



# RECORD OF DETERMINATION

## Administrative Review Team

Thursday, January 17, 2019

The Administrative Review Team made the following determination at this meeting:

1. **ID-2 - Noah's Event Venue** **PID: 274-001353**  
**17-108WID-SP** **Site Plan Review**
- Proposal: Construction of ±8,000-square-foot conference center and associated site improvements on a 4.15-acre parcel, zoned Research Flex District.
- Location: Northeast corner of the intersection of Shier Rings Road and Eiterman Road
- Request: Review and recommendation of Site Plan Review by the Planning and Zoning Commission under the provisions of Zoning Code §153.042(E)(7).
- Applicant: Chris Winkle, Noah's Event Venue.
- Planning Contact: Logan Stang, Planner II
- Contact Information: 614.410.4652, [lstang@dublin.oh.us](mailto:lstang@dublin.oh.us)
- Case Information: [www.dublinohiousa.gov/art/19-001](http://www.dublinohiousa.gov/art/19-001)

**Request:** The Site Plan Review to be pursued for this application by the Planning and Zoning Commission.

**Determination:** A recommendation for Site Plan Review by the Planning and Zoning Commission for this application under the criteria that the proposal has the potential for significant community impact based on the following findings:

1. The proposal is located directly adjacent to the Ballantrae Subdivision and will serve as a transitional element between the existing neighborhood and West Innovation District.
2. The proposal is the first development along the Shier Rings Road corridor and will establish a development character for future proposals.
3. The proposal includes substantial roadway improvements to Eiterman Road, which serves as a main thoroughfare for the Ballantrae Subdivision.

### STAFF CERTIFICATION

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Vince A. Papsidero, FAICP  
Director of Planning





## MEETING MINUTES

# Administrative Review Team

Thursday, January 31, 2019 | 2:00 pm

**ART Members and Designees:** Vince Papsidero, Planning Director (Chair); Donna Goss, Director of Development; Jeremiah Gracia, Economic Development Administrator; Brad Fagrell, Director of Building Standards; Aaron Stanford, Senior Civil Engineer; and Mike Altomare, Fire Marshal.

**Other Staff:** Logan Stang, Planner II; Tammy Noble, Senior Planner, JM Rayburn, Planner I; Chase Ridge, Planner I; Mike Kettler, Planning Technician; Jimmy Hoppel, Planning Assistant; and Laurie Wright, Administrative Support II.

**Applicants:** None present.

Mr. Papsidero called the meeting to order at 2:03 pm. He asked if there were any amendments to the meeting minutes from January 17, 2019. [There were none.] The minutes were approved as presented.

### RECOMMENDATION

**1. ID-2 - Noah's Event Venue  
17-108WID-SP**

**PID: 274-001353  
Site Plan Review**

Logan Stang said this application is a proposal for the construction of ±8,000-square-foot conference center and associated site improvements on a 4.15-acre parcel, zoned Research Flex District. He said the site is on the northeast corner of the intersection of Shier Rings Road and Eiterman Road and presented an aerial view. He said this is a request for a recommendation of a Site Plan Review under the provisions of Zoning Code §153.042(E)(7).

Mr. Stang said this is a request for a recommendation to the Planning and Zoning Commission for a Site Plan Review but explained that in the West Innovation District (WID), Development and Site Plan Reviews can be processed differently than other zoning districts. Upon filing and review of the Development Plan application, the Administrative Review Team (ART) is 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 that may be granted in accordance with §153.042(D)(6)(f); or
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 if:
  - a. The application does not meet all 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 granting of Administrative Departures; or
  - c. The proposal has the potential for significant community impact that requires additional public review.



Mr. Stang said a Site Plan Review should be pursued for this application by the Planning and Zoning Commission, under scenario C as previously outlined, based on the following findings by Staff:

1. The proposal is located directly adjacent to the Ballantrae Subdivision and will serve as a transitional element between the existing neighborhood and West Innovation District.
2. The proposal is the first development along the Shier Rings Road corridor and will establish a development character for future proposals.
3. The proposal includes substantial roadway improvements to Eiterman Road, which serves as a main thoroughfare for the Ballantrae Subdivision.

Donna Goss inquired about the future Shier Rings roadway realignment and how that might impact this site directly. Mr. Stang answered that as part of this development, the applicant will be responsible for widening Eiterman Road to provide a dedicated left turn lane into the site. He said they had met with the applicant to discuss the potential realignment of Shier Rings Road to the north and the applicant was not concerned as Eiterman Road will remain their access road for the development. Ms. Goss said she was pleased to hear that given this proposal began in 2017 that the applicant was aware of future infrastructure changes. Mr. Stang said the applicant is well aware of the roadway improvements including designated turn lanes on Eiterman Road and the single access/egress required for their site. He added that Traffic Engineering has instructed the applicant to proceed with roadway improvements under the existing conditions as opposed to the potential roadway network.

Vince Papsidero concluded the findings are clear as to why the Site Plan should be sent to the Planning and Zoning Commission for their review. He called for a motion.

Brad Fagrell motioned, Aaron Stanford seconded, to recommend Site Plan Review by the Planning and Zoning Commission for this application. (Recommended for Approval 6 – 0)

As a result, Mr. Stang said this application would be forwarded to the Planning and Zoning Commission for their review and approval on February 7, 2019.

#### **ADJOURNMENT**

Mr. Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:10 pm.

~~Ms. Gilger asked where the building was located specifically and Ms. Martin answered the structure is located behind Brazenhead.~~

~~Mr. Papsidero asked if everyone was supportive of recommending approval of this application to the Architecture Review Board without conditions and all were in favor. The ARB will review this application January 23, 2019, for final approval.~~

## **CASE REVIEW**

### **5. ID-2 - Noah's Event Venue 17-108WID-SP**

**PID: 274-001353  
Site Plan Review**

Logan Stang said this application is a proposal for the construction of ±8,000-square-foot conference center and associated site improvements on a 4.15-acre parcel, zoned Research Flex District. He said the site is on the northeast corner of the intersection of Shier-Rings Road and Eiterman Road and presented an aerial view. He said this is a request for a review and approval of a Site Plan Review under the provisions of Zoning Code §153.042(E)(7).

Mr. Stang reported the application was last reviewed by the ART in November 2018 and they expressed concerns with the architecture. The applicant resubmitted a revised design and materials two weeks ago with very minor changes to the site plan based on staff comments.

The applicant, Chris Winkle, Noah's Event Venue, explained they moved the driveway as far as they could from the intersection, per staff's comments. Colleen Gilger asked if they gained any more space for parking but Mr. Winkle answered they did not.

Mr. Winkle shared the new proposed materials, which included a lighter-colored, metal siding with wood finish, black corrugated metal to be used to screen the mechanicals, and two different concrete wall panels to provide additional interest to the facades. One panel is an exposed gray aggregate for the corners that extends up 18 inches along the roofline, with the remainder proposed to be smooth-surfaced, gray panels.

Shawn Krawetzki said the revised materials look good and Donna Goss agreed.

Mr. Stang presented renderings of the west as well as from the southwest perspective that included a projecting sign the applicant is proposing for the corner.

Mr. Winkle said the plant palette had not changed. Mr. Stang explained there was a sidewalk around the entire building but now the applicant has provided an eight-foot planting area around the foundation with a five-foot walkway that will include wood benches. Mr. Krawetzki inquired about the type of trees the applicant plans on installing around the façade. He said a fistiget or tight type of growth is needed like Kindred Spirit Oak but Red Cedar should be okay.

Mr. Stang said the applicant is scheduled to return to the ART on January 31, 2019, for a recommendation to the Planning and Zoning Commission for their meeting on February 7, 2019.

## **ADJOURNMENT**

~~Mr. Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:50 pm.~~

it for their growing family. She said the two-story structure added has caused problems along with the shed dormer on the west side.

Ms. Bolyard indicated that resale of this home will be difficult if it has a small master suite. Claudia Husak emphasized this home is in the Historic District and one of the oldest homes in Dublin so the design needs to be sensitive to the character of the community.

Ms. Bolyard said they are keeping the existing structure so it will stand on its own as a historic home.

Mr. Papsidero said there is enough lot space to detach the garage at the alley and asked if they would consider this alternative option. Ms. Bolyard answered they did not want a detached garage.

Mr. Papsidero asked what the programming is for the free-standing structure. Ms. Bolyard answered a kitchenette, studio space, and wet bar area. She said they moved the garage forward to get a window on a wall.

Ms. Martin asked the ART if they were satisfied with the revised second condition and the answer was yes.

Ms. Martin said approval is recommended to the Architectural Review Board for the Waiver as follows:

1. §153.063(A) – Minimum Yard Requirements for BSD Historic Residential District  
Request: Encroach one foot into a required three-foot side yard setback.

Ms. Martin said approval is recommended to the Architectural Review Board for a Minor Project Review with two conditions:

- 1) That the applicant ensures the existing historic stone wall is protected during construction; and
- 2) That the applicant work with the Architectural Review Board to reduce the complexity of the design, including the roof lines.

Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.] He called for vote to recommend approval to the Architectural Review Board for the Waiver, which passed unanimously. He called for vote to recommend approval to the Architectural Review Board for the Minor Project Review with two conditions, which passed unanimously. He said the application will be forwarded to the ARB for their meeting on November 28, 2018.

## **CASE REVIEW**

### **3. ID-2 – Noah’s Event Venue 17-108WID-SP**

**PID: 274-001353  
Site Plan Review**

Logan Stang said this application is a proposal for the construction of an approximately 8,000-square-foot conference center and associated site improvements on a 4.15-acre parcel, zoned ID-2, Research Flex District. He said the site is at the northeast corner of the intersection of Shier Rings Road and Eiterman Road. He said this is a request for a review and approval of a Site Plan Review under the provisions of Zoning Code Section 153.042(E)(7).

Mr. Stang said this would be a brief presentation as the technical review is still in process and when that is complete, a comment letter will be sent to the applicant. He presented an aerial view of the site in the West Innovation District. He presented a site plan comparison from January 2018 to November 2018 and noted the revisions made to the site plan were received positively. He said the applicant has moved the building

from the rear of the site to the front, southwest corner. He said today's meeting was to gather information from the Administrative Review Team (ART) for the benefit of the applicant.

Mr. Stang said the architecture proposed has been the main topic of discussion for Staff. He said he would turn over the conversation to the applicant to provide more information on the design intent, material selections, and maintenance for the materials.

Chris Winkle, Noah's Event Venue, said they have designed a two-story building rather than the originally proposed one-story structure, which they plan to make their new prototype. He reported that since January, they have met several times with Staff. He said the design was based off a vision their CEO saw in town that will fit into mixed-use districts. He said they like this floor plan. He said they have been in business since 2008 and they want to create a version that could easily be converted to a two-story office building should their use ever cease operating in the new building. He said they could even extend the second floor to the other side, if needed, as the building only has a second floor on one-half. He indicated that the warehouse look is the trend right now so they are proposing to use prefabricated tilt up panels, steel back panels, and wire mesh. He said the materials used inside will have an outside look and the internal walls will be moveable so the spaces can be adapted to clients' needs. He explained the building entry feature extends to the ground, which is a wire mesh and they plan to have ivy or similar feature that encompasses the main entrance door. He said this feature would be used on the other door, too. He said long-board siding is made to look like wood, which will be placed in sections on the building and the rest will be concrete. He indicated these materials were used in Toledo, Ohio on an adjacent building to theirs currently under construction.

Vince Papsidero asked if the windows were inset or flush to the façade as it appears flat. Mr. Winkle answered he did not have that information but could verify that for Staff. Mr. Papsidero indicated that inset windows create visual interest on facades.

Mr. Papsidero asked to see material samples. Mr. Winkle presented the concrete sample with its smooth finish and sealant. Mr. Winkle said the concrete was used on the Brew Dog Hotel in Canal Winchester, OHIO, if anyone wanted to see what it looked like installed.

Mr. Papsidero asked if ivy would even grow as high as the applicant is anticipating for the door features. Mr. Winkle was not sure what exact plant material they planned on using. Shawn Krawetzki said the applicant would have a limited palette to use there given the location and height.

Mr. Krawetzki asked about the finish on the "wood" aluminum, if there was a warranty on the finished stain, and if the dip application wears off or fades. Mr. Winkle said they used to use cedar but the aluminum is new for them and he did not have any information yet. Mr. Papsidero encouraged the applicant to have all the information in time for the review by the Planning and Zoning Commission.

Mr. Papsidero asked the ART how they felt about the concrete. Mr. Krawetzki said he did not like it but if it was an approved material then he could support its use. Mr. Winkle said it meets the design intent of the Code.

Brad Fagrell said he did not mind the concrete panels.

Aaron Stanford said the concrete feels cold especially for this use but he liked the two-story building. He said there are buildings in the area that are somewhat similar but emphasized this appears cold for wedding celebrations or wedding/baby showers. He said he liked the window detail. He said he has seen aluminum colored to look like red brick that was in a herringbone pattern, which appeared much warmer.

Mr. Stanford asked about a vertical striation in the concrete panels. Mr. Winkle said the building in Toledo has varied difference but the concrete panels are the same size.

Mr. Stang asked for clarification on the varying roof lines as the renderings do not show a changing parapet. Mr. Winkle said the elevations submitted were for a different model and that this was not proposed to have a varying parapet. He said when looking at the model being constructed in Toledo, Ohio, he was not a fan of the varying roofline. Mr. Stang encouraged the applicant to have design elements that break apart the façade so that it appears less like a box structure.

Mr. Papsidero asked if a brick base would help warm up the facades. He explained he is trying to anticipate what the Commission might want so he can get the applicant moving towards an approval. He emphasized the building needs to be warmed up.

Mr. Stanford encouraged the applicant to push the envelope, architecturally.

Mr. Winkle noted if they were to use the gray stone on the gray concrete then the whole building would appear the same. He said his clientele is of a younger generation and believes they would be comfortable with this architecture. He said there is a clear difference between the (former) Montgomery Inn that is very traditional and of all brick vs the new Marriott AC Hotel, which is very contemporary. Mr. Papsidero said a contemporary design makes sense but the building can be warmed up via accents. Mr. Papsidero cited the (future) Library for an example and noted how the dark gray stone warmed it up.

Mr. Winkle said they want to have a cleaner, industrial look, much different than their location in New Albany that was traditional in all brick. Ms. Husak said the New Albany roof lines were nice because they were broken up.

Mr. Krawetzki inquired about the tree selection because he sees conflicts with limited room available; tree canopies can be a conflict with a building. He recommended the applicant be careful with the tree selection or they will be trimming all the time. Mr. Winkle said the sidewalks are 12 feet wide and contain 4x4 tree wells.

Mr. Stang said the next step will be the comment letter and the applicant can expect to see items that were identified today such as landscaping, architecture, and zoning clarifications for roof/parapet. He said the applicant will have time to revise and resubmit a plan and the ART will review the plan again before making a recommendation to the Planning and Zoning Commission.

Mr. Stang added signs will be a part of this review and are not a separate application in the WID so he recommended the applicant include more details on the proposed sign.

Mr. Winkle asked if they can be flexible on the height of the projecting sign because currently it is being shown at 15 feet above grade up to 22 feet in height. Claudia Husak indicated the applicant may need to lower the sign. Mr. Stang said the height of signs in the WID can be approved to exceed 15 feet above grade but that depends on the integration with the architecture.

Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.]

Mr. Papsidero asked if there were any other questions or concerns regarding this proposal. [Hearing none.] He again asked the applicant if he agreed to the one condition and he answered affirmatively. He called for a motion to approve the Minor Project Review with one condition. Mr. Krawetzki made the motion, Ms. Gilger seconded, and the Minor Project Review passed unanimously.

## **CASE REVIEWS**

### **2. ID-2 – Noah’s Event Venue 17-108WID-SP**

**PID: 274-001353  
Site Plan Review**

Logan Stang said this application is a proposal for the construction of an approximately 8,000-square-foot conference center and associated site improvements on a 4.15-acre parcel, zoned ID-2, Research Flex District. He said the site is at the northeast corner of the intersection of Shier Rings Road and Eiterman Road. He said this is a request for a review and approval of a Site Plan Review under the provisions of Zoning Code Section 153.042(E)(7).

Mr. Stang reported this proposal was filed at the end of 2017; it was last reviewed in January 2018. He explained the applicant has returned with a new proposal showing major changes to the architecture and site layout.

Mr. Stang presented an aerial view of the site and the site plan comparison from January 2018 to what is now being proposed in November 2018. He pointed out that the old plan consisted of a contemporary, one-story building placed at the far rear of the site with the stormwater ponds placed along the frontage. He recalled there were two access points to the site, which engineering identified concerns, the parking was in the center, and the architecture was not consistent with the intent of the West Innovation District. He pointed out the new plan has a single point of entry off Eiterman Road with the contemporary, second-story building oriented at a 45-degree angle with a plaza out front that connects to the entrance to the public sidewalk. He noted the stormwater pond had been pushed to the back of the property with parking in the center.

Mr. Stang presented the front elevation comparison from January 2018 to November 2018. He pointed out the previous elevation was clad mostly with EIFS, stone accents, and brick with enlarged glass windows wrapping the building with the entry in the middle of the front facade. He said the current plan has mostly precast concrete panels, aluminum siding made to resemble a cherry wood pattern, black aluminum siding, and two entrances on the front and rear facades. He said the entrances open into a main lobby area for the building with one half of the building being the main event space that is open to the second story. He said the second floor contains a large ceremony/conference area, which is capable of being divided. He presented building renderings from January from the north and south perspectives for comparison to the current proposed renderings.

Mr. Stang presented the proposed floor plans and said there are portions of the second floor façade that open inward on three sides to provide an indoor/outdoor element. Brad Fagrell asked if there were balconies there to walk out onto or if there were just railings across the openings. Mr. Stang confirmed there were guardrails extending the opening.

Mr. Stang presented the roof line that varies in height, which has a black metal coping cap on parts of the parapet. He noted the black siding accents and the corrugated black metal used to screen the mechanicals on the roof. He said the canopies shown on the exterior contain a mesh metal interior to provide a unique design element.

Donna Goss inquired about the location of the primary entrances. Mr. Stang clarified the entrances were located on both sides of the building with access to the central lobby.

Ms. Gilger asked if the “hidden door” as shown in the center of the front façade with no outside hardware was an emergency exit to which Mr. Stang answered affirmatively.

Ms. Gilger inquired about outdoor spaces since that was highly desirable by the applicant in the past. Mr. Stang affirmed there were just the areas surrounding the building; no designated outdoor area was being proposed.

Aaron Stanford asked if the precast concrete was a permitted material to which Mr. Stang answered it is both a permitted primary and secondary material in the West Innovation District.

Mr. Stanford asked if there was enough room between the stormwater basin/pond and the Stream Corridor Protection Zone. Mr. Stang said he would ensure that was the case but stated the applicant had shown adherence to that previously.

Mr. Stanford verified the applicant had agreed to the one access point on Eiterman Drive. He said improvements will need to be made to the culvert north of this site and the applicant will be responsible for that to be completed. Mr. Stang said the applicant was aware and is working with the EPA. He said the applicant has also provided a traffic study as well as roadway improvement plans that are currently being reviewed by our transportation department.

Mr. Papsidero confirmed this Site Plan application will be recommended to the Planning and Zoning Commission for their review and asked if there were any other questions or concerns regarding this proposal. [Hearing none.]

**3. BSD HR – Vessels’ Residence  
18-073ARB/MPR**

**63 S. Riverview Street  
Minor Project Review**

~~Richard Hansen said this application is a proposal for the demolition of an existing 960-square-foot detached concrete block garage and an approximately 1,020-square-foot, two-story addition with a first floor mudroom, and attached three-car garage with finished attic space. He said the 0.25-acre site is zoned Bridge Street District Historic Residential and is west of S. Riverview Street, northwest of the intersection with Eberly Hill Lane. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.~~

~~Mr. Hansen presented the Minor Project Review (MPR) process and reported the ART had recommended approval to the Architectural Review Board (ARB) on September 20, 2018, for a MPR for this property that consisted of a second-story addition and exterior modifications to an existing home but the applicant was not prepared to move forward then with the demolition of the garage. He reported that MPR application was approved by the ARB on September 26, 2018. He said the applicant has now returned to request a MPR to deal with the demolition and replacement of the garage of which the ART will make a recommendation to the ARB at the meeting on November 15, 2018; the application would then be reviewed by the ARB at their meeting on November 28, 2018.~~

~~Mr. Hansen presented an aerial view of the site for context and said the site itself was not deemed contributing to the Historic District whereas the original home had been deemed contributing as it was built in the 1820’s. He presented the existing conditions as viewed from South Riverview Street. He presented~~



# MEETING MINUTES

## Administrative Review Team

Thursday, January 4, 2018 | 2:00 pm

**ART Members and Designees:** Vince Papsidero, Planning Director; Ray Harpham, Commercial Plans Examiner/Chief Building Official; Matt Earman, Director of Parks and Recreation; Aaron Stanford, Senior Civil Engineer; Shawn Krawetzki, Landscape Architect; and Mike Altomare, Fire Marshal.

**Other Staff:** Claudia Husak, Senior Planner; Logan Stang, Planner I; Jenny Rauch, Planning Manager; Tammy Noble, Senior Planner; Nichole Martin, Planner I; JM Rayburn, Planner I; Mike Kettler, Planning Technician; Sierra Saumenig, Planning Assistant; and Laurie Wright, Administrative Support II.

**Applicants:** Chris Winkle, Noah's Event Venue (Case 1); Linda Menerey and Justin Maxwell, EMH&T (Case 2); Nelson Yoder, Crawford Hoying Development Partners; Teri Umbarger and Brian Sell, Moody Nolan; John Woods, MKSK; James Peltier, EMH&T (Case 4); Tate Chaney, Vine and Tap (Case 5); Wendy Tressler Jasper, Columbus Metropolitan Library and Teri Umbarger, Moody Nolan (Case 8).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the December 21 meeting minutes. The minutes were accepted into the record as presented.

### CASE REVIEWS

**1. ID-2 – Noah's Event Venue  
17-108WID-SP**

**PID: 274-001353  
Site Plan Review**

Logan Stang said this application is a proposal for the construction of an approximately 8,000-square-foot conference center and associated site improvements on a 4.15-acre parcel, zoned ID-2, Research Flex within the West Innovation District. He said the site is on the northeast corner of the intersection of Shier-Rings Road and Eiterman Road. He said this is a request for a review and approval of a Site Plan Review under the provisions of Zoning Code Section 153.042(E)(7).

Mr. Stang presented an aerial view of the site as well as the proposed site plan. He said the applicant is proposing 98 parking spaces with the building positioned towards the rear of the site due to the Stream Corridor Protection Zone and the two storm water ponds proposed. He reported the applicant was working with Engineering to dedicate the right-of-way per the Thoroughfare Plan. He explained the site plan was similar as before but the entrance on Eiterman Road is now further to the south. He said both entrances will act as right-in/right-out. He said the entrance off Shier Rings Road has also moved to the west, closer to the intersection. Staff has concerns with access and the location of the parking lot as employee and surface parking are to be located to the sides and rear in the West Innovation District.

Two elevations of the single-story building were presented clad mostly with EIFS, stone, and brick with enlarged glass windows wrapping the building.

Chris Winkle, Noah's Event Venue, stated they intend for functions to be business meetings for professional training during the work week and wedding/anniversary/birthday parties on the weekend. He said the main reason the building and parking is laid out as proposed is to accommodate brides as the appearance of a venue and its surroundings are so important. He said the building was pushed back to have a 50-foot buffer, utilize the trees, be away from the street, and patios in the back so brides can have a natural environment. He said the building entrance is in the middle of the building.



Mr. Winkle indicated that all the City's plans for future development will include a five-point intersection/roundabout so the applicant does not want their wedding venue close to that intersection because of the traffic noise. He said they would also like to keep the pond out front. He explained the applicant is dedicating right-of-way on Shier Rings keeping the area flexible for Dublin's future development. He added they did not need to dedicate anything for Eiterman Road. He said a raised brick median wall will be installed on the boulevard to prevent a left turn out of their site.

Mr. Winkle indicated this architectural style is original for this venue and not built like this anywhere else in the country. He said the facility in New Albany is closer to their other styles that are traditional. He explained this design stems from another project in Florida where they wanted a more modern and contemporary design but that job fell through. If this project is approved as proposed, he said, brides in Central Ohio will have a choice between their traditional venue in New Albany or this contemporary design in Dublin.

Mr. Stang asked if the applicant had discussed any plans with the adjacent church for cross-access. Mr. Winkle answered they reached out to the church proposing to combine the driveways but those he met with did not seem very excited. He indicated the reaction to their proposal included a concern that our patrons would go through their place for parking. He said he has not received a definitive answer yet from the church. He indicated very few events would occur at their venue on Sundays as they like to allow their employees to have that day off and if they did have an event, it would more than likely be a church function.

Aaron Stanford said he has concerns with this layout as there will be serious traffic impacts. He encouraged the applicant to work out these challenges with the City's traffic department between now and the ART's determination date. He said he will need to hear from traffic if a plan is okay before he can be supportive. He agreed that a shared access would be good for both sites. He said Eiterman Road is now restricted with only right in/right out access because of the traffic analysis requested by Mr. Winkle. Mr. Winkle responded there would be a cost of \$250,000 for the construction of a left-turn lane on Eiterman. Mr. Stanford said that amount was not unusual and he has to be able to say the site is safe. He urged the applicant to consult with traffic before moving forward. Mr. Winkle indicated this has been a struggle as the applicant now owns the property. He reported that the study resulted in 13 cars turning left onto that lane and the benchmark is typically 45 cars. Mr. Winkle emphasized he did not want his patrons to have to go to the next street that is in Marysville to turnaround and come back just to access his site.

Vince Papsidero said he will defer to whatever Engineering recommends to base his decision. He said the issue with the proposed site plan is all the parking to the front. He indicated he understands the applicant's reasons but he emphasized the plan does not meet the intent of the Zoning Code. He noted the applicant stated he wanted a pristine environment, but this property backs up to a fire training facility and brides are not going to want to see or smell smoke. He stated the Fire Department provides a valuable public service and if there were complaints, Code Enforcement would side with Fire as they were there first and the applicant was informed of these training exercises.

Ray Harpham reiterated the applicant's site plan would provide an attractive area but the applicant is ignoring the Zoning Code.

Mr. Papsidero suggested it would be helpful to staff to see how this site could be laid out with the building closer to the center of the site. He added that dual entrances might help with access for entering the venue.

Mr. Papsidero asked if there was a sidewalk all the way around the site or if that was included in a future plan. Claudia Husak answered that they will be extending the existing sidewalks on Shier Rings Road and Eiterman Road.

Shawn Krawetzki noted that the dumpster was placed in a prominent location on the site. Mr. Winkle said the dumpster is pushed back away from the venue but would be screened with mounds and landscaping. Mr. Papsidero said the concern is visibility of the dumpster from the public right-of-way.

Mike Altomare said he wants to see the AutoTurn to meet requirements and that he needs more documentation in terms of the pavement materials and depth. Mr. Winkle answered there would be four inches of asphalt and eight inches of base but he will update the plans for review.

Mr. Harpham asked the applicant to explain his concept of contemporary architecture. Mr. Winkle said this plan uses contemporary colors and textures and a black overhang to appear more modern versus the traditional red stone and tan/sandstone colors, and pitched roofs used on their traditional plans. He described the building with stone on the bottom, stone bump-outs, a white painted brick at the entry feature, dark gray and light gray EIFS and white with areas recessed for more relief.

Mr. Harpham indicated the vertical break up appears as a faux 'tudoresque' style with broken up sections.

Mr. Papsidero added the architecture plan needs to speak to a balance of EIFS and stone. Mr. Stang noted that for primary and secondary materials listed in the Zoning Code, 80% needs to include primary materials and all the materials proposed are included in the list. He added the Code speaks to EIFS as being used for architectural detail where it is appropriate but the language is vague.

Mr. Krawetzki inquired about the fencing material to be used around the patios. Mr. Winkle replied painted cedar to match the building. He added the trash enclosure would be screened with the same material. Mr. Krawetzki encouraged the applicant to consider using materials already being used on the building for the fencing. Mr. Harpham suggested they provide a limited palette of materials for the building. He clarified that three materials should be used with one of them used as trim as opposed to the current proposal.

Mr. Stang concluded staff will continue to review this application and will be in touch with the applicant regarding timing. He affirmed that the revised landscaping plan needs to be provided to ensure compliance.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.]

**2. BSD O – Echo, Neighborhood Hospital PID: 273-009147**  
**17-118PP/FP/DPR/SPR/MSP Preliminary Plat/Final Plat/Development Plan**  
**Review/Site Plan Review/Master Sign Plan**

~~Logan Stang said this application is a proposal for the construction of an 18,000-square-foot, 24-hour, inpatient and emergency hospital facility on a 3.5-acre site zoned Bridge Street District Office. He said the site is south of West Dublin Granville Road, approximately 500 feet west of the intersection with Dublin Center Drive. He said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for Development and Site Plan Reviews under the provisions of Zoning Code Section 153.066; a review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan under the provisions of Zoning Code Sections 153.065(H) and 153.066, and the Bridge Street District Sign Guidelines; and a review and recommendation of approval to City Council for Preliminary and Final Plats under the provisions of the Subdivision Regulations.~~

## **INTRODUCTION**

### **3. ID-2 – Noah’s Event Venue 17-108WID-SP**

**PID: 274-001353  
Site Plan Review**

Logan Stang said this is a proposal for construction of an approximately 8,000-square-foot conference center and associated site improvements on a 4.15-acre parcel, zoned ID-2, Research Flex within the West Innovation District. He said the site is northeast corner of the intersection of Shier-Rings Road and Eiterman Road. He said this is a request for a review and approval of a Site Plan Review under the provisions of Zoning Code Section 153.042(E)(7).

Mr. Stang presented an aerial view of the site and remarked the building is proposed for the northern portion of site. The site plan was presented and he said one access is off Eiterman Road on the west side of the site and the other is off Shier Rings Road on the south side, next to the detention basin. He noted the three detention ponds, the stream corridor protection zone, easements, and the tree line. He pointed out the current layout includes the building to the north with a detention pond on its east side, parking in the middle, and a large detention pond on the southwest portion of the site.

Mr. Stang said Noah’s is a wedding venue as well as a training center with a large banquet hall on one side and classrooms on the other. He reported that staff determined this would be a Conference Center Use per the Code, even though the operation is slightly different from the definition. He said there is no parking requirement as it is to be approved per a parking plan and that the applicant is proposing close to 100 parking spaces.

Colleen Gilger said, through her research, she found this venue is located across the country and there is even one in New Albany, Ohio. She said the interior layout and design appears different from the New Albany building.

Several of the ART members thought the parking and the building should be flipped with the parking in the northern most position of the site and the building in the middle to take advantage of the large detention pond in the southwestern portion of the site. Claudia Husak said the Code permits visitor parking forward of the building with employee parking to the side or rear. Mr. Stang agreed that parking should be minimized in the front and relocated to the side or rear.

Ms. Gilger emphasized that the applicant should be encouraged to flip the building location with the parking to best maximize the applicant’s desire for a more natural setting.

Mr. Stang asked if the internal operations would have an effect on the parking and therefore pose an issue to the neighbors. Ms. Husak noted from Noah’s operational standpoint, they like to provide a natural feel and outdoor areas for their guests.

Aaron Stanford inquired about the outdoor areas. Mr. Stang highlighted the outdoor use areas that are on the south side of the building and partially enclosed.

Mr. Stang presented the proposed architecture. He described it as a tall one-story building with the main entrance located on the south façade facing Shier Rings Road.

Ms. Husak said the ART is the reviewing body for this review but there is a provision in the Code where the ART could forward the review to the Planning and Zoning Commission based on the impact this use might have on the surrounding neighborhood. She indicated that notices need to be sent out soon since this is in

the West Innovation District, should this application move forward quickly. She wanted to ensure that the residents of Ballantrae as well as the HOA received the notices prior to any public meeting. She explained that if the ART is to make the final determination and not have the PZC review this, staff will have to make accommodations for the public to attend here at 5800 Shier Rings Road. She stated if any requirements are not met, then the application would have to be reviewed by the Planning and Zoning Commission but only those specific requirements not adhering to code would be reviewed; the rest would still be reviewed and approved by the ART.

Ms. Husak suggested the applicant meet with the neighbors, especially Ballantrae, before taking this application for approval in a public meeting. Mr. Stang said the applicant was waiting to hold any meetings with the neighbors until staff had accepted the application in its entirety. Mr. Stang said he had to verify through a staff review meeting that the applicant provided all the detail necessary for staff's review.

Mr. Stang reported the site plan needs a lot of work, which includes the location of the dumpster enclosure among other items addressed during this review. Ms. Gilger reiterated that she wanted to see the building in the middle of the site and Mr. Stang agreed the ponds in the front of the building would be a nice feature for the area. Ms. Gilger affirmed she liked the venue in New Albany, Ohio.

Vince Papsidero encouraged staff to emphasize to the applicant that the ART would like to see the building and the parking lot switched. He suggested the applicant could consider putting the building parallel to the curve of the pond to address some of the items discussed today.

Mr. Stanford asked to see this site in context with the church next door, which Mr. Stang presented.

Mike Altomare said the Washington Township Fire Department conducts training on Saturdays at their facility. He said this might be something that encourages the applicant to relocate the building away from the township property to the north.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He asked for a motion to kick this application up to the Planning and Zoning Commission. Mr. Stang stated that the motion for Planning and Zoning Commission review would not be until the application has been reviewed and is before the ART for a determination. He said that he will review this process again once the application has been vetted against all applicable code requirements.

#### **ADJOURNMENT**

~~Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:41 pm.~~