

CONDITIONAL USE APPLICATION

Parcel Number: 273008280
Address: 4199 W Dublin-Granville Rd
Zone: BSD-C
Record Number: 22-024CU

Applicant: Nuvo Church
Contact: Ryan Stigile
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CONDITIONAL USE STATEMENT

Description of Property and Intended Use:

4199 W Dublin-Granville Road is a former banquet center and restaurant. The property previously hosted large weddings, receptions, corporate functions, and a large number of restaurant diners. This conditional use application is a request to utilize the property for similar-sized gatherings for the purpose of religious services by Nuvo Church. Nuvo Church currently gathers for religious services each Sunday in the Bridge Street District at an event center known as The Exchange at Bridge Park. Occasional midweek meetings are held at Brick House Blue, a meeting facility in Bridge Park.

The property's zoning of BSD-C allows for religious use with conditional approval and a size limitation of 100,000 sq. ft. (Sec. 153.059) The property at 4199 W Dublin-Granville is well under that threshold at 17,165 sq. ft.

Nuvo Church is in the process of obtaining a 2-3 year lease at this property. There are currently no plans or discussions that would necessitate a conditional use approval longer than that timeframe.

At 4199 W Dublin-Granville Rd, Nuvo Church intends to hold religious services on Sunday mornings. Those services are planned to be held between the hours of 9:30 AM and 12:30 PM. The majority of attendees would arrive near the beginning of services which are expected to begin at 9:30 AM and 11:00 AM. The property contains 230 parking spaces, well over the 81 spaces required per code (1 space per 30 sq. ft. of sanctuary).

Nuvo Church employs two pastors and has no other employees. An average of 120 people gather on Sunday mornings for services. The church currently holds no regular non-Sunday programming onsite. Occasional meetings of 10-70 people are held for the purpose of planning and training.

Given the previous use of this property as a banquet center, a religious use is expected to have a similar or less significant traffic load to the roads and surrounding areas. Additionally, this property is accessed via Sharp Lane which runs parallel to W Dublin-Granville Rd and is accessed via the traffic signals at Shamrock Blvd and Dale Dr. These traffic signals enable a smooth transition of vehicles between Dublin-Granville Rd and the property.

Desirability of Proposed Use to the Neighborhood and Community:

Nuvo Church has been holding weekly religious services and occasional midweek meetings within the Bridge Street District since August 2021. The church brings additional traffic to the community which benefits local businesses, particularly restaurants. Additionally, it has become a place of community and service for many residents of the Bridge Street District, enhancing this walkable neighborhood by providing a religious gathering for those who desire it.

Nuvo Church has also introduced residents of other surrounding communities to the Bridge Park development. Many individuals looking for a church have visited Bridge Park for the first time, increasing its awareness with potential customers for local businesses.

Nuvo Church has intentionally partnered with the City of Dublin to meet needs throughout the community. The church provided the Outreach and Engagement Department with a team of volunteers to serve meals to senior citizens who were shut-in due to the COVID-19 pandemic. Additionally, the church provided a "Love Local Sunday" in October in which it canceled a

Sunday service to send teams out into the community to meet needs. This was also done in coordination with the Outreach and Engagement Department which provided local needs which were met by Nuvo Church's volunteers. The property at 4199 W Dublin-Granville Rd would provide Nuvo Church with a location from which to further partner with the City of Dublin to meet the needs of its citizens.

Relation to Adjacent Properties, Existing Land Uses in the Vicinity, and the Dublin Community Plan:

The Bridge Street District was established in part for the purpose of "creating places that embody Dublin's commitment to community" (Code 153.057(B)) and "to serve as a center of community for current and future Dublin residents" (153.057(C2)). Additionally, it is described to be an area designed for gathering and connectivity along with a location to attract young professionals to the City of Dublin.

A church focused on creating genuine relationships for people of all backgrounds and perspectives aligns with these objectives. Since Nuvo Church's launch in September 2021, residents of the Bridge Street District have found community and connection with one another in a way they would have not otherwise shared.

Fulfillment of Requirements for Conditional Use Approval:

1. The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.

The Bridge Street District was established in part for the purpose of "creating places that embody Dublin's commitment to community" (Code 153.057(B)) and "to serve as a center of community for current and future Dublin residents" (153.057(C2)). A church focused on creating genuine relationships for people of all backgrounds and perspectives aligns with these objectives. Since Nuvo Church's launch in September 2021, residents of the Bridge Street District have found community and connection with one another in a way they otherwise would not have shared.

2. The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.

The proposed use does not involve any exterior building modifications or additions to the existing structure. Nuvo is committed to maintaining the existing landscaping in accordance with city requirements.

3. The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

The proposed use involves no changes to the existing character of this BSD property. Additionally, by occupying this currently vacant property, the character of the property will naturally be enhanced and further cared for.

4. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

A religious use will not harm any surrounding uses. It will increase patronage to surrounding commercial uses and provide an additional benefit to surrounding residential uses.

5. The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The property's previous assembly use as a banquet center and restaurant ensure that all essential public facilities and services are adequate for its assembly use as a church.

6. The proposed use will not be detrimental to the economic welfare of the community.

The proposed religious use will increase patronage to local businesses and complement the economic development within the Bridge Street District.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.

The proposed use is similar to the property's use as a banquet center and restaurant. In its previous use, large gatherings (weddings, receptions, etc.) were held with DJs and music. The religious use will not be detrimental to any persons, property, or the general welfare of the community.

8. Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.

Traffic will be directed to the property by way of the traffic signals at Shamrock Blvd and Dale Dr. which lead to the service road of Sharp Ln. This is similar to previous vehicular approaches to the property which do not create interference. Additionally, Nuvo Church uses portable signage on its property as needed to ensure vehicles take the best approach and do not interfere with the surrounding area.

9. The proposed use will not be detrimental to property values in the immediate vicinity.

There is no indication that a religious use will be detrimental to property values in the immediate vicinity.

10. The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The religious use will not impede other developments or improvements in the district, especially considering that the primary use of the building occurs just one day per week.

WHAT PEOPLE ARE SAYING

"Here in Dublin, I serve as the Vice President of Business Development & Managed Care at Cardinal Health. My wife Lynette and I have served on various community organizations including Leadership Dublin and Muirfield Association Boards. Lynette and I attend Nuvo Church as are impressed by the way this church takes a non-judgmental approach and encourages a rich and diverse congregation to flourish. I see Nuvo Church espouse professional, educational, social and of course spiritual development. As with any new organization, securing the right building takes time. While we search for a permanent home in Dublin we will look forward to working with the city to establish the best short and long term real estate options."



Scott Streator
VP of Business Development, Cardinal Health
Nuvo Small Group Leader

"As a Dublin business owner, I am excited and honored to endorse Nuvo Church...My family currently attends Nuvo nearly every Sunday and also volunteers at the church. Since we started attending Nuvo, I have noticed the power of Nuvo first-hand. My teenage children were not interested in attending church, but after attending just one service, they are excited to return every week to hear the message.... Dublin can truly benefit from having Nuvo Church as a part of the community. Nuvo has been able to offer space and support for people that are struggling with doubts about their faith. They offer a judgement free environment that fosters trust, support and community. I think the Bridge Park area is an excellent location for families in the Dublin and surrounding areas to explore their faith and benefit from such an open and inviting place to worship."



Christina Cunix
Co-Owner, Toy Barn
Nuvo Guest Services Team Member

"We are honored and delighted to endorse Nuvo Church...Members of our family currently attend and volunteer during Sunday services and at community events on behalf of Nuvo...Over this past year, we have witnessed the power of Nuvo's outreach and unifying message. We have seen the organization, resources, and support that the team has been able to garner. Dublin needs a church like Nuvo that can bridge the gap between generations and offer a place for those struggling with doubts and questions related to faith. Specifically, the Bridge Park area offers a unique opportunity to house a church that will add energy to its Sunday mornings and offer a destination for families to explore."



Mike and Kristina Morton
VP of Sales & Marketing, Phillip Tube Group
Admin. Asst., Vawter Financial
Nuvo Guest Services Leaders

“As a 25 year resident of Dublin, Nuvo Church has captured my heart in many ways. I’ve found it to be a safe and welcoming place for people of all persuasions and experiences. It is a place where people can share openly about their life experiences. Nuvo is a benefit to our community and supports what Dublin, OH represents in so many ways.”



Tim Borcharding
Senior Director, LucidHealth

“I would highly recommend allowing Nuvo Church to rent in the Bridge Street District. Their team has done a great job networking and connecting people in the Dublin community while using the The Exchange for services on Sundays. A lease will enable them to continue to serve and give in the Dublin area and to support businesses and individuals in many ways.”



Douglas Schrock
National Acct. Manager, Green Bay Packaging
Nuvo Small Group Leader

“Our family has lived in Dublin since 2000. Over that time we’ve enjoyed the schools, parks, Recreation Center (Nicole teaches water aerobics), events (especially “Sundays at Scioto”), sports (especially Dublin Football League), restaurants, Bridge Park and many other great people, places and things of Dublin. We have grown especially fond of ‘Nuvo’, a church where ‘doubts and questions are encouraged.’ The Hyzdu family (6723 Cooperstone Drive) would like to provide our full endorsement behind Nuvo’s efforts to remain in the Dublin (Bridge Park) area.”



Michael Hyzdu
Senior Vice President, UBS Financial Services