

NESTLÉ Quality Assurance Center

Dublin, Ohio

Hixson Job No. 8174.20
April 12, 2013



HIXSON
ARCHITECTURE ENGINEERING INTERIORS
Cincinnati, Ohio

INDEX FOR NON-DRAWING ZONING SUBMITTAL DOCUMENTS

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Case # _____ - _____

APPLICATION FOR DEVELOPMENT

PLEASE CHECK THE TYPE OF REVIEW

- West Innovation Districts
(Zoning Code Sections 153.037 - 153.043)
- Bridge Street Corridor Districts
(Zoning Code Sections 153.057- 153.066)
- Wireless Communication Facility (Chapter 99)

PLEASE CHECK THE APPLICATION TYPE

- Basic Plan Review
- Development Plan Review
- Waiver Review
- Open Space Fee-in-Lieu
- City Council Appeal
- Minor Project
- Site Plan Review
- Master Sign Plan
- Parking Plan
- Administrative Departure

Wireless Applications

- New Tower
- Alternative Structure
- Co-Location
- Temporary

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- Conditional Use
- Administrative Appeal
- Project involving modifications to property within the Architectural Review District
- Other: _____
- Rezoning

SUBMISSION REQUIREMENTS

- Fee** (refer to the approved fees list)
- Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- Submission Requirements** for each type of application (refer to checklists)
- Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION:

Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es):	
Tax ID/Parcel Number(s):	Parcel Size(s) in Acres:
Existing Land Use/Development: Industrial - Research & Development and Office - General	Zoning District:

- Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.
- Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION:

Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone: (o) 614-526-5320 (c) 614-464-7927	Fax: 614-526-5353
Email or Alternate Contact Information:	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

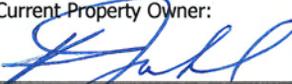
Name: (Individual or Organization) Hixson Architects, Engineers, Interiors (Bryon D. Sutherly, AIA)	
Mailing Address: 659 Van Meter Street, Cincinnati, OH 45202-1567	
Daytime Telephone: (o) 513-241-1230 ext 659 (c) 513-289-6936	Fax: 513-241-1287
Email or Alternate Contact Information: bsutherly@hixson-inc.com	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization) Hixson Architects, Engineers, Interiors (Chris W. Harmon, PE or Bryon D. Sutherly, AIA)	
Mailing Address: 659 Van Meter Street, Cincinnati, OH 45202-1567	
Daytime Telephone: (o) 513-241-1230 ext 659	Fax: 513-241-1287
Email or Alternate Contact Information:	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, Kevin J. Michel, Finance and Control Manager, the **owner**, hereby authorize Hixson Architects, Engineers, Interiors to act as a **representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: 	Date: 4-5-2013
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Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, Kevin J. Michel, Finance and Control Manager, the **owner or authorized representative**, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative: 	Date: 4-5-2013
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VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Kevin J. Michel, Finance and Control Manager, the **owner or authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Current Property Owner or Authorized Representative: 	Date: 4-5-2013
--	--------------------------

Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 5TH day of APRIL, 20 13
 State of OHIO
 County of HAMILTON

Carol L. Uth

CAROL L. UTH
 Notary Public, State of Ohio
 My Commission Expires Aug. 5, 2016



DEVELOPMENT PLAN REVIEW CHECKLIST

DEVELOPMENT PLAN OVERVIEW

The Development Plan Review process is a review of the individual development regulations of Zoning Code Sections 153.037 through 153.043 prior to commencing or modifying development on all or any portion of property in the West Innovation District of the City of Dublin.

I. GENERAL APPLICATION REQUIREMENTS

<input type="checkbox"/>	Completed original application form and fee
<input type="checkbox"/>	Project Description (generally outline the project)
<input type="checkbox"/>	General description of conformance to the West Innovation District Plan (Economic Advancement Zone Plan) and Zoning Code Sections 153.037 through 153.043.
<input type="checkbox"/>	List of proposed Site Plan Review(s) and/or Administrative Departures (if known). If applicable, attach a Site Plan Review or Administrative Departure Request Form .

II. DEVELOPMENT PLAN INFORMATION: All plans shall be labeled and include the name of the development, developer, plan scale, plan date, date(s) of revisions, location key map, and north arrow on each page. 10 scaled, folded, and collated copies (11x17 and/or 22x34 as appropriate) shall be submitted including the following information. **Plans shall include the following information, unless otherwise waived by the Director for items determined to be unnecessary to the application.**

General Site Plan Elements	
<input type="checkbox"/>	Existing conditions and site features drawn to scale, including rights-of-way, vehicular and pedestrian access points, all known easements, utilities, buildings and structures, pavement, topographical features, vegetation, bodies of water, and any other relevant existing site features
<input type="checkbox"/>	Proposed site plan, including project area and dimensions, area of approved Development Plan and/or Site Plan with which the project is associated, and proposed vehicular and pedestrian lot and block access configurations

Site Development	
A. Use	
<input type="checkbox"/>	Identify the zoning district and list the proposed uses (refer to §153.038), square footage of each use, and number of dwelling units (if applicable). Identify whether any use specific standards apply (refer to §153.038(C)).
B. Lot Requirements	
<input type="checkbox"/>	Identify the minimum required lot size and maximum lot coverage, and provide the existing and/or proposed lot size and proposed lot coverage (state whether development incentives have been achieved in accordance with §153.041)
<input type="checkbox"/>	Identify the proposed height of all buildings and structures
<input type="checkbox"/>	Identify the required and proposed front, side, and rear building setbacks
<input type="checkbox"/>	Identify the required and proposed side and rear pavement setbacks
C. Outdoor Requirements	
<input type="checkbox"/>	Describe any proposed outdoor operations and include plans, elevations, and material specifications for all proposed screening, storage, and service areas
<input type="checkbox"/>	Identify whether any outdoor operations will result in off-site impacts, and if so, how the impacts will be mitigated
D. Landscaping and Tree Preservation	
<input type="checkbox"/>	Tree survey, including location, sizes, and types of existing trees 6 inches or greater in diameter, measured at 3½ ft. off the ground, and the general location of all other existing plant materials, with an identification of materials to be removed & materials to be preserved. Identify any landmark trees present on the property.
<input type="checkbox"/>	Tree preservation plan (refer to §153.040(C))
<input type="checkbox"/>	Landscape plan, including location and type of all proposed shrubs, trees, and other live plant material (refer to §153.040(B)). Indicate the proposed character elements, property perimeter and parking lot landscape buffering, use of mounding, interior landscaping, street trees, open space plantings, and other parking lot plantings. Include calculations for each requirement.
<input type="checkbox"/>	Planting list for proposed landscape materials with caliper size or height of material, method of installation, dates of plant installation, botanical and common names, and quantity
<input type="checkbox"/>	Landscape maintenance plan and schedule including contact information of the party responsible for maintenance

II. DEVELOPMENT PLAN INFORMATION, CONTINUED

Site Development, Continued	
E. Open Space and Greenways	
<input type="checkbox"/>	Location and size in acres or square feet of any areas proposed for dedication of land or provision of public access easements for the purposes of establishing key greenway connections in conformance with the EAZ Open Space Plan, and/or any outdoor plazas, squares, or greens accessible to the public (refer to §153.040(D))
<input type="checkbox"/>	Proposed recreation facilities or other improvements (parking, paths, etc.) with specification sheets for pre-fabricated amenities
F. Parking and Loading Requirements	
<input type="checkbox"/>	Required parking computation (vehicular and bicycle) based on the proposed mix of uses (refer to §153.040(F) and (H))
<input type="checkbox"/>	Parking and loading location and layout, including all on-site, off-site, on-street and accessible vehicular spaces, all bicycle parking, parking lot islands, circulation aisles, and loading spaces
<input type="checkbox"/>	Required loading space computation (refer to § 153.065(B)(7)) and location and layout of all loading facilities
NA	Parking plan or deferred parking reduction proposed Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, provide a description and demonstration of all proposed adjustments to required vehicle parking (refer to § 153.040(G)), including a demonstration of parking need, and evidence of any shared parking arrangements or agreements
G	F. Signs
<input type="checkbox"/>	Number of proposed signs and proposed locations, heights, and setbacks from property lines
<input type="checkbox"/>	Sign design and lighting, including dimensions for all sign copy, logos, and secondary text and/or images, in addition to color and material specifications (refer to §153.040(L))
H	F. Site Management
<input type="checkbox"/>	Dumpster location(s), including elevations and construction details, and waste removal plan including frequency and type of removal
<input type="checkbox"/>	Proposed fences, walls, and screening methods, including types, materials, and locations (refer to §153.039(B) and §153.040(A))
<input type="checkbox"/>	Site lighting plan (refer to §153.040(M)), including size, location, height, method of shielding, and specification sheets for all site and building lighting
<input type="checkbox"/>	Locations and dimensions of any other site improvements

Access and Circulation All indicated on the provided drawings.	
<input type="checkbox"/>	Relationship to existing or planned adjoining streets. Include existing and proposed streets located within 500 feet of the site
<input type="checkbox"/>	Possible intersection modifications. Identify the potential extent to which existing intersections may need to be modified as a result of the proposal. Additional analysis may be required by the City Engineer based on site conditions.
<input type="checkbox"/>	Locations, widths, rights-of-way, curve radii and centerlines of existing and proposed roadways and access points, access easements, on and adjacent to the site
<input type="checkbox"/>	Location and dimensions of acceleration, deceleration, and passing lanes
<input type="checkbox"/>	Proposed driveways and access points and all vehicular circulation areas
<input type="checkbox"/>	Location and level of pedestrian access provisions
<input type="checkbox"/>	Traffic regulatory signs and pavement markings
<input type="checkbox"/>	Designation of fire lanes
<input type="checkbox"/>	Location, width and materials for proposed sidewalks and non-motorized paths within the site, rights of way, or easements

II. DEVELOPMENT PLAN INFORMATION, CONTINUED

Grading and Utilities All indicated on the provided drawings.	
<input type="checkbox"/> I	Site grading plan, including locations of existing drainage courses, floodplains, streams, and wetlands with elevations, and method of mitigation or protection
<input type="checkbox"/> II	Stormwater drainage and management consistent with the requirements of Chapter 53 of the Dublin City Codes
<input type="checkbox"/> III	Location(s) of sanitary sewers, existing and proposed
<input type="checkbox"/> IV	Location(s) and size of existing and proposed water mains, well sites, water service and fire hydrants
<input type="checkbox"/> V	Location(s) of above and below ground gas, electric and telephone lines, existing and proposed (refer to §153.065(G))
<input type="checkbox"/> VI	Location(s) of transformers and utility boxes, and method(s) of screening

Architectural Requirements	
<input type="checkbox"/> I	Attach an explanation of the proposed elements of contemporary architectural style and application of the pattern book for the Innovation Districts, and describe how the proposed architectural concept addresses the following criteria: (a) The visual and functional components of the building shall be complementary to the contemporary design style selected for the Innovation Districts and any adjacent users. (b) The design expression is to be a modern application that is appropriate to high end technology or research uses. The design is consistent with the look and feel of a high-end technology or research use where applicable. Consideration shall be given to the unique nature of the use or the interior arrangement of uses and activities within the structure. (c) All buildings are to use durable, long-lasting materials constructed with solid craftsmanship that will provide longevity.
<input type="checkbox"/> II	The proposal involves an Existing Structure (refer to §153.037(G)(2)): Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, provide the original gross floor area of the Existing Structure, any proposed expansions to the Existing Structure (percentage and square footage), and/or a description of any proposed exterior architectural modifications (including percentage of modifications to the original building façades)
<input type="checkbox"/> III	Roof plans, including slopes for pitched roofs and/or parapet roof height
<input type="checkbox"/> IV	Building sections indicating story height (identify whether development incentives have been achieved in accordance with §153.041)
<input type="checkbox"/> V	Building façade elevations for all sides of all structures, drawn at an appropriate scale
<input type="checkbox"/> VI	Building materials (primary and secondary) and colors labeled on all building elevations, including material specifications and percentage of materials applied to each façade of each building
<input type="checkbox"/> VII	Conceptual building floor plans
<input type="checkbox"/> VIII	Methods of meeting elevation, architectural detail, building variety, fenestration, entrance, roof, materials, and color requirements (refer to §153.039(C))
<input type="checkbox"/> IX	Accessory structures, including building heights, façade elevation drawings, and proposed materials (refer to §153.039(C)(14))
<input type="checkbox"/> X	If a parking structure is proposed, façade elevations and interior circulation plans (refer to §153.040(J))

Other Project Materials	
<input type="checkbox"/> I	Phasing plan, if applicable
<input type="checkbox"/> II	Any other materials for which the applicant would like to receive feedback (list below):

III. DEVELOPMENT PLAN REVIEW CRITERIA: The Administrative Review Team shall review the application for a Development Plan Review and approve, deny, or approve with conditions, based on the criteria of §153.042(D)(8). The decision on the request for Development Plan Review shall be provided not more than 28 days from the filing of the application, unless otherwise agreed to in writing by the City and the applicant.

Review Criteria for Development Plans	
(a) Site Design Characteristics	
1.	All elements of the site design shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property, and the type and size of buildings.
2.	The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted by the District.
3.	All buildings or groups of buildings shall be arranged so as to permit emergency vehicle access by some practicable means to all vehicles.
4.	Every structure or dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways.
(b) Environmental Standards	
1.	The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Natural features and the site topography shall be incorporated into the proposed site design to the maximum extent practical.
2.	Landscaping buffers and/or greenbelts may be required beyond those otherwise required in the District to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
(c) Vehicular and Pedestrian Circulation	
1.	The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and the circulation thereon.
2.	Driveways shall be located to minimize conflict with traffic operations on the adjoining road. The number of driveways shall be the minimum needed to provide reasonable access to the site.
3.	The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
4.	Safe, convenient, uncongested and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets and other elements shall be designed to promote safe and efficient traffic operations within the site and at its access points.
(d) Public Services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, storm-water management, sanitary sewage removal and treatment, recreational activities, traffic control, and administrative services.	
(e) Adopted Plans and Policies. The proposal meets the general purposes and spirit of [Chapter 153] and the various provisions and components of the Community Plan, including the EAZ Plan.	

DEVELOPMENT PLAN REVIEW SUBMITTAL

I. GENERAL APPLICATION REQUIREMENTS

	Completed original application form and fee .
	Project Description – The Owner is proposing a 32,000sf Microbiology Lab Addition (including supporting spaces) to the Existing 46,000sf NOAC-Dublin Lab facility. Three future additions – a 4,500sf Microbiology Office Area (Phase A1), a 5,400sf Equipment Expansion area for Media Preparation (Phase A2) and a 20,000sf, Two Story Administrative and Accounting Addition Phase B). Included with the above additions are the necessary parking spaces. Please see the attached Parking Summary Document
	Description of Conformance – Section 153.037 (G) (2) <i>Expansion of Existing Structures</i> states that Existing structures may be extended, enlarged, altered, remodeled or modernized only after approval of the ART upon finding that all of the following conditions are met: a) Existing Structure meets height, area, parking and loading provisions that were applicable immediately prior to the rezoning of the property. b) As the ART is aware, the Owner purchased approximately 10 acres of additional land to the west. The properties have been consolidated. The Proposed Microbiology Addition is limited to the combined parcel. c) The improvement does not interfere with the use of other properties in the vicinity. d) The proposed expansion for this Phase (A) is approximately 32,000sf. e) Future Phases are planned and have been indicated within this application.
	The Development Plan Review Form and two (2) Administrative Departure Forms are attached. The Departures are for 1) The Tree Waiver request and 2) North Driveway Screening.

II. DEVELOPMENT PLAN INFORMATION

General Site Plan Elements	
	Existing Conditions and Site Features are indicated on the provided drawings.
	Proposed Site Plan is part of the provided drawings.

Site Development	
A. Use	
	Zoning District – EAZ Innovation District – ID-1 Proposed uses are Industrial – Research & Development and Office - General. Both are Permitted Uses per Table 153.038(B)(4). The Square Footage of each is indicated on the provided Parking Summary Document. No “use specific” standards (153.038(C)) apply.
B. Lot Requirements	
	Lot Size of 18.865 Acres exceeds the 3 Acre minimum and the Lot Coverage of approximately 35% is below the 70% allowed. Both are compliant. Proposed building heights to the parapet are 22’, while required screen wall heights are at or below 30’. Both heights are below the maximum and compliant.
	Proposed building heights to the parapet are 22’, while required screen wall heights are at or below 30’. Both heights are below the maximum and compliant.
	Lot width of over 750’ exceeds the 60’ minimum requirement. Front yard setback in excess of 150’ exceeds the 50’ minimum requirement. Side and Rear setbacks are in excess of 45’ (South face of Proposed Addition) exceeds the 35’ minimum requirement.
	Existing Pavement setback condition along the South Property Line meets the 15’ Side Pavement Setback requirement.

II. DEVELOPMENT PLAN INFORMATION, CONTINUED

C. Outdoor Requirements	
	Proposed Outdoor operations including the receiving of materials as well as service and equipment areas.
	Overhead Doors are located on the side of the building. Service Areas and loading docks on the side of the building are screened with landscaping. The existing service areas are located over 500' from the front yard. Outdoor mechanical equipment is screened, is recessed within the overall building footprint and exceeds 800' from the front yard.
D. Landscaping and Tree Preservation	
	* Please reference provided Drawings.
E. Open Space and Greenways	
	* Please reference provided Drawings.
F. Parking and Loading Requirements	
	Parking computation (vehicular and bicycle) as well as Loading Spaces are indicated on the attached "Parking & Loading Space Summary" document.
	Three Loading spaces are provided – 2 existing and 1 with the proposed addition.
G. Signs	
	A site plan with proposed directional signage is included in the drawing package.
H. Site Management	
	Dumpster Locations are indicated on the attached drawings.
	Proposed fences, walls, etc. are indicated on the attached drawings.
	Site Lighting is indicated on the attached drawings.
	Other site improvements are indicated on the drawings.

Access and Circulation

	* Please reference provided Drawings.
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Grading and Utilities

	* Please reference provided Drawings.
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Architectural Requirements

	The building addition must meet the requirements of the Innovation District ID-1.
	The expansion of this existing structure complies with 153.037(G)(2)(a-d) in that the height, area and parking provisions are met; the addition is on existing (now expanded) parcel; the addition does not interfere with the use of other properties in the vicinity. The addition does exceed 50% of the GFA of the Existing Structure. This was discussed with the ART in a pre-submittal meeting and determined as not applicable to this situation.
	The Owner and Design team understand the Architectural Requirements outlined in 153.039(C). The Phase A Addition to the existing building utilizes architectural masonry units, EIFS wall materials, Dark Bronze Aluminum mullion and horizontal metal panels as an accent/roof screen.

II. DEVELOPMENT PLAN INFORMATION, CONTINUED

Architectural Requirements, Continued	
	The Pattern Book outlines "Special Considerations for Large Buildings". The Phase A Addition, is a functional building housing large rectangular Lab Spaces and Corridor access to each. As a result the main body of the building is rectilinear. The design intentionally emphasizes this. As a result, the character of the building will largely result through upgraded entrance elements. This is accomplished with Phase A1 (Office & Entrance Addition) and, more significantly, Phase B (Administration Addition) which faces Eiterman Road. As a result, the entrance to Phase B becomes the front door of the site and facility.
	The square footage of the existing building and all phases, including the currently Propose Phase A Addition are outlined on the Parking Summary document.
	Roof plan, building sections, façade elevations (including a color rendition of the building materials) and the conceptual floor plan are included with the drawing package.

Other Project Materials	
	The Site Plan illustrates future project phases. These phases are conceptually delineated in the Parking Summary document in order to determine parking/loading needs.

III. DEVELOPMENT PLAN REVIEW CRITERIA

Review Criteria for Development Plans	
(a) Site Design Characteristics	
1.	
2.	
3.	
4.	
(b) Environmental Standards	
1.	
2.	
(c) Vehicular and Pedestrian Circulation	
1.	
2.	
3.	
4.	
(d) Public Services	
(e) Adopted Plans and Policies	



1 NORTH ELEVATION

0' 4' 8' 16' 32'



2 WEST ELEVATION

0' 4' 8' 16' 32'

-  Roof Screen Pantone 483 C
-  EIFS Dryvit #104 Dover Sky
-  Niagra
Burnished Concrete Masonry Units
Grand Blanc Cement Products

Facade Color Study Option 6



NQAC - Dublin
Parking Summary

Building/Area (All Existing and Current Sq Footages are per drawings. Future Square Footages are per Conceptual Planning)	Area - by Floor		Sq Ft Breakdown (by Area for Parking Calc)			
	First Floor	Second Floor	Office	Required (1 space/ 350 sf)	Technology & Industry	Required (1 space/ 1000 sf)
Existing Building	35,242	6,000	9,668		31,574	
Existing Receiving Building	4,050	4,050	625		7,475	
Existing Cooler	695				695	
Proposed Phase A - Microbiology Addition	31,993				31,993	
Phase A1 - Office Addition	4,500		4,500		-	
Phase A2 - Media Prep Addition	5,400				5,400	
Phase B - Administrative Addition	10,000	10,000	20,000		-	
Total SF by Floor - Estimated	91,880	20,050	34,793	99.41	77,137	77.14
Total Facility SF - Estimated		111,930			Standard	HC
			Req'd Spaces	177	177	* (OBC) 6
			Provided Spaces	SE lot	79	0
				NE lot	16	3
				NW lot	113	6
				Future lot	30	0
					238	9
			Pre Ph B Provided	Total	247	(All lots)
			Post Ph B Provided	Total	228	(NE lot = 0)
			Bicycles			
			1 per 15	15	(Relocated and/or New)	
			Loading Spaces			
			Existing	2	* OBC - Per Table 1106.1 of the Ohio Building Code requires 6 Accessible space for up to 200 total Parking Spaces	
			Proposed (Phase A)	1		
			Site Total	3		



6625 EITERMAN RD.
DUBLIN, OH 43016
TEL. 614-526-5000

<http://intranet.ams.nestle.com/us/plant/nqacdublin/>



Justin Goodwin
Planner II
City of Dublin
Land Use and Long Range Planning
5800 Schier Rings Road
Dublin, Ohio 43016

Re: Tree Replacement Waiver

April 11, 2013

Dear Justin,

We have appreciated the City of Dublin's team and thorough approach in meetings and discussions regarding the proposed Addition to the NQAC Facility at 6625 Eiterman Road, Dublin, Ohio 43017-6516.

Through several months of study of the Property & Tree Survey information, our Civil Engineering and Landscape Architecture team have concluded the following:

- 1) Replacing every tree removed on an inch-per-inch basis would create overcrowding of the trees on the lot. In order to avoid this overcrowding, many of the "replacement trees" would need to be located in the existing or proposed flood plain. Based on an ART review of the Draft Landscaping Plan, twenty (20) trees were added in an effort to establish an appropriate level of landscaping. Most of the replacement trees are located outside the flood plain and consider several future building phases and potential future parking needs.
- 2) Per our conference call of 4/1/13 it was recommended that we use the following replacement formulas:
 - a. For trees up to 24" – provide one tree for each tree removed.
 - b. For trees 24" and above – provide replacement trees on a tree-caliper inch per tree-caliper inch basis.
- 3) We are removing approximately 127 trees of 23" diameter and below and 7 trees of 24" diameter and greater. This totals 1,296 "Tree Inches" which must be replaced.
- 4) Based on the above formulas and previous meetings with the ART we are required to replace 483.5 tree-caliper inches. (Please see the attached Summary.) The Landscape submittal drawings indicate the replacement 414 tree-caliper inches, or 69.5 tree-caliper inches short of the requirement.

More detail for the above may be found on the Overall Landscaping (L-1) drawing.

A fee equivalent to the cost of the excess aggregate caliper of \$6,950 (@\$100 per inch) would apply without the waiver. We have worked diligently to save and replace as much landscaping as practical on limited available and practical locations without overcrowding the lot. As a result, we are asking that this fee (paid into the city's general fund to be used for reforestation on public property) be waived.

Thank you for your kind consideration,

Kevin J. Michel, Project Manager

TREE REPLACEMENT SUMMARY

<u>Region</u>	<u>Demolished Tree Inches</u>	<u>Tree Replacement Inches</u>
Existing Southeast Lot	126	32.5
Northern Drive	380	136
Western Parking Lot	565	246
Retention Pond	225	69
Total	1296	483.5

Tree Inches replaced in VLA plans	414
Inches short	69.5
Fee	\$ 6,950.00

Number of Trees removed under 24"	127
Number of Trees removed 24" and larger	7

ADMINISTRATIVE DEPARTURE REQUEST FORM

GENERAL INFORMATION

Please complete one Administrative Departure Request form for each design issue or instance and attach to the **Application for Development**.

APPLICATION REQUIREMENTS

- Completed original Application for Development
- Administrative Departure review criteria statement (below, or attached)
- Associated applicable site plans/elevations/etc. clearly identifying proposed Administrative Departures
- Electronic copies (PDF, JPEG, Word, etc. as appropriate) of all application materials
- 10 scaled copies (11x17 or 22x34 as appropriate) specifically showing the proposed Administrative Departure, with the Administrative Departure clearly indicated on all other submitted plans and application materials

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): 6625 Eiterman Road, Dublin, OH 43017-6516	
Tax ID/Parcel Number(s):	Zoning District:
List the Zoning Code Section for which Departure is requested.	
Briefly describe the proposed Administrative Departure(s). Attach additional pages as needed.	

II. ADMINISTRATIVE DEPARTURE CRITERIA: Address the following review criteria specific to the proposed Administrative Departure (refer to Zoning Code Section 153.042(D)(6) for additional information). Attach additional pages as needed.

Explain whether the requested Administrative Departure is so substantial in nature or degree that it represents a major divergence from the intent of the requirements of the West Innovation District regulations.	
Explain whether the proposed Administrative Departure is necessitated by conditions related to the site, rather than simply as a means to reduce costs or as a matter of general convenience.	Existing conditions (namely the flood plain) limit the number of trees that can/should be planted to some extent. Limiting trees in the flood plain is desired to maintain an open channel and to avoid trapping debris during a flood event.
Describe how, if approved, the proposed Administrative Departure will maintain the specific purpose of the requirements and conditions of the regulation that is the subject of the request.	
Describe how the proposed Administrative Departure is limited to that necessary to account for special site conditions or development requirements specific to an individual user.	

FOR OFFICE USE ONLY: ART DETERMINATION

Date of Decision:	ART Determination:
Notes:	
Director's (or Designee's) Signature:	Date:

ADMINISTRATIVE DEPARTURE REQUEST FORM

GENERAL INFORMATION

Please complete one Administrative Departure Request form for each design issue or instance and attach to the **Application for Development**.

APPLICATION REQUIREMENTS

- Completed original Application for Development
- Administrative Departure review criteria statement (below, or attached)
- Associated applicable site plans/elevations/etc. clearly identifying proposed Administrative Departures
- Electronic copies (PDF, JPEG, Word, etc. as appropriate) of all application materials
- 10 scaled copies (11x17 or 22x34 as appropriate) specifically showing the proposed Administrative Departure, with the Administrative Departure clearly indicated on all other submitted plans and application materials

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): 6625 Eiterman Road, Dublin, OH 43017-6516	
Tax ID/Parcel Number(s): 273-004516	Zoning District: EAZ Innovation District - ID-1
List the Zoning Code Section for which Departure is requested. 153.040 (B)(3) Property Perimeter & Parking Lot Buffering	
Briefly describe the proposed Administrative Departure(s). Attach additional pages as needed. "North Driveway Screening": Existing trees and plantings along the north side of the North access drive substantially meet and/or exceed the requirements for the "intended landscape character" as indicated in the "Property Perimeter and Parking Lot Buffering" ordinance (153.040 (B)(3)).	

II. ADMINISTRATIVE DEPARTURE CRITERIA: Address the following review criteria specific to the proposed Administrative Departure (refer to Zoning Code Section 153.042(D)(6) for additional information). Attach additional pages as needed.

Explain whether the requested Administrative Departure is so substantial in nature or degree that it represents a major divergence from the intent of the requirements of the West Innovation District regulations.	No major divergence from the required intent. Existing conditions, including setback and existing trees that remain satisfy the "intended landscape character" requirement.
Explain whether the proposed Administrative Departure is necessitated by conditions related to the site, rather than simply as a means to reduce costs or as a matter of general convenience.	Planting shrubs in the flood plain is not recommended. The intent is to maintain an open channel and to avoid trapping debris.
Describe how, if approved, the proposed Administrative Departure will maintain the specific purpose of the requirements and conditions of the regulation that is the subject of the request.	Existing conditions satisfy the requirement.
Describe how the proposed Administrative Departure is limited to that necessary to account for special site conditions or development requirements specific to an individual user.	Existing conditions, specific to this site, satisfy the requirement.

FOR OFFICE USE ONLY: ART DETERMINATION

Date of Decision:	ART Determination:
Notes:	
Director's (or Designee's) Signature:	Date:

CERTIFICATE OF ZONING PLAN APPROVAL

CHECK THE APPLICATION TYPE

- Commercial detached accessory structure less than 120 square feet
- Residential detached accessory structure less than 200 square feet
- Fence
- Patio, seating wall, retaining wall, landscape wall
- Temporary sign (additional information required)*
- Model home (additional information required)*
- Outdoor sales (additional information required)*
- Other _____

* Contact the Planning Department or refer to the Planning Website for additional submittal requirements

GENERAL APPLICATION REQUIREMENTS

- One original, signed **application form** (please print, except where noted)
- One copy of a **scaled site plan drawn in ink** indicating all current structures, property lines, setbacks, easements, and all proposed structures and site improvements. All proposed work should be dimensioned and labeled. Additional documentation may be required. Partial or incomplete applications and drawings cannot be processed and will be returned to the applicant.

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development.

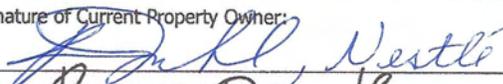
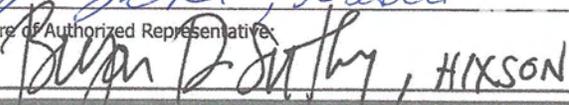
Name of Business/Facility (if applicable): Nestlé Quality Assurance Center (NQAC-Dublin)	
Property Address(es): 6625 Eiterman Road, Dublin, OH 43017-6516	
Subdivision (if applicable): See Legal Description	Lot Number (if applicable): See Legal Description
Tax ID/Parcel Number(s): 273-004516	Parcel Size(s) in Acres: 18.865
Existing Land Use/Development: Office and Industrial	Zoning District: EAZ Innovation District - ID-1
Briefly describe the proposal: Building Addition and related Site modifications which comply with current Zone Requirements.	

II. APPLICANT INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name of Property Owner: Nestlé, Inc.	Daytime Telephone: (O) 614-526-5320 (C) 614-464-7927
Name of Applicant/Authorized Representative Kevin Michel, Finance and Control Manager	Applicant's Daytime Telephone: (O) 614-526-5320 (C) 614-464-7927
Applicant's Mailing Address: 6625 Eiterman Road, PO Box 1516 Dublin, OH 43017-6516	Applicant's Email: kevin.michel@us.nestle.com

III. PROPERTY OWNER AUTHORIZATION FOR REPRESENTATIVE(S)

I, Kevin J. Michel, Finance and Control Manager, the **owner and applicant**, hereby authorize Hixson Architects, Engineers, Interiors to act as a **representative(s)** and agent(s) in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: 	Date: 4-15-13
Signature of Authorized Representative: 	Date: 04/2/13

For questions or more information, please contact Land Use and Long Range Planning at (614) 410-4600 | www.dublin.oh.us

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<p> <input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Disapproved as Noted. Revise documents as required and resubmit for approval. </p>	
Application Number:	Date Issued:
By:	Determination:
Notes:	
<p> Zoning inspection required upon completion? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, please call (614) 410-4673 to schedule an inspection. </p>	