



Minor Project Review

**12-071MPR – BSC Sawmill Center
Neighborhood District**

Byers Auto Group – Oil Storage Tank

6801 Village Parkway

This is a request to install a 1,000-gallon, oil storage tank and an associated cedar screening wall for an existing vehicle sales and service facility at 6801 Village Parkway in the BSC Sawmill Center Neighborhood District between Tuller Road and Cooperstone Drive. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Date of Application Acceptance

Friday, September 28, 2012

Date of ART Determination

Thursday, October 11, 2012

Case Manager

Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us



PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Sawmill Center Neighborhood District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Minor site modification involving installation of a 1,000-gallon, ground-mounted oil storage tank with a 6-foot cedar screening wall
<i>Building Type</i>	Existing Structure
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	6801 Village Parkway
<i>Property Owner</i>	GEO Byers Sons Holding, LLC
<i>Applicant</i>	John Curry, Byers Auto Group
<i>Case Manager</i>	Rachel S. Ray, AICP, Planner II (614) 410-4656 rray@dublin.oh.us

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Code.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted.

Zoning Code Analysis

§153.065(H) – Site Development Standards – Fencing, Walls, and Screening

All roof-mounted mechanical equipment, including but not limited to HVAC equipment, exhaust fans, cooling towers, and related guard rails or safety equipment, is required to be fully screened from view at ground level on all sides of the build and from adjacent buildings of similar height. Parapet or screening structures are required to be fully opaque year-round, and are required to be at least as tall as the mechanical unit being screened.

The applicant is proposing to install a louvered screen around all four sides of a 9 foot tall, rooftop mechanical unit (RTU) that was recently installed at the site. The proposed louvered screen wall will be 9 feet, 6 inches tall to completely screen the RTU from view, and will be raised above the roof deck to allow air flow to the unit. The proposed oil storage tank will be installed on an existing concrete pad on the south side of the building adjacent a sidewalk and existing parking spaces. The tank will be screened on three sides (south, east, and west) by a six-foot solid cedar screen. Although the north side of the tank will be screened by the building, the fence will not connect to the building in order to maintain the six-foot walkway along the building free of obstacles.

The screen wall will be fully opaque and is proposed at a height of six feet in order to fully screen the storage tank.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

All applicable Zoning Code requirements for screening have been met with this proposal.

Engineering

The proposed 48-inch diameter, 1,000-gallon tank is double-walled, with the outer-tank capacity of 1,100-gallons. The plans note that the tank is alarmed to detect when it is 80% full and if there is a leak in the inner tank wall.

The double-walled tank provides the required secondary containment required by the EPA by accommodating 110% of the volume to be stored by the outer/secondary tank, with the ability to test the space between the walls to see if the primary tank is leaking.

The applicant will not be required by the state to complete a Spill Prevention, Control and Countermeasure (SPCC) plan unless they have additional tanks on the site that bring the total gallons stored onsite above 1,320 gallons. The plans note that the total above ground storage does not exceed this amount.

Since they are storing used oil, the applicant will be required to comply with 3745-279 of the Ohio Administrative Code, Used Oil Management Standards.

Building Standards, Parks and Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Minor Project Review Criteria

The Administrative Review Team shall review this application based on the review criteria for Minor Projects, which include the following proposed responses:

(a) **Similarity to Approved Basic Plan**

Not applicable

(b) **Consistency with Approved Development Plan**

Not applicable

(c) **Meets Applicable Zoning Regulations**

Met. The proposal is consistent with all applicable Zoning Code requirements for screening of ground-mounted mechanical equipment.

(d) **Safe and Efficient Pedestrian, Bicycle, & Vehicular Circulation**

Not applicable

(e) **Coordination and Integration of Buildings and Structures**

Not applicable

(f) **Open Space Suitability and Natural Features Preservation**

Not applicable

- (g) **Adequate Provision of Public Services**
Not applicable
- (h) **Appropriate Stormwater Management**
Not applicable
- (i) **Development Phasing**
Not applicable
- (j) **Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**
Met.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval for this Minor Project Review application, as submitted.