

September 11, 2026

City of Dublin Department of Engineering
5800 Shier Rings Road
Dublin, Ohio 43016-1236

Re: Nestle NAQC Cafeteria Addition Development Plan
6625 Eiterman Road
Hixson Job No. 11559

Dear Dublin Dept. Of Engineering:

This is a proposal for a 1-story Cafeteria addition of 2,635 square feet 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 153.037-153.042.

Summary

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

This addition proposes to construct a (1) story Cafeteria building addition of 2,635 square feet located to the north of the 2013 microbiology building addition and is accessed from the existing parking lot to the north and will utilize the existing employee entrance for the microbiology building. A proposed sidewalk connection will provide access from the parking area to the cafeteria's outdoor patio.

Zoning Code Analysis

§153.037 – District Purpose and Intent

The site contains a 45,000 square foot facility that is used for Office and Research development (i.e. laboratory space) and a 32,000 square foot addition used for microbiology lab space, considered a Research and Development use.

Per 153.037 (H) (1), the newly proposed 2,635 square foot cafeteria building addition is considered as an assembly incidental use to support the Office and Research building under WID ID-1 district.

§153.038 – District Uses

Per table 153.038 (B) – Accessory/Temporary Uses, eating and drinking is permitted under ID-1 Research Office.

Per 153.038 (C) (3) The proposed cafeteria addition has a total area of 2,635 square feet which is significantly less than 15% of the total building area of 75,000 square feet. Outdoor patio use meets all listed requirements under 153.038(C) (3).

§153.039 – Innovation District Requirements

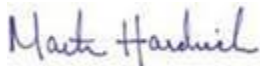
- (A) Lot Requirements. Lot size, lot coverage, and all building and pavement setback requirements continue to be met with the proposed addition.
- (B) Outdoor patio is enclosed by fencing with an access gate. Fence material selection and heights conform to the aesthetic and quality requirements documented by the City of Dublin. There will be no outdoor storage.
- (C) The cafeteria building addition matches the existing microbiology building construction in material and height. Building materials to be cast stone with burnished finish, EIFS with carefully integrated reveals and shadow lines, good thermal quality aluminum glass storefront system for transparency and natural light. New rooftop HVAC equipment will be lower than the building parapet height, which will not be visible by the public from street level.

The proposed building addition will not seek any sustainability or development incentives.

§153.040 – Site Development Requirements

- (A) The proposed fencing surrounding the patio will comply with 153.078 – 153.083.
- (B) Site has substantial landscaping; this proposal will make no modifications nor reductions to existing landscaping.
- (C) No existing trees will be removed as a result of this development nor are any additional trees included. An existing tree survey is provided with the submitted documents.
- (D) No part of this development will take place in nor near any public R-O-W.
- (E) Utilities for the proposed development will come from the existing building. No new services nor taps will be required.
- (F) The total required parking after development is 112. The onsite existing 212 spaces will satisfy the parking total requirements. Existing parking stalls are sized and arranged in accordance with 153.2 – 153.212. A parking summary totaling the required spaces and the existing spaces is included with the submitted documents.
- (G) No changes to existing parking will result from this development.
- (H) (7) bicycle spaces total are required after development. Currently there are no designated bicycle spots. This project includes the installation of (10) bicycle stalls. New parking spots will meet the requirements of 153.040. A parking summary totaling the required bicycle spaces is included with the submitted documents.
- (I) A comparison of the required and existing loading areas is also included in the parking summary.
- (J) No modifications are needed for this development. All parking provided will be the same as it is before the development.
- (K) No modifications are needed for this development. All parking provided will be the same as it is before the development.
- (L) No new signs are part of this development.

HIXSON



Martin Hardrick, PMP, LEED(TM) GA
Senior Project Manager

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