

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

EXHIBIT H
Additional Supporting Information

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Planned Unit Development (PUD)
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Additional Supporting Information

Vista Community Church (hereafter VCC) would like to add two (2) or three (3), side-by-side pickleball courts to the eastern-most portion of our parking lot. The courts will be regulation size with margin between the courts. The courts would be enclosed on all four (4) sides by an eight (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 stating the rules for using the courts.

The courts would be permanently marked with permanent nets and smaller (lower) fences separating each court. The plans do not include any additional landscaping or benches.

The Dublin Coffman 8 Pickleball Courts served as a model for the pickleball courts for which we are proposing. Please see aerial photograph on the following pages.

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.

VCC currently has about 471 parking spaces supporting our building. We typically use no more than ¼ of these spaces, primarily on Sunday mornings. The proposed enclosure would eliminate 33 spaces or about 7% of the available spaces. Please see the photos on the following pages.

The materials of the court are shown in this exhibit. We intend to collaborate with Total Tennis, Inc. to erect the courts/enclosure. The courts would have a gravel base, two (2) layers of asphalt, two (2) coats of acrylic resurfacer, and two (2) coats of color coating. Finally, the courts will be painted blue with a green background. Please see their brochure on the following pages.

The courts would be used by members of VCC, for exercise and fitness, most likely from dawn to dusk, all seven (7) days of the week. Since there are no houses adjacent to our property, complaints from our neighbors (small businesses) are not anticipated, especially since the property to our south (Llewellyn Farms Park) already includes basketball and tennis courts.

From: Taylor Mullinax tmullinax@dublin.oh.us
Subject: Re: 5626 Frantz Road - Request to amend Development Text
Date: July 29, 2025 at 1:18 PM
To: Ron Roman rroman2597@gmail.com
Cc: Tammy J. Noble tnoble@dublin.oh.us, Anthony Gilmore agilmore@dublin.oh.us

TM

Hi Ron,

Thank you for providing the attached plans for the proposed fenced-in pickleball court.

The submittal is off to a great start, but there are a couple of things missing:

- Staff will need details on the proposed materials of the court including pavement/paint, fencing
- A fence elevation will be needed noting the height, other dimensions, and style of the fence
- Parking details should be captured (existing and proposed parking number, noting the amount of spaces to be removed) on a site plan. We will need more information than what is included in the narrative
- If landscaping is proposed (stated in the additional information of the narrative), a landscape plan will be needed showing those details
- If benches are proposed, we will need to know the bench specifications, where they will be located, and how many there are

A formal planning application (Amended Final Development Plan with a text modification) is required. Once you have gathered the above items, please submit this application with your plans. I am copying Planning Technician, Anthony Gilmore, to assist you with the application process.

Lastly, I am leaving the City of Dublin to pursue another opportunity. I am copying Tammy Noble and recommend you coordinate with her to see who your new case planner will be.

It has been a pleasure working with you Ron, take care and good luck on the project!

Kind regards,

Taylor Mullinax, AICP
Planner I

City of Dublin, Ohio

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[Websites](#) | [Apps](#) | [Connect](#) | [Careers](#)

From: Ron Roman <rroman2597@gmail.com>
Sent: Monday, July 28, 2025 11:11 AM
To: Taylor Mullinax <tmullinax@dublin.oh.us>
Cc: Tammy J. Noble <tnoble@dublin.oh.us>
Subject: 5626 Frantz Road - Request to amend Development Text

 External Message

Attachment available until Aug 27, 2025

Good morning!

Can you please review the attachment and let me know if it would accomplish our goal of being permitted to erect a fenced-in pickleball enclosure in our parking lot (without a building)?

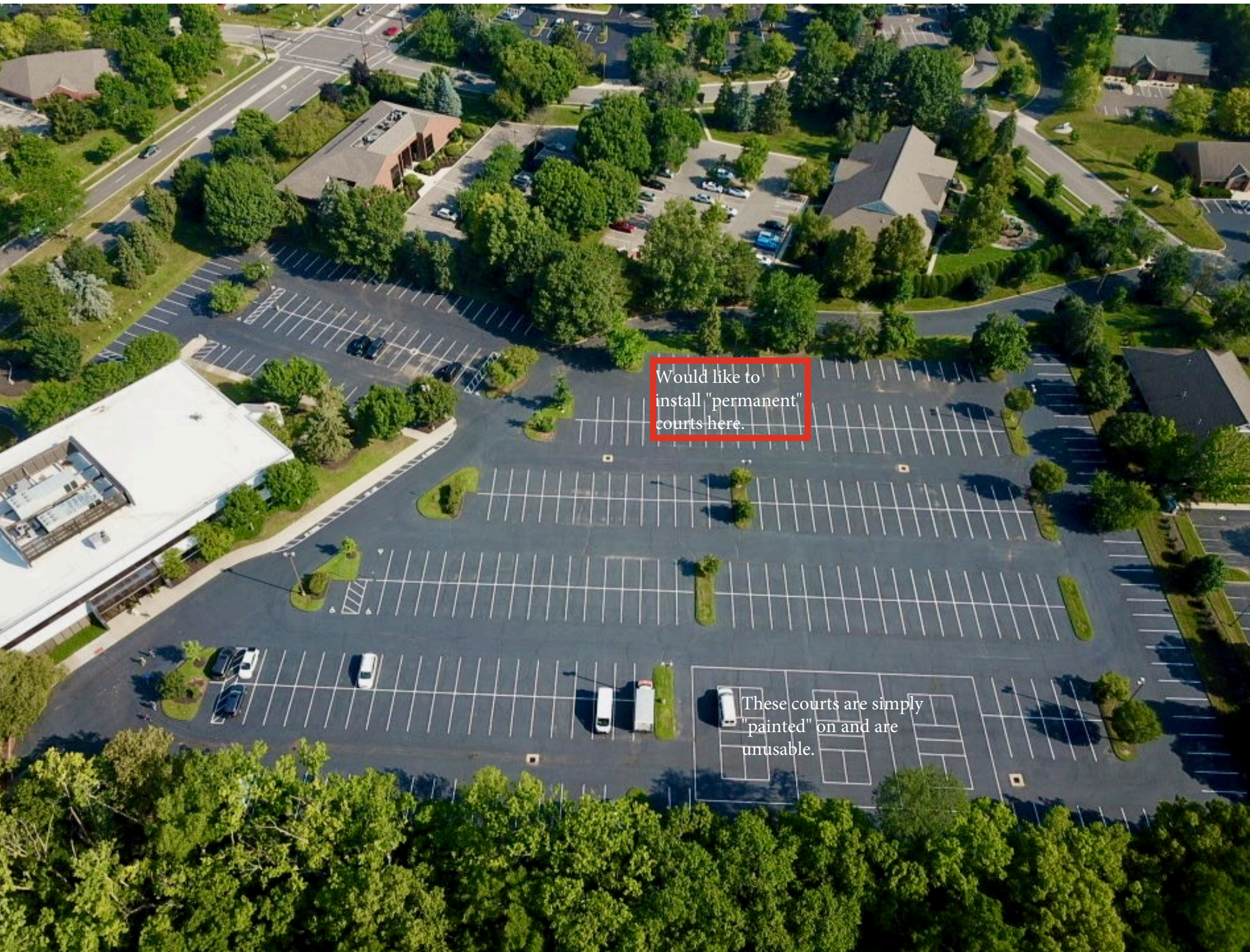
We are not pursuing any other options (i.e. solar arrays, charging station, a bridge, etc.) right now.

Thank you very much,

Ron
Vista Community Church
(614)582-8927

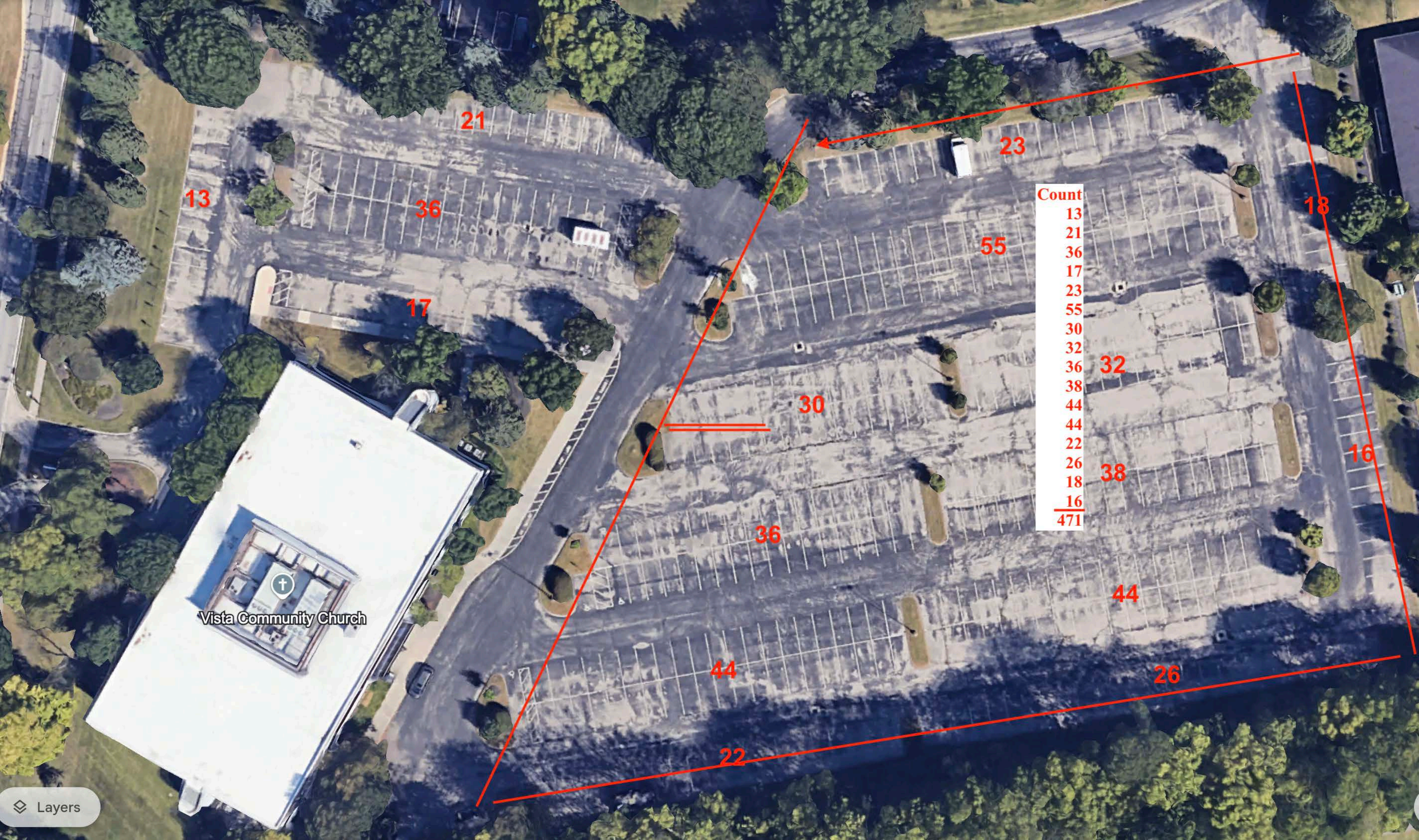
[Click to Download](#)

CoD Amended Final Development Plan (DRAFT).pdf
38.7 MB



Would like to
install "permanent"
courts here.

These courts are simply
"painted" on and are
unusable.



13

21

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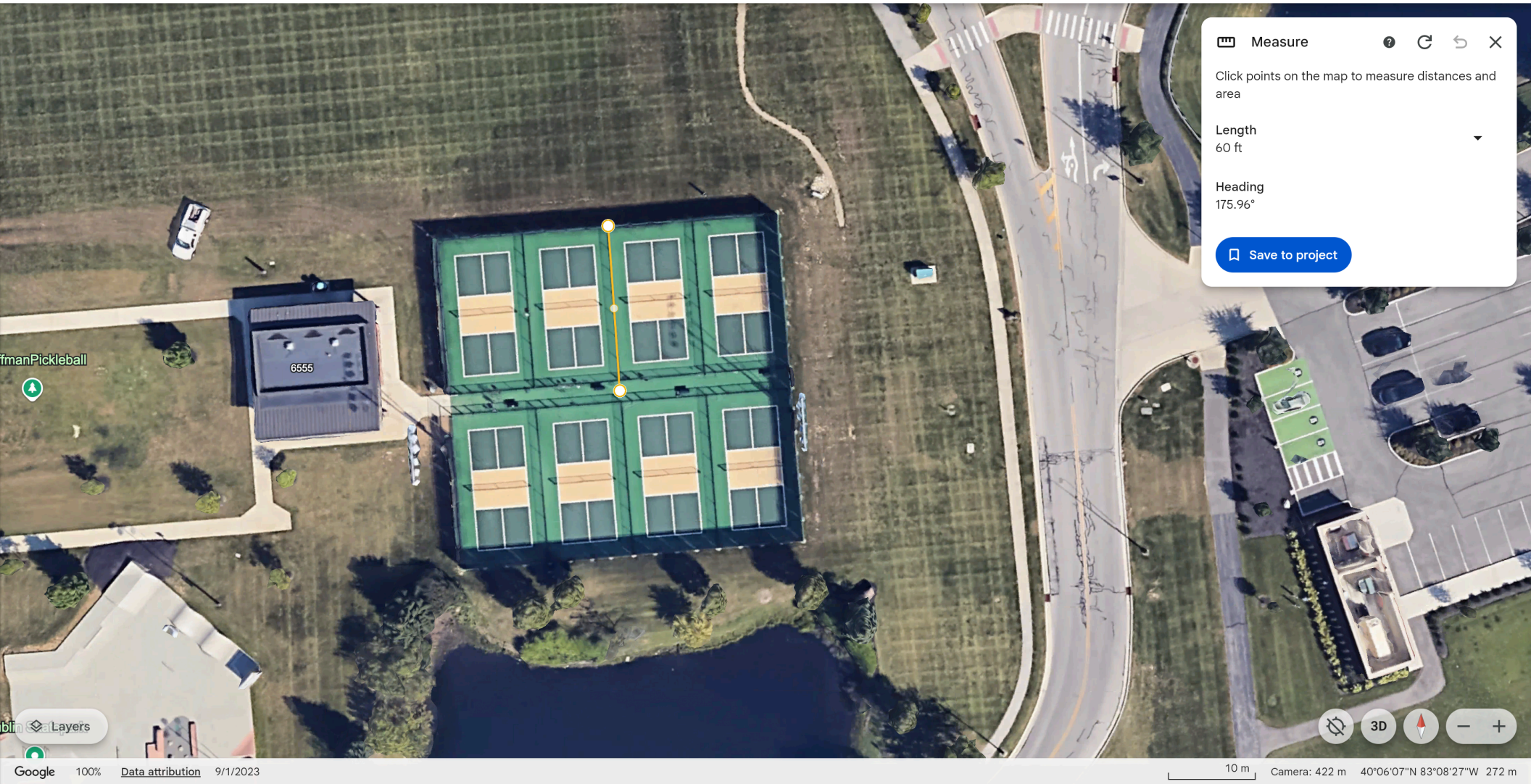
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471

Vista Community Church



Measure

Click points on the map to measure distances and area

Length
60 ft

Heading
175.96°

Save to project





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.