

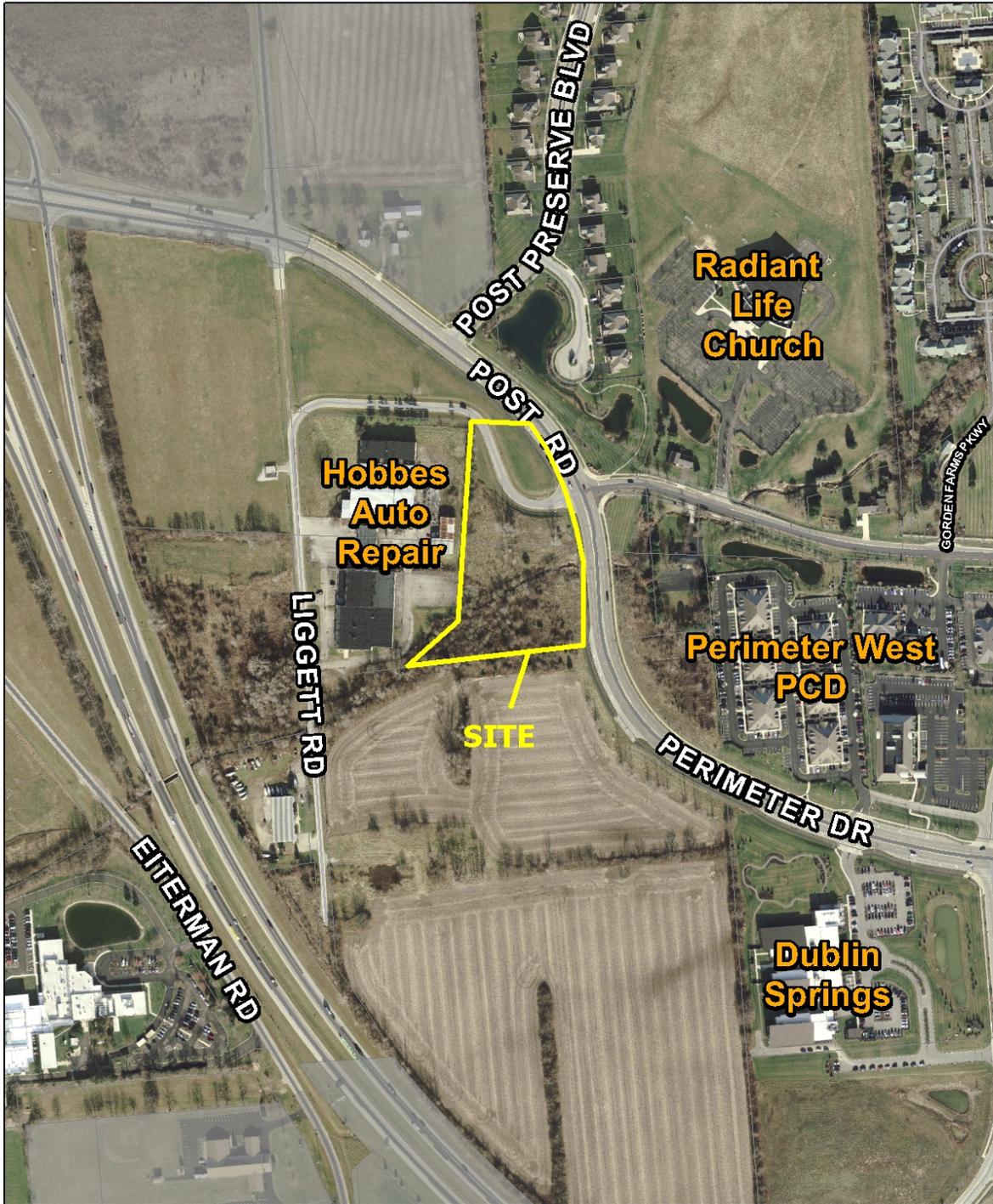
Planning Report

Thursday, June 18, 2015

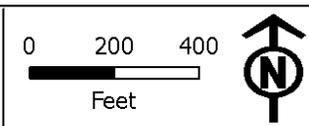
Noah's Events Venue

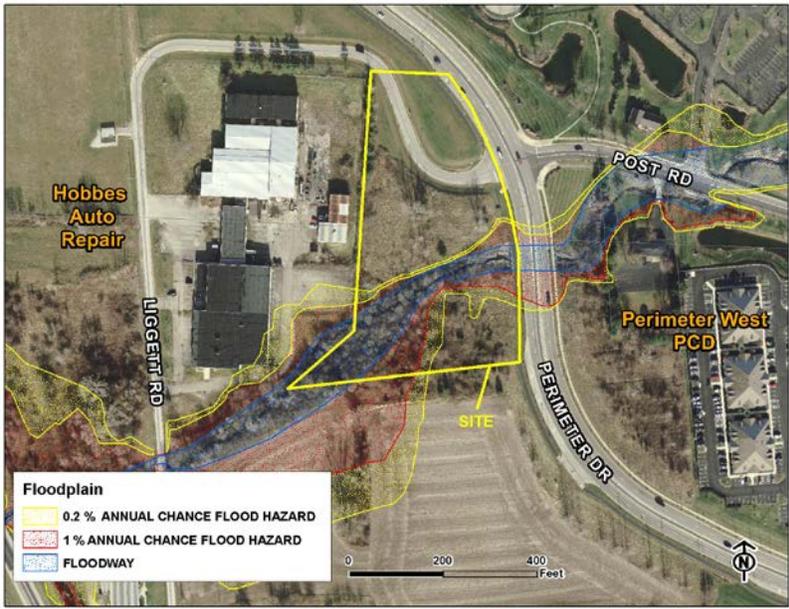
Case Summary

Agenda Item	1
Case Number	15-036INF
Site Location	(Vacant) Perimeter Drive
Proposal	To construct a 8,700-square-foot building for business training, weddings, receptions, banquets, and other events on a 3.6-acre site on the west side of Perimeter Drive, south of Liggett Road.
Request	Informal review and non-binding feedback on the use, site layout and natural features, architectural, and parking for an event venue.
Owner/Applicant	Cathy Ramondelli, Architect, Noah's Event Venue
Case Manager	Tammy Noble-Flading, Senior Planner (614) 410-4649 tflading@dublin.oh.us
Planning Recommendation	Discussion and Feedback <ol style="list-style-type: none">1) Does the Commission support this use in this location?2) Does the proposal adequately protect natural features of the site?3) Does the Commission support the proposed parking ration for the use?4) Is the proposed architecture appropriate for this site?



15-036INF
Informal Review
Noah's Event Venue
Perimeter Drive



Facts	
Site Area	±3.6 acres in size (discrepancy on plans). The site is 2 parcels, with the southern 2.45 acres in Franklin County and the northern 0.96-acre in Union County.
Zoning	TF, Technology Flex District
Surrounding Zoning and Uses	<p>North: Zoned TF, Technology Flex District, vacant site owned by the City for future road improvements, farther north is the current entrance to the Post Preserve subdivision.</p> <p>East: Vacant site, across Perimeter Drive, zoned TF, Technology Flex District and SO, Suburban Office and Institutional District, farther east are medical offices in the Perimeter West Planned Commerce District.</p> <p>South: Vacant site, also zoned PCD as part of Perimeter Liggett plan.</p> <p>West: Zoned TF, Technology Flex District and the use is auto repair.</p>
Site Features	<p>The site is an irregular shaped parcel with 280 feet of frontage along Perimeter Drive and 400 feet of frontage on Liggett Road. The site is divided southwest to northeast by designated floodplain associated with the South Fork Indian Run and includes floodway and 100 and 500 year floodway fringe. This floodplain includes a large area of the site, which most significantly affects the eastern and western edge of the site. It is heavily wooded along the center and southern portion of the site.</p> <div style="text-align: center;">  </div>

Details	Informal
Process	The application is for the non-binding feedback on the proposed use, site layout and natural features, architecture, and parking for a new building proposed for a vacant site.
Proposal	The applicant proposes to develop an 8,700-square-foot; one-story building that will be used for a 'Multi-Purpose Events Center'.
Use	The proposed use will require a rezoning from the current TF, Technology Flex Zoning District. Outside of the Bridge Street District, a conference center is not a permitted use in any of Dublin's Zoning Districts and the applicant will have to propose a Planned District to allow this particular use. The applicant should, if pursuing a PUD, include other compatible uses such as the uses listed in the SO, Suburban Office and Institutional District to provide flexibility should a redevelopment of the site be desired in the future.
Community Plan <i>Future Land Use</i>	The Future Land Use Map in the Community Plan designates this site as <i>Premium Office and Institutional</i> and describes the use appropriate for sites that require high visibility, have greater numbers of employees and require access to major arterials and proximity to interchanges. These areas are intended to serve as major employment centers within the City. Institutional uses in this classification are intended for large-scale facilities such as major hospitals and universities serving a regional market. More intensive use of a site is possible and will include gross densities generally not to exceed 16,500 square feet per acre. The proposal is for 8,700 square feet on a 3.6-acre site.
Community Plan <i>Open Space Overlay</i>	The stream corridor on this site is identified in the Community Plan Open Space Overlay. Some land identified for development or redevelopment on the Future Land Use Map include environmentally sensitive areas, such as wood lots, tree rows or stream corridors, or key connection points within the city's larger greenway network. The Future Land Use Map includes an 'open space overlay' that conceptually illustrates open space preservation and greenway connection opportunities throughout the planning area. This overlay is not intended to identify public land acquisition or to prohibit the development potential of individual properties. In many cases, existing development regulations will result in the preservation of certain portions of land as part of a larger development proposal. Public access and ownership are determined through the development review process on a case by case basis.
Layout	Access is shown off Ligget Road in the northwestern portion of the site, with parking spaces proposed immediately off this access drive along the western site boundary. No access is proposed off Perimeter Drive. The building is proposed in the very southern portion of the site, south off the stream and the 144-space parking lot is north of the stream. A walk is proposed surrounding the west, south and east boundary of the parking

Details	Informal
	<p>lot connecting to an existing shared-use path on the west side of Perimeter Drive. The parking lot provides access to the building by a walking path that crosses the floodplain. The parking area and building are primarily located outside the boundaries of the floodplain but the walking path cross the floodway and the floodway fringe. The proposal includes a walking path and bridge over the stream to provide access from the parking lot to the building. A path is also proposed around all sides of the building. The plans include outdoor amenity areas on the east and west sides of the building.</p> <p>The proposal will require tree removal given the proposed site constraints in terms of flood plain and permitted building location. However, no amenity details are included at this stage of the proposal.</p> <p>The plans do not appear to accurately reflect building and pavement setbacks. Code requires a building setback along Perimeter Drive of 50 feet and the required parking setback is 30 feet. The applicant should relocate the dumpster from the Perimeter Drive frontage if this application moves forward.</p>
Parking	<p>The proposal includes 144 parking spaces. For a medical office use of 8,700 square feet, the required parking would be 44 spaces. The applicant has not included information demonstrating their anticipated parking needs or provided information on typical attendance numbers at corporate events or social functions. The proposed parking ratio is one space per every 60 square feet.</p>
Architecture	<p>The proposed architecture shows a flat-roofed building, approximately 23 feet in height with brick as the primary building material. The building base is cast stone and tile is used as an accent material. A cast stone cap and accents are also proposed. Each elevation incorporates large windows and wood trellises above doors are proposed.</p>

Details		Informal
Business Operations	<p>The company's website (www.mynoaahs.com) describes the business as offering many different rooms to accommodate unique events, including billiard rooms, board rooms, conference center rooms and reception halls. The facility is designed to allow users to customize the space by the size of their event, and provides event accessories such as tables, chairs and audio/visual equipment. The facility includes a catering kitchen to allow customers to stage table service with food prepared off-site. Support staff are provided on-site based on scheduled event needs.</p> <p>If the applicant were to pursue a rezoning application for the site, additional information related to the operations of the site will be required. This includes detailed information about the operations of the site, traffic study, parking analysis and parking plan, specific building elevations and sign details.</p>	

Analysis		Informal
General	<p>Planning recommends the Commission consider this proposal with respect to use, site layout and natural features, architecture and parking. The following analysis provides additional details.</p>	
<p><i>Discussion Questions</i></p> <p>1. <i>Does the Commission support this use in this location?</i></p>	<p>The applicant did not provide much detail for the proposed operations. However, in researching the company's website, Planning has concluded that a majority of the events are non-business hour operations. This include private parties, weddings, and other social events. Given the traffic patterns and associated impacts of such uses, this type of use may appropriately located in areas focusing on office uses, as traffic patterns may experience opposite peak times. A traffic impact study will be required at the rezoning stage, which will provide additional information regarding the anticipated volumes and trips.</p> <p>The proposed use provides amenities that will benefit office users and would provide services that are not currently widely available in the city. The Commission has previously stated that the use is welcome and needed in the city if an appropriate location can be found.</p> <p>The site is zoned TF, Technology Flex and will require a rezoning for Noah's to locate here.</p>	

Analysis	Informal
<p>2. <i>Does the proposal adequately protect natural features of the site?</i></p>	<p>The site has been designed so that the parking is located to the front of the site with the building located to the rear. These areas are connected by a walking path that would provide a pedestrian access into the building. Engineering has stated that the walking path would need to be engineered to ensure the walking path and stream crossing, presumably a bridge, would not impact the floodplain or if it does, that the impacts are mitigated.</p> <p>Planning typically would prefer a site design that allows for more visibility of the building rather than the parking however the site layout has been designed to minimize the amount of hardscape in the floodplain. It also allows the building to be located outside the floodplain, but will require tree removal.</p>
<p>3. <i>Does the Commission support the proposed parking ration for the use?</i></p>	<p>The plan provides 114 parking spaces for the new building containing 8,700 square feet. Office uses are required to have a parking ratio of one parking space per 250 square feet, which would require 35 parking spaces, or 44 spaces if the building was used as a medical office. The site exceeds this parking ratio significantly, however the use is anticipated to be more intense than a general office use.</p> <p>The Code requires parking for 'Conference Centers' or 'Other Place of Assembly' at one space per 25 square feet. This parking ratio would require 348 parking spaces which far exceeds the spaces provided. Given the nature of the nearby business and the surrounding vacant sites, there is limited opportunity to create shared parking for the use.</p>
<p>4. <i>Is the proposed architecture appropriate for this site?</i></p>	<p>The elevations provided indicate the primary building material is a brick façade with a metal cap and tile accents. The entrance way is a trellis canopy that provides delineations to this portion of the building. The roofline is flat with no massing or roofline pitch. The office uses to the east have incorporated more residential architectural elements such as hipped and gabled roofs with brick and stone as main building materials. The Dublin Springs facility and the hospital, both located to the south have incorporated more modern architectural elements such as angled roofs, pronounced columns and natural finish materials. Both buildings have also integrated nature between exterior and interior by using glass openings in the buildings that provide outdoor amenity spaces.</p>

Recommendation	Feedback
Summary	<p>The Informal Review provides the opportunity for feedback for an applicant. It is intended to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended use, architecture, parking, and natural features. Planning recommends the Commission consider this proposal with respect to the following issues.</p>
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