

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 Site Plan (SP) with Administrative Departures (AD) for the construction of a two-story, approximately 8,000-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. Approval of three (3) AD
- B. Approval of a SP with seven conditions

Contents

1. Context Map.....	2
2. Overview	3
3. Site Plan	7
4. Criteria Analysis.....	7
AD.....	7
SP.....	9
5. Recommendation.....	11

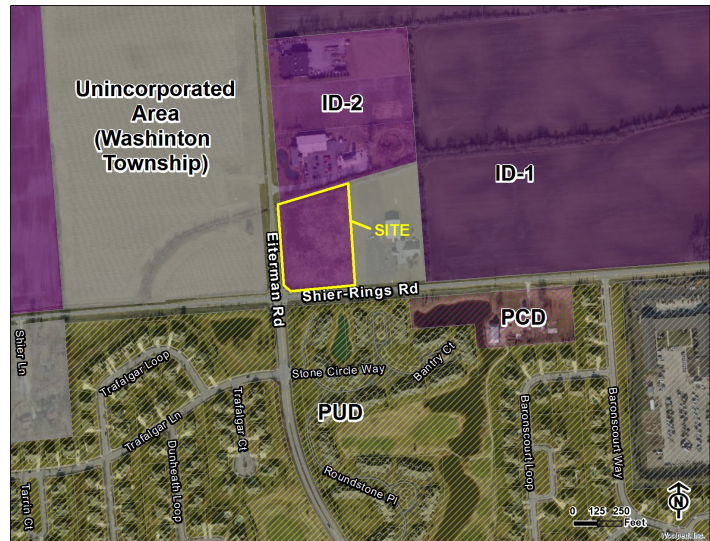
Case Manager

Logan Stang, Planner II
(614) 410-4652
lstang@dublin.oh.us

Summary

The applicant is proposing to construct a two-story, approximately 8,000-square-foot building for a conference center with associated site improvements on a 4-acre vacant parcel.

Zoning Map



Next Steps

Upon approval from the Planning and Zoning Commission for the Site Plan Review, the applicant will be eligible to file for site and building permits for the construction of the development.

1. Context Map

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



City of Dublin

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

0 115 230
Feet



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. Based on the adjacency of residential properties, development pattern along Shier Rings Road, and roadway improvements to Eiterman Road, the application has been recommended for review and approval by the Planning and Zoning Commission.

D. West Innovation District (EAZ) Area Plan

The most recent amendment to the West Innovation District (WID) Area Plan was approved on December 4, 2017 and went into effect on January 4, 2018. This proposal was filed prior to the effective date of the WID amendment therefore being subject to the 2013 area plan

and recommendations. The 2013 West Innovation District plan focused on a refined development expectation to encourage research facilities and office integration with supporting services spread throughout the district. Appropriate architectural design and massing was highly endorsed to maintain an image of quality while maximizing the development potential. Sensitivity to surrounding context was regulated through the zoning code and supporting graphics guiding landscaping, architectural diversity, and massing. Many of these elements were retained in the 2017 amendment with the next phase being amendments to the zoning code to support and reinforce the newly area plan.

E. Site Layout

The proposal includes a single entry drive from Eiterman Road, near the northern edge of the property to the parking lot. Parking is located in the center of the property with two landscape peninsulas separating the parking aisles into three sections. A drop-off area is located near the building with the dumpster enclosure being located in the rear, northeast corner of the parking lot. The building is angled towards the intersection with sidewalk connections around the entire building connecting to a sidewalk along Shier Rings Road and shared-use path along Eiterman Road. Additional landscaping and mounding is proposed between the parking lot and pedestrian connections to buffer the parking from the public right-of-way.

A stormwater management pond is located north of the parking area and abuts a Stream Corridor Protection Zone (SCPZ) along the northern property line. Natural features within the SCPZ will be preserved with this development. The applicant will also dedicate right-of-way for Shier Rings Road and Eiterman Road to meet the Thoroughfare Plan requirements. Eiterman Road will be widened with this proposal, based on a traffic access study provided by the applicant, to establish a 225-foot southbound left turn lane and a 215-foot northbound right turn lane for traffic mitigation. Shier Rings Road will not be modified as part of this development. Please see the site plan section of this report for a visual representation.

F. Use

The proposal is for a conference center with a two-story main hall, lobby area, and multi-purpose conference area. Code permits conference centers within the Research Office and Research Flex Districts as either freestanding facilities or as part of hotels and comprises accessory uses such as banquet facilities and restaurants within the permitted operations.

G. Architecture

The proposed architecture is a modern design comprised of a rectangular building with architectural detailing to break apart the massing. The building is a partial two-story building at an average height of 27 feet with varying parapet at the corners to add visual interest to the roofline. One half of the building contains a lobby area on the first floor with access from the rear and front elevations along with conference space on the second floor. The conference space contains three glass doors on the exterior capable of being opened during events with a black railing installed flush with the façade. The main hall encompasses the remainder of the building being an open two-story space accessed from the lobby area on the interior. Additional entrances are provided on the front and rear elevations to allow for ingress and egress.



Southeast Perspective (Shier Rings Road)

The applicant is proposing a mix of materials including pre-cast concrete panels in two styles, corrugated metal panels, glass, and aluminum siding in a black metal and wood finish. The Innovation District zoning requires that facades contain at least 80% primary materials which include for example metal panels, EIFS, glass, pre-cast concrete, and stone. All the materials selected are primary materials that meet or exceed the 80% requirement. The applicant is also proposing black metal canopies with a black metal mesh inlay on all four facades. The main entrance facing the intersection contains a wraparound canopy accenting the entrance and extending to the side façade.

H. Parking

The Innovation District outlines parking requirements for specific uses. Conference centers are not specifically addressed in the Innovation Districts, however the most comparable parking standard would be restaurants, entertainment and recreation. For restaurant, entertainment and recreation uses, Code requires parking be provided at either one space for every three persons by occupancy or one space per 150 square feet of gross floor area with the greater of the two being the requirement. In this instance, the applicant has verified that the occupancy requirement would be the greater of the two based on the 250 maximum occupants allowed. This results in a total of 84 parking spaces being required for the development. The proposal includes a total of 98 parking spaces which meets the code required minimum.

I. Landscaping

The applicant has provided a detailed landscape plan that provides a natural treatment to blend the site with the character of the surrounding properties. The Stream Corridor Protection Zone along the northern property line preserves the natural features of the site and stream. Mounding and additional buffering is provided along both frontages to screen the parking lot and enhance the streetscape. The two landscape peninsulas soften the interior of the parking lot while foundation plantings around the entire building soften the appearance from the right-of-way. A seating area is proposed between the building and

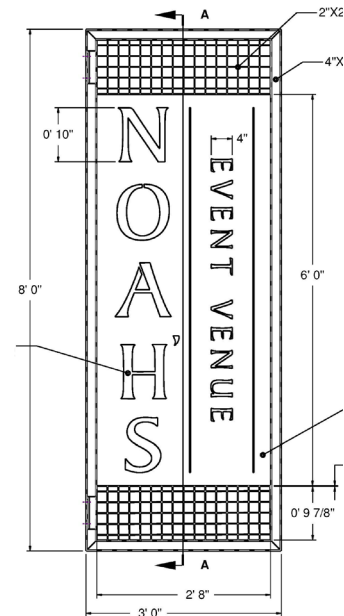
intersection with sidewalk connections to the building and public right-of-way. Accent lighting is provided within the landscape beds to highlight the design features.

J. Signs

The Innovation District Code refers all sign regulations to §§153.150 through 153.164, unless specifically provided for in the Innovation District section. The proposed sign type, projecting sign, is a permitted sign type within the Innovation Districts. Projecting signs are limited to a maximum size of six square feet, maximum height of six feet, and minimum setback of six feet if proposed as pole mounted.

The applicant is proposing a single sign, at a size of 24 square feet, height of 20 feet, and installed perpendicular to the building projecting three feet from the face of the building. The sign consists of a black steel frame with black metal mesh inlay and stainless steel lettering comprised of "Noah's Event Venue" in two font sizes. The sign will be externally illuminated by a horizontal light fixture. The sign does not contain any additional logos or images.

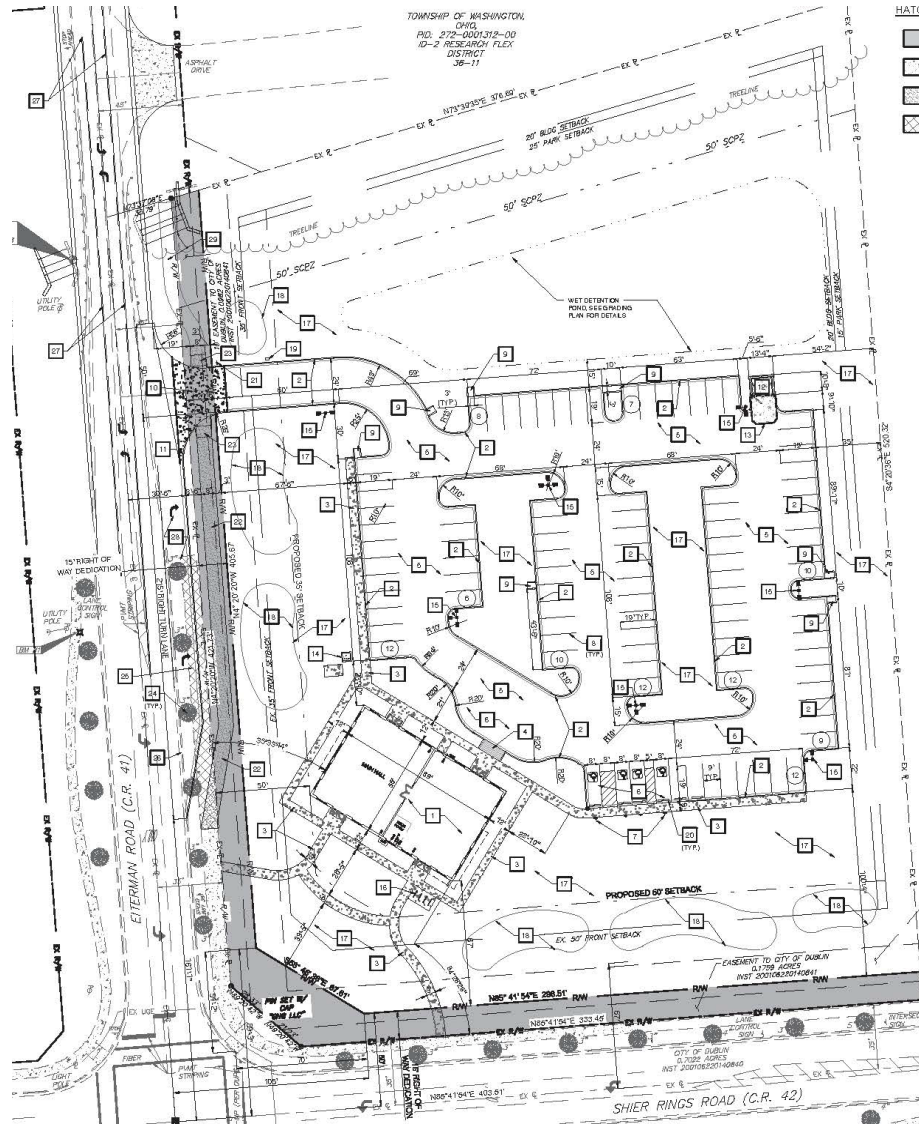
The proposal exceeds both the maximum area and the maximum height permitted for projecting signs. Administrative Departures will be required to permit the location and size of the proposed sign. The projecting sign requirement within the Innovation Districts is the smallest size permitted by code, with the Historic District permitting eight square feet. Planning supports this request due to the fact that the proposal is for only one sign and the location, design, size and height shows a level of creativity not typical for these types of signs.



K. Stormwater Management & Utilities

Stormwater management for the development includes a network of storm sewer that outlets into a retention basin along the northern edge of the parking area to accommodate water quality and water quantity. An outlet control structure located at the northeast portion of the retention basin regulates the release of stormwater that will outlet to the existing stream. The existing culvert located underneath Eiterman Road will be widened to accommodate the proposed Eiterman Road widening improvements. The applicant will need to continue working with Engineering to ensure the stormwater management system is compliant with all applicable regulations.

3. Site Plan



4. Criteria Analysis

- A. Administrative Departures Review Criteria [§153.042(D)(6)(e)(2)].** The ART shall grant a request for an administrative departures provided the request meets the general purpose and intent of the District and one or more of the following criteria:
- A.** Is not so substantial in nature or degree that it represents a major divergence from the intent of requirements of the District;

- B. Is necessitated by a condition related to the site, rather than simply as a means to reduce costs or a matter of general convenience;**
- C. If approved, would maintain the specific purpose of the requirements and conditions of the regulation that is subject of the request; or**
- D. Is limited to that necessary to account for special site conditions or development requirements specific to an individual user.**

1. 153.040 – Interior Landscape Requirements (B)(5)

All landscape islands must include a minimum width of ten feet from back to back of curb.

Request. 5 feet, 6 inches for the landscape island adjacent to the dumpster enclosure.

Criteria (A) Met. The applicant is requesting a smaller landscape island width to ensure efficient and safe access to the dumpster enclosure. The location of the dumpster enclosure is appropriate as it's in the rear of the property and separated from the adjacent developments. Requiring the minimum width would result in relocating the enclosure to a potentially more visible location due to the property having frontages on two public roads. The request is not substantial in nature and still meets the intent of the requirements of the zoning code.

2. 153.040 – Table of Height, Area & Setbacks (L)(1) – Projecting Sign Area

Maximum area of six square feet.

Request. 24 square feet.

Criteria (D) Met. The applicant is requesting to install a projecting sign at a size of 24 square feet. The sign is appropriately sized for the building and incorporates elements of the architecture to complement the architectural design. Identical color palette, materials, and character provide for a unique sign design continuing the theme of the proposal. The code provision for projecting signs in the West Innovation District is the smallest size permitted in the City, with the Historic District permitting eight square feet. Given the intended development pattern of the West Innovation District, larger setbacks and building footprints warrant the need for appropriate sign design. Based on the proposed design and integration with the proposed building, the request is not substantial in nature and meets the intent of the requirements of the Zoning Code.

3. 153.040 – Table of Height, Area & Setbacks (L)(1) – Projecting Sign Height

Maximum height of six feet.

Request. 20 feet.

Criteria (D) Met. The applicant is requesting to install a projecting sign at a height of 20 feet, measured from grade. The sign is a vertical projecting sign that incorporates elements of the building architecture including color palette and materials. Zoning Code Section 153.040(L)(4) permits wall signs to exceed the maximum height based upon the specific building architecture. The applicant has appropriately located the sign to complement the architectural character without sacrificing design elements.

Based upon the proposed design and intended development character of the West Innovation District, the request meets the intent of the requirements of the zoning code while meeting the needs of the proposed use.

B. Site Plan Reviews Standards of Approval [§153.042(D)(8)]

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.**

Criteria Met. The applicant has designed the site layout to appropriately locate the building, parking lot, and stormwater management facilities. The applicant has worked to meet the requirements of the zoning code while providing a thorough design and site layout. The character of the West Innovation District (EAZ) is retained through the careful design of the landscaping and massing of the building relative to the neighboring properties.

- 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.**

Criteria Met. The applicant has worked to meet or exceed all the Code requirements of the Innovation District and has requested diversion from Code requirements to allow for an appropriate development. The site ensures proper separation/buffering from neighboring properties to allow for future development and minimizes the impact this development will have on the surrounding area. The applicant has worked closely with the City and other agencies to provide the necessary infrastructure improvements for orderly development and traffic mitigation.

- 3. All buildings or groups of buildings shall be arranged so as to permit emergency vehicle access by some practicable means to all vehicles.**

Criteria Met. The proposal includes a single access drive that connects to the parking lot and associated drive aisles. The applicant has provided an AutoTurn exhibit for review of fire apparatus maneuverability which has been reviewed by the Washington Township Fire Department. Necessary roadway improvements ensure that emergency vehicles have proper access from the public right-of-way in a safe and efficient manner.

- 4. Every structure or dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways.**

Criteria Met. The applicant has provided multiple pedestrian connections from the building entrances to the parking lot and public right-of-way. The site allows for sufficient pedestrian circulation around the building footprint with multiple access points from the building to the site features. Additional building requirements for ingress and egress will be verified with the building permit review.

a) 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 practical.

Criteria Met. The applicant has demonstrated the preservation of as many natural features on site as practicable. Supplemental landscaping per code has been added to the site to accent the existing natural features and maintain an appropriate character. As the site is vacant, minimal clearing will be required to prepare the site for construction and any alteration to the site topography has to comply with all applicable regulations.

- 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.**

Criteria Met. The applicant is not required to provide public open space or greenway. The site has a Stream Corridor Protection Zone located along the northern property line which will preserve all natural features contained within. The perimeter of the site is appropriately landscaped to screen the site from neighboring properties using natural materials that enhance the character of the area. A seating area is proposed near the intersection, directly in front of the building to provide an amenity for the development with direct connections to the public right-of-way.

b) 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.**

Criteria Met with Condition. The applicant has been working with the Engineering Division to determine appropriate roadway improvements based on a traffic study submitted with the development. The applicant will be required to construct the roadway improvements with the site and building construction to be completed and conditionally accepted by the City prior to building occupancy. The applicant will be required to update the traffic study or provide a memo indicating whether or not the proposed traffic mitigations would be sufficient if the roadway network changes on Shier Rings Road.

- 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.**

Criteria Met with Condition. The applicant has submitted a traffic impact study for review by the City to determine appropriate location of driveways and associated infrastructure improvements. The applicant will also continue to work with Engineering on the appropriate Eiterman Road turn lane configuration and roadway improvements to the satisfaction of the City Engineer.

- 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.**

Criteria Met. The proposal connects with the existing roadway network and minimizes potential for impacts from the development. The site contains a series of

sidewalks for pedestrian connection and circulation both from the building to parking lot and from the site to the public right-of-way. The applicant will also extend an existing shared-use path along their frontage further expanding the pedestrian network.

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.

Criteria Met with Conditions. The proposal includes adequate and efficient pedestrian circulation throughout the site providing connections to the building entrances, parking lot, and public right-of-way. Vehicular traffic is directed through a single access point from Eiterman Road with roadway improvements to provide for safe mitigation of traffic. Conflict between pedestrians and vehicles is minimized based on the proposed design allowing for safe circulation throughout the site.

c) 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, stormwater management, sanitary sewage removal and treatment, recreational activities, traffic control, and administrative services.

Criteria Met with Conditions. The applicant has provided sufficient material to analyze the development relative to code requirements for the City of Dublin and other agencies. Additional detail and review will be conducted as part of the building permit review and any subsequent reviews required by outside agencies. The applicant will be required to ensure the Fire Department Connection (FDC) has the minimum three feet of clear space for accessibility and does not conflict with other utility connections or landscaping elements.

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

Criteria Met. The proposal is consistent with the requirements of the zoning code and components of the Community Plan. The West Innovation District (EAZ) was updated by Council, however the applicant had filed the application prior to the ordinance taking effect. The applicant has designed the building to represent the intent of the West Innovation District (EAZ), at the time of filing, while adhering to the zoning requirements for materials. The site is efficiently designed to allow for a consolidated development with proper buffering and preservation of existing natural features.

5. Recommendation

Administrative Departures

The proposed Administrative Departures are consistent with all applicable review criteria.

Approval is recommended for the following departures:

1. Interior Landscape Requirements
2. Table of Height, Area & Setbacks – Projecting Sign Size
3. Table of Height, Area & Setbacks – Projecting Sign Height

Site Plan Review

The proposed Site Plan for the construction of a two-story, 8,000-square-foot conference center and associated site improvements is consistent with all applicable review criteria.

Approval is recommended with the following conditions:

- 1) That the Eiterman Road widening improvements be constructed concurrently with the site and building improvements and be completed and conditionally accepted by the City prior to occupancy of the building;
- 2) That the required right-of-way be dedicated prior to occupancy of the building;
- 3) That the applicant updates the traffic study or provides a memo indicating whether or not the proposed site mitigations would be sufficient if the roadway network changes on Shier Rings Road;
- 4) That the applicant continues to work with Engineering on the appropriate Eiterman Road turn lane configuration and roadway improvements to the satisfaction of the City Engineer;
- 5) That the applicant continues to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 6) That the applicant ensures the Fire Department Connection (FDC) maintains three feet of clear space, per the Ohio Fire Code, to be verified with the building permit review; and,
- 7) That the applicant updates the landscape plan to ensure the Fire Department Connection (FDC) is not obstructed by any proposed plantings, to be verified with the building permit review.