

## PLANNING REPORT

# Planning and Zoning Commission

Thursday, September 18, 2025

## Prince of Peace Lutheran Church Bell Tower 25-080AFDP

[www.dublinohiousa.gov/pzc/25-080](http://www.dublinohiousa.gov/pzc/25-080)

### Case Summary

Address	5475 Brand Road
Proposal	Amended Final Development Plan to add a bell tower at an existing church. The 4.07-acre site is zoned PUD: Earlington Village.
Request	Request for review and approval of an AFDP under the provisions of Code Section §153.053.
Zoning	PUD: Earlington Village
Planning Recommendation	<u>Approval of the Amended Final Development Plan.</u>
Next Steps	Upon approval of the AFDP, the applicant may apply for building permits.
Applicant	Patrick Dowrey, CCS Construction
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



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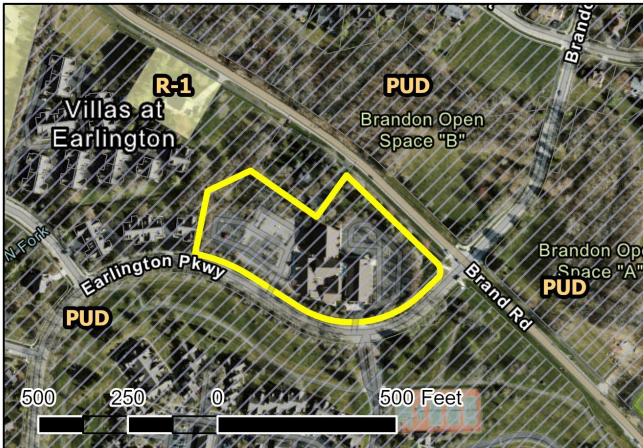
Site Location Map

25-080AFDP Prince of Peace Bell Tower



Site Features

- 1 Main Structure
- 2 Location of Existing Cross
- 3 Proposed Bell Tower Location

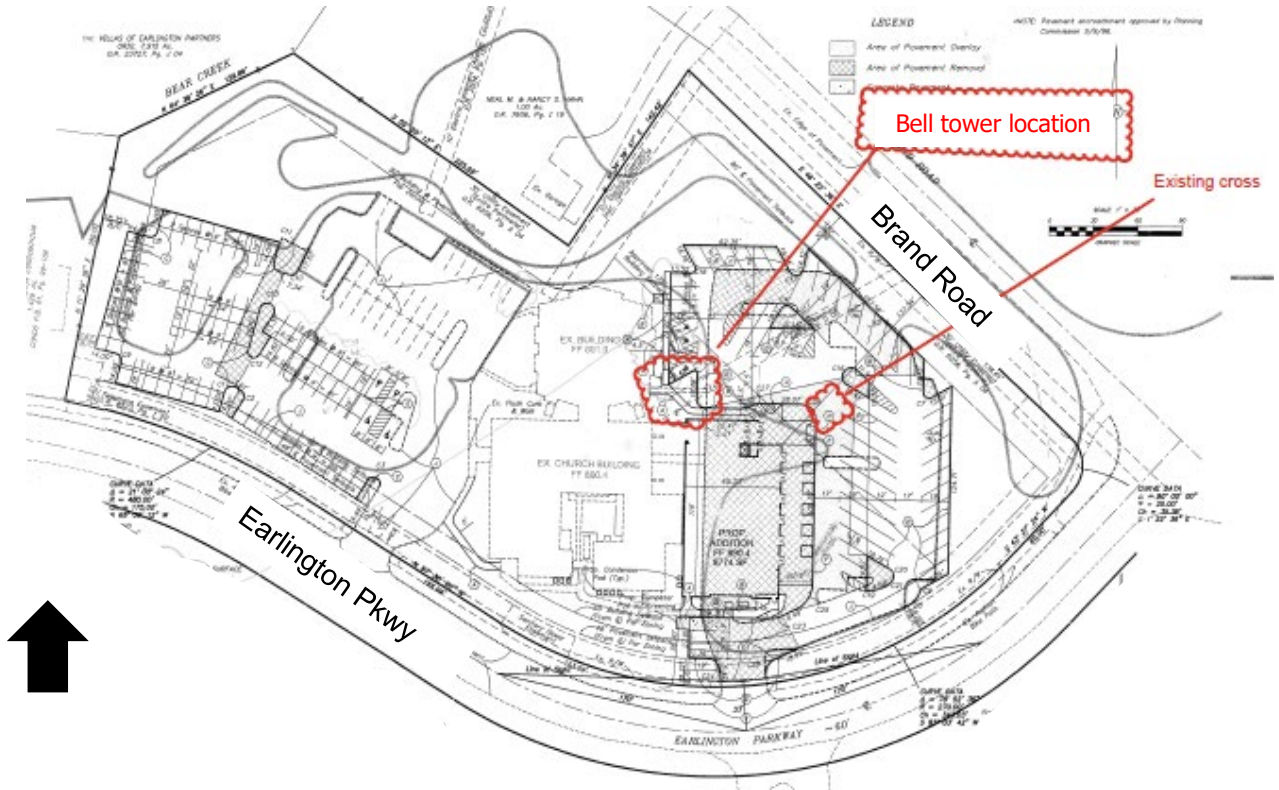




## 1. Request and Process

Applicant statement:

- Prince of Peace Lutheran Church seeks to add a bell tower with three bells for call to worship, funeral services and processions, and weddings.



*Proposed site plan*

### Process

Amended Final Development Plans (AFDP) are requested where amendments are beyond those that can be approved administratively and when the changes are compatible with the surrounding development and in concert with the approved Preliminary Development Plan (PDP) per Code 153.053(G)(3).

### RLUIPA

The Civil Rights Division of the U.S. Department of Justice notes that Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000 is a Federal law that protects religious institutions and individuals from discrimination in zoning and landmarking laws. Specifically, churches cannot be treated on less than equal terms with nonreligious uses, meaning that any religious application shall be handled and enforced in exactly the same manner as nonreligious uses. Bells are a traditional and customary part of church architecture and activities.

## 2. Background

### Site Summary

The 4.07-acre site is zoned PUD: Earlington Village and is located west of the intersection of Brand Road and Earlington Parkway. The site currently has a 30,423 SF church complex which was first built in 1985, with additions in 1997. The structure is now roughly an ell shape, facing north and east on the lot. On the northeast corner of the building is an existing 40-foot tall cross tower, built of white metal.

### Site History

*1982*

Plat for church site approved.

*1984*

Initial approval of the Earlington PUD and PDP.

*1985*

PZC approved FDP for the church.

*1996 and 2004, Case 04-002*

PZC approved AFDPs for expansion to church and parking, plus classrooms.

*2011, Case 11-019Z, PDP, FDP, Ord. 31-11*

Approval for rezoning for religious, public assembly, day care, and educational uses in three locations (17.98 acres total), to be included within previously-approved Earlington Village PUD. Development standards are to be per approved FDP and Code.

## 3. 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".

## 4. Public Engagement

The church states via email (attached) that they have discussed the request with neighbors. All but one have no concerns, and the one noted that they "would not complain to the City" about the bells.

## 5. Project

### Request

The proposal is to add a bell tower at the inside corner of the building. A concrete pad of 64 SF, located below grade, would be constructed as a foundation. The proposed bell tower is 30 feet tall and approximately 8 feet wide. It is proposed to be white metal to match the existing cross tower. The bells will be natural bronze color, and a dedication inscription will be brown.

**Landscape**

One 10" tree in the proposed bell tower location would be removed to accommodate the tower foundation; however, five new ornamental trees are proposed on the east edge of the site, as shown on the attached site plan. Staff is satisfied with this mitigation.

**Traffic and Parking**

Neither traffic nor parking are affected by this request.

**Stormwater and Easements**

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

**6. Plan Review**

Amended Final Development Plan	
Criteria	Review
1. The plan conforms in all pertinent respects to the approved preliminary development plan.	<b>Criterion Met:</b> The proposed modification is consistent with the PDP and is a customary addition to a church use.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	<b>Not Applicable:</b> The proposed bell tower will not impact the existing pedestrian and vehicular circulation.
3. The development has adequate public services and open spaces.	<b>Not Applicable:</b> The current church is adequately served by public infrastructure and open space. The proposed bell tower will not affect either.
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.	<b>Not Applicable:</b> The AFDP does not modify natural characteristics of the site.
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.	<b>Not Applicable:</b> No lighting will be affected, and neither will the use of streets, walkways, or other travel ways. No additional lighting is proposed for the bell tower.
6. The proposed signs are coordinated within the PUD and	<b>Not Applicable:</b> No additional signs, or sign changes, are proposed.

with adjacent development.

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.

**Criterion Met:** One existing tree is to be removed to allow installation of the bell tower at a focal location. The applicant proposes the addition of 5 trees on the east side of the site to mitigate the removal. Staff is satisfied.

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.

**Not Applicable:** The AFDP does not require modifications to the existing stormwater management system.

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 AFDP will not be phased.

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

**Criterion Met:** The AFDP meets applicable laws and regulations.

## Recommendation

**Planning Recommendation:** Approval of the Amended Final Development Plan.