

St. Johns Lutheran Church Memorial Preserve

PLANNED UNIT DEVELOPMENT

Rings Road / City of Dublin, Ohio

01 Introduction & General Overview

St. John Lutheran Church (the applicant) requests to re-zone the properties located at 6001 and 6041 Rings Road from their current zoning of R-2 (Dublin) and R1-B (Washington Township) to a Planned Unit Development District under Chapter 153 of the City of Dublin Zoning Code. The site consists of two parcels, 6041 Rings Road (Parcel # 273-005381) which is approximately 5 acres, and 6001 Rings Road (Parcel # 273-005380) which is approximately 5 acres. The two parcels combined total 10.855 Acres. Both properties have direct access to Rings Road, and are directly adjacent to the main church facility, located directly west of the parcels. The church seeks to establish a PUD zoning for the purposes of constructing a Memorial Garden / Cemetery Preserve that will allow them to expand their ministry and provide spiritual care for their congregants from birth to eternal rest. St. John has been a part of the Dublin Community since 1855, having been originally established and located approximately a mile north on Avery Road. Seeking room for expansion, the church moved to its current location on Rings Road over 123 years ago.

The Memorial Garden / Cemetery will be designed to preserve, maintain, and take advantage of the natural beauty of the site. The existing stream corridor and trees will be retained and will include one drive crossing and one pedestrian crossing, both utilizing existing bridge structures. Most of the sites' interior trees will be preserved as well and will be used to help organize the various memorial options available and create more intimate space for reflection. The Memorial Garden will be connected to the main church property via a new private drive through the memorial garden and their adjacent property, as shown on the Preliminary Development Plans included herein. The existing house, located at 6041 Rings Road, will be maintained as a residency for Church use. The proposed memorial garden spaces will all be located to the south and east of this existing structure as shown on the plans. The purpose of this application are to establish zoning standards under a unified PUD text to accommodate the memorial garden uses.

02 General Provisions

- A. This PUD text is intended to be and shall be the sole source of zoning and development standards for the St. John Memorial Garden property described herein. For all existing and proposed uses refer to the subareas identified within this development text.
- B. Where a conflict exists between the City of Dublin Zoning Code, as amended, and this PUD text, this text shall govern and prevail.
- C. Phase I will include some pedestrian circulation routes, vehicular circulation, proposed plantings, some site detention, ingress/egress gates, fencing, and landscape screening as indicated in the phasing plans.
- D. Phase II will include the development of the memorial spaces on the site as indicated in the phasing plans.
- E. The Open-Air Chapel may occur at any time but will likely be included in Phase II provided funds are available. The church reserves the right to delay the construction of the Open-Air Chapel if funds are not available.
- F. Phase III will include the development of the southern portion of this property as indicated in the phasing plans. This phase will be implemented once all zones within Phase II reach maximum capacity. Until Phase II maximum capacity is reached, this area will be maintained as an open field with a park-like aesthetic.
- G. Locations and layout of all burial sites and memorial uses in the Preliminary Development Plan are conceptual in nature and are subject to change upon market demand. The Preliminary Development Plan is only a graphic example of a possible full build-out plan.
- H. All burial options and memorial uses shall be grouped together in an organized manner as represented in the Preliminary Development Plan. Random patterns of burial sites and memorial uses are not permitted.

03 Sub Areas

Sub Area A, Residential: +/- 1.4 Ac.

Sub Area A is located on the northwest corner of the property fronting Rings Road. Sub Area A is defined on the north and west sides by the Rings Road Right of Way (north) and the Property line (west). The circulation roads, identified on the Preliminary Development Plan, define the south and east boundary.

A. Sub Area A Uses:

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The following uses shall be considered permitted uses within Sub Area A of the St John Lutheran Memorial Preserve PUD:

- A. Single-Family Dwelling– A maximum of one existing Single-Family residence, shall remain in the current location as indicated on the Preliminary Development Plan.
- B. One existing detached garage structure is permitted as shown on the Preliminary Development Plan.
- C. Small Church Use Events and gatherings. These Events will be isolated to the rear yard and will not require any additional parking. Temporary seating and staging materials are permitted as they relate to any church use Event.
- D. The Memorial Preserve entry feature on the south side is permitted to encroach within this subarea as shown on the Final Development Plan.

B. Sub Area A Setbacks:

- 1. Rings Rd. Building Setback 75 feet
- 2. West Side Setback: 5 feet
- 3. East Side Setback: 13 feet from road
- 4. Rear Setback: 5 feet from road

1. Sub Area A Access:

Sub Area A will be allowed 1 curb cut (existing, Curb Cut #1) as shown on the Preliminary Development Plan

2 Sub Area A Fencing:

A wood, natural finish, 4-rail, split fence shall be installed, or preserved, or rehabilitated, along the Rings Road right of way as shown on the Preliminary Development Plan. No further City approvals are needed to install this fence.

3 Sub Area A Landscape Buffer:

A 75% opaque landscape buffer (36 inches min. in height within 5 years of installation) will be provided along the south and east boundary of Sub-Area A as indicated in the Preliminary Development Plan. The landscape buffer will have a natural, park-like aesthetic, consisting of

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evergreen trees, ornamental trees, deciduous shrubs and evergreen shrubs.

Sub Area B, Memorial Space: +/- 3.89 Ac.

Sub Area B is located throughout the memorial preserve and is divided into smaller zones identified as B-1, B-2, B-3, B-4 and B-5 on the Sub Area Plan.

1. Sub Area B Uses:

The following uses shall be considered permitted uses within Sub Area B of the St John Lutheran Memorial Preserve PUD: Means and methods of construction and design may change with industry trends. Any burial options that differ from the uses below will require administrative approval prior to construction, provided the design meets the intent of the approved FDP.

- A. Traditional Burial Plots (maximum of 895 total plots)
 - I. Defined as a designated space where a deceased person's remains are buried, typically in a casket.
 - II. Headstones will be limited in design and will be consistent in nature so each traditional burial plot will have a harmonious physical relationship between them.
 - III. Tombstones will be a maximum of 36 inches in length, 18 inches in width and 30 inches in height
- B. Columbarium (maximum of 146 total columbarium structures / walls permitted)
 - I. Defined as a structure designed to hold urns containing the cremated remains of the deceased.
 - II. Columbarium structures will be a maximum of 20 feet in length, 3 feet in width, and 8 feet in height.
 - III. Permitted columbarium materials shall include steel, concrete, brick, stone, metal, glass, aluminum and /or any combination of these materials.
- C. Flush Markers (maximum of 2,500 total plots)
 - I. A marker is a hardscape tile, placed flush with grade to identify the deceased and commemorate their life.
 - II. Tiles will be a maximum of 24 inches in length, 24 inches in width, and 4 inches in height.
- D. Natural Burials (maximum of 895 total plots)

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- I. Defined as burying the deceased in a biodegradable container, such as a shroud or casket, without embalming or the use of concrete vaults, allowing for a more natural decomposition process and return to the earth.
 - II. Flush Markers (tiles) may be used to identify the deceased and commemorate their life.
 - III. Tiles will be a maximum of 24 inches in length, 24 inches in width, and 4 inches in height.
- E. Urn Plots (maximum of 2,500 total plots)
- I. Defined as a designated space where a deceased person's remains are buried, typically in an urn.
 - II. Flush Markers (tiles) may be used to identify the deceased and commemorate their life.
 - III. Tiles will be a maximum of 24 inches in length, 24 inches in width, and 4 inches in height.
- F. Scatter Gardens
- I. Defined as a designated space where cremated remains (ashes) can be scattered or buried.
 - II. Paved areas are permitted within the scatter gardens but are not required.
 - III. Benches and seating materials are permitted within the scatter gardens but are not required.
 - IV. Landscape gardens are permitted within the scatter gardens but are not required.
 - V. Final design requires administrative approval prior to construction, provided the design meets the intent of the approved FDP.
- G. Memorial and religious Markers, Sculpture, and Art
- I. Limited to 1 per zone (B-1, B-2, B-3, B-4 and B-5)
 - II. All religious Markers, Sculpture, and Art will be limited to 20 feet in height.
- H. Seating areas / benches
- I. Retaining walls
- J. Pedestrian circulation walks
- I. Permitted materials may include concrete (all types of concrete finish), stone, brick, stabilized aggregate, limestone fines, mulch and wood slats / decking.
 - II. Walks shall be no more than 5' in width.

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- K. Open Space
 - I. Open Fields / Spaces can be a manicured lawn, a No-Mow seed mix, or a combination of both.
- L. Open-Air Chapel (may occur at any time in the phasing process)
 - I. Final design requires administrative approval provided the chapel meets the intent of the approved FDP.
 - II. Limited to Zone B-2 as identified on the Subarea Plan.
 - III. A pavilion-like structure. Uses for this structure will likely include memorial services, gatherings, personal reflection, and celebrations of life. The structure will be designed to hold gatherings of up to 48 people.
 - IV. Additional Design Requirements / guidelines

A. General Architectural Themes:

The development may include an outdoor chapel that will facilitate funeral services and other special services for the main church. The chapel building's features shall be a contemporary interpretation of a religious structure and shall have an aesthetic supporting the chapel's purpose as a place of reverence, reflection, and spirituality. The building's architectural identity may be abstract and complex, given the structure's connection to end-of-life worship services.

B. Building Height and Area:

Maximum building height for any chapel structure included in development is to be not more than one-story and 35 feet in height. The area of a chapel building is not to exceed 1725 SF.

C. Building Enclosure:

The chapel building may be open-air without heating or cooling systems, as the function of the chapel is meant to be occasionally used. Additionally, the building may include fully openings in exterior walls to encourage occupants' connection to the park-like setting of the memorial preserve.

D. Building Scale and Massing:

1. Chapel building may utilize high-pitch roof structures with slopes similar to or greater than slopes of the main church building on the adjacent parcel. High roof pitches may be used to establish the character of the building as a place of reverence within the memorial preserve.
2. The building shall provide primarily a single worship space without a prevalence of interior partitions. However, small storage rooms for loose seating, concealment of electrical panels, and securing church possessions, and similar needs are appropriate for the structure.

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E. Building Materials and Features:

The following elements may be incorporated into a chapel building's design:

1. Masonry walls with either smooth or textured surfaces, with colors ranging from light to dark tones. Multiple colors of masonry finishes and contrasting finishes are permitted.
2. Standing seam metal roofing, slate roofing, or asphalt shingle roofing, consisting of gray, black, or natural colors.
3. Slat or screen walls, consisting of metal, preservative treated wood, or engineered wood.
4. Wood panel interior ceilings, with wood grains visible.
5. Wood burning fireplace and masonry chimney; custom constructed firewood storage may also be integrated into the building architecture.
6. Columbaria structures, either prefabricated or custom fabricated, with engineered stone or natural stone finishes.
7. Doors consisting of wood-grain or painted finishes.
8. Custom built furnishings and elements consistent with places of religious worship, such as benches, casket stands, pulpits, podiums, platforms, and displays.
9. Aluminum framed storefront glazing windows, either fixed or operable, may be provided as part of a building façade.
10. Cast in place concrete slab on grade floor, or other similar durable materials suited for outdoor areas.
11. Other architectural features consistent with contemporary places of religious worship.

F. Building Electrical Service

The chapel building may be provided with electrical service so that interior lighting and ceiling fans may be installed within the building, so that amplified audio may be provided during services, and so other common elements of places of religious worship may be part of the building design. All amplified audio shall be required to comply with any noise ordinance of the local authority having jurisdiction.

M. Community Gardens

- I. Community Gardens are only permitted in Zone B-5 and must be located within 60' of the west property line.

2. Sub Area B Setbacks:

- A. Rings Rd. Columbarium / Raised Markers Setback 75 feet

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B. Rings Rd. Flush Marker Setback	10 feet
C. West Side Setback:	5 feet
D. East Side Setback: (min pavement setback)	5 feet
E. East Side Columbarium / Raised Markers Setback	40 feet
F. South Setback:	20 feet

3. Sub Area B Access:

Sub Area B is accessed by Rings Road and through the existing St. Johns entrance / parking Lot as indicated on the Preliminary Development Plan. There will be 2 curb cuts (Curb Cut #2 and Curb Cut #3) along Rings Road for Sub Area B ingress and egress. This does not include the curb cut from Sub Area A.

4. Sub Area B Fencing:

A wood, natural finish, 4-rail, split fence shall be permitted as shown on the Preliminary Development Plan. No further City approvals are needed to install this fence.

Sub Area C, Flood Plain: +/- 1.74 Ac.

Sub Area C is defined by the east and west property lines and the 100-year flood plain to the north and south.

1. Sub Area C Uses:

The following uses shall be considered permitted uses within Sub Area C of the St John Lutheran Memorial Preserve PUD:

- A. Vehicular private drives, parking, rehabilitated existing bridges and pedestrian bridges / boardwalks.
- B. Pedestrian circulation walks
 - I. Permitted materials may include concrete (all types of concrete finish), stone, brick, stabilized aggregate, and wood slats / decking.
- C. Open Space
 - I. Open manicured lawn and/or Native Wet/dry sedge seed mix planting is permitted throughout Sub Area C as approved on the Final Development Plan.

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D. Seating areas / Benches

E. Scatter Gardens

- I. Defined as a designated space where cremated remains (ashes) can be scattered or buried.
- II. Paved areas are permitted within the scatter gardens but are not required.
- III. Benches and seating materials are permitted within the scatter gardens but are not required.
- IV. Landscape gardens are permitted within the scatter gardens but are not required.
- V. Final design requires administrative approval prior to construction, provided the design meets the intent of the approved FDP.

F. Landscape Buffer

- I. The east property line will include an eight-foot wide (min.) landscape buffer within the flood plain and stream corridor. Plant material will be a mix of large and medium native shrubs that tolerate both wet and dry conditions.

G. Environmental

- I. No memorial gardens, internments, monuments, or amenities (this does not include scatter gardens) may be located within the floodway, or 100-year floodplain of Cramer Ditch.
- II. No structures or memorial burials, except shallow ash burials, shall be located within the 100-year floodplain of Cramer Ditch. Paved areas and furnishings for pedestrian use are permitted.
- III. Except for the two existing bridge locations, no additional vehicular bridge structures shall be located within the floodway of Cramer Ditch. One additional pedestrian bridge may be added at any time during the development of phase II and / or phase III.

Sub Area D, Landscape Buffer: +/- 0.67 Ac.

Sub Area D Landscape Buffer:

1. East Property Line Buffer

- I. A landscape buffer (36 inches min. in height within 5 years of installation) will be provided along the east property line as indicated in the Preliminary Development Plan. The landscape buffer will have a natural, park-like

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aesthetic, consisting of evergreen trees, ornamental trees, deciduous shrubs, evergreen shrubs and existing vegetation.

II. The Buffer will vary in width from 5' min to 45' in width.

2. South Property Line Buffer

I. The south property buffer will include existing trees, a wood, natural finish, 4 rail split fence, and a natural open space of 20 feet min. in width. The open space can be a manicured lawn, a seed mix planting, or a combination of both as shown on the Final Development Plan.

Sub Area E, Preserved Naturalized Green Space: +/- 0.46 Ac.

Sub Area E is defined by the edge of the existing tree canopy, the western property line, and the 100-year floodplain to the north.

1. Sub Area E Uses:

The following uses shall be considered permitted uses within Sub Area E of the St John Lutheran Memorial Preserve PUD:

- A. Church related events and gatherings
- B. Seating areas / benches
- C. Vehicular private drives and parking
- D. Retaining walls
- E. Pedestrian circulation walks
 - I. Permitted materials may include concrete (all types of concrete finish), stone, brick, stabilized aggregate, limestone fines, mulch and wood slats / decking.
 - II. Walks shall be no more than 5' in width.
- F. Open Space
 - I. Mulch, open manicured lawn, and No-mow seed mix plantings are permitted throughout Sub Area E.
- G. Scatter Gardens
 - I. Defined as a designated space where cremated remains (ashes) can be scattered or buried.
 - II. Paved areas are permitted within the scatter gardens but are not required.
 - III. Plantings are permitted within the scatter gardens but are not required.
- H. Urn Plots

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- I. Defined as a designated space where a deceased person's remains are buried, typically in an urn.
- II. Flush Markers (tiles) may be used to identify the deceased and commemorate their life.
- III. Tiles will be a maximum of 24 inches in length, 24 inches in width, and 4 inches in height.

Sub Area F, Detention: +/- 0.94 Ac.

Sub Area F is defined by the stormwater detention line limited identified in the Preliminary Development Plan as approved on the Final Development Plan.

1. Sub Area F Uses:

The following uses shall be considered permitted uses within Sub Area F of the St John Lutheran Memorial Preserve PUD:

- A. Stormwater Detention
- B. Pedestrian Boardwalks
- C. Scatter Gardens (scattered ashes only)
 - I. Defined as a designated space where cremated remains (ashes) can be scattered.
- D. Plant material such as groundcover shrubs, grasses and ornamental trees that tolerate both wet and dry conditions is permitted along the edges of the detention basins.
- E. Open Space
 - I. Open manicured lawn and/or Native dry detention seed mix plantings are permitted throughout Sub Area F as shown on the Final Development Plan.

Sub Area G, Roads:

Sub Area G is defined by the road alignment and any adjacent or associated uses listed below.

1. Sub Area G Uses:

The following uses shall be considered permitted uses within Sub Area G of the St John Lutheran Memorial Preserve PUD:

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- A. Vehicular Privates Drives, bypass lanes, drop off lanes, parking lot islands and Parking as identified on the Preliminary Development Plan
 - I. Parking lot islands may include:
 - a. Plantings (trees, shrubs and groundcover)
 - b. Mulch
 - c. Native seed mix
 - d. Manicured lawn
- B. Associated concrete pedestrian sidewalks as identified on the Preliminary Development Plan
- C. Entrance and Exit Features
 - I. Security Gates
 - a. Gates will be locked from dusk to dawn.
 - b. Gates will include a Knox Box
 - c. Gates will have a simple wrought iron look and will not exceed 6' in ht. as shown on Final Development Plan.
 - d. Materials may include steel and / or aluminum and / or wood.
 - II. Landscape Plantings
 - III. Masonry Columns
 - IV. Security Lighting and cameras
 - V. Entry and Exit Signs as shown on the Final Development Plan. All signs shall meet the requirements of the City of Dublin Zoning Code, as amended.

04 Access and Vehicular Circulation

- A. Access #1. - The St. John Memorial Garden will be accessed through the existing St. Johns entrance / parking lot as shown on the Preliminary Development Plan.
- B. Access #2 - The St. John Memorial Garden will be accessed by an entrance only curb cut (Curb Cut #2) along Rings Road as shown on the Preliminary Development Plan.
- C. Access#3 – The existing curb cut (Curb Cut #3) along Rings Road on the east side of the property will use as an exit only vehicular egress as shown on the Preliminary Development Plan.

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- D. Access #4 – The existing curb cut on the west side of the plans (Curb Cut #1) will be an ingress egress for the single family home only.

- E. Circulation:
 - 1. All vehicular circulation routes will be a paved, asphalt surface.
 - 2. A private drive will circulate through the Memorial Garden and connected to the existing church facility to the west as shown on the Preliminary Development Plan. Parking spaces removed from the existing church parking lot to accommodate the private drive will not need to be relocated.
 - 3. A sidewalk shall provide pedestrian access from the existing church facility to the various parking and memorial spaces within the Memorial Preserve.
 - 4. The two existing bridges that cross Cramer Ditch will remain. The eastern bridge will be used for vehicular and pedestrian access as shown on the Preliminary Development Plan. One additional pedestrian bridge may be provided with expansion of the Memorial Garden to the south. The existing western bridge will remain and be used as a pedestrian connection and serve as an access route for maintenance equipment and church-related vehicles.

- F. Parking:
 - 1. The applicant shall provide parking spaces throughout the memorial garden as shown on the Preliminary Development Plans.

- G. Drop-Offs and By-Pass lanes
 - 1. 8' wide drop-offs and bypass lanes are permitted in various locations as indicated in the preliminary development plans.

05 Lighting

- A. New or additional lighting shall meet the requirements of the City of Dublin Zoning Code, as amended.