

September 10, 2015

# Development Plan Review

**15-083WID-DP**

## Nestlé Quality Assurance Center Parking Expansion

### 6625 Eiterman Road

This is a proposal for a 32 parking space expansion and associated site improvements to the Nestlé Quality Assurance Center site. The site is west of Eiterman Road and south of the South Fork Indian Run in the West Innovation District. This Development Plan Review application is proposed in accordance with Zoning Code Section 153.042(D).

**Date of Application Acceptance**

Thursday, August 24, 2015

**Date of ART Determination**

Thursday, September 10, 2013

**Case Manager**

Jennifer Rauch, AICP, Senior Planner | (614) 410-4690 | jrauch@dublin.oh.us

## **PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	ID-1: Research Office5
<i>Review Type</i>	Development Plan Review (Innovation Districts)
<i>Development Proposal</i>	A 32 parking space expansion and associated site improvements.
<i>Administrative Departures</i>	None
<i>Property Address</i>	6625 Eiterman Road
<i>Property Owner</i>	Nestlé, Inc.
<i>Applicants</i>	Tony Weaver, Hixson Architects, Engineers, Interiors
<i>Case Manager</i>	Jennifer Rauch, AICP, Senior Planner   (614) 410-4690   jrauch@dublin.oh.us

### **Application Review Procedure: Development Plan Review**

The purpose of the Development Plan Review is to provide an efficient and predictable review process for development projects within the West Innovation District. The Development Plan Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Code. Following acceptance of a complete application for Development Plan Review, the Administrative Review Team (ART) shall approve the Development Plan application when all of the requirements of the Innovation Districts and the intent of the West Innovation District Plan (formerly EAZ Plan) is met, including Administrative Departures if applicable, as required by §153.042(D)(5)1. The ART may alternatively issue a decision that the application should be reviewed by the Planning and Zoning Commission as a Site Plan Review, based on the criteria of §153.042(D)(5)2. A determination by the ART is required not more than 28 days from the date the request was submitted.

### **Summary**

#### *History*

The Nestlé Quality Assurance Center was constructed in 1990 with approximately 45,000 square feet in size. In 2013, Nestlé was approved for a phased expansion, with the first phase including a 32,000-square-foot microbiology lab addition to the west of the existing building and an adjacent employee parking lot. A new curb cut from Eiterman Road was approved at the south edge of the site for truck-only access to a loading dock at the rear of the lab addition to separate employee and visitor circulation from heavy delivery and service vehicles. A separate driveway ringing the northern portion of the site was approved to provide employee access to the rear parking lot. Future building expansions were identified with the 2013 expansion, but will require future approval.

#### *Overview*

The applicant is proposing to construct a 32 parking space expansion located to the rear (west) of the building. The proposed parking area is located north of the loading and service areas, and is accessed from an internal drive on the west side of the site. A proposed sidewalk connection provides access from the parking area to the employee entrances located on the rear of the building. The area is currently unoccupied but contains landscaping and mounding along the edges of the proposed parking area, which will remain or be relocated.

## Zoning Code Analysis

### *§153.038 – District Uses*

The site contains a 45,000-square-foot facility that is used for Office and Research and Development (*i.e.* laboratory space) and a 32,000-square-foot addition used for microbiology lab space, considered a Research and Development use. No additional uses are proposed at this time.

### *§153.039 – Innovation District Requirements*

#### *Lot Requirements.*

Lot size, lot coverage, and all building and pavement setback requirements continue to be met with the proposal.

### *§153.040 – Site Development Requirements*

*Property perimeter and parking lot buffering.* The Innovation District landscape requirements include additional landscape materials to visually soften the appearance of required perimeter buffering, which often has a more formal, linear appearance. The previously approved plans included landscape screening and additional evergreen trees in the south portion of the site as screening for the southern drive, mechanical units and for the loading dock area. No changes are proposed.

*Parking lot plantings.* The addition of two trees are required with the proposed improvements to meet the required parking lot tree plantings.

#### *Parking requirements and adjustments.*

The facility is a mixture of Office and Research and Development Uses. Research and Development is treated as a 'Technology and Industry' use under the Innovation District Parking Requirements. The total parking requirement for the existing facility with the approved building addition is 103 spaces. The current parking provided is 189 parking spaces, with the proposed 32 additional spaces providing 221 spaces.

The Innovation District parking requirements serve as both a minimum and maximum. Additional parking above the requirement may be approved, based on documentation that the parking will be required to accommodate the use on a typical day. With the 2013 building expansion, the applicant submitted estimates of the typical number of employees expected in the facility of 171 employees, with an estimated need for 20 to 30 additional spaces for visitors and employee turnover, resulting in 191 to 201 spaces. Additional documentation provided indicates the approved expansion has increased the number of employees and the need for additional parking.

The current facility has a known parking shortage and has a shared parking agreement with a nearby church to accommodate its current parking needs. The proposed number of parking spaces is appropriate and consistent with the intent of the parking adjustment provisions of the Innovation District requirements.

#### *Bicycle parking.*

A total of 15 bicycle spaces are required for the entire site, including the two additional for the proposed parking expansion. The applicant will need to verify this is provided and provide any necessary additional bicycle parking spaces, if needed.

#### *Sight lighting.*

The proposal includes one additional parking lot fixture to match the existing parking lot fixtures. A photometrics plan was provided, which meets Code.

### *(A) Circulation and access.*

Sidewalks are provided along the edge of the proposed parking lot with access to the building.

## **PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

### **Land Use and Long Range Planning**

Planning has identified the following two conditions that will to be addressed with the building permit submittal:

1. The applicant will need to provide two trees within the vicinity of the proposed parking expansion to meet the parking lot plantings, subject to approval by Planning.
2. The applicant will need to demonstrate that 15 bicycle parking spaces area provided on site.

### **Engineering**

The applicant will need to provide a more detailed analysis with the building permit demonstrating how the proposed parking area meets the City's stormwater management requirements.

### **Building Standards, Parks and Open Space, Police, Economic Development, Fire**

No comments.

## **PART III: APPLICABLE REVIEW STANDARDS**

### **Development Plan Standards of Approval**

The Administrative Review Team shall review this application based on the Innovation District requirements and the West Innovation District Plan, including Administrative Departures as may be applicable. The full text of the Review Standards of Section 153.042(D)(7) are provided at the end of this Report.

A. Site Design Characteristics	<i>Criteria Met with conditions</i>
B. Environmental Standards	<i>Criteria Met</i>
C. Vehicular and Pedestrian Circulation	<i>Criteria Met</i>
D. Public Services	<i>Criteria Met</i>
E. Purpose and Spirit of this Chapter and Adopted Plans	<i>Criteria Met</i>

## **PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION**

Approval is recommended for this Development Plan Application with the following conditions:

- 1) The applicant will need to provide two trees within the vicinity of the proposed parking expansion to meet the parking lot plantings, subject to approval by Planning.
- 2) The applicant will need to demonstrate that the 15 bicycle parking spaces area is provided on site.
- 3) The applicant shall provide a more detailed analysis with the building permit demonstrating how the proposed parking area meets the City's stormwater management requirements.

## DEVELOPMENT PLAN STANDARDS OF APPROVAL

In addition to meeting all other requirements of the District, a development plan application shall only be approved by the ART or Planning and Zoning Commission, as applicable, if the requirements of the District and the following criteria are met:

- 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 practicable.
  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. The general purposes and spirit of this chapter and the various provisions and components of the Community Plan, including the EAZ Plan.