

PLANNING REPORT

Planning and Zoning Commission

Thursday, January 15, 2025

Vista Church 25-090AFDP

www.dublinohiousa.gov/pzc/25-090

Case Summary

Address	5626 Frantz Rd
Proposal	Request for review and approval of an Amended Final Development Plan with a text modifications to allow outdoor recreational courts.
Request	Request for review and approval of an Amended Final Development Plan with a text modification under the provisions of Code Section §153.053.
Zoning	PUD: Vista Community Church
Planning Recommendation	Approval of the Amended Final Development Plan with a Text Modification.
Next Steps	Upon approval of the AFDP, the applicant may apply for building permits.
Applicant	Ron Roman, Representative
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Community Planning and Development



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Site Location Map

25-090AFDP - VISTA CHURCH



Site Features

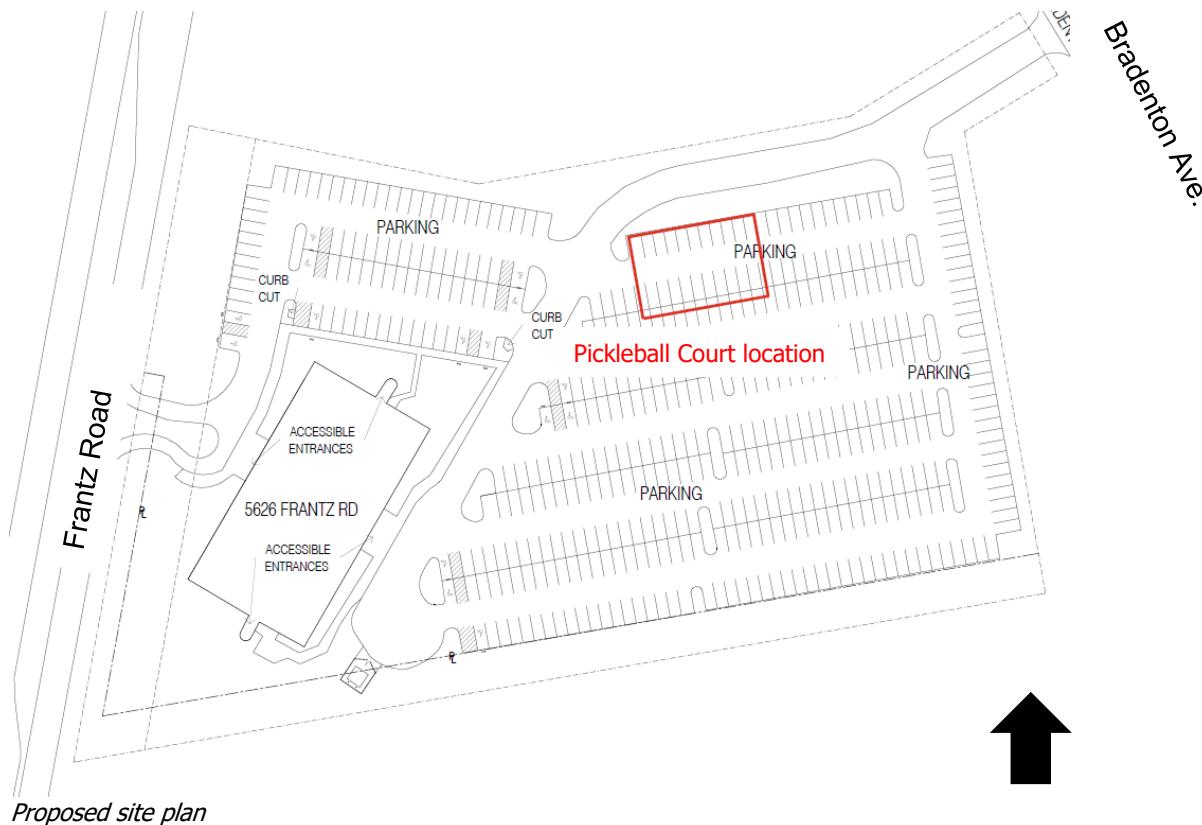
- 1 Main Structure
- 2 Proposed Pickleball Courts
- 3 Llewellyn Farms Park



1. Introduction

Request

An Amended Final Development Plan to construct two pickleball courts. The recreational courts will replace approximately 33 parking spaces with sports courts that are regulation sized courts. No additional hardscape will be added. The primary use of the site is a religious institution operated by the Vista Church with a secondary use, counseling services, that operates during week days.



Application Type and Process

Approval of a planned development is a three-step process. Changes to an approved Final Development Plan require an Amended Final Development Plan, which is an additional step in the process, reviewed and approved by the Planning and Zoning Commission (PZC).

1. *Concept Plan (CP)*
2. *Preliminary Development Plan (PDP)/Rezoning*
3. *Final Development Plan (FDP)*
4. *Amended Final Development Plan (AFDP)*

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.

2. Background

Site Summary

The 6.63-acre site located at 5626 Frantz Road is situated on the east side of Frantz Road, northeast of the intersection with Parkcenter Avenue. The site is developed with an existing approximately 43,384-square-foot, two-story building originally constructed in 1986 for office use, along with associated 471 parking spaces and landscaped areas. The building has a generally rectangular form with primary façades oriented toward Frantz Road and internal drive aisles, and the site's existing development pattern reflects its long-standing institutional and office character.

The site is zoned Planned Unit Development (PUD) – Vista Community Church located in the Llewellyn Farms Office District, Subarea A. The development text includes permitted uses which include all uses permitted in the MUR-4 District, as well as religious or public assembly and related uses. The development text also establishes development standards for the uses.

The MUR-4 District allows “Exercise and Fitness” uses as a Permitted Use if located within the building. The applicant is applying for an Amended Final Development Plan with a text modification to allow outdoor pickleball courts.

Case History

October 2024

Planning and Zoning Commission approved an Amended Final Development Plan to allow for an 18-square-foot ground-mounted sign.

September 2022

City Council approved a Rezoning from Mixed Use Regional 4 (MUR-4) - Llewellyn Farms Office District to PUD – Vista Community Church, and a Preliminary Development Plan (PDP).

August 2022

The PZC recommended approval of a Rezoning from MUR-4 to PUD and a PDP to City Council and approved a FDP.

June 2022

PZC provided non-binding feedback on a Concept Plan, expressing support for the proposed religious use.

December 2021

City Council approved a Rezoning to MUR-4, which implemented long-term objectives of the Dublin Corporate Area Plan.

3. City Plans and Policies

Envision Dublin Future Land Use Plan

The Envision Dublin Community Plan is a key policy document used to guide decision-making on the future of the natural and built environment, ensuring the proposed development meets the community's long-term policy objectives. Per the plan, the recommended future land use (FLU) for the site is Neighborhood Office, which envisions small-scale office development with frontage along major collectors and necessary for transitioning to existing residential neighborhoods. The existing use was zoned prior to Envision Dublin but maintains the land use characteristics emphasized in the Future Land Use Classification and is an appropriate use in a residential/office environment.

4. Public Engagement

Church officials met with representative of the Llewellyn Farms Civic Association on October 22, 2025. The meeting provided an overview of the proposal and requested comments for the association leaders. According to the minutes, the association expressed support for the courts and did not identify noise concerns related to their proximity to nearby residences. The minutes further note that neighbors requested the inclusion of lighting and limitations on hours of use to avoid early morning and late evening activity.

5. Project

Request

The proposal is for an Amended Final Development Plan with a text modification to allow outdoor recreational courts. The site contains a two-story, 43,384-square-foot rectangular shaped building occupied by Vista Church and 471 parking spaces. Based on an overview provided by the applicant, the church utilizes less than 10,000 square feet with peak hours on Sunday morning utilizing half of the building or 22,000 square feet. This accommodates a congregation of 200 people. The secondary use of the building is Beacon Counseling which is private counseling services. They operate primarily on week days to offset the weekend services for the church. They occupy approximately 2,500 square feet of the building and approximately 20 parking spaces. This results in approximately 18,884 square feet of usable building space and 351 parking spaces.

The church has been actively working with the City of Dublin to add additional users to the building. Several uses have been discussed but are still in the discussion stage. Proceeding with the pickleball courts allows some of the hard surface that is underutilized to be used for amenities for the church members. The City has encouraged the church to finalize their proposal for new uses and meet to discuss a comprehensive plan for the site.

Existing Building/Parking	Church	Counseling Services	Remaining
43,384 square feet	22,000 square feet	2500 square feet	18,884 square feet
471 Parking Spaces	100 spaces	20 parking spaces	351 parking spaces

The proposal is to construct two, side-by-side pickle ball courts to the eastern portion of the parking area. The courts will be regulation-sized courts approximately 20 feet wide by 44 feet long. The courts will have a gravel base, two layers of asphalt, two coats of acrylic resurfacer and two coats of color coating. The courts will be painted blue with a green background and the church will work with licensed contractor to construct the courts.

The courts will be enclosed on all four sides with an 8-foot brown or black chain link fence with a gate at each end. Each gate will include a 12-inch by 18 inch aluminum sign that contains rules of the game. The courts will be available for use from dusk to dawn. No lighting is proposed and noise will be typical levels for outdoor activity.

Development Text

The development text currently outlines the permitted uses which includes all uses in the MUR-4 District, as well as religious and public assembly and "related accessory uses". The proposed text modification will add language that states the new use will be "Fenced-in pickle ball enclosure in the parking lot".

Landscape

No changes to landscaping are proposed in this plan.

6. Plan Review

Amended Final Development Plan

Criteria	Review
1. The plan conforms in all pertinent respects to the approved preliminary development plan.	Criterion Met: The proposed modification is consistent with the PDP and provides additional amenities for church members.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Not Applicable: The proposed courts are located in the northern portion of the site and has accessibility from parking area to the courts. In terms of containing the activity proposed, the courts will be enclosed with a sport barrier.
3. The development has adequate public services and open spaces.	Not Applicable: The current church is adequately served by public infrastructure and open space.
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.	Not Applicable: 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.
6. The proposed signs are coordinated within the PUD and 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.
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.
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.
10. The City believes the project to be in compliance with all other local, state, and federal laws and regulations.

Not Applicable: No lighting will be affected, and neither will the use of streets, walkways, or other travel ways. No additional lighting is proposed for the pickle ball courts.

Not Applicable: No additional signs, or sign changes, are proposed.

Criterion Met: The site does contain perimeter landscaping and no additional landscaping is proposed.

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

Not Applicable: The AFDP will not be phased.

Criterion Met with Conditions: The AFDP meets applicable laws and regulations. The church will work with the City of Dublin to address any complaints by adjacent properties, should they arise.

Criteria Review

Minor Text Modification: Section 153.053(E)(2)(b)(4)(b)

Criteria

- 1) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
- 2) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- 3) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- 4) The principles of §153.052(B) are achieved; and
- 5) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

Request	Review
To amend the Vista Church PUD Development Text to allow recreational uses, pickleball courts, that are outside.	<p>Criteria Met. The request meets the criteria given the following factors:</p> <ul style="list-style-type: none">• The proposed change allows the existing site to use under-utilize space on the site.• The use adds an amenity for the participants of the church and provides additional recreational opportunities for the congregation.• The courts are sensitively located to minimize impacts to the surrounding uses.• The proposed use does not create additional hardscape.

Recommendation

Planning Recommendation: Approval of the Amended Final Development Plan with a Text Modification with conditions.

1. The church will work with the City of Dublin to address any complaints by adjacent properties, should they arise.