

Conditional Use

12-074CU – BSC Office Residential District

Tesla Motors Inc. – Vehicle Service Facility

4140 Tuller Road

This is a request for Conditional Use Review for a two-car electric vehicle service and repair facility within an Existing Structure located within the Bridge Street District on the north side of Tuller Road west of the intersection with Village Parkway. This is a request for review and approval of a Conditional Use Review under the provisions of Zoning Code Sections 153.066(J) and 153.236.

Date of Application Acceptance

Monday, October 8, 2012

Date of ART Recommendation

Thursday, October 25, 2012

Date of Planning and Zoning Commission Determination

Thursday, November 1, 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 Office Residential District
<i>Review Type</i>	Conditional Use Review
<i>Development Proposal</i>	The proposed use is a 2,871-square-foot vehicle service and repair facility intended for a maximum of two electric vehicles.
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	4400 Tuller Road, Suite 110
<i>Property Owner</i>	James M. Lambrecht, Lambrecht Properties Inc.
<i>Applicant</i>	Kirthi Narasimhan, Tesla Motors Inc.
<i>Case Manager</i>	Rachel S. Ray, AICP, Planner II (614) 410-4656 rray@dublin.oh.us

Application Review Procedure: Conditional Use Review

The conditional use approval procedures of Zoning Code Section 153.236 apply in the Bridge Street District. A recommendation from the Administrative Review Team shall be submitted for a decision by the Planning and Zoning Commission.

Zoning Code Analysis

Proposal Overview

The proposed use is a 2,871-square-foot vehicle service and repair facility intended for a maximum of two electric vehicles. No exterior modifications are proposed.

Operational Details

The Tesla electric vehicle service and repair facility consists of a 2,129-square-foot service area designed to accommodate a maximum of two vehicles at any one time. The existing facility contains two overhead doors on the rear elevation, in addition to a ramp that will be used to transfer the vehicles inside of the facility. Since the vehicles are entirely electric, there is no need for oil storage or special venting for emissions associated with regular internal combustion engines.

In addition to the service area, a small management office and customer waiting area are proposed along the tenant space's frontage. The applicant has indicated that customers are expected to park their vehicles in front of the service facility, and employees will drive the vehicles around to the service area ramp and as a result, no special directional signs are needed.

§153.059(A)(6) – Uses – Existing Uses

The Bridge Street District Code Section 153.059(A)(6), Existing Uses, allows uses and conditional uses that were in the previous zoning district to be allowed as long as a previously permitted use has operated continuously on the site. Vehicle service and repair is a conditional use in the CC, Community Commercial District, and other uses permitted in the CC district, including general office, have been in continuous operation on the site previous to the rezoning to a BSC District. As a result, vehicle service and repair may be approved as a conditional use through the Existing Uses provisions.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

All conditional use review criteria are met.

Building Standards, Parks & Open Space, Fire, Engineering, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

The full text of the conditional use review standards is attached at the end of this Report.

Conditional Use Review Standards

The Administrative Review Team reviewed this application based on the review criteria for conditional use applications, and made the following findings:

- 1) **Harmonious with the Zoning Code and/or Community Plan**
Criterion met: This proposal is consistent with the requirements of the Zoning Code and the Community Plan.
- 2) **Complies with applicable standards**
Criterion met: This proposal is consistent with the requirements of the Zoning Code.
- 3) **Harmonious with existing or intended character in vicinity**
Criterion met: The proposed use will not alter the essential character of the area. The proposed vehicle service operation is low intensity, with a maximum of two vehicles that can be serviced at any given time, which will not disrupt the intended character of the existing development.
- 4) **Will not have a hazardous or negative impact on surrounding uses**
Criterion met: The proposed operations will not have an adverse effect on surrounding uses. With the limited number of vehicles that can be accommodated, traffic impacts will be minimal, and since the vehicles to be serviced are entirely electric, there will be no emissions, oil storage, or other negative byproducts or needs associated with the proposed use.
- 5) **Will provide adequate services and facilities**
Criterion met: Parking is located along the front of the tenant space, with additional parking available throughout the site.
- 6) **Will not harm economic welfare**
Criterion met: This proposed use contributes positively to the economic climate of the city by introducing a new type of vehicle service use to the community.
- 7) **Creates no use or characteristic that is detrimental to the surrounding uses**
Criterion met: The proposal will not create characteristics detrimental to the surrounding area.

- 8) **Vehicular circulation will not interfere with existing circulation**
Criterion met: No change to the existing roads and driveways is proposed.
- 9) **Not detrimental to property values in the vicinity**
Criterion met: This proposal will not be detrimental to property values.
- 10) **Will not impede the development or improvement of surrounding properties**
Criterion met: This proposal is a low impact use conducted entirely within an existing building and will not interfere with surrounding improvements or developments.

PART III: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

This proposal complies with the conditional use review criteria and the applicable development standards of the Zoning Code. The Administrative Review Team recommends approval of this request, as submitted.

CONDITIONAL USE REVIEW CRITERIA

Section 153.236(C) sets out criteria for the review and approval of a Conditional Use.

- (C) *Action by the Planning Commission.* The Planning and Zoning Commission shall hold a public hearing and shall not approve a conditional use unless it finds that such use at the proposed location meets all of the following requirements:
- 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.
 - 2) The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.
 - 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.
 - 4) The use will not be hazardous to or have a negative impact on existing or future surrounding 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.
 - 6) The proposed use will not be detrimental to the economic welfare of the community.
 - 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.
 - 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.
 - 9) The proposed use will not 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.