

City of Dublin
Planned Unit Development (PUD)
Request to amend Final Development Plan
VISTA COMMUNITY CHURCH
5626 FRANTZ ROAD

Root Document: The root document for this request for amendment is “Vista Community Church – Planned Unit Development District (PUD)” dated August 29, 2022. (Exhibit A)
As detailed in this document, the property at 5626 Frantz Road was rezoned “to add religious uses as a permitted use on the Property while continuing to apply the MUR-4 development standards and requirements in accordance with City Code.” The City of Dublin Mixed Use Regional (MUR) Districts code is included in Exhibit B.

Basis: The basis for this document is a document titled “Planning and Zoning Commission (PZC) – PUD Text Amendment Checklist” (Exhibit C).

- I. Meet with Staff prior to submitting documents for tailored feedback and guidance, information on project timing and due dates, and items that need clarification.
Response: *Ron Roman (applicant) met with City Planners Tammy Noble and Taylor Mullinax on April 3, 2025, and May 13, 2025. It should be noted that during these meetings, Vista Community Church discussed several different ideas to enhance the use of our property (e.g. Park-N-Ride, solar arrays, electric vehicle charging stations, bridge crossing Cramer Ditch). We have decided to focus solely on proposing the addition of outdoor recreational courts. Additionally, after emailing a draft submittal to Tammy and Taylor on July 28, 2025, Taylor responded on July 29, 2025 with a list of items that were missing and that would need to be included in our formal submittal. (Included in Exhibit H)*

II. Electronic Submittal

Response: *It is understood that all documents shall be submitted digitally into the Documents folder on ProjectDox/Citizens’ Access Portal.*

III. Project Narrative

- ☐ Explain the existing language and proposed change.

Response: *Existing language (as included in Vista Community Church – Planned Unit Development District (PUD)*

II. PERMITTED USES: The following uses shall be permitted in this Zoning District:

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- A. *Those uses which are permitted in the MUR-4 District pursuant to Section 153.046 of the City Code.*
- B. *Religious or public assembly and related accessory uses. Accessory Uses are limited to uses permitted in MUR-4 or as religious or public assembly.*

Proposed change

II. PERMITTED USES: The following uses shall be permitted in this Zoning District:

- A. *Those uses which are permitted in the MUR-4 District pursuant to Section 153.046 of the City Code.*
- B. *Religious or public assembly and related accessory uses. Accessory Uses are limited to uses permitted in MUR-4 or as religious or public assembly.*
- C. *Fenced-in recreational (pickleball, tennis, etc.) enclosure located in the parking lot.*

- ☐ State how the proposed language relates to the existing character of the neighborhood, to the Dublin Community Plan, the Zoning Code, the original intent of the PUD, and any other applicable guidelines and standards.

Response: *Section 153.046(C)(4)(d) of the City Code allows for exercise and fitness uses however it states that “exercise and fitness uses shall be located completely within a building and shall not be visible from an adjacent residential zoning district or use.”*

The erection of a building to house recreational courts is cost-prohibitive and not desirable. Most pickleball and tennis courts within the city are outdoor facilities, enclosed on all sides by chain link fencing. This is what is being proposed.

Regarding the character of the neighborhood, the addition of a recreational enclosure will have little to no impact. The proposed location is in our east parking lot, displacing less than 10% of our parking spaces. There is no line of sight to this location from any of the surrounding homes. In fact, our entire property is not visible from any of the surrounding homes. Our neighbors consist primarily of small businesses.

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Regarding the original intent of the PUD, our property is currently zoned MUR-4 which allows exercise and fitness uses. Recreational courts offer excellent exercise and fitness opportunities. For this reason, they are being developed extensively throughout Central Ohio and the City of Dublin.

Regarding other applicable guidelines and standards, we propose to erect a single, chain link enclosure housing multiple recreational courts. This enclosure would be very similar to the “Dublin Coffman 8 Pickleball Courts” which were built and maintained by the City of Dublin. We intend to collaborate with the City to ensure that we meet all applicable guidelines and standards.

Please see Exhibit H, Additional Supporting Information, for additional details regarding our proposal.

- ☐ Explain how the proposed language is appropriate regarding the intended land use.

The intended land use is for surface lot parking. The proposed language intends to convert fewer than 10% of the approximately 500 parking spaces to an exercise and fitness use.

IV. Documents

Cover Page

- ☐ Project title, address

The project title is “Vista Community Church - Request to add Pickleball Courts.”

The project address is 5626 Frantz Road, Dublin, Ohio, 43017.

- ☐ Owner name, phone number, email, and address

The owner’s name is Mike Smith.

The owner’s phone number is (614)783-7252.

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The owner's email address is mike.smith@vistacc.org.

The owner's address is 5626 Frantz Road, Dublin, OH 43017.

- ☐ Project representative name, phone number, email, and address

The project representative's name is Ron Roman.

The project representative's phone number is (614)582-8927.

The project representative's email address is rroman2597@gmail.com.

The project representative's address is 6731 Hamlet Court, Dublin, OH 43017

Development Text

- ☐ Provide a copy of the original development text, with the requested changes added and removed language struck through.

Please see [Exhibit D](#)

- ☐ Provide a clean copy of the [development text](#).

Please see [Exhibit A](#)

Vicinity and Context

- ☐ Provide the location of the site and surrounding thoroughfares within the context of the City, along with jurisdictional boundaries, if applicable.

Please see [Exhibit E](#) (jurisdictional boundaries are not applicable as the entire site rests within the boundaries of Washington Township, the City of Dublin, and Franklin County)

- ☐ Provide context photos of the project site showing adjacent sites from all four directions, including across any streets.

Please see [Exhibit F](#)

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- ☐ If the project is adjacent to any residential uses, provide evidence of contact with those residents regarding the proposal.

The project is not adjacent to any residential uses.

PUD Map

- ☐ Using the previously-approved PUD land use map, indicate the extent of change for the proposed language change.

The extent of change will vary based on the number of pickleball courts included in the enclosure. Regardless of the number, the extent of the change will impact a very small portion of our parking lot.

Please see [Exhibit G](#) for an example (dimensions for three side-by-side pickleball courts).

Other

- ☐ Provide additional supporting information as needed.

Please see [Exhibit H](#)

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EXHIBIT A

VISTA COMMUNITY CHURCH
PLANNED UNIT DEVELOPMENT DISTRICT (PUD) dated August 29, 2022

**VISTA COMMUNITY CHURCH
PLANNED UNIT DEVELOPMENT DISTRICT (PUD)**

AUGUST 29, 2022

I. INTRODUCTION: The Vista Community Church Planned Unit Development District (the “Zoning District”) consists of 6.533+/- acres located at 5626 Frantz Road. The applicant, Vista Community Church, is in contract to purchase the subject property from its current owner. Prior to the approval of this text, the subject property is zoned MUR-4 under Dublin’s Codified Ordinances (“City Code”). The intent of this rezoning is to add religious uses as a permitted use on the Property while continuing to apply the MUR-4 development standards and requirements in accordance with City Code. Existing improvements on the Property include, among others, a building containing +/-43,384 square feet of gross floor area and related improvements such as a paved parking lot and landscaped areas. No changes to the improved condition of the property are being proposed, other than a future dedication of additional parkland to the City for the expansion of Lewellyn Farms Park, the installation and operation of signage to identify the use of the building as a church, and the possible restriping and relocation of parking spaces to accommodate the parkland dedication.¹

II. PERMITTED USES: The following uses shall be permitted in this Zoning District:

- A. Those uses which are permitted in the MUR-4 District pursuant to Section 153.046 of the City Code.
- B. Religious or public assembly and related accessory uses. Accessory Uses are limited to uses permitted in MUR-4 or as a religious or public assembly.

III. DEVELOPMENT STANDARDS: The development standards and requirements that shall be applicable to this Zoning District are those which apply to the MUR-4 District under City Code Sections 153.045 through 153.047, inclusive, and other relevant provisions of the City Code. Regulations in this Zoning District shall be administered as if it were in the MUR-4 District, also applying other rights, commitments, and obligations as provided in this text.

IV. EXISTING BUILDINGS AND USES; OTHER PROCEDURES: The rights, requirements, and procedures relating to expansions or modifications to existing improvements and/or the construction of new improvements in this Zoning District shall be governed by those which apply to the MUR-4 District under Sections 153.045 through 153.047, inclusive. The approved preliminary development plan and final development plan for this Zoning District shall be deemed to include all as-built development plans that are on file with the City for the subject property prior to the filing of the preliminary development plan application to which this zoning text applies.

¹ The City of Dublin declined the parkland dedication and associated site improvements. Refer to the October 10, 2024, PZC staff report for more information.

V. NEW PARKLAND. Lewellyn Farms Park is an existing public park located to the southeast of and adjacent to this Zoning District. The applicant desires to (and shall) dedicate to the City of Dublin, at no charge, at least 0.75 acres of real property located in the southeastern portion of the Zoning District that is adjacent to Lewellyn Farms Park. This obligation will be contingent upon the applicant having acquired ownership of the property that is the subject of this zoning text. In other words, the requirement to make the parkland dedication contemplated in this section is intended to apply only in the event that the subject property is operated or is anticipated to be operated in whole or in part with religious uses. Within four (4) calendar months following the applicant's purchase of the property within this Zoning District, it shall file an amended final development plan with the City for review and approval of the Planning Commission, which application shall identify the dimensions and specific configuration of the parkland to be dedicated to the City and adjustments and modifications to the existing paved parking lot that will result from the conversion of the of relevant portion of the property to parkland. Within three (3) calendar months following the legally effective approval of this amended final development plan, the applicant shall transfer ownership of the parkland to the City as approved thereby.²

VI. SIGNAGE. Signage in this Zoning District shall be presented to the Planning Commission for review as part of an amended final development plan. Signage shall be required to conform with the applicable requirements of the City Code unless otherwise approved by the Planning Commission.

² The City of Dublin declined the parkland dedication and associated site improvements. Refer to the October 10, 2024, PZC staff report for more information.

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EXHIBIT B
CITY OF DUBLIN CODE
MIXED USE REGIONAL DISTRICTS

MIXED USE REGIONAL (MUR) DISTRICTS

§ 153.045 PURPOSE AND INTENT.

(A) *Purpose.* The Mixed Use Regional Districts are intended to implement the vision set forth in the Dublin Corporate Area Plan, which promotes a vision of a walkable, mixed use district that is comprised of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses as well as supporting residential and recreational uses, and pedestrian amenities. The Mixed Use Regional District standards are intended to ensure development is compatible with the surrounding character and uses.

(B) *Applicability.* Any development proposed to occur on land designated as Mixed Use Regional (MUR)-1, MUR-2, MUR-3, and MUR-4 shall be required to meet the requirements of the MUR Districts as specified herein.

(C) *Conflicts.* If the regulations within this section conflict in any manner with the City of Dublin Codified Ordinances, the provisions of the districts shall prevail. All matters not covered by the districts and their requirements shall be regulated by the requirements and standards contained in Chapter 153 of the Codified Ordinances.

(D) *Relationship to Design Guidelines.* In addition to the regulations contained within this section, new development within the MUR Zoning Districts shall comply with the Mixed Use Regional (MUR) Design Guidelines. The guidelines supplement the regulations contained within the Code and will guide the Planning and Zoning Commission in determining requests for approvals. While the Guidelines are not zoning regulations, they are critical to interpreting the intent of these regulations and should be used in unison with them. The Guidelines provide additional detail and explanation of the regulations and provide important guidance in applying the regulations. Applicants should consult the Design Guidelines prior to filing an application, and throughout the approval process.

(E) *Intent.* The titles of each zoning district reflect the general location of each district within the overall mixed use regional area as depicted in the Dublin Corporate Area Plan. The following further describes the intent of each of the Mixed Use Regional (MUR) Districts.

(1) MUR-1: Metro/Blazer District.

(2) MUR-2: Tuttle/Rings District.

(3) MUR-3: Emerald District.

(4) MUR-4: Llewellyn Farms Office District. The Llewellyn Farms Office District is different in character from the other MUR districts due to its proximity to existing residential neighborhoods. The permitted uses and development standards are sensitive to this and intend to provide a cohesive transition between residential and non-residential development focusing on lower density and intensity to ensure compatibility with the existing residential character.

(Ord. 86-21, passed 12-6-21)

§ 153.046 USES.

(A) *Intent.* This section establishes the desired uses for land and buildings in each of the MUR Districts. This is achieved through the variety of permitted, conditional, accessory, and temporary uses allowed in each district. In some cases, building location requirements and size limitations to establish the desired development character apply.

(B) *General provisions.*

(1) Permitted and conditional uses in each of the MUR Districts, shown in Table 1, may be restricted by location, size, period of operation, or other use-specific standards as designated herein.

(2) *Explanation of terms.*

(a) Listed uses are defined in §153.002: Definitions.

(b) A "P" in a cell indicates a use that is permitted by right in that zoning district, subject to compliance with any use specific standards referenced in Table 1 and the applicable provisions herein.

(c) A "C" in a cell indicates a use that is allowed in that zoning district only upon approval of a conditional use as described in § 153.236 and compliance with any use specific standards referenced in Table 1 and the applicable provisions herein.

(d) An "S" in a cell indicates a use that is allowed in that zoning district only if limited in size, subject to compliance with any use specific standards referenced in Table 1 and the applicable provisions herein.

(e) A "T" in a cell indicates a use that is allowed in that zoning district for a limited period of time pursuant to a permit from the city, subject to compliance with any use specific standards referenced in Table 1 and the applicable provisions herein.

(f) A blank cell indicates that the use is prohibited in that district.

(3) *Use specific standards.* Additional standards may apply to either permitted or conditional uses in the MUR Districts. These additional standards are cross-referenced in the last column of Table 1.

Accessory and Temporary Permitted Uses					
ATM, Walk-Up				P	
Bicycle Facilities				P	YES
Construction Trailer/Office				P	YES
Day Care, Adult and Child				P	YES
Exercise and Fitness				P	YES
Parking, Surface Lot				P	
Renewable Energy Equipment				P	YES
Transportation, Transit Stop				P	YES
Vehicle Charging Station				P	YES
Wireless Communications					Refer to Chapter 99 of Dublin Code of Ordinances

(C) Use specific standards.

(1) Banks.

- (a) Banks are limited to a maximum of two drive-thru lanes, including ATM's.
- (b) Drive-thru lanes shall be located on the rear or side of the building.
- (c) Each drive-thru lane shall provide a minimum of four stacking spaces, including the point of service.
- (d) Off-street parking spaces shall be located in a manner to provide safe pedestrian connections to the primary building entrance.

(2) Day care, adult and child.

- (a) The use shall at all times comply with the requirements of R.C. Chapter 5104.
- (b) Outdoor recreation areas shall not be located in front of the primary entrance of the building and shall be enclosed with a permitted fence. The outdoor recreation area shall be screened using fencing and/or landscaping to provide a minimum of 50% opaque screening.

(3) Professional/technical training facilities.

- (a) Professional/technical training facilities are permitted in the MUR Districts that are up to 10,000 square feet in floor area. Such uses that exceed 10,000 square feet in floor area and up to 20,000 square feet in floor area may be permitted in the MUR Districts with the approval of a conditional use permit.
- (b) Professional/technical training facilities shall not have outdoor activities or outdoor storage unless specifically permitted herein.

(4) Accessory and temporary uses.

- (a) Bicycle facilities. Bicycle facilities are subject to the regulations set forth in § 153.047(G)(7).
- (b) Construction trailer/office. Construction trailers and/or offices shall comply with the setbacks applicable to principal structures on the property. Such uses shall additionally comply with the provisions of § 153.097.
- (c) Day care, adult and child.
 - 1. The use shall at all times comply with the requirements of R.C. Chapter 5104.
 - 2. Outdoor recreation areas shall not be located in front of the primary entrance of the building and shall be enclosed with a permitted fence. The outdoor recreation area shall be screened using fencing and/or landscaping to provide a minimum 50% opaque screen.

(d) Exercise and fitness. Exercise and fitness uses shall be located completely within a building and shall not be visible from an adjacent residential zoning district or use.

(e) Renewable energy equipment, geothermal.

- 1. In the MUR Zoning Districts, only equipment for the collection of solar and geothermal energy is permitted.
- 2. Ground-mounted equipment for geothermal equipment shall adhere to the following requirements:
 - A. The collection of geothermal energy is permitted only to the rear of and within five feet of the principal

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EXHIBIT C

PLANNING AND ZONING COMMISSION (PZC)

PUD TEXT AMENDMENT CHECKLIST



PLANNING AND ZONING COMMISSION (PZC) PUD TEXT AMENDMENT CHECKLIST

Purpose: Review by the PZC, as a recommendation to City Council, for requests to change the language within a previously-approved Planned Unit Development, whether residential or non-residential. **This checklist does not replace the requirements of the Code.**

- I. Meet with Staff prior to submitting documents for tailored feedback and guidance, information on project timing and due dates, and items that need clarification.

- II. Electronic Submittal: Submit all documents digitally into the Documents folder on ProjectDox/Citizens' Access Portal. These documents may consist of multiple pages and typically include project narratives and sketches, as guided in your staff meeting. All required items uploaded to the Drawings folder must be uploaded as single sheets.
Incomplete applications cannot be processed. Projects that are incomplete for 60 days shall be closed.

III. Project Narrative

- ☐ Explain the existing language and proposed change.
- ☐ State how the proposed language relates to existing character of the neighborhood, to the Dublin Community Plan, the Zoning Code, the original intent of the PUD, and any other applicable guidelines and standards.
- ☐ Explain how the proposed language is appropriate regarding the intended land use.

IV. Documents

Cover Page

- ☐ Project title, address.
- ☐ Owner name, phone number, email, and address.
- ☐ Project representative name, phone number, email, and address.

Development Text

- ☐ Provide a copy of the original development text, with the requested changes added and removed language struck through.
- ☐ Provide a clean copy of the requested development text.

Vicinity and Context

- ☐ Provide the location of the site and surrounding thoroughfares within the context of the City, along with adjacent jurisdictional boundaries, if applicable.
- ☐ Provide context photos of the project site showing adjacent sites from all four directions, including across any streets.
- ☐ If the project is adjacent to any residential uses, provide evidence of contact with those residents regarding the proposal.

PUD Map

- ☐ Using the previously-approved PUD land use map, indicate the extent of change for the proposed language change.

Other

- ☐ Provide additional supporting information as needed.

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EXHIBIT D

Existing Development Text with the Requested Changes
Added and the Removed Language Struck Through

**VISTA COMMUNITY CHURCH
PLANNED UNIT DEVELOPMENT DISTRICT (PUD)**

~~AUGUST 29, 2022~~ **Date to be determined**

I. INTRODUCTION: The Vista Community Church Planned Unit Development District (the “Zoning District”) consists of 6.533+/- acres located at 5626 Frantz Road. ~~The applicant, Vista Community Church, is in contract to purchased~~ the subject property from its ~~current~~ **previous** owner in 2022. Prior to the approval of this text, the subject property ~~is~~ **was** zoned MUR-4 under Dublin’s Codified Ordinances (“City Code”). The intent of this rezoning ~~is~~ **was** to add religious uses as a permitted use on the Property while continuing to apply the MUR-4 development standards and requirements in accordance with City Code. Existing improvements on the Property include, among others, a building containing +/-43,384 square feet of gross floor area and related improvements such as a paved parking lot and landscaped areas. ~~No~~ **Changes** to the improved condition of the property ~~which have been completed since closing include~~ **are being proposed, other than a future dedication of additional parkland to the City for the expansion of Lewellyn Farms Park, the installation and operation of signage to identify the use of the building as a church, and the possible restriping and relocation of parking spaces. to accommodate the parkland dedication.**¹ -

II. PERMITTED USES: The following uses shall be permitted in this Zoning District:

- A. Those uses which are permitted in the MUR-4 District pursuant to Section 153.046 of the City Code.
- B. Religious or public assembly and related accessory uses. Accessory Uses are limited to uses permitted in MUR-4 or as a religious or public assembly.
- C. **Fenced-inrecreational (pickleball, tennis, etc.) enclosure located in the parking lot.**

III. DEVELOPMENT STANDARDS: The development standards and requirements that shall be applicable to this Zoning District are those which apply to the MUR-4 District under City Code Sections 153.045 through 153.047, inclusive, and other relevant provisions of the City Code. Regulations in this Zoning District shall be administered as if it were in the MUR-4 District, also applying other rights, commitments, and obligations as provided in this text.

IV. EXISTING BUILDINGS AND USES; OTHER PROCEDURES: The rights, requirements, and procedures relating to expansions or modifications to existing improvements and/or the construction of new improvements in this Zoning District shall be governed by those which apply to the MUR-4 District under Sections 153.045 through 153.047, inclusive. The approved preliminary development plan and final development plan for this Zoning District shall be deemed to include all as-built development plans that are on file with the City for the subject property prior to the filing of the preliminary development plan application to which this zoning text applies.

~~¹ The City of Dublin declined the parkland dedication and associated site improvements. Refer to the October 10, 2024, PZC staff report for more information.~~

V. **NEW PARKLAND.** ~~Lewellyn Farms Park is an existing public park located to the southeast of and adjacent to this Zoning District. The applicant desires to (and shall) dedicate to the City of Dublin, at no charge, at least 0.75 acres of real property located in the southeastern portion of the Zoning District that is adjacent to Lewellyn Farms Park. This obligation will be contingent upon the applicant having acquired ownership of the property that is the subject of this zoning text. In other words, the requirement to make the parkland dedication contemplated in this section is intended to apply only in the event that the subject property is operated or is anticipated to be operated in whole or in part with religious uses. Within four (4) calendar months following the applicant's purchase of the property within this Zoning District, it shall file an amended final development plan with the City for review and approval of the Planning Commission, which application shall identify the dimensions and specific configuration of the parkland to be dedicated to the City and adjustments and modifications to the existing paved parking lot that will result from the conversion of the of relevant portion of the property to parkland. Within three (3) calendar months following the legally effective approval of this amended final development plan, the applicant shall transfer ownership of the parkland to the City as approved thereby.~~²

VI. **SIGNAGE.** Signage in this Zoning District ~~shall be~~ presented to the Planning Commission for review as part of an amended final development plan. Signage ~~shall be required to conformed~~ with the applicable requirements of the City Code ~~unless otherwise~~ and was approved by the Planning Commission.

² ~~The City of Dublin declined the parkland dedication and associated site improvements. Refer to the October 10, 2024, PZC staff report for more information.~~

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EXHIBIT E

Location of the Site and Surrounding Thoroughfares Within
the Context of the City, Along with Jurisdictional Boundaries



site demolition plan

1/32" = 1'-0"

NOT FOR
CONSTRUCTION

DARIN RANKER ARCHITECTS
4 INTERIOR DESIGNERS
5525 Wilcox Place, Suite E Dublin, OH 43016
Phone: 614-792-7001
admin@darinranker.com

Site Development For:
Pickleball Courts

5626 Frantz Road
Dublin, Ohio

DRA Proj. No.: 26-207
Drawn by: J.J.H.
Checked By: CSJ
Date: 06-29-26
Revisions

SP.01



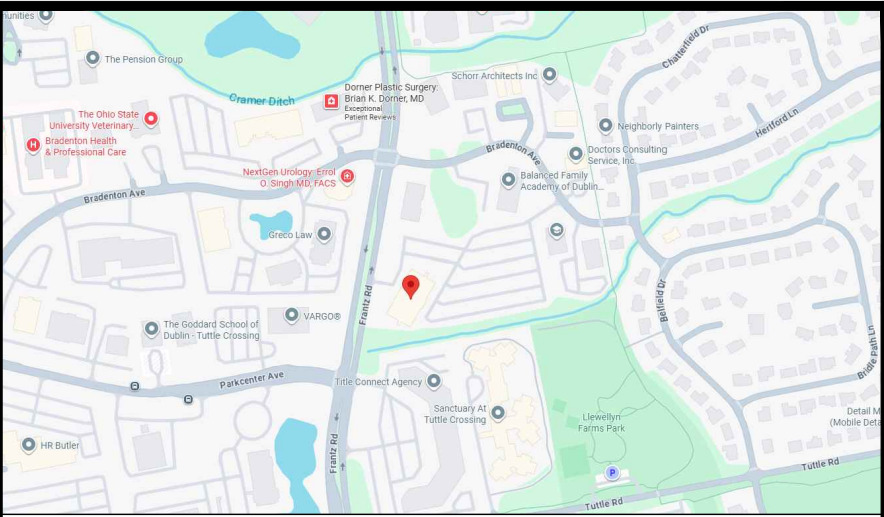
enlarged site plan

1/32" = 1'-0"

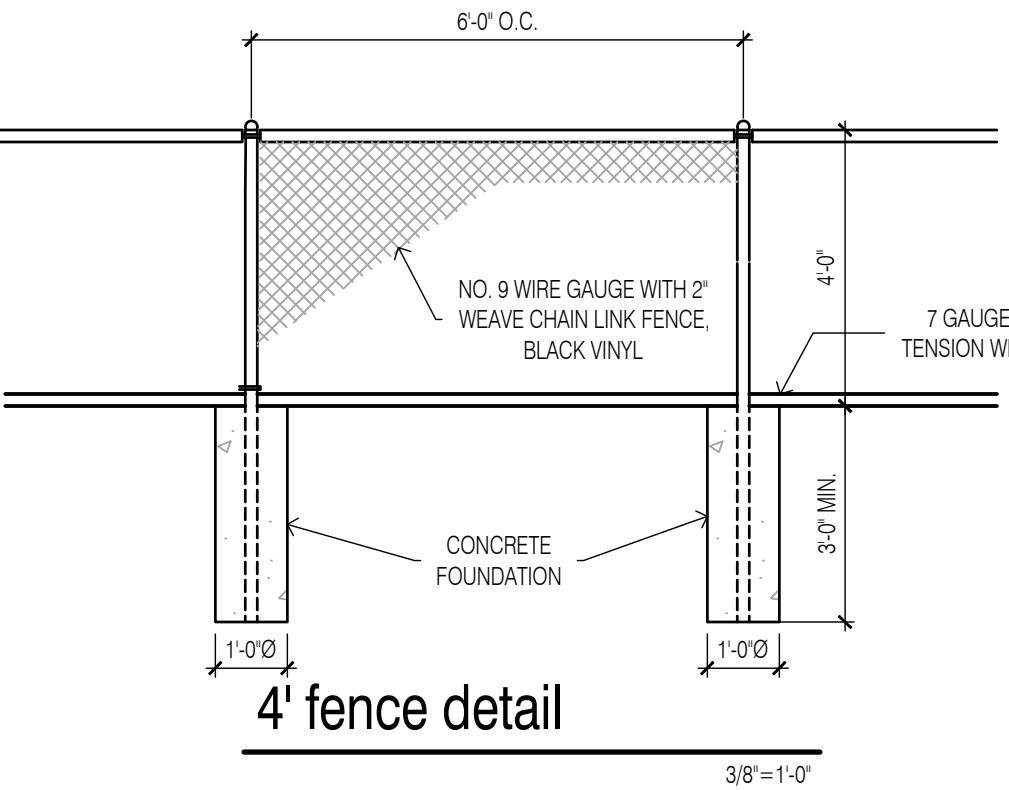
PROJECT SCOPE:
ELIMINATION OF SELECT PARKING SPACES FOR THE ADDITION
OF (2) PAINTED ASPHALT PICKLE BALL COURTS WITH A PATIO
SPACE BETWEEN THEM AND NEW FENCING

PARKING CALCULATIONS

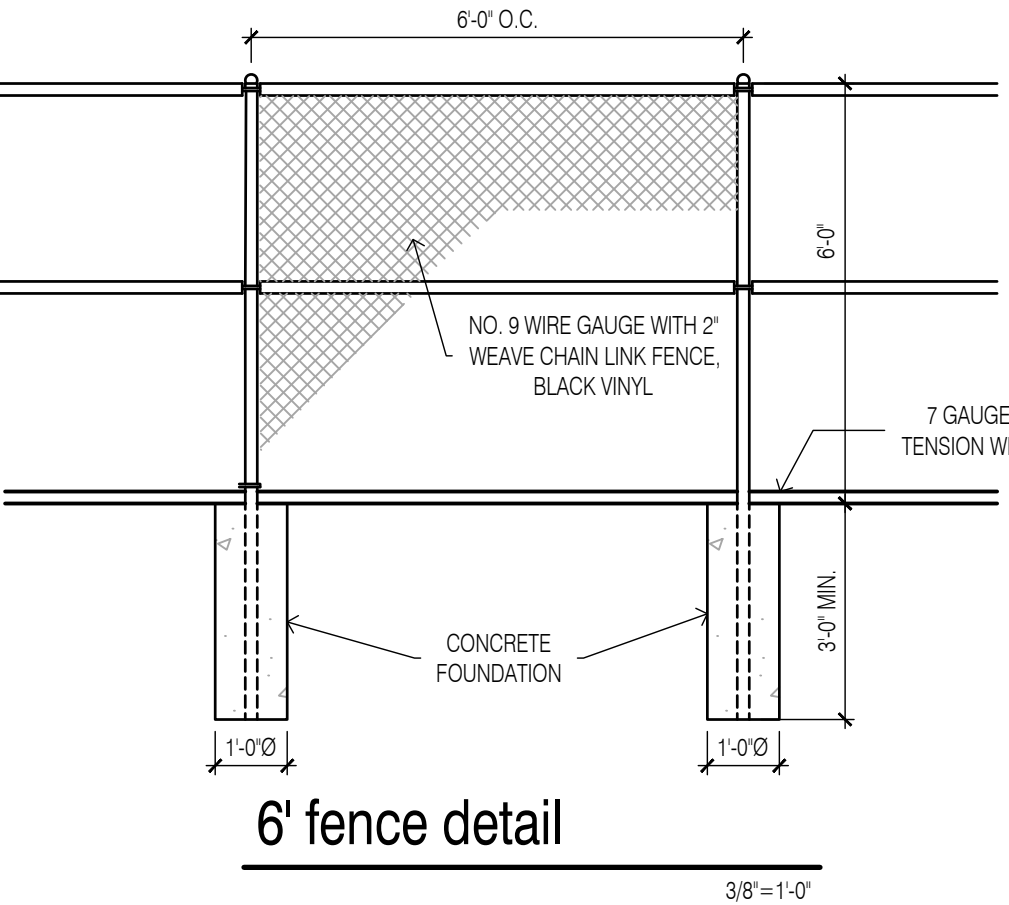
PARCEL#: 273-003165
ZONING: PUD - VISTA COMMUNITY CHURCH
PARKING:
EXISTING PARKING: 471 SPACES (15 ADA)
PARKING LOST: 53 SPACES
REQUIRED PARKING:
TOTAL BUILDING AREA: 43,384 SQ. FT.
CHURCH: 22,000 SQ. FT. = 100 SPACES
COUNSELING: 2,500 SQ. FT. = 20 SPACES
OFFICE: 18,884 SQ. FT. = 76 SPACES
PICKLEBALL COURTS = 10 SPACES
TOTAL REQUIRED = 206 SPACES
PROVIDED PARKING = 418 SPACES



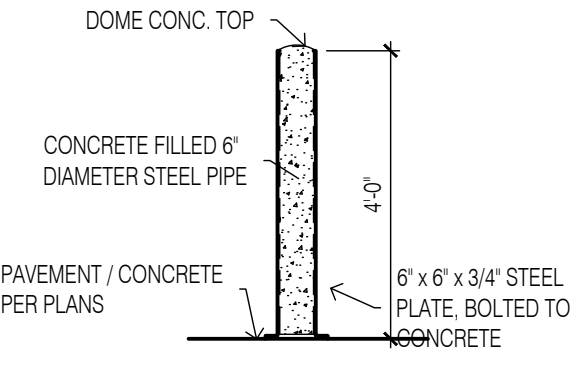
VICINITY MAP



4' fence detail



6' fence detail



new bollard detail

NOT FOR
CONSTRUCTION

DARIN RANKER ARCHITECTS
4 INTERIOR DESIGNERS
5525 Wilcox Place, Suite E Dublin, OH 43016
Phone: 614-792-1001
admin@darinranker.com



Site Development For:
Pickleball Courts
5626 Frantz Road
Dublin, Ohio

DRA Proj. No.: 26-207
Drawn by: JHJ
Checked By: CSJ
Date: 06-29-26
Revisions



N site plan - adjacencies

1/64" = 1'-0"

NOT FOR
CONSTRUCTION

DARIN RANKER ARCHITECTS
4 INTERIOR DESIGNERS
5525 Wilcox Place, Suite E Dublin, OH 43016
Phone: 614-792-1001
admin@darinranker.com



Site Development For:
Pickleball Courts

5626 Frantz Road
Dublin, Ohio

DRA Proj. No.: 26-207
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EXHIBIT F

Context Photos of the Project Site Showing Adjacent Sites
From all Four Directions, Including Across any Streets



Balanced Family
Academy of Dublin...

Jezerinac Geers
& Associates, Inc

Pearlily Montessori

Ohio Real Estate
Consultants

Vista Community Church

Frantz Rd

Frantz Rd

Bradenton Ave

Frantz Rd

View facing East (from roof of building)



View facing east



View facing north



View facing south



View facing west



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EXHIBIT G

Using the Previously Approved PUD Land Use Map, Indicate the Extent
of Change for the Proposed Language Change



N site plan - adjacencies

1/64" = 1'-0"

NOT FOR
CONSTRUCTION

DARIN RANKER ARCHITECTS
4 INTERIOR DESIGNERS
5525 Wilcox Place, Suite E Dublin, OH 43016
Phone: 614-792-1001
admin@darinranker.com



Site Development For:
Pickleball Courts

5626 Frantz Road
Dublin, Ohio

DRA Proj. No.: 26-207
Drawn by: JH
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EXHIBIT H
Additional Supporting Information

City of Dublin
Planned Unit Development (PUD)
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VISTA COMMUNITY CHURCH
5626 FRANTZ ROAD

Additional Supporting Information

Vista Community Church (hereafter VCC) is resubmitting our application after discussions with the City of Dublin, the Llewellyn Farms Civic Association (our neighbors), and potential vendors. Based on these discussions, we changed the configuration of the courts, discussed who could use the courts, modified the hours of operation and contracted a professional architect to create detailed Site Plan drawings.

The following City of Dublin tennis/pickleball courts were visited to gain insight into the standards that the City of Dublin applies to its athletic facilities:

- Avere Park Tennis Courts
- Dublin Coffman 8 Pickleball Courts
- Coffman Park Pickleball Court
- Donegal Cliffs Park Tennis Courts
- Llewellyn Farms Park
- Wellington Park Tennis Courts

Site Plans

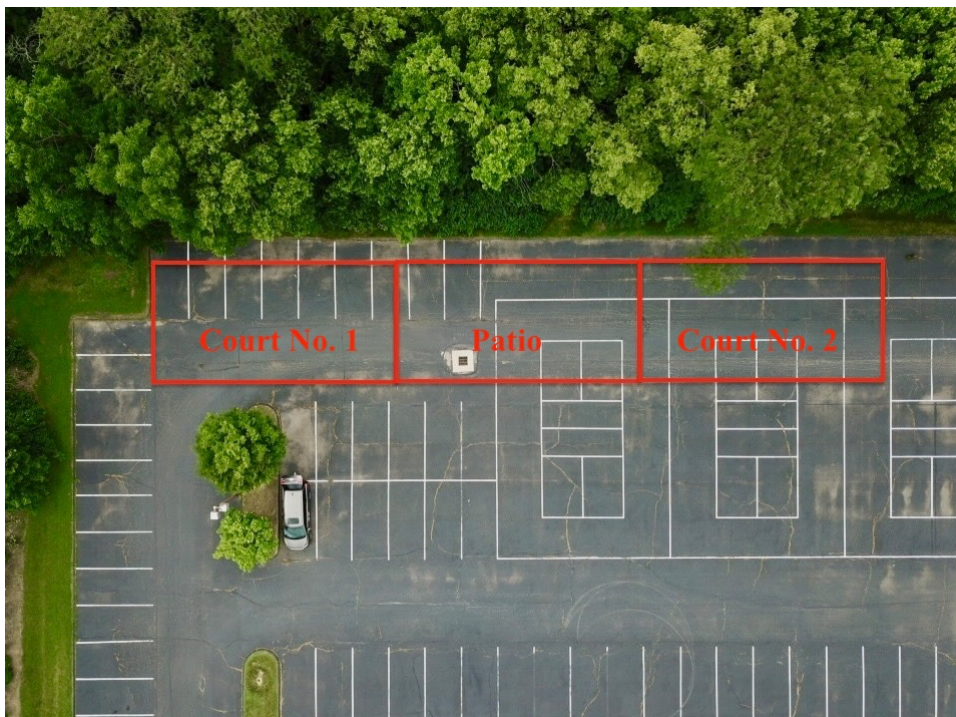
Original	VCC did not submit a professionally prepared site plan.
Revision	VCC contracted the services of Darin Ranker Architects to create professional site plans. Please see Drawing Nos. SP.01, SP.02, and SP.03 in this section.
Comments	The site plans include the location, layout, construction material, parking space impact, revised traffic flow, barriers, surrounding areas, etc.

Location

Original	The courts were to be located just south of the main driveway leading into the parking lot from Bradenton Avenue.
Revision	The courts will be positioned in the southeastern-most area of the parking lot, adjacent to the creek and tree line. Please see the two photos included at the end of this subsection.

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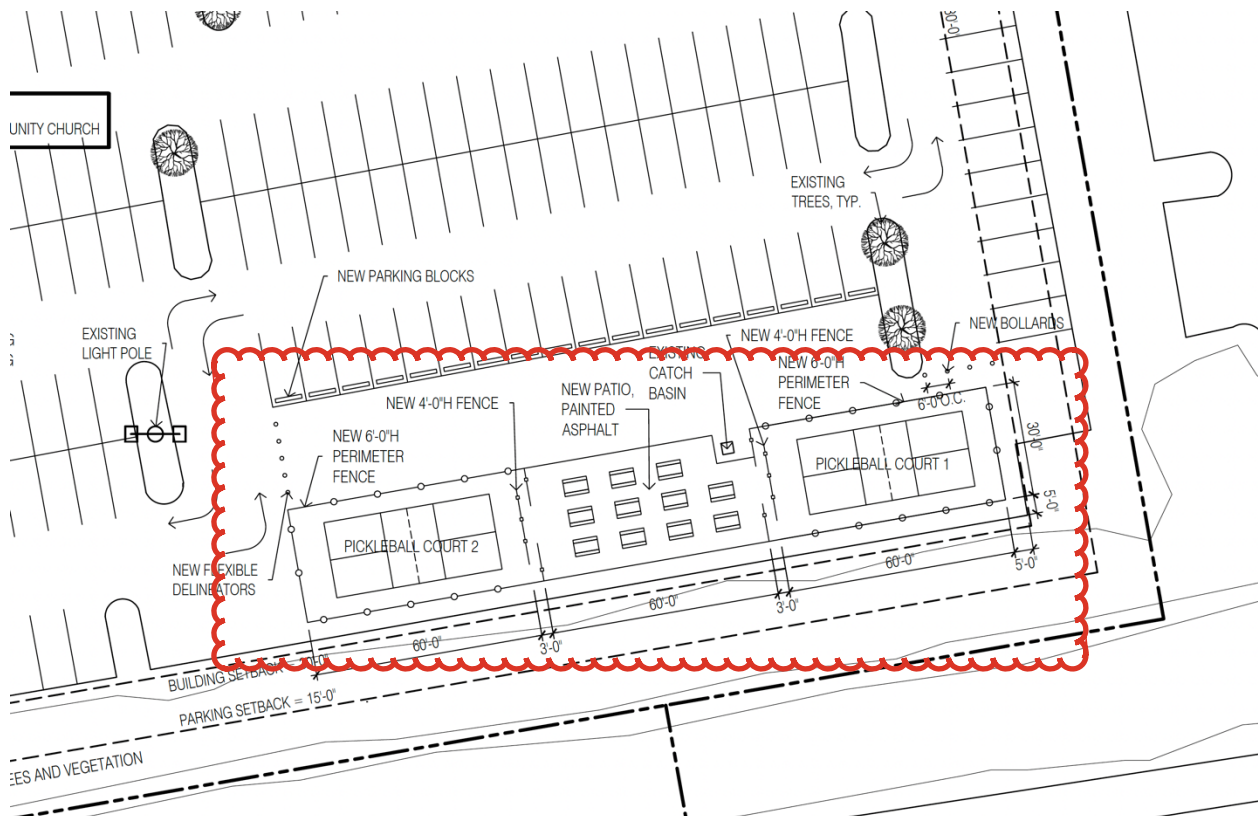
Comments The revised location takes advantage of the terrain and allows for a safer walk from the church building to the courts.



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Layout/Orientation

Original	Two (2) courts side-by-side
Revision	Two (2) courts end-to-end with a 30-foot by 60-foot patio in between the courts. Enlarged section from Dwg. No. SP.02.



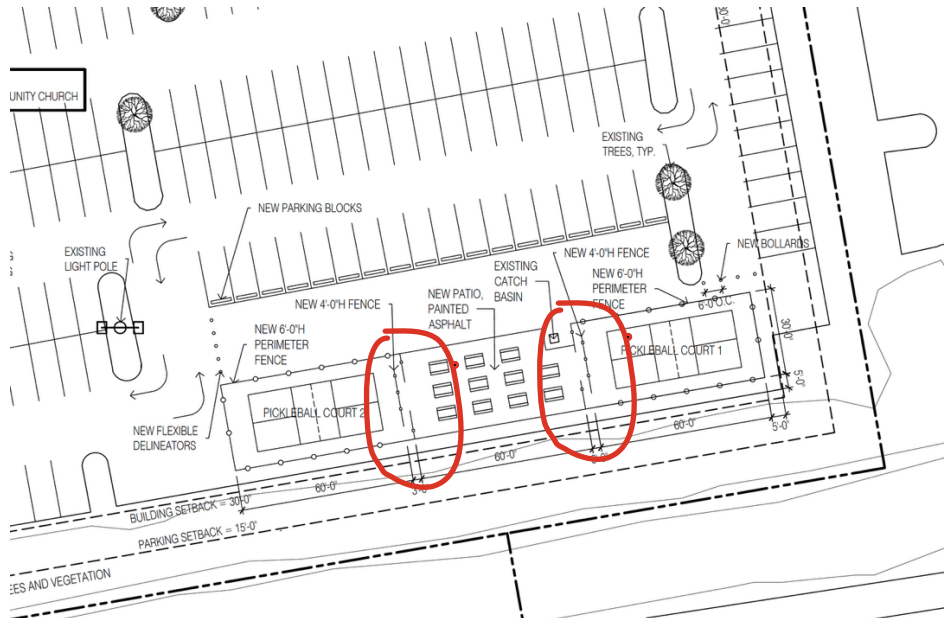
Comments	Added a patio between the courts to eliminate the gates and create a safe space to wait and socialize.
----------	--

Fencing/Gates

Original	Eight (8) foot perimeter fencing with a four (4) foot fence separating the courts. At least one (1) gate.
Revision	Six (6) foot perimeter fencing with four (4) foot fencing separating each court from the patio. No gates. Rather, we plan to use a staggered fencing

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arrangement to allow for player passage and keep the pickleballs from leaving the playing area. Enlarged section from Dwg. No. SP.02.



Comments The fencing that is included on the City of Dublin tennis courts and pickleball courts varies from location to location. Most of the tennis courts include 8-foot fencing on all four sides with at least one gate. At least one of the pickleball courts has no fencing on the sides. Most include at least one gate, but none appear to include a lock. VCC intends to include a 6-foot fence on the three sides that are adjacent to the creek/tree line and parking lot and a 4-foot fence to separate the courts from the patio. Taller fencing would serve no purpose and would possibly create too much of a cage-like environment. The fencing would be purchased/installed by Bowden Fence and would consist of the following:

- 300LF of 6ft black vinyl coated chain link fence
- 52LF of 4ft black vinyl coated chain link fence
- 2-1/2" x SS20 terminal posts
- 2" x SS20 line posts
- 1-5/8" X SS20 top rail
- (2) 4ft walk gates
- Posts set in a 10" x 36" footer

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Court Material

There is no change to the proposed material. In consultation with Total Tennis, Inc., we intend to contract with Sheedy Sealcoating to mill & pave the respective area of our parking lot to create the pickleball courts and patio. The area is approximately 5,400 square feet and would consist of the following:

- Mill pavement to a depth of 2" and dispose of material off site.
- Apply .10 gal. per sq. yard of RS-2 liquid asphalt.
- Surface with 2" compacted #448 Type 1 asphalt and roll with 10- and 12-ton rollers.
- Paint stripe courts.

Paint Scheme

There is no change to the paint scheme. The courts will be painted blue with a green background. The patio will be painted green. Please see the photos included in this section.

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Nets

There is no change to the nets. The courts will include permanent, weather-proof nets to separate the opposing sides. Please see the photo provided for the Paint Scheme subsection (above).

Lights

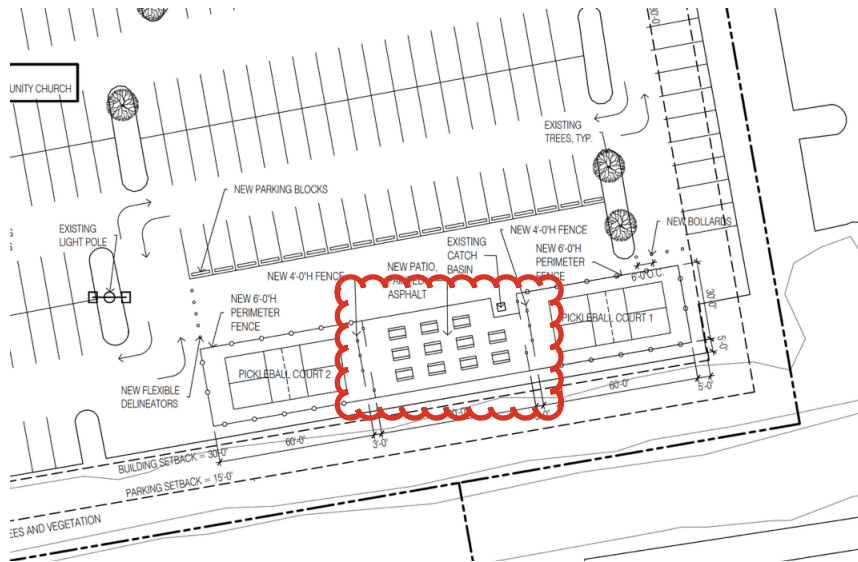
There is no change to the lights. Out of respect for our neighbors, there will be no lights installed which will preclude early morning and late-night play.

Hours of Operation

The hours of operation were not previously discussed. We are proposing that the courts open for play at 9:00am and close for play at dusk. This information will be included in signs which will be affixed to the fencing.

Patio

Revision	We are proposing the addition of a patio in between the two courts to create a waiting and social area. Enlarged section from Dwg. No. SP.02.
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Rules/Signs

Using the signage included on the tennis & pickleball courts operated by the City of Dublin as a guide, the sign on Court No. 1 will read:

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Pickleball Court No. 1

- Pickleball court is open daily from 9:00am to Dusk
- Court can be used on a first come, first serve basis
- If others are waiting, please limit your play time to one game up to 11 points
- Individuals waiting to play must wait outside of the Pickleball court
- Tennis shoes or soft-soled shoes only
- Paid private lessons are prohibited unless authorized by Vista Community Church
- No in-line skates, skateboards, or bicycles

The sign for Court No. 2 will read:

Pickleball Court No. 2

- Pickleball court is open daily from 9:00am to Dusk
- Court can be reserved in 1-hour increments beginning on the hour. If the court is vacant at one-quarter after the hour, it can be used on a first come, first serve basis until the next hour. Please go to www.vistacommunitychurch.org and follow the prompts for “facility usage.”
- Individuals waiting to play must wait outside of the Pickleball court
- Tennis shoes or soft-soled shoes only
- Paid private lessons are prohibited unless authorized by Vista Community Church
- No in-line skates, skateboards, or bicycles

Sign from the Dublin Coffman 8 Pickleball Courts (example):

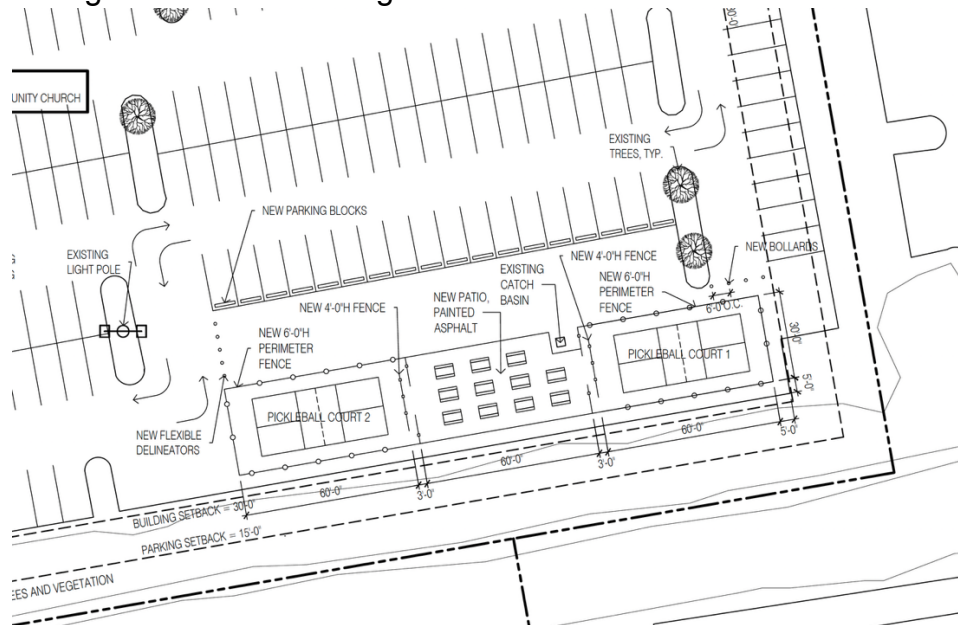


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Parking/Traffic Flow

Parking/Traffic Flow was not previously discussed.

Enlarged section from Dwg. No. SP.02.



Parking Calculations:

VCC currently has about 471 parking spaces supporting our building. The spaces lost to the proposed pickleball enclosure are 53 resulting in 418 available spaced. The calculated required parking is 206 spaces. This leaves 212 spaces available for growth/future use.

Enlarged section from Dwg. No. SP.02:

PARKING CALCULATIONS	
PARCEL#:	273-003165
ZONING:	PUD - VISTA COMMUNITY CHURCH
PARKING:	
EXISTING PARKING:	471 SPACES (15 ADA)
PARKING LOST:	53 SPACES
REQUIRED PARKING:	
TOTAL BUILDING AREA:	43,384 SQ. FT.
CHURCH:	22,000 SQ. FT. = 100 SPACES
COUNSELING:	2,500 SQ. FT. = 20 SPACES
OFFICE:	18,884 SQ. FT. = 76 SPACES
PICKLEBALL COURTS:	10 SPACES
TOTAL REQUIRED:	206 SPACES
PROVIDED PARKING:	418 SPACES

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New Parking Blocks/Bumpers:

Propose adding eighteen (18) new concrete or rubber parking blocks/bumpers to the north of the courts to positively separate the parking from the pickleball court/patio facility.

Examples:



Parking Stop - 6', Plastic, Gray



[More Images](#)

End concrete crumbling and chipping forever.

- Made of recycled plastic.
- Maintenance free. No painting.
- Weather resistant. Impervious to sunlight and road salt.
- 75% lighter than concrete.
- Use with [Asphalt](#) and [Concrete Installation Kits](#), sold separately.

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	DIMENSIONS L x W x H	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
				1	5+		
H-2309GR	6' Plastic	72 x 6 x 3"	20	\$75	\$70	☒ Gray	1 ADD

[Additional Info](#) [Shopping Lists](#) [Request a Catalog](#)

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New Bollards:

Propose adding four (4) new bollards in the furthest most corner to alert drivers and protect the fence/court. delineate the new configuration from the old.

Example:



New Flexible Delineators:

Propose adding five (5) new flexible delineators to establish an entry/egress to/from the courts.

Example:

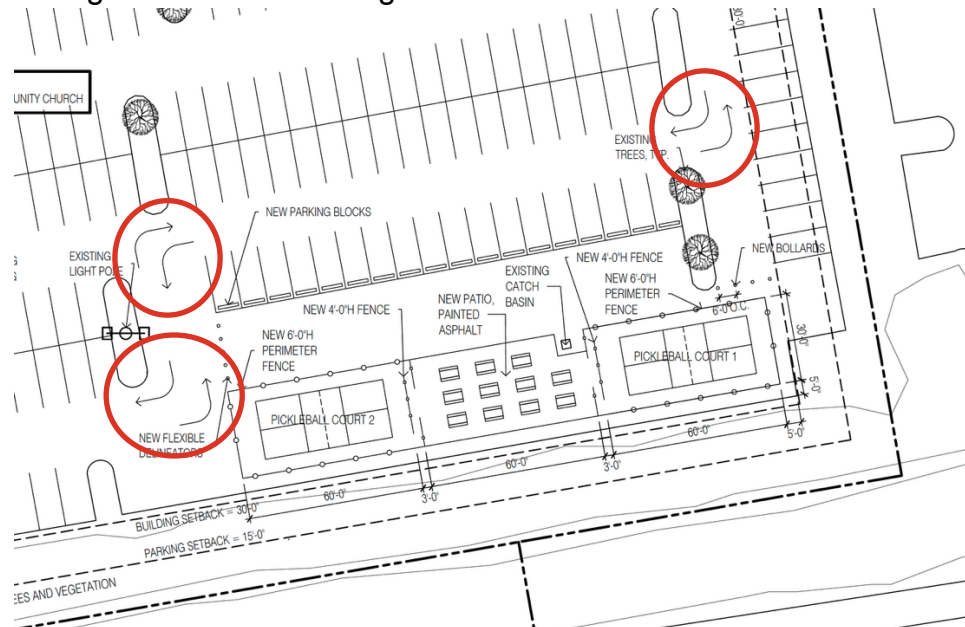


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Traffic Flow:

Proposed revised traffic flow indicated by the arrows. As a point of information, for the past several months, we have been “trying out” the proposed traffic flow by painting temporary lines to mockup the pickleball facility. We have observed no challenges especially since the impacted lane of traffic is rarely used.

Enlarged section from Dwg. No. SP.02:



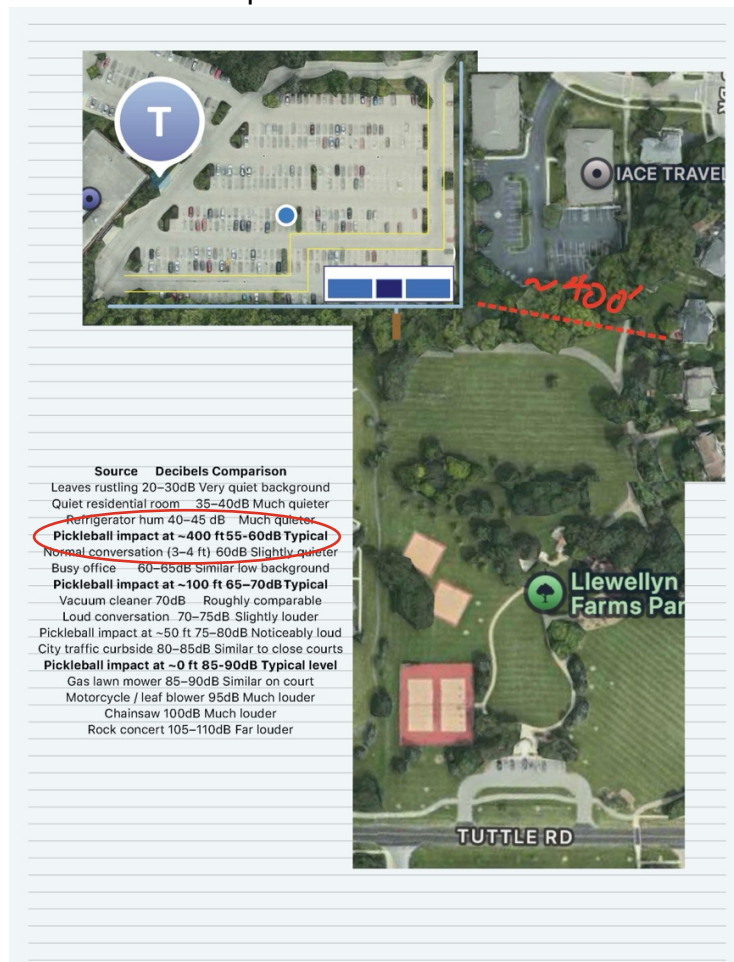
Neighbors

Vista Community Church continues to assimilate into the neighborhood and communicates with its neighbors (business/residential) regularly. Regarding the pickleball courts, we have been in continuous communication with the Llewellyn Farms Civic Association (LFCA) who have consistently offered their support for our proposal. In addition to several visits to the site, we have maintained regular communication with their association president and treasurer.

- October 17, 2025: Initial email introduction with LFCA board members
- October 17, 2025: Positive response from LFCA board members. On-site meeting was scheduled for October 22, 2025.
- October 22, 2025: On-site meeting with LFCA board members who were excited to collaborate with our proposal.
- April 16, 2026: E-Mail from LFCA board president regarding status of project. Delay was due to my wintering over in Florida.

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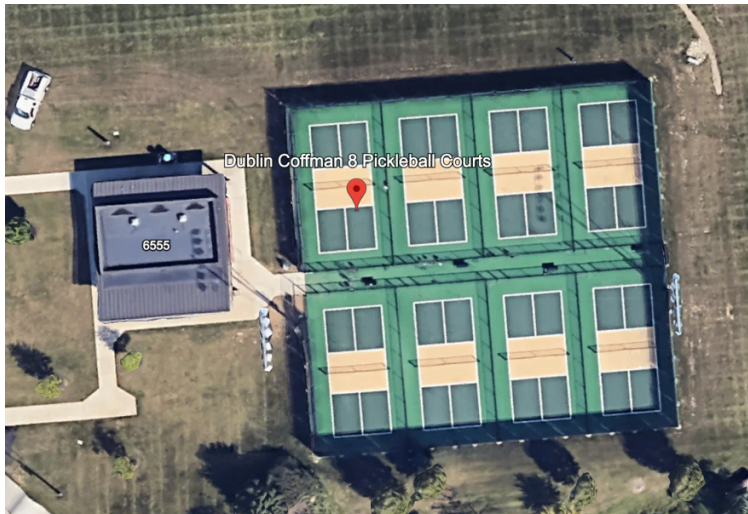
- April 16, 2026: My response to the LFCA board indicating that we're working with the City of Dublin to reconcile some outstanding concerns, primarily the noise.
- April 28, 2026: E-Mail from LFCA board member suggesting that the basketball and pickleball courts in the Llewellyn Farms Park are most likely closer to the houses in Llewellyn Farms North than our proposed location.
 - Using Google Earth, the distance from the center of the Llewellyn Farms Park tennis/pickleball courts is approximately 485 feet to the nearest house; the distance from the center of our proposed pickleball courts to the nearest house is 425 feet however this line-of-sight is directly through a continuous row of trees.
 - Referring to "Decibels Comparison" chart included in this section, pickleball impact at 400 feet is approximately 55 – 60 dB, which is similar to normal conversation.
- June 11, 2026: After receiving my status update e-mail, the LFCA board president replied that he, the Board, and the residents of the community approve of the Vista Pickleball plan.



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Design Basis

The Dublin Coffman 8 Pickleball Courts served as a model for the pickleball courts for which we are proposing.



The single pickleball court at The Courtyards on Riverside is another good example of what VCC is hoping to emulate. A photo of this court is included.



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Precedence

The Llewellyn Farms Park, just to our south, already includes basketball and tennis courts. Unfortunately, due to Cramer Ditch, which borders the entire southern portion of our property, this park is not readily available from our building.



N site demolition plan

1/32" = 1'-0"

NOT FOR
CONSTRUCTION

DRA
DARIN RANKER ARCHITECTS
4 INTERIOR DESIGNERS
5525 Wilcox Place, Suite E Dublin, OH 43016
Phone: 614-792-7001
admin@darinranker.com

Site Development For:
Pickleball Courts
5626 Frantz Road
Dublin, Ohio

DRA Proj. No.: 26-207
Drawn by: J.J.H.
Checked By: CSJ
Date: 06-29-26
Revisions

SP.01



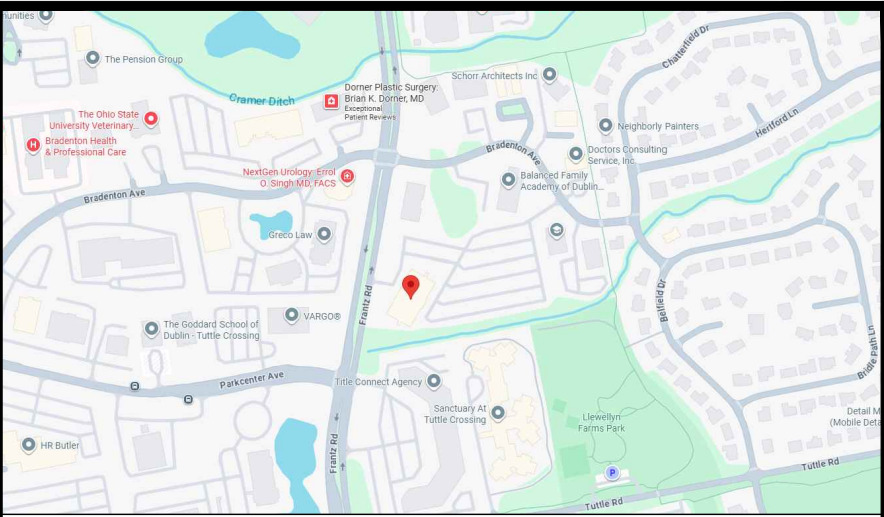
enlarged site plan

1/32" = 1'-0"

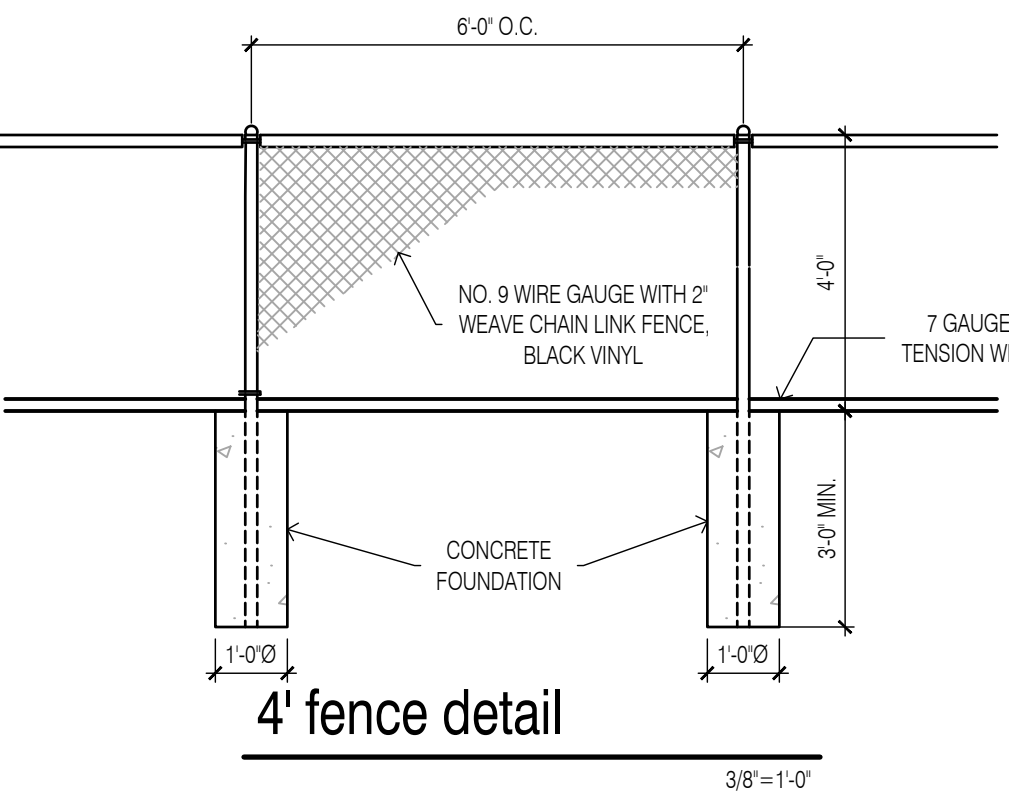
PROJECT SCOPE:
ELIMINATION OF SELECT PARKING SPACES FOR THE ADDITION
OF (2) PAINTED ASPHALT PICKLE BALL COURTS WITH A PATIO
SPACE BETWEEN THEM AND NEW FENCING

PARKING CALCULATIONS

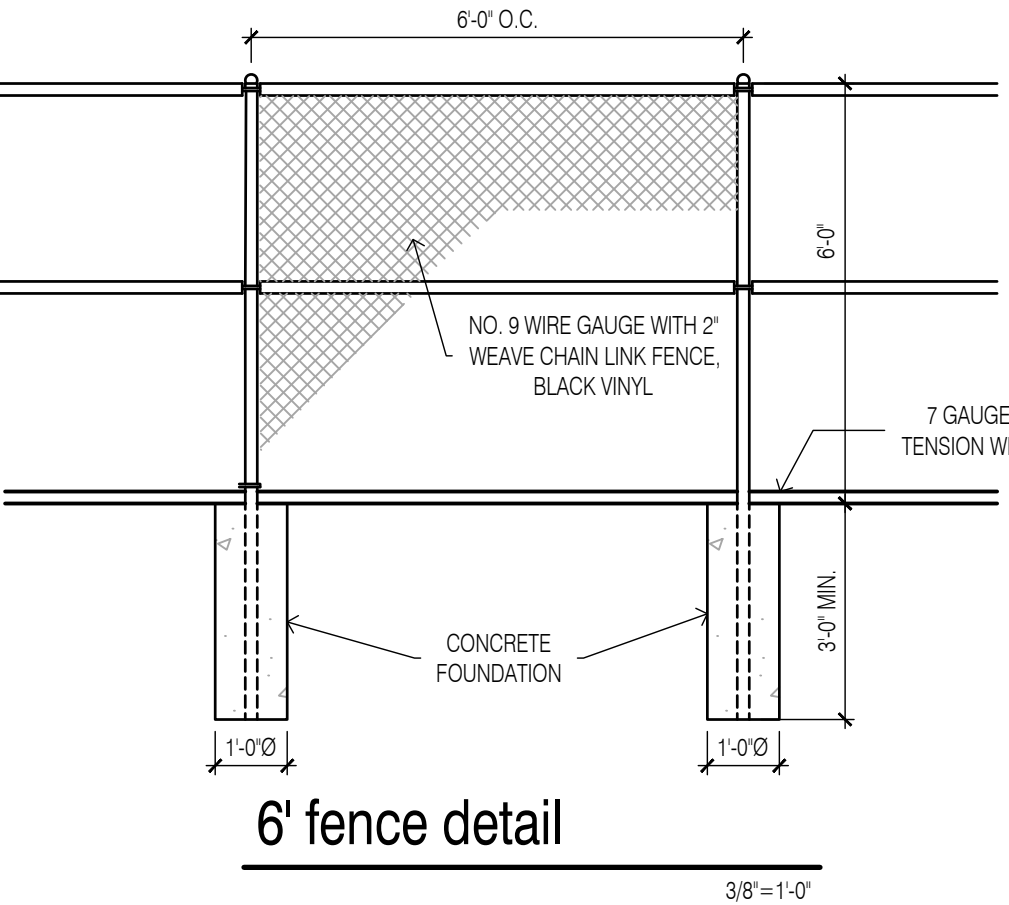
PARCEL#: 273-003165
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COUNSELING: 2,500 SQ. FT. = 20 SPACES
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PICKLEBALL COURTS = 10 SPACES
TOTAL REQUIRED = 206 SPACES
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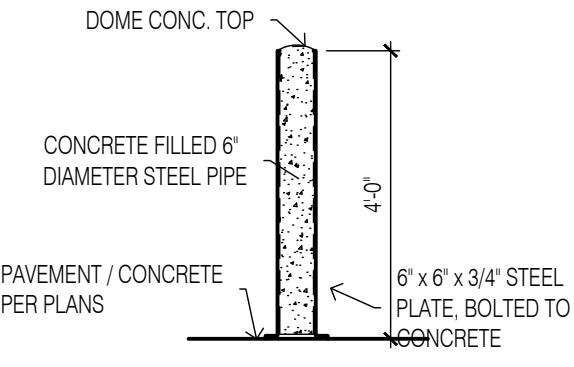
VICINITY MAP



4' fence detail



6' fence detail



new bollard detail

3/8"=1'-0"

NOT FOR
CONSTRUCTION

DARIN RANKER ARCHITECTS
4 INTERIOR DESIGNERS
5525 Wilcox Place, Suite E Dublin, OH 43016
Phone: 614-792-1001
admin@darinranker.com



Site Development For:
Pickleball Courts
5626 Frantz Road
Dublin, Ohio

DRA Proj. No.: 26-207
Drawn by: JHJ
Checked By: CSJ
Date: 06-29-26
Revisions

SP.02



N site plan - adjacencies

1/64" = 1'-0"

NOT FOR
CONSTRUCTION

DARIN RANKER ARCHITECTS
4 INTERIOR DESIGNERS
5525 Wilcox Place, Suite E Dublin, OH 43016
Phone: 614-792-1001
admin@darinranker.com



Site Development For:
Pickleball Courts

5626 Frantz Road
Dublin, Ohio

DRA Proj. No.: 26-207
Drawn by: JH
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Date: 06-29-26
Revisions



TOTAL TENNIS, INC.
Construction and Supplies

HARD COURT-ASPHALT CONSTRUCTION



OUR COURT CONSTRUCTION PROCESS

FROM PLANNING TO PLAY—HERE'S HOW WE BUILD A COURT THAT LASTS.

Planning & Design

- **Site selection:** Choose a flat, well-draining location.
- **Permits and Regulations:** We handle all necessary permits and ensure compliance.
- **Court Design:** We plan ideal dimensions, layout, and north-south orientation for minimized sun glare.



Pre-excavation

OUR COURT CONSTRUCTION PROCESS

FROM PLANNING TO PLAY—HERE'S HOW WE BUILD A COURT THAT LASTS.

Site Preparation

- **Clear the Area:** Removal of vegetation, debris, and topsoil.
- **Excavation:** Dig to the required depth with precision leveling.
- **Drainage Installation:** Perforated pipes and gravel trenches may be used to prevent water buildup.



Excavation down to a solid dirt foundation.

OUR COURT CONSTRUCTION PROCESS

FROM PLANNING TO PLAY—HERE'S HOW WE BUILD A COURT THAT LASTS.

Base Construction

- **Gravel Base:** An 8-inch compacted layer of crushed stone provides a stable foundation.



Stone installation & compaction

OUR COURT CONSTRUCTION PROCESS

FROM PLANNING TO PLAY—HERE'S HOW WE BUILD A COURT THAT LASTS.

Fencing and Net Post Installation

- **Fence Posts:** Securely installed around the perimeter.
- **Net Post Footers:** Set in the correct final location.
- **Fence Mesh:** Installed taut and secure.



Net post footer installation.

OUR COURT CONSTRUCTION PROCESS

FROM PLANNING TO PLAY—HERE'S HOW WE BUILD A COURT THAT LASTS.

Asphalt Layering

- **Base Course:** First layer of asphalt (1.5") is compacted for structure.
- **Surface Course:** Second 1.5" asphalt layer provides a smooth finish.

We use premium asphalt mixes to prevent issues with coatings later.

- **Fence Installation:** Fence mesh is replaced with permanent fence.



Asphalt Paving



Fence Installation

OUR COURT CONSTRUCTION PROCESS

FROM PLANNING TO PLAY—HERE'S HOW WE BUILD A COURT THAT LASTS.

Surfacing

- **Curing:** Asphalt cures for at least 14 days for optimal performance.
- **Acrylic Resurfacer:** Two coats seal and level the surface.
- **Color Coating:** Two+ textured color coats for aesthetics and grip.



Resurfacer Coat



Color Coat

OUR COURT CONSTRUCTION PROCESS

FROM PLANNING TO PLAY—HERE'S HOW WE BUILD A COURT THAT LASTS.

Line Marking

- **Layout:** Court lines are measured to official standards.
- **Painting:** We use durable, weather-resistant textured paint.



Line Painting

OUR COURT CONSTRUCTION PROCESS

FROM PLANNING TO PLAY—HERE'S HOW WE BUILD A COURT THAT LASTS.

Final Touches

- **Net Installation:** Net is hung and tensioned correctly.
- **Inspection:** Final walkthrough ensures top quality and playability.



Net Installation

YOUR COURT, DONE THE RIGHT WAY

WHERE QUALITY MEETS DEDICATION - EVERY STEP OF THE WAY.

At Total Tennis, every court we build reflects our commitment to precision craftsmanship, high-quality materials, and exceptional service. From the first shovel of dirt to the final coat of paint, we focus on every detail—ensuring proper drainage, flawless surfacing, and professional finishes that elevate both performance and appearance.

We don't just build courts—we build long-term confidence. Our team is hands-on at every phase, delivering results that not only meet, but exceed, industry standards.

Whether it's for tennis, pickleball, or multi-sport use, you can count on us to deliver a court that's durable, beautiful, and built to perform for years to come.



READY TO BUILD YOUR COURT

CONTACT US TODAY FOR A FREE CONSULTATION AND
SITE EVALUATION.