

PLANNING REPORT

Planning and Zoning Commission

Thursday, April 16, 2026

Jerome HS Scoreboard Text Modifications 26-013AFDP

<https://dublinohiousa.gov/pzc/26-013/>

Case Summary

Address	8300 Hyland-Croy Road
Proposal	Amended Final Development Plan with text modifications to allow the replacement of the football/track scoreboard with adjustments to its size for an 87.58 acre site.
Request	Review and approval of an Amended Final Development Plan with minor text modification under the provisions of Code Section §153.053.
Zoning	PUD: Planned Unit Development District – Dublin Jerome High School
Planning Recommendation	<u>Approval of the Amended Final Development Plan and Text Modifications</u>
Next Steps	Upon approval of the AFDP, the applicant may apply for permits through Building Standards.
Applicant	Rob MacInnes, Ford Architects
Case Manager	Ella Hancock, Planning Assistant ehanncock@dublin.oh.us 614.410.4696

Community Planning and Development



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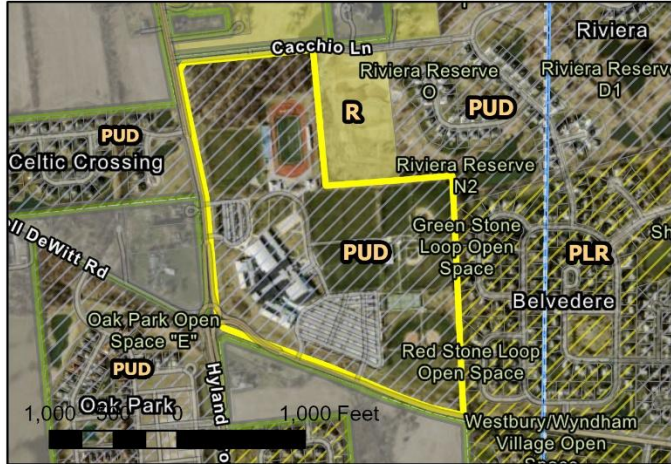
Site Location Map

26-013AFDP - Jerome HS Scoreboard



Site Features

- 1 Football/track Scoreboard



1. Request and Process

Request

The applicant is seeking approval to amend the Jerome High School Development Text to allow for:

- Increase in scoreboard size
- Increase the number of sponsor graphic panels from two to eight sponsors.

Process

Modifications to approved development texts in a PUD that exceed Staff's approving authority require review and approval of an Amended Final Development Plan (AFDP) by the PZC per Code §153.053(G)(3).

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

2. Background

Site Summary

The 87.58-acre site is located northeast of the Hyland-Croy Road and Brand Road intersection. It is zoned PUD, Planned Unit Development - Dublin Jerome High School. The site contains educational facilities, open space, sports practice fields, athletic complexes with spectator facilities, and parking. The site was developed in two phases with the construction of the auditorium and gymnasium first and the expansion of the school following. The siting of the school structure, multiple sports fields, and athletic complexes were undertaken to minimize the impact the complex has upon existing and future development.

Case History

October 2001 – 01-095PDP

Planning commission approved 350,000-square foot high school with athletic facilities. The development text allowed the scoreboard to be 390sqft in area and 26' in height of. The scoreboard was constructed at 16' x 24' (approximately 384sqft).

December 2001 – 01-122FDP

Phase 1 of Dublin Jerome High School was approved by planning commission. This phase included the high school with a capacity of 1,200 students and associated improvements.

2017

Based off historic aerial imagery, the scoreboard increased in size, although there are no corresponding records of approval by the City. The applicant has provided the existing dimensions of 17' x 34' (approximately 500sqft) which appear to be consistent with the 2017 aerial image.

3. Project

Scoreboard replacements were proposed by Dublin City Schools last year with the overarching goal of standardizing scoreboard and video board technology across all three high school stadiums. The projects aims to provide a uniform district-wide aesthetic while incorporating complementary design to display each of the respective school's name and logo. Replacements for Dublin Coffman High School and Dublin Scioto High School have both been approved

administratively, the approval for Dublin Jerome High School requires text modifications to allow for the change in size.

Dimensions

The existing Jerome High School scoreboard has a unique horizontal configuration as compared with the other two high school scoreboards with dimensions of 17' by 34'. The applicant is proposing a 20' 4" by 34' scoreboard to allow for additional sponsor panels. The current text permits a maximum size of 390 square feet and a maximum overall height of 28 feet. The applicant is proposing a height of 31'.

Sponsorship panels

The Current text permits a maximum of two sponsorship panels for the scoreboard. The proposed modification would allow for eight. Staff is supportive of this request as it ensures the sponsorship capabilities remain consistent with the uniform district-wide standards established at the other high schools.

Text Modification

The applicant is proposing text modifications to the sign section of the development text to read as follows:

- "Football scoreboard maximum dimensions of: (one side – including upper truss with school name and logo) shall be proportionate relative to the field and stadium seating subject to administrative review." This text removes the maximum dimensions of the scoreboard.
- "Up to Eight (8) ad sponsor logos shall be allowed totaling a maximum total of 180 square feet. The sponsorship panels shall be non-illuminated."

The text modification will allow for flexibility in size for future adjustments and allow staff to approve modifications administratively, streamlining the process. The scoreboard is oriented internally towards the school campus. The scoreboard is not visible from public right of way or residential properties and does not impact the surrounding neighborhood. Staff is supportive of the proposed text amendment.

4. Plan 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 Dublin Jerome High School Development Text to modify language for ease of use and permit flexibility of size modifications.	<p>Criteria Met. The request meets the criteria given the following factors:</p> <ul style="list-style-type: none"> • The proposed use will not change. • The Code’s general development criteria are maintained: no uses are affected, no building or landscaping changes are proposed, and circulation and parking are unaffected. The scoreboard size increase is appropriate and will require staff review for future modifications. • The scoreboard is not visible from outside the site, and there will be no adverse impacts on the surrounding properties.

Amended Final Development Plan	
Criteria	Review
1. The plan conforms in all pertinent respects to the approved Preliminary Development Plan.	Criterion Met: The proposal is consistent with the approved PDP. The request for a larger scoreboard is appropriate given the lack of impact on the surrounding area.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Not Applicable: The existing pedestrian and traffic circulation of the site is unchanged.
3. The development has adequate public services and open spaces.	Not Applicable: The proposed modifications do not impact public services or 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 proposal does not affect the natural site characteristics in any way.
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.	Not Applicable: The proposed improvements do not impact the lighting of the site.

6. The proposed signs are coordinated within the PUD and with adjacent development.

Criterion Met: The revised language is in keeping with the remainder of the PUD and surrounding 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: No landscaping is affected by the proposal.

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: No stormwater management changes are proposed.

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 proposed modifications in the AFDP are in compliance with all local, state, and federal laws and regulations.

Recommendation

Planning Staff recommends **Approval** of the Amended and Final Development Plan and Development Text Modification.