

PLANNING REPORT

Planning and Zoning Commission

Thursday, April 17, 2025

Dublin Scioto High School 25-029AFDP

www.dublinohiousa.gov/PZC/25-029

Case Summary

Address	4000 Hard Road Dublin, OH 43016
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	PUD - Planned Unit Development District: NE Quad
Planning Recommendation	<u>Approval of an 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 condition 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

25-029AFDP - Dublin Scioto Multi-Purpose Field



Site Features

- 1 Mature vegetation and buffering
- 2 Existing sport field pole lights
- 3 Existing batting facility
- 4 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 Scioto 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 March 1993. 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.

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

2. Background

Site Summary

The 54.3 acre site is zoned PUD: NE Quad and is located within Subarea 10 of this PUD, approximately 520 feet northwest of the intersection of Hard Rd and Emerald Parkway. The site is currently developed as an institutional use, specifically, the Dublin Scioto High School. It contains the existing school, parking, a stadium, and various athletic fields, all accessible by Hard Road. Two areas of natural tree stands are located at the northeast and southeast corners of the site, and a line of mature vegetation along the western property line provides a buffer to the adjacent residential properties.

Case History

April 2025:

Planning staff Administratively Approved multipurpose field grass to be converted into artificial turf. The orientation of the field was rotated from north/south to east/west.

March 1997:

The Planning & Zoning Commission approved an Amended Final Development Plan (Revised Final Development Plan, 97-021FDP) for the addition of a weight/wrestling room, storage room, and additional stadium seating.

March 1995:

The Planning & Zoning Commission approved an Amended Final Development Plan (Revised Final Development Plan) to construct a concession/restroom building, ticket booth, storage building, and athletic building, as well as the expansion of bleacher seating, paving, fencing, and landscaping.

March 1993:

The Planning & Zoning Commission approved a Final Development Plan for a 228,000 square foot high school including associated recreational playing fields. The Commission included a condition of approval that the stadium lighting comply with the intent of the Dublin Lighting Guidelines.

June 1990:

City Council approved Ordinance 76-89 to rezone the property from Restricted Suburban Residential District (R-1) and Urban Residential District (R-12) to a Planned Unit Development (PUD), Northeast Quad, Subarea 10 to accommodate an institutional use.

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. City Plans 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 Scioto 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.

4. Project

Site Layout

The athletic fields are located north of the school building and parking lots towards the rear of the site. The multi-purpose sports field is west of the batting facility outbuilding and immediately adjacent to the high school building.

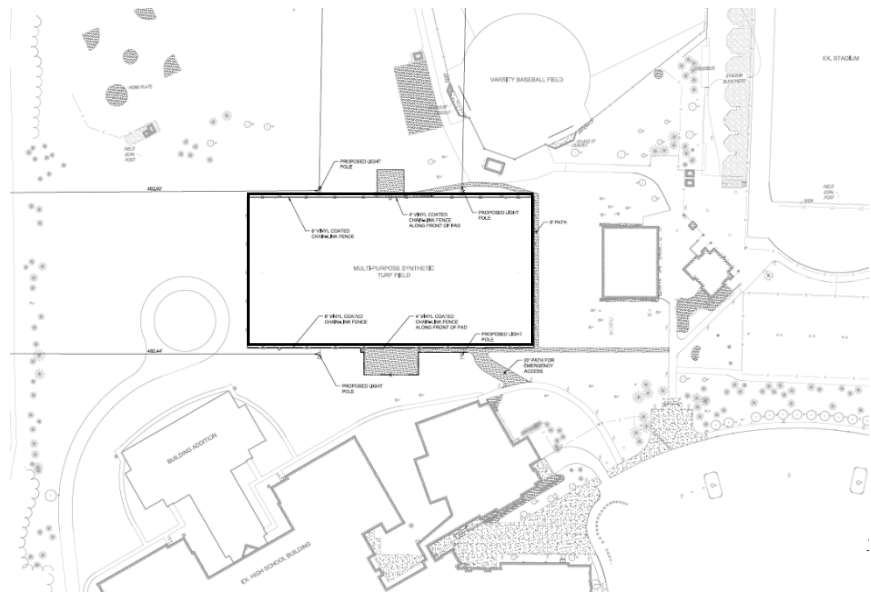
Project Details

Hardscaping

The proposed hardscaping includes new concrete walkways on the north, east, and south sides of the multi-purpose field, as well as pads for portable bleachers on the north and south sides. These improvements will add a total of 9,961 square feet (0.23 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 proposed light poles include four new 70-foot light poles positioned on the north and south sides of the multi-purpose sports field. The poles are set back 482 feet from the western property line and 566 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 to direct light downward and avoid spillage onto adjacent properties. 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.

Fencing

The site contains existing fencing including but not limited to surrounding the stadium, tennis courts, 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 proposed fencing matches the existing fencing and is used throughout all of the three high schools.

Development Standards

The required development standards are provided in the approved development text for the NE Quad, Section 10. The development text includes setbacks and lighting requirements, which are applicable to this request.

	Front Setback	Side Yard Setback, East	Side Yard Setback, West	Rear Yard Setback, North	Lot Coverage
Required	35' (pavement)	50'	50' (athletic fields)	50' (pavement)	45% maximum of total lot area
Proposed	No change	No change	482'	566'	46.83%

The applicant is proposing a maximum lot coverage of 46.83 percent, which includes the recently approved building additions, and the impervious surface proposed with this application. This exceeds the maximum permitted lot coverage of 45 percent. Staff recommend reducing the amount of proposed hardscaping around the multi-purpose sports field to comply with the maximum lot coverage. A condition of approval has been included to reflect this recommendation.

Proposed Text Modifications

The applicant is proposing a Minor Text Modification to the development text to establish standards for fencing and light poles. This modification will accommodate the existing lighting and fencing located on site, as well as the light and fencing proposed with this application. This will ensure that the modifications are consistent with the existing site, as well as the other high schools.

Fencing

The existing development text does not provide standards for fencing. The proposed text modification adds fence language to permit chain-link fencing when used in conjunction with sports and recreation venues. Any additional fencing would be subject to the requirements outlined in Dublin Zoning Code Sections 153.078-153.083.

Lighting

The stadium contains existing pole lights that are 90 feet tall and were approved through a previous Amended Final Development Plan. That AFDP did not include a text modification, so language has been added to a text modification associated with the current application, to make it clear that light poles of this size are approved for site.

The development text requires all lighting to be designed to minimize glare and light trespass onto adjacent properties. To protect nearby residential areas, light fixtures are required to be set back 300 feet from the western property line. Additionally, all fixtures must be full cut-off, dark in color, and consistent in type and style. The existing light poles at the stadium were approved to be 90 feet tall through a previous Amended Final Development Plan. The proposed text modification adds language that would permit athletic complex light poles to have a maximum height of 90 feet, accommodating both the existing stadium light poles and the proposed 70-foot light poles. All light fixtures on site are dark in color, except for the existing and proposed stadium and sports field lighting, which are constructed of galvanized steel. All development text and code requirements are met with the proposed text modification.

Utilities and Stormwater

The site is served by an 18-inch public sanitary sewer and a 12-inch public water main line along the south side of Hard Road and is sufficient to provide service to the existing use. Existing stormwater management for the site consists of a network of storm sewer and drainage structures into a retention basin located south of the existing high school building along Hard Road. The applicant was recently approved to add a detention basin west of the recently approved building addition that will provide stormwater management for the new construction.

5. Plan Review

Minor Text Modification: Section 153.053(E)(2)(b)(4)(b)

Criteria

- 1) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
- 2) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- 3) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- 4) The principles of §153.052(B) are achieved; and
- 5) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

Request	Review
To amend the NE Quad, Subarea 10 (school site) PUD Development Text to add fencing standards and a	Criteria Met. The request meets the criteria given the following factors:

maximum permitted height for light poles for the athletic complex.

- The proposed changes establish development standards for the fencing and lighting at the athletic complex.
- The permitted uses will not change.
- The modification establishes clear standards for the proposed items and unifies a standard across school properties.
- The development will have no adverse impact on the surrounding properties or of the community.

Amended Final Development Plan	
Criteria	Review
1. The plan conforms to the approved Preliminary Development Plan.	Criterion Met with Text Modification: The proposed development is consistent with the Preliminary Development Plan. The proposed text modification establishes development standards for athletic complex fencing and a maximum permitted height for pole lights.
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, even if some hardscape is removed to meet the lot coverage requirement. Vehicular use areas will not be modified with this request.
3. The development has adequate public services and open spaces.	Criterion Met with Condition: Public services are being provided given the institutional use, and the proposed modifications ensure these services are improved by providing proper lighting and safety precautions for the general public. Open space requirements are met with reduced lot coverage.
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. 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 with Text Modification: The proposal adds additional lighting and fencing that provides security to the existing athletic fields and illumination for events. The Light emitted by the lights does not spill onto adjacent properties or the general vicinity.

<p>6. The proposed signs are coordinated within the PUD and with adjacent development.</p>	<p>Not Applicable: No signs are proposed with this request.</p>
<p>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.</p>	<p>Not Applicable: There are no proposed changes to the landscape with this request.</p>
<p>8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations.</p>	<p>Criterion Met: The site provides existing stormwater management and drainage. These meet our current regulations.</p>
<p>9. Each phase shall be so planned that the foregoing conditions are complied with at the completion of each phase.</p>	<p>Not Applicable: The proposed development will not be implemented in phases.</p>
<p>10. The City believes the project to be in compliance with all other local, state, and federal laws and regulations.</p>	<p>Criterion Met: The proposal meets all other applicable laws and regulations.</p>

Recommendation

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

- 1) The applicant submits revised plans with a portion of the proposed hardscape removed to meet the maximum permitted lot coverage, subject to staff review and approval, prior to building permitting.