

PLANNING REPORT

Administrative Review Team

Thursday, October 8, 2026

Nestle Cafeteria Addition 26-062WID-DP

<https://dublinohiousa.gov/art/26-062/>

Case Summary

Address	6625 Eiterman Road
Proposal	Request for review and approval of a Development Plan for a cafeteria addition to the existing building.
Request	Review and approval for a Development Plan under the provisions of Zoning Code §153.042(D).
Zoning	ID-1, Research Office District
Planning Recommendation	<u>Approval of the Development Plan</u>
Next Steps	Upon review and approval of the Development Plan, the applicant may apply for site and building permits through Building Standards.
Applicant	Martin Hardrick, Hixson
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

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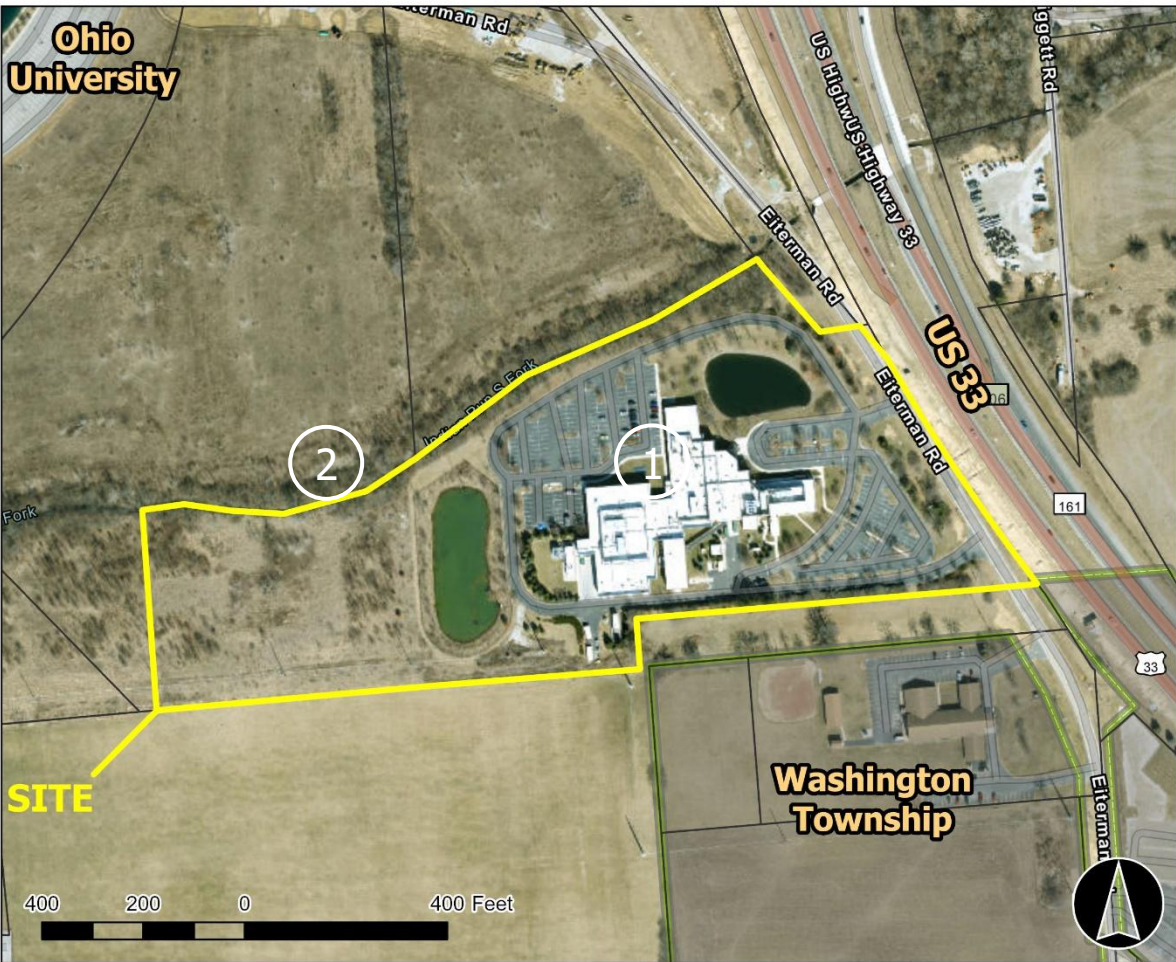
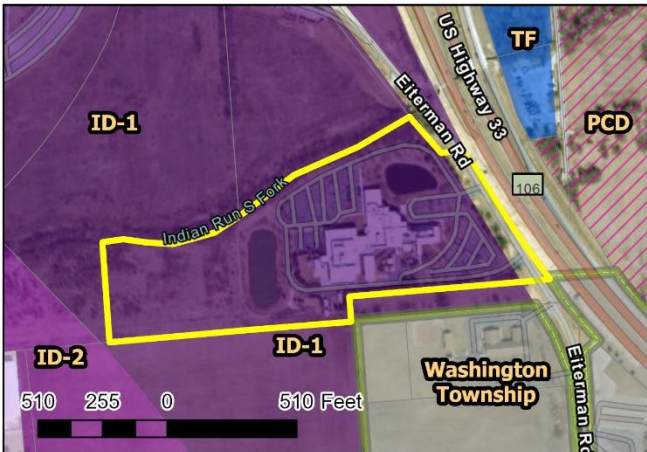
Site Location Map

26-062WID-DP - Nestle Cafeteria Addition



Site Features

- 1 Proposed building addition location
- 2 Indian Run South Fork



1. Introduction

Request

Request for review and approval of a Development Plan to allow a new cafeteria addition to the rear of an existing research and development building.

Application Type and Process

A Development Plan (DP) application is the primary application type in the West Innovation District for new construction or building additions that exceed administrative approval criteria. The Administrative Review Team (ART) is the reviewing body and is authorized to make determinations on these applications. Should the ART approve the application, the applicant would be permitted to proceed to Building Standards for building or site permits.

2. Background

Site Summary

The ±18.87-acre site is zoned ID-1, Research Office District and is located on the west side of Eiterman Road. The development contains an approximately 77,000-square-foot building with 212 parking spaces. The Indian Run South Fork runs along the northern property line.

History

In 2013, a 32,000-square-foot building expansion to the rear of the building was approved. Following the building approval, additional parking was approved in 2015 to bring the site's parking totals to 221 spaces. No other site improvements have been requested since 2015.

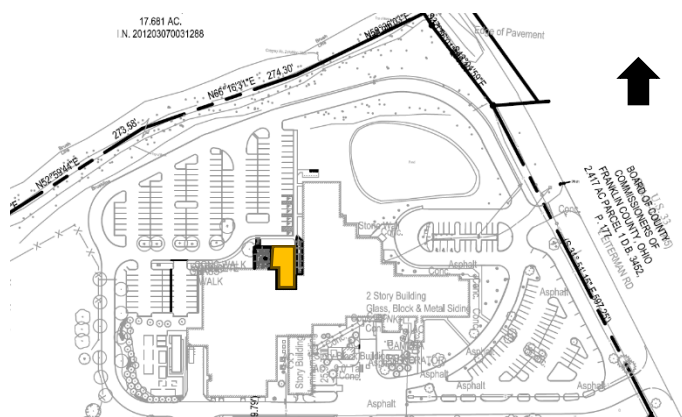
3. Project

Summary

The applicant is proposing 2,635-square-foot cafeteria and associated site improvements on the north side of the existing building. The cafeteria is for employees and will not be public facing. The location of the addition is shown on the map below.

Cafeteria Details

The building addition is proposed to replicate the existing design of the building. The addition is approximately 22 feet in height and will be clad with EIFS and masonry units with storefront windows and doors on the east and west elevations of the addition. Zoning Code considers EIFS to be a secondary material and not a primary material. However, a majority of the building is clad in EIFS as a primary material. An Administrative Departure is required to permit EIFS as a primary material for the addition. Two windows are proposed on the north elevation. The building addition meets all architectural requirements.



The cafeteria expansion and associated sidewalk improvements increase the lot coverage to 34.4 percent, which meets the maximum 70 percent for ID-1 properties. Additionally, the 221

parking spaces meets the parking requirements with the additional building space (112 required). Additional improvements include an approximate 875-square-foot patio space to the west of the addition that will be contained by a 4-foot in height black aluminum fence and gate.

4. Plan Review

Administrative Departure Review Criteria - 153.042(D)(6)(e)(2)

- 1. 153.039(C)(12)(a) – Primary Building Materials
Requirement: EIFS is listed as a secondary material
Request: To allow EIFS as a primary material

Criterion Met. The building addition matches the design of the existing building which is primarily EIFS. This building was constructed prior to EIFS being considered a secondary material and requiring an alternative material would not align with the established character of the structure.

Development Plan Review Criteria - 153.042(D)(8)

Considerations	Review
1. Site Design Characteristics	Criterion Met with Administrative Departure: The proposed design of the addition matches the existing character of the building and is subordinate in scale to the size of the building. The proposal does not impede adjacent properties and provides adequate ingress and egress from the building to the sidewalk and parking lot.
2. Environmental Standards	Criterion Met: The proposed improvements do not impact any required or existing vegetation or landscaping on the site.
3. Vehicular and Pedestrian Circulation	Criterion Met: The addition does not increase the traffic generated from the use. The improvements do not require additional parking or drive aisle modifications.
4. Public Services	Criterion Met: The improvements do not impact governmental services to the site or adjacent sites.
5. Purpose and Spirit of this Chapter and Adopted Plans	Criterion Met: The proposed improvements maintain the purpose and spirit of the WID.

Recommendation

Planning Recommendation: Approval of the Administrative Departure.
Planning Recommendation: Approval of the Development Plan with no conditions.