

17-108WID-SP – NOAH’S EVENT VENUE

Site Location

At the northeast corner of the intersection of Shier Rings Road and Eiterman Road.

Proposal

A Development Plan (DP) with Administrative Departures (AD) for the construction of a two-story 7,500-square-foot conference center and associated site improvements.

Zoning

ID-2: Research Flex District

Applicant/Representative

Chris Winkle, Noah’s Event Venue

Applicable Lane Use Regulations

Zoning Code Section 153.042

Staff Recommendation

- A. Site Plan Review by the Planning and Zoning Commission.

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Case Manager

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Summary

The applicant is proposing to construct a two-story, approximately 7,500-square-foot building for a conference center with associated site improvements on a 4-acre vacant parcel.

Zoning Map



Next Steps

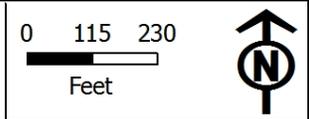
Upon a recommendation for Site Plan Review from the Administrative Review Team for the Development Plan, the application will be forwarded to the Planning and Zoning Commission for review and approval.

1. Context Map

The property is located at the northeast corner of the intersection of Shier Rings Road and Eiterman Road.



17-108WID-SP
West Innovation District - Site Plan Review
Noah's Event Center
PID:272-000356-00



2. Overview

A. Background

The 4.15-acre property was included in a City sponsored rezoning application in 2011 as part of the West Innovation District (EAZ) Area Plan and Zoning Amendment to establish the Innovation Districts. The site was annexed into the City in 2006 from Washington Township.

B. Site Characteristics

1. Natural Features

The site is currently vacant and contains minimal grade change. There is a small tree row located along the northern property, adjacent to the stream running east-west along the site. A Stream Corridor Protection Zone is established along the entire northern property line to protect the natural features.

2. Historic and Cultural Facilities

There are no historic or cultural features on the site.

3. Surrounding Land Use and Development Character

- North: ID-2: Research Flex District (Washington Township Administration)
- East: Washington Township (Fellowship Baptist Church of Dublin)
- South: PLR, Planned Low-Density Residential, Ballantrae (Condominiums)
- West: Washington Township (Vacant parcel)

4. Road, Pedestrian and Bike Network

The site has frontage on Shier Rings Road (± 360 feet) and Eiterman Road (± 450 feet). Access will be provided from Eiterman Road with roadway improvements to Eiterman Road included with this development. An existing shared-use path stub is located along the western edge of the property which will be extended to the northern property line and a sidewalk exists along the north side of Shier Rings Road.

5. Utilities

The site is served by public utilities with water and sewer provided along Eiterman Road and Shier Rings Road.

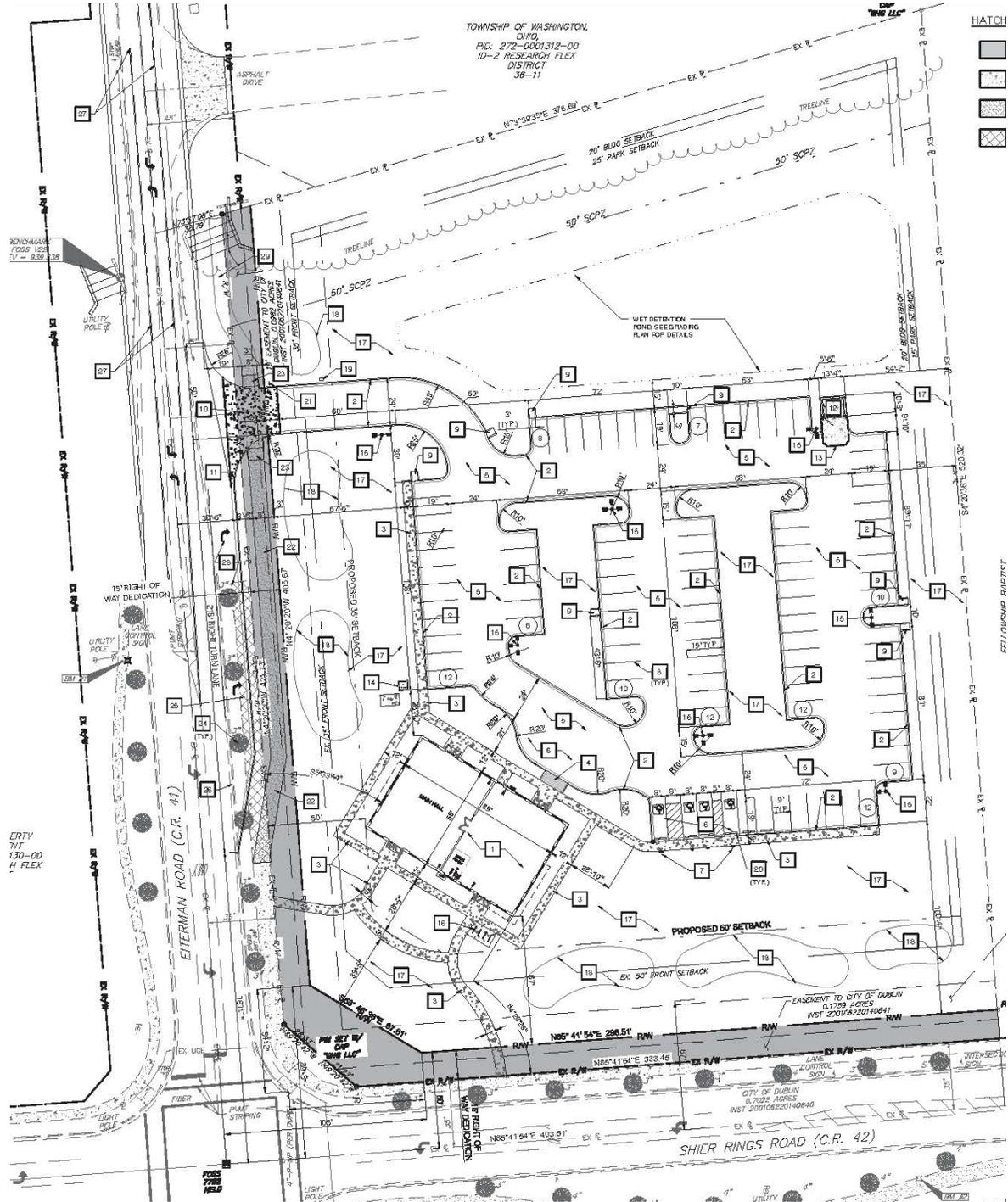
C. Summary

The proposal is for the construction of a two-story, 7,500-square-foot conference center with 98 parking spaces, a single access point and associated roadway improvements, and a stormwater management pond on a site totaling 4.15 acres. The site will be constructed in a single phase including the proposed improvements to Eiterman Road.

The property serves as a pivotal element for transitioning the character of the West Innovation District (WID) from the north to the existing residential south of Shier Rings Road. Development along the Shier Rings Road Corridor should encapsulate the design characteristics of the West Innovation District while being sensitive to the existing development pattern of the abutting neighborhoods. Site design, building massing, traffic mitigation, and landscape treatment are key features for ensuring appropriate integration of new development into the community. Based on the adjacency of residential development,

proposed roadway improvements, and development pattern, Site Plan Review by the Planning and Zoning Commission should be pursued for this application.

3. Site Plan



4. Criteria Analysis

- A. Administrative Reviews [§153.042(D)(5)(e)]. Upon filing and review of the development plan application, the ART shall be required to take one of the following actions:**
- 1. Approve the development plan application when all of the requirements of the Innovation Districts and the intent of the EAZ plan are met, including administrative departures as may be granted in accordance with §153.042(D)(6)(f).**
 - 2. Issue a decision to permit the applicant to subject the development plan application to site plan approval by the Planning and Zoning Commission upon a determination by the ART that;**
 - A. The application does not meet all of the requirements of the District and the standards of §153.042(E)(8) or the intent of the EAZ Plan;**
 - B. The application does not meet the requirements for the granting of administrative departures; or,**
 - C. The proposal has the potential for significant community impact that requires additional public review.**

Criteria (C) Met. The applicant is requesting development of a currently vacant property along the West Innovation District boundary. The proposal includes substantial roadway improvements to Eiterman Road and a development character that does not currently exist along Shier Rings Road. An existing residential neighborhood, Ballantrae, is located immediately south of Shier Rings Road with Eiterman Road serving as a main thoroughfare to the subdivision. Based on these elements and the potential for significant community impacts, Site Plan Review by the Planning and Zoning Commission is warranted to ensure that the proposal meets the intent of the West Innovation District Area Plan and is appropriately integrated into the community.

5. Recommendation

Development Plan Review

The proposed Development Plan for the construction of a two-story, 7,500-square-foot conference center and associated site improvements is consistent with all applicable review criteria. **Site Plan Review** of the application by the Planning and Zoning Commission is recommended.