

Case 24-036

Project Discussion: 5200 Emerald Parkway, 17 June 2025, 3:00 – 5:00

Meeting results/discussions indicated in green

Attendees:

Aaron Underhill, Brian Herrera, **Chris Gross, Mo Razack** for the project
Ron O'Brien, Vikrant Mastoli, Anil Mishra, **additional residents** for Post Preserve HOA
Thad Boggs, Sarah Holt, Bassem Bitar for the City
Introductions provided, including each person's role in the project

Goals of this meeting (Sarah Holt):

- **Bring together those involved: this is not a full community meeting, but an intentionally focused discussion to resolve issues if possible**
- Share updates, hear concerns
- Discuss next steps

Project status (Sarah Holt):

Tabled at last hearing

Allows applicant to make changes, address Planning and Zoning Commission concerns:

- Proximity of fields to houses
- Impacts on residents
- Size and numbers of fields
- Need for additional community meeting

Project changes since last hearing (Aaron Underhill):

(Information on City's website: <https://dublinohiousa.gov/pzc/24-036/>)

Reflected on red-lined plans provided for attendees

- Removal of tournaments
- Increase of west field setbacks from 60' to 100'
- Reduction of fields from 5 to 4
- Increase of landscape as shown on plans
- **Mo talked about the management of DSX specifically**
 - **DSX will be only users of field**
 - **220 participants in DSX total**
 - **Compared to DSL, which has over 2000**
 - **2 groups use the fields for practice, which equals 4 teams at one time**
 - **No outside teams permitted**
 - **8-16 year olds**
 - **They are dropped off/picked up, so approximately 60 cars at any one time**
 - **Staff requested that these numbers/approach/activity be clarified in the Management Plan and Traffic Memo**
 - **Applicant agreed to used maximum number of players, rather than teams**

Remaining community concerns (Ron O'Brien):

- Installed landscaping not adequate
 - Applicant has started to install proposed landscaping on site, but entire installation is not yet complete
 - Applicant confirmed that an additional 53 tall evergreen shrubs are added to the plan (shown on red-lined version at meeting)
- Potential to request tournaments later
 - This would require an entirely new Conditional Use
- Additional concerns
 - Residents and church acknowledged a previous meeting/discussion conducted at Panera
 - Is there a date, minutes, or results available?
 - The driveway visibility at Post Road was brought to the attention of the church
 - Church agreed to prune shrubs/trees for safety
 - "The proposed soccer times are prime backyard enjoyment time"; "The proposed hours are too long"
 - 7pm suggested as latest activity permitted
 - Applicant response: it would hamper their ability to run an efficient program
 - Applicant response: hours will naturally adjust during the year with daylight
 - "The project intensity has not changed"
 - "There will be negative economic impacts on house values"
 - Confirmed that noisemakers or loudspeakers/megaphones not permitted

Remaining staff concerns (Sarah Holt):

- Parking enforcement on public streets
 - Applicant will add enforcement language to Management Plan

Discussion (reflected in green notes)

Summary by staff (Sarah Holt)

- Need for full community meeting: the City can host
 - Thad asked how a community meeting would be different than public testimony at Planning and Zoning Commission
 - Residents stated that the community expects a meeting
 - Sarah requested that HOA representatives/Ron ensure that meeting is productive and collaborative, like this meeting
 - Vikrant stated they would ensure such
 - Sarah requested HOA identify goals for the meeting
- Revisions required to application
 - Residents asked for a month to review revised plans prior to Planning and Zoning Commission
 - Sarah to ensure Ron is aware of when new plans are submitted/available on website

- Hearing will be scheduled; public notice provided
 - Sarah will notify Ron when hearing date is chosen