



March 22, 2025

Revised April 3, 2025

City of Dublin
5200 Emerald Parkway
Dublin, OH 43017

RE: Dublin Scioto High School
Multi-Purpose Field Lighting
Amended Development Plan Submittal

Multi-Purpose Field Lighting

DEVELOPMENT PLAN SUBMISSION

Dublin Scioto High School is located at 4000 Hard Road, approximately 2,000 feet west of Sawmill Road and approximately 2,000 feet east of Riverside Drive.

The proposed project consists of new athletic lighting, hardscape, and fencing around the synthetic turf multi-purpose field at Dublin Scioto High School.

The proposed lighting improvements will construct four (4) 70' light poles adjacent to a multi-purpose synthetic turf field located to the north of the existing high school and to the west of the existing stadium. The proposed light poles will allow the school to extend the available playable hours of the multi-purpose field for the school's growing number of student athletes. The field lighting at the existing Dublin Scioto High School Stadium is 90' in height. The proposed light poles will be located a minimum of 482' from the site's western property line and a minimum of 566' from the northern property line.

The proposed hardscape will include paved walks and pads for portable bleachers. The proposed fencing improvements will include a 6' black vinyl-coated chain link fence surrounding the new synthetic turf multi-purpose field.

The project development supports the existing educational building use. The project will be constructed within the existing parcel, which is currently zoned PUD, Planned Urban Development, under the Dublin Northeast Master Plan, Sub Area 10. This submission is proposing modification to the development text for the site in regard to athletic lighting and sports fencing.

EXISTING CONDITIONS

The photo below shows the site in its condition used as athletic fields.



REQUEST FOR REVIEW AND APPROVAL OF THE DEVELOPMENT PLAN UNDER THE PROVISIONS OF ZONING CODE 153.055.

The proposed improvements are in support of the current site usage as an educational facility, which includes athletic facilities. The proposed light poles will not impact the current open space on the subject parcel.

The proposed lighting will include dimming capabilities. The lighting levels can be set to 100% (event level), 50%, and 25%. The lighting will maintain the existing usage hours and be used between the hours of 7:00am and 11:00pm. The light pole will be galvanized and silver in color. The luminaires will also be silver.

The proposed improvements meet the established site setbacks. We are proposing to maintain the current front yard and eastern side yard setbacks. The proposed light poles will meet the setback requirement of the western side yard and northern rear yard setbacks.

West Side Yard Requirements: 150' building and pavement

153'-0" existing building
482' proposed light poles

North Rear Yard Requirements: 50' or 75' if bldg. is >35'

852'6" 2025 building addition
566' proposed light poles

It is our opinion that the proposed development meets the review criteria as outlined in Section 153.055(B) of the City of Dublin Code of Ordinances.

1. The proposed improvements are consistent with the purpose, intent and applicable standards of the Zoning Code.
2. The proposed improvements will not create an additional burden on the existing street network and maintains access to pedestrian circulation.
3. The proposed improvements maintain the same area of open space on the parcel, as previously approved.
4. The proposed improvements do not impede natural characteristics of the surrounding area.
5. The proposed improvements will allow the field area to be lighted to increase visibility. The proposed hours of usage will not exceed those currently observed on the site of the stadium.
6. The proposed project will be completed in one phase in the Summer of 2025.

PARKING REQUIREMENTS

The proposed lighting improvements for the multi-purpose field will not require any additional parking on the site.