

Planning staff Administratively Approved multipurpose field grass to be converted into artificial turf.

Neighborhood Engagement

The applicant plans to hold a public meeting with the neighbors and student population on April 16, 2025. The meeting will be hosted by the school district and will discuss improvements to all three high schools. The applicant will provide any information pertaining to the discussion at the April 17, 2025, PZC meeting.

3. Community Plan and Policies

Future Land Use Plan

The Envision Dublin Community Plan indicates the Future Land Use as "Civic/Community" use, which is consistent with the uses associated with the Dublin Jerome High School. The plan defines this use as public buildings and institutions owned and operated by governmental or other public agencies. Supporting uses include parks and open space, and the intensity of the use is based on the range of operations and management of the uses.

At the time of rezoning to a PUD, a development text was established as part of the original approval which describes the permitted uses and minimum zoning requirements for the site.

4. Project

Project Details

Hardscaping

The existing discus field and shotput will be relocated to accommodate the proposed hardscaping, which includes new concrete walkways on the east, south, and west sides of the existing multi-purpose field and pads for portable bleachers on the east and west sides. These improvements will add a total of 12,744 square feet (0.29 acres) of pavement to the site. A portion of the walkway is designed to be wider than other sections to accommodate maintenance equipment and emergency vehicle access to the field. All additional sidewalks and pads are to access the sport fields, as well as equipment and seating needed to use the fields.

Lighting

The stadium contains existing light poles that are 80 feet and 100 feet tall. The proposed lighting improvements include four smaller light poles at 70 feet tall, positioned on the east and west sides of the multi-purpose sports field, located west of the stadium. The poles are set back a minimum of 198 feet from the western property line and 670 feet from the northern property line and meet the required setback standards. The proposed poles are constructed of galvanized steel and are equipped with full cut off fixtures. The lighting system offers adjustable settings to control light intensity. These improvements will allow the school to extend the available playing hours on the field to accommodate its growing number of athletes, while maintaining the existing usage window between 7:00am and 11:00pm.

The development text requires all lighting to meet the City of Dublin Lighting Guidelines, unless otherwise specified. Lighting shall be designed to minimize glare and light trespass onto adjacent properties in accordance with the City's foot-candle limitation standards. According to the development text, light poles can be a maximum pole height of 120 feet, which accommodates the proposed 70-foot poles. The proposed lighting meets the requirements of the development text.

Fencing

The athletic complex has several existing fences including but not limited to the stadium, softball, and baseball fields. The proposed fencing will consist of a 6-foot black vinyl-coated chain link fence mounted on galvanized metal posts, enclosing the multi-purpose sports field. Portions of the fence in front of the bleacher pads will be reduced to 4 feet in height to maintain visibility and accessibility.

The development text permits chain-link fencing when used in conjunction with sports and recreation venues and allows fencing of 10 feet. The proposed fencing meets all development text requirements.

Development Standards

The required development standards are provided in the approved development text for the Dublin Jerome High School. The development text includes requirements for setbacks and bleacher height, bleacher building capacities, landscaping, fencing, and lighting standards which are applicable to this request.

	Hyland-Croy Rd Setback	Brand Rd Setback	Interior Property Line Setback	All Other Setbacks	Lot Coverage
Required	80' (pavement)	80' (pavement)	75' (pavement), 80' (athletic complex)	50' (pavement)	45% maximum of total lot area
Proposed	Pavement setback is unclear	No change	No change	670'	31.25%

Hardscaping

All pavement setbacks appear to be met, but verification is needed regarding the setback from the Hyland Croy Road to the closest paved area. Staff is requesting such verification as part of a recommended condition of approval. The applicant is proposing a maximum lot coverage of 31.25 percent, which meets the maximum permitted lot coverage of 45 percent.

Per the development text, the back of bleachers at the athletic complex are required to be screened with evergreens when they directly face a property line. The bleachers west of the multi-purpose field face the Hyland-Croy Road property line and shall be screened with evergreens to meet this requirement. Additionally, the bleachers may not exceed 55 feet in height and must meet the building capacities for the athletic complex.

Utilities and Stormwater

Sanitary and Water

The site is served by the 12-inch public sanitary sewer along the north side of Brand Road and a 16-inch public water main line along the east side of Hyland-Croy Road.

Stormwater Management

Existing stormwater management for the site consists of a network of storm sewer and drainage structures that drains into two extended dry detention basins located south and southeast of the existing high school building.

5. Plan Review

Amended Final Development Plan	
Criteria	Review
1. The plan conforms in all pertinent respects to the approved Preliminary Development Plan.	Criterion Met: The proposed development is consistent with the Preliminary Development Plan. A recommended condition of approval is that additional details be provided on the plans at building permitting to confirm that pavement setback requirements are met.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Criterion Met: The proposed development continues to provide safe and efficient pedestrian circulation throughout the site. Vehicular use areas will not be modified with this request.
3. The development has adequate public services and open spaces.	Criterion Met: Public services are being provided as an institutional use and the proposed modification ensure these services are improved by providing proper lighting and safety precautions for the general public. Open space requirements are met.
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.	Criterion Met: Natural features, existing trees, and landscaping will be preserved during construction of the project.
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.	Criterion Met: The proposed multi-purpose field pole lights meet the requirements of the development text and code.
6. The proposed signs are coordinated within the PUD and with adjacent development.	Not Applicable: No signs are proposed with this request.
7. The landscape plan will adequately enhance the principle building and site; maintain existing trees to the extent possible; buffer adjacent incompatible	Criterion Not Met: There are no proposed changes to the landscape with this request; however, the applicant is required to screen the back of the bleachers at the multi-purpose field

uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.

and athletic complex that face Hyland-Croy Road with evergreen planting material.

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.

Criterion Met: The site provides existing stormwater management and drainage.

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.

Not Applicable: The proposed development will not be implemented in phases.

10. The City believes the project to be in compliance with all other local, state, and federal laws and regulations.

Criterion Met: The proposal meets all other applicable laws and regulations.

Recommendation

Planning Recommendation: Approval of the Amended Final Development Plan with a condition.

- 1) The applicant submits a revised site plan noting all pavement setbacks and required screening details for the bleachers, subject to staff review and approval, at building permitting.