



CITY OF DUBLIN.

Land Use and  
Long Range Planning  
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## PLANNING REPORT

### PLANNING AND ZONING COMMISSION

DECEMBER 11, 2008

#### SECTION I - CASE INFORMATION:

1. **Dublin Jerome High School – Mounding** **8300 Hyland-Croy Road**  
**08-053AFDP** **Amended Final Development Plan**

Proposal: Mounding and landscaping along the eastern property line behind an existing baseball field home run fence for the Dublin Jerome High School. The site is located on the northeastern corner of Brand Road and Hyland-Croy Road.

Request: Review and approval of an amended final development plan under the Planned District provisions of Code Section 153.050.

Applicant: Mike Close, Wiles, Boyle, Burkholder and Bringardner.

Planning Contact: Jonathan Papp, Planner.

Contact Information: (614) 410-4683, [jpapp@dublin.oh.us](mailto:jpapp@dublin.oh.us).

#### UPDATE

This case was postponed at the September 18, 2008, Planning and Zoning Commission meeting at the applicant's request.

#### Case Summary

This is a request for review and approval of an amended final development plan to permit an earth mound south of the baseball diamond's centerfield fence to be widened and used as a spectator area for events at the Dublin Jerome High School.

#### Case Background

The Planning and Zoning Commission approved an amended final development plan on April 14, 2005 for the addition of two baseball fields, a press box/concession stand, a 10,000-square-foot storage/batting practice facility, and the relocation of the infield practice field. Prior to the approval there were several meetings between the school and the neighboring residents about the amount of noise that would be generated from the baseball field. To address the residents concerns the site was redesigned and the Commission approved the application with conditions, which included a four-foot mound along the eastern property line adjacent to the residents. After the approval a seven-foot mound was extended 250 feet to the west along the centerfield fence ending at the base of the existing scoreboard. This mound extension was not shown on the approved amended final development plan, and is therefore illegal. The City began enforcement proceedings, which led to the filing of the present application.

### **Work Session Update**

At the July 17, 2008 Planning and Zoning Commission meeting, the Commission informally reviewed this proposal. The Commissioners were generally opposed to allowing the existing centerfield mound to remain. They expressed concerns about its use as a spectator area during events at the baseball field, based on complaints from neighboring residents regarding noise and the foot traffic through their properties. Some Commissioners suggested that this portion of the mound could remain if steps were taken to discourage the use of the mound by school staff, and with the installation of additional plantings on the mound to further hamper its use. Following the review of the proposal, the Commission requested further review of the original intent of the approved mounding.

The plans have been revised to incorporate some of the comments by the Commission. The changes include alterations to the grading of the mound adjacent to the outfield fence, and the addition of supplemental landscaping along the top of the centerfield mound. The proposal continues to include the use of the mound for spectators. These changes are outlined in detail in the Plan Description section of this report.

### **Site Description**

#### *Location*

The 87.78 acre site is located on the northeast corner of Hyland-Croy and Brand Roads. The site has approximately 2,100 feet of frontage along Brand Road, and 2,070 feet of frontage along Hyland-Croy Road.

#### *Site Character*

The school site includes the main high school building situated at the intersection of Hyland-Croy Road and Brand Road. To the north of the building is one of two physical education fields, and a multi-purpose stadium which facilitates football, soccer, and track events. To the east of the building are three additional soccer fields, a second physical education field, tennis courts, and base/softball fields. There are two parking lots; the smaller of the two is located off Hyland-Croy Road just to the north of the school building, and the larger main lot is off Brand Road to the southeast of the building.

The portion of the site being reviewed is along the eastern property boundary approximately 500 feet north of Brand Road. The area contains the varsity baseball field and associated amenities. A four-foot tall landscaped mound runs along the eastern property line, as shown on the approved amended final development plan. The additional mounding extends from the approved four-foot mound along the eastern property line and the existing scoreboard, approximately 250 feet to the west.

#### *Surrounding Zoning and Uses*

The properties to the north, south and west of the site are unincorporated township parcels. The Riviera Country Club is located to the northeast, and is zoned R, Rural district. The single-family, Belvedere subdivision is located to the east of the site, and is zoned PLR, Planned Low Density Residential District.

## **Plan Description**

### *Overview*

The proposed plan includes the centerfield mound for use by spectators, with modifications to the grading and additional landscaping.

### *Grading*

The proposed plans remove approximately three feet from the top centerfield portion of the mound to match the height of the approved four-foot mound along the eastern property line. The applicant is also proposing to widen the mound by 10 to 12 feet to the south, and make it six feet higher, for a total of nine feet above the grade of the baseball field. This widening will start at the base of the existing scoreboard and continue approximately 125 feet to the east. This mound will be approximately five feet taller than the approved mound along the eastern property line.

A small plateau will be created within the widened mound seven feet above the outfield grade and two feet below the proposed high point of the mound. This 350-square-foot plateau would be used by spectators during games. During the initial approval process for this field the entire site was redesigned to shift spectator activity away from neighboring residential development to minimize noise and visual impact. The proposed plateau area moves the spectators from where they are currently gather approximately 125 feet further away from the residential properties.

### *Landscaping*

The applicant is proposing to install sixteen evergreen trees along the top of the centerfield portion of the mound in two staggered rows. Ten additional evergreen trees will be planted along the top of the proposed widened mound, which will aid in restricting spectators from the top of the mound.

### *Foot Traffic*

During the informal review the residents adjacent to the field expressed concerns about foot traffic created by spectators parking within the Belvedere subdivision and cutting through their properties to get to the fields. The applicant is in the process of constructing a previously approved parking lot expansion to the west of the field. Without a physical barrier between the subdivision and the fields the potential for foot traffic still does exist with the proposed plan. However, the additional parking will aid in elevating the need for parking within the Belvedere subdivision, and the foot traffic that is created with that parking.

## **SECTION II - REVIEW STANDARDS:**

### **Amended Final Development Plan**

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Amended Final Development Plan (Commission approves/denies).**

The intent of the amended final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that the updated standards would not cause undue hardship.

#### **Evaluation and Recommendation based on Amended Final Development Plan Criteria**

Section 153.055(B) of the Code identifies criteria for the review and approval for an amended final development plan. Following is an evaluation by Planning based on those criteria. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

*Adopted Policies and Plans (Criteria 1, 3, 9, & 10). The proposed modifications conform to the approved preliminary development plan, have adequate public facilities and open spaces, are carried out in progressive stages, and conform to all other applicable zoning text and Code requirements.*

**Criteria not met:** While the proposal conforms to the setbacks for the baseball field established at the preliminary development stage, the additional mounding located in the centerfield area has created a location for spectators to gather during games. The approved development text states that the siting of the sports fields should be done to minimize their impacts on existing development adjacent to the site. Neighboring residents have indicated that this mound has had a negative impact on their privacy and security. While the proposed grading change does move the spectator area further away from the residents, the distance is not significantly greater and its continued use may contribute to these problems. The additional height of the new mound provides little screening benefit from noise and may continue to impact the surrounding neighborhood. In addition, the neighbors concerns regarding foot traffic through their properties to the field has not been fully addressed with the submitted plan.

*Site Safety and Circulation (Criteria 2 & 5). The proposed modifications provide for safe and efficient pedestrian and vehicular circulation and provide adequate lighting for such uses.*

**Criteria not met:** The site currently provides adequate lighting, and vehicular circulation. Pedestrian movement continues to be an issue without substantial effort on the part of the applicant to address the cut-through issue. No changes are being proposed that would alter these conditions.

*Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.*

**Criteria not met:** The proposal does not conform to the preliminary development plan requirement for appropriate landscaping as shown on the approved plan. While additional landscaping has been provided on the top of the mound to screen spectators and limit activity in this area, the intent of the approved amended final development plan was to prevent spectator activity in this area. The proposal provides for adequate storm drainage.

### **SECTION III – PLANNING OPINION AND RECOMMENDATION: Denial**

#### **Amended Final Development Plan**

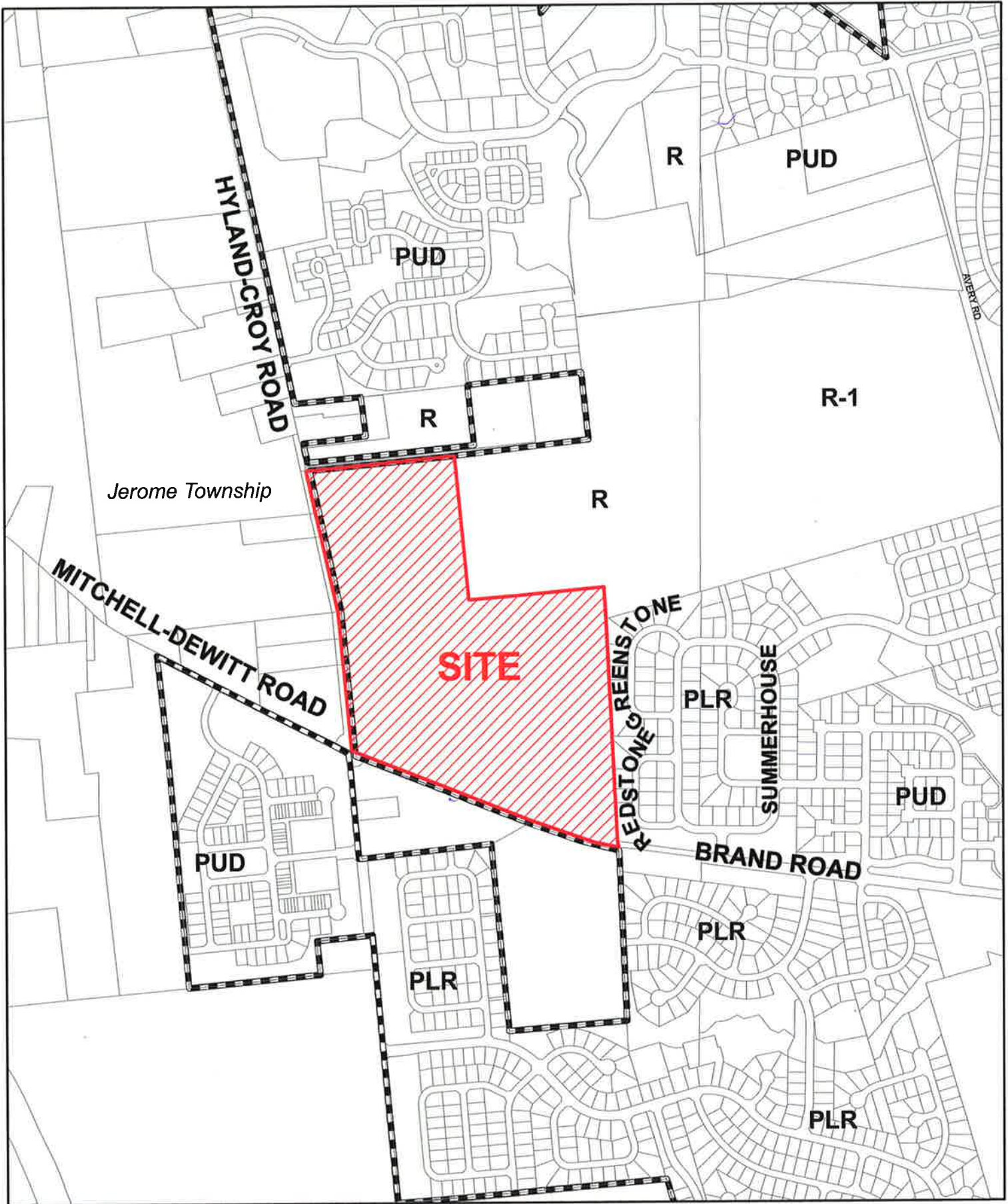
In Planning's opinion, this proposal does not comply with the amended final development plan criteria and the original intent of the design for this development. Denial is recommended.

## **Amended Final Development Plan**

### **Review Criteria:**

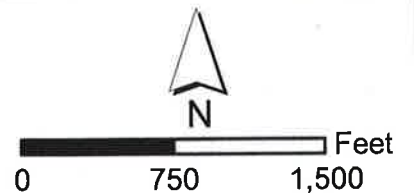
In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 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 this Code;
- 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, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal 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 this Code and any other design criteria established by the City or any other governmental 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; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.



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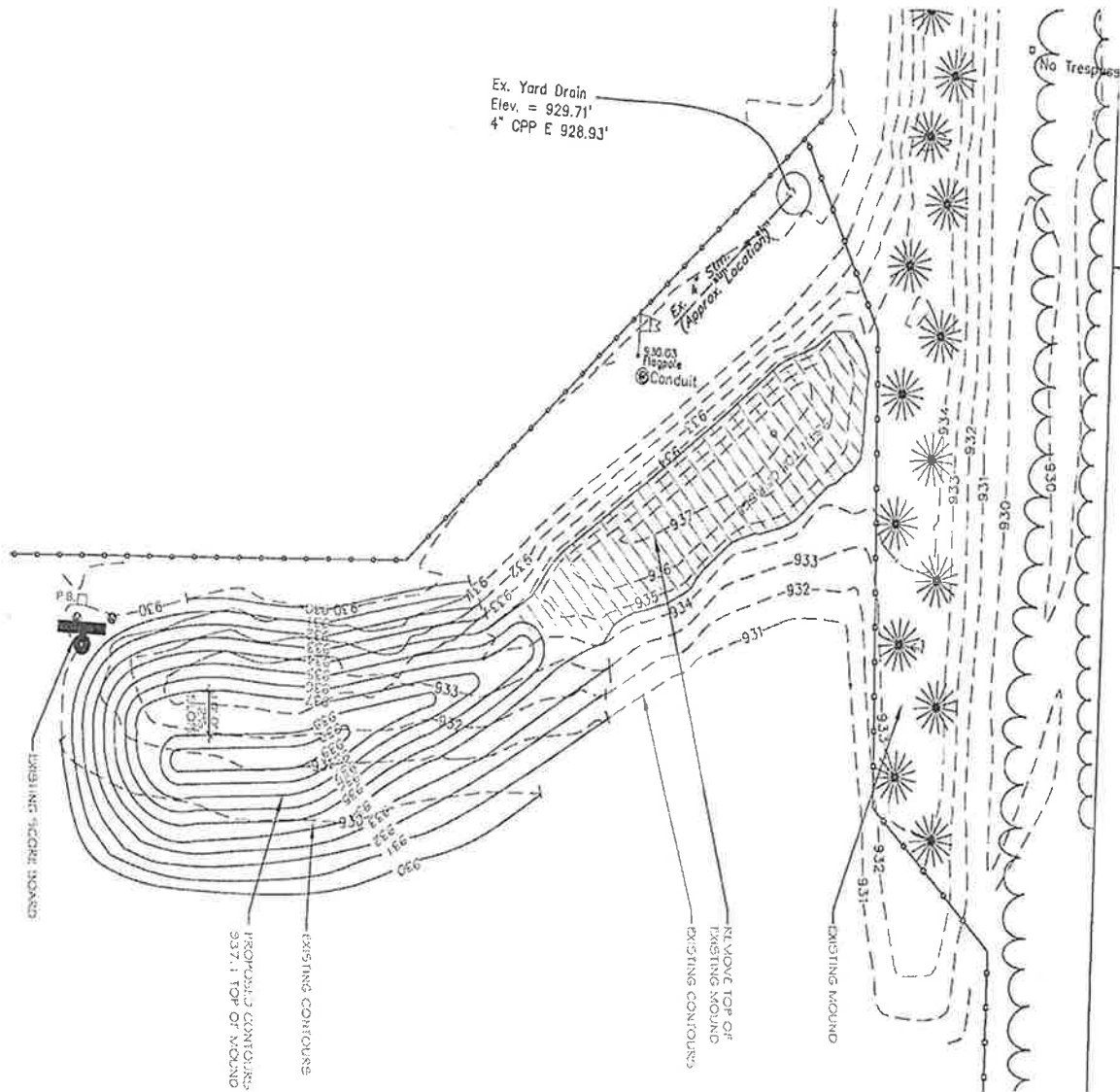
# Development Context



0 700 1,400 Feet

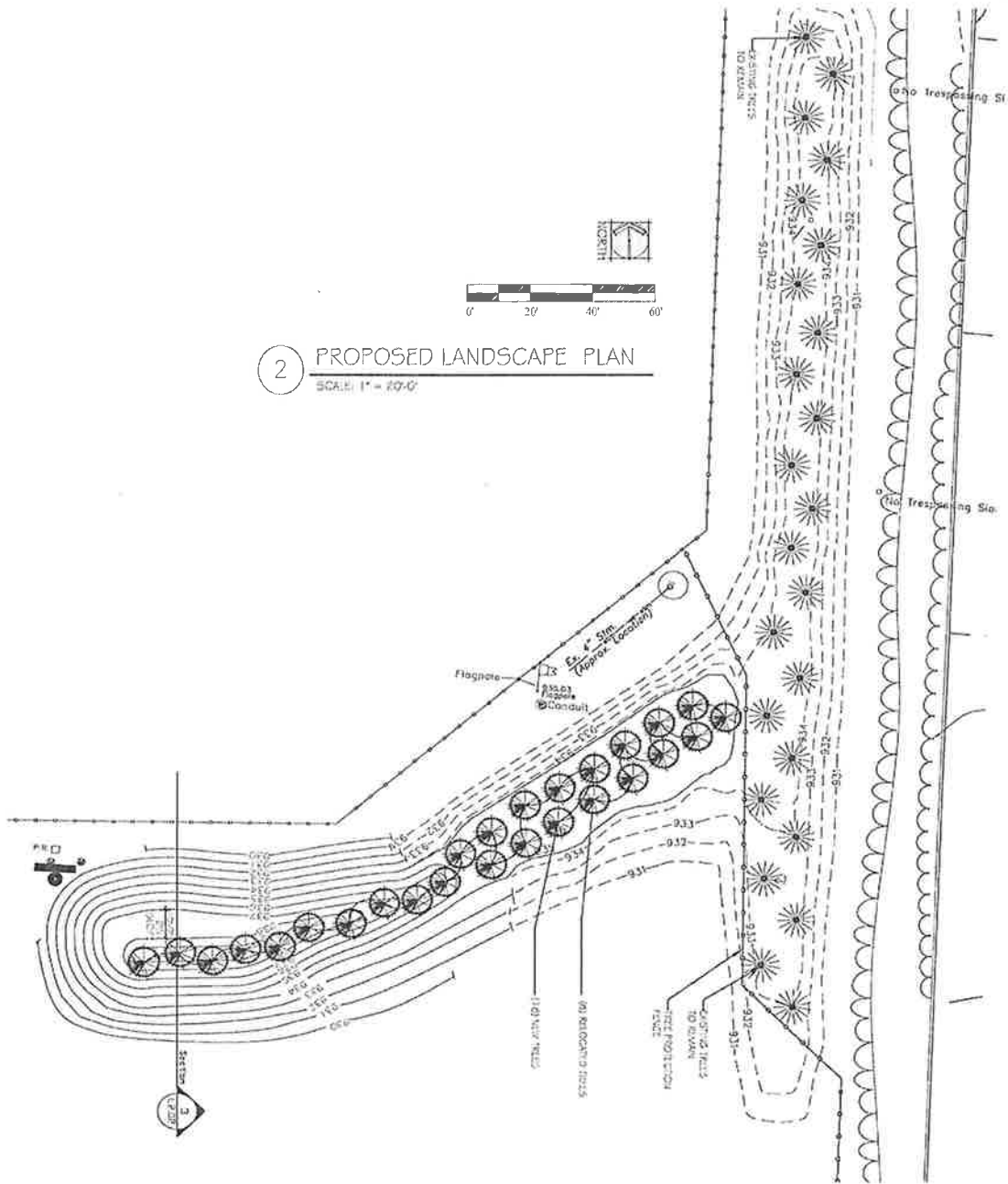


# PROPOSED GRADING PLAN

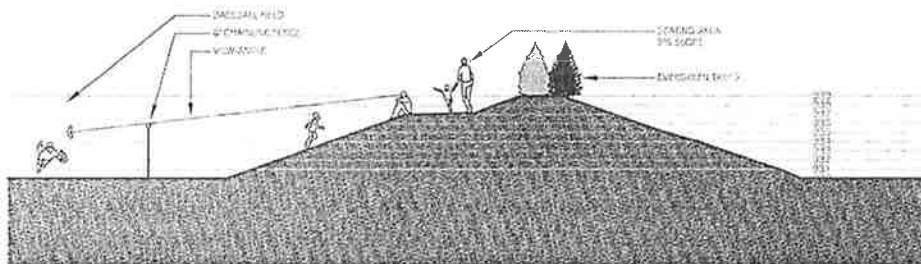


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# PROPOSED LANDSCAPE PLAN



2 PROPOSED LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



3 MOUND SECTION  
SCALE: 1/4" = 1'-0"

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