

PLANNING REPORT

Planning and Zoning Commission

Thursday, June 11, 2026

Dublin Presbyterian Church Farmers Market 26-033AFDP

<https://dublinohiousa.gov/pzc/26-033/>

Case Summary

Address	5775 Dublinshire Drive
Proposal	An Amended Final Development Plan with a text amendment to allow a farmers market as an accessory use at an existing church.
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 – Earlington - Brandon
Planning Recommendation	<u>Approval of the Amended Final Development Plan and Text Modifications with a condition.</u>
Next Steps	Upon approval of the AFDP, the applicant may apply for permits through Building Standards.
Applicant	Lynn Burke, Dublin Presbyterian Church
Case Manager	Zach Hounshell, Planner II zhounshell@dublin.oh.us 614.410.4652

Community Planning and Development



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Site Location Map

26-033AFDP - Dublin Presbyterian Church - Farmers Market



Site Features

1 Proposed location at the rear of property



1. Request and Process

Request

The applicant is seeking approval to amend the Earlington-Brandon, Subarea D development text to allow for farmers markets to be permitted as an accessory use. This would apply only to the property at 5775 Dublinshire Drive (Dublin Presbyterian Church).

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 & History

The 5.00-acre site is located south of the Dublinshire Drive and is zoned PUD, Planned Unit Development – Earlington-Brandon (also referred to as Earlington Village). The property was rezoned to the Earlington-Brandon subdivision in 1980. Dublin Presbyterian Church was approved for a Final Development Plan in April 1995 and was constructed in 1996. The site contains a 12,298-square-foot church building and 154 parking spaces. A second phase of development was considered with the Final Development Plan but was never approved or constructed. In 2011, a rezoning was approved to create Subarea D for the three churches in Earlington-Brandon (Dublin Presbyterian Church, Dublin Baptist Church, Prince of Peace Lutheran Church) to permit existing daycares and pre-school uses for the three sites.

RLUIPA

The Civil Rights Division of the U.S. Department of Justice notes that the 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.

Neighborhood Concerns

Some residents have reached out to Staff to share their concerns about the potential farmers market at the site. The concerns have been tied to the time and frequency of the market, commercial activity in a residential area, potential traffic and parking on neighborhood streets adjacent to the site, potential noise and other nuisances that would affect adjacent properties, proximity of the market to the rear of residential properties, and the safety of the adjacent properties. All comments will be provided as part of the Commission's packets.

3. City Plans and Policies

Envision Dublin Community Plan

The Community Plan is a key policy document used to guide decision-making regarding the future of Dublin's natural and built environment. It assists in evaluating development proposals and helps ensure that proposed development supports the community's long-term objectives. The Plan includes

recommendations for land use and transportation, as well as recommendations for housing and neighborhoods which focuses on creating thoughtful, well-planned, livable neighborhoods which encourage social interaction, physical health, recreation and amenities. This chapter (Chapter 5: Housing and Neighborhoods) provides the following recommendations:

Focus On Placemaking

Placemaking focuses on strengthening the connections between people and where they live. Placemaking aims to create change that benefits an entire neighborhood by better integrating gathering places, social interaction, sense of place, connected neighborhoods, walkability and community character and identity. By thinking holistically about enhancing a sense of place in its neighborhoods, Dublin will more effectively improve quality of life for its residents. In line with the strategic goal of becoming the “Most Connected City,” the City should prioritize creating seamless connections across all facets of life, including robust infrastructure and enhanced public transportation, and promoting walkable and bike-friendly environments.

Encourage Complete Neighborhoods

To increase livability for residents and increase the desirability of Dublin’s neighborhoods, the City should encourage the development of complete neighborhoods. A complete neighborhood is one where access to housing, jobs, education, essential needs, services and amenities are all organized around the human scale. Supporting the integration of essential amenities within and near neighborhoods enhances residents’ quality of daily life, encourages walking and biking and fosters a more vibrant community supportive of best practices regarding sustainability, equity and health. Prioritizing the development of essential amenities within neighborhoods enhances the livability and vitality of the community by creating environments where residents can thrive and connect with their surroundings and each other.

4. Project

The applicant is requesting to include farmers markets as permitted accessory uses within the development text for the site. Current permitted uses within Subarea D are Religious or Public Assembly, Adult or Child Daycares, and Educational Facilities. Staff made the determination that a text modification was necessary, as farmers markets are considered accessory uses in the Bridge Street District and Historic District. However, neither district has specific zoning code regulations on how these should operate. Staff have worked with the applicant to outline requirements and regulations to protect the sensitive nature of the surrounding residential neighborhood, which are outlined below.

Farmers Market Operations

The proposed farmers market is expected to be held on each Wednesday from July 1, 2026 through September 30, 2026, from 6pm to 8pm. The applicant has proposed that the southern portion of the existing parking lot be dedicated for vendors to set up their stands. Per the applicant’s materials, the farmers market is intended for regional growers, family members, partners, employees, or members of a cooperative farming group to sell their goods. The materials also include rules for vendors, as well as operations of the church to assure the market is maintained appropriately.

Text Modification

With the applicant’s request for a farmers market to be a permitted use, Staff have developed recommended use-specific standards to assure that the accessory use is appropriate for a largely residential district and is sensitive to adjacent properties. Staff is recommending the following text amendments as outlined below:

- a. Add *Farmers Markets* as a permitted *accessory use* specifically for the property at 5775 Dublinshire Drive.
- b. Use-Specific Standards for *Farmers Market*:
 - i. A single temporary banner sign shall be permitted for the site. The sign shall meet the requirements of Zoning Code Section 153.158(A). However, the sign shall be permitted to be erected on the site the day before and the day of the event. The sign shall be removed the remainder of the time. A Temporary Sign Permit shall be required each year and would grant approval for the entirety of the market duration for the year.
 - ii. A site plan shall be submitted to City Staff for administrative review and approval to confirm compliance with the requirements listed below.
 1. Vendor spaces shall be located entirely on the site and within the parking lot area. Vendors shall be set up within designated parking spaces, leaving drive aisles for pedestrian traffic.
 2. No more than 50 parking spaces shall be dedicated for vendor spaces. The remainder of the site shall be utilized for public parking.
 3. Full vehicular circulation shall be accommodated during the duration of the farmers market.
 4. The market shall only occur once per week and is only permitted to operate between the months of June and September from 6pm to 8pm. Set up and tear down of the market shall occur no earlier/after than one hour before/after the event. Scheduled dates should be outlined as part of the administrative review.
 5. No tent or canopy shall exceed 200 square feet in size.
 6. The use of speakers or equipment to amplify music shall be prohibited.

These enforceable standards are recommended to address potential concerns of lack of parking or traffic to surrounding neighborhoods, reduce noise pollution, and help keep the market at a smaller, less intensive scale adjacent to residential. Any alteration that would exceed these requirements in the future would require approval from the Planning and Zoning Commission through a separate text modification.

5. 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
<p>To amend the Earlington-Brandon, Subarea D development text to permit Farmers Markets as accessory uses with use-specific standards.</p>	<p>Criteria Met with Condition. The request meets the criteria given the following factors:</p> <ul style="list-style-type: none"> • The Farmers Market accessory use does not significantly alter the list of existing permitted uses in the subarea or cause a density increase for the site. • The use could be viewed as a community asset with the intent of creating more walkable and sociable neighborhoods, which directly ties to the goals and recommendations of Chapter 5 (Neighborhoods and Housing) in the Envision Dublin Community Plan. • The additional use-specific standards are recommended to address potential concerns from surrounding neighborhoods about increased traffic, parking in adjacent neighborhoods, and noise pollution.

Amended Final Development Plan	
Criteria	Review
<p>1. The plan conforms in all pertinent respects to the approved Preliminary Development Plan.</p>	<p>Criterion Met: The proposal does not change the original approval of the preliminary development plan, as the change is for an accessory use that does not alter the design of the building or site.</p>
<p>2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.</p>	<p>Criterion Met with Condition: Per the recommended use-specific standards, the applicant will be required to accommodate adequate pedestrian and vehicular circulation on the site.</p>
<p>3. The development has adequate public services and open spaces.</p>	<p>Not Applicable: The proposed modifications do not impact public services or open space.</p>
<p>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.</p>	<p>Not Applicable: The proposal does not affect the natural site characteristics in any way.</p>

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 or alter the existing lighting of the site.
6. The proposed signs are coordinated within the PUD and with adjacent development.
Criterion Met with Condition: Any temporary sign would be required to meet the temporary sign code requirements, similar to any other property in the City, per the recommended condition of approval.
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.
Not Applicable: 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 use modification would be required to comply with all local, state, and federal laws and regulations.

Recommendation

Planning Staff recommends **Approval** of the Amended Final Development Plan with Text Modification with a condition:

- 2) That the Text Modifications include the following language:
 - a. Add *Farmers Markets* as a permitted *accessory use* specifically for the property at 5775 Dublinshire Drive.
 - b. Use-Specific Standards for *Farmers Market*:
 - i. A single temporary banner sign shall be permitted for the site. The sign shall meet the requirements of Zoning Code Section 153.158(A). However, the sign shall be permitted to be erected on the site the day before and the day of the event. The sign shall be removed the remainder of the time. A Temporary Sign Permit shall be required each year and would grant approval for the entirety of the market duration for the year.
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