



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

October 25, 2012

# Conditional Use & Minor Project Review

## 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 flex office building 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 under the provisions of Zoning Code Sections 153.066(J) and 153.236. This is also a request for Minor Project Review for a new 7.8-square-foot wall sign in accordance with Zoning Code Section 153.066(G).

### **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; Minor Project 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, and a 7.8-square-foot wall sign.
<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 Procedures: Conditional Use & Minor Project Reviews**

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.

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**

#### *Proposal Overview*

The proposed use is a 2,871-square-foot vehicle service and repair facility intended for a maximum of two electric vehicles. This application includes a request for a 7.8-square-foot wall sign. No other 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.

*§153.065(H) – Site Development Standards – Signs*

This multiple-tenant building is permitted up to two different types of building-mounted signs for each tenant with a storefront. The applicant is proposing one 7.8-square-foot non-illuminated wall sign on the northwest elevation over the main entrance.

<b>Proposed Wall Sign</b>			
	Permitted	Proposed	Requirement
<i>Size</i>	Max. 20 sq. ft. based on ½ sq. ft. per lineal foot of storefront width	7.8 sq. ft.	Met
<i>Location</i>	On walls facing a public street; located within 6 ft. of the common public entrance; not extending more than 14 in. from the face of the structure.	Above the main entrance	Met
<i>Height</i>	Located within the first story as appropriate to building type; 15 ft. for Existing Structures; not extending above the roofline	9 ft. above grade	Met
<i>Colors</i>	Max. 3 (including logo)	1 total (white vinyl lettering)	Met

**PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

**Land Use and Long Range Planning**

All conditional use and Minor Project Review criteria are met.

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

No comments.

**PART III: APPLICABLE REVIEW STANDARDS**

**Conditional Use Review Standards**

The Administrative Review Team is responsible for reviewing this application based on the review criteria for conditional use applications, and the following findings are proposed as a recommendation to the Planning and Zoning Commission:

- 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 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:* 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.

### Minor Project Review Criteria

The Administrative Review Team is responsible for reviewing this application based on the review criteria for Minor Projects, which include the following proposed findings:

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

*Not applicable*

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

*Not applicable*

(c) **Meets Applicable Zoning Regulations**

*Criterion met.* The proposed sign is consistent with the Zoning Code requirements for signs in regard to location, number, height, area, and design. The intent for signs in the Bridge Street District has been met with this proposal.

- (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: ADMINISTRATIVE REVIEW TEAM RECOMMENDATIONS**

This proposal complies with the Conditional Use review criteria and the applicable development standards of the Zoning Code. It is proposed that the Administrative Review Team recommend approval of the Conditional Use request, as submitted.

This proposal complies with the Minor Project Review criteria and the applicable development standards of the Zoning Code. It is proposed that the Administrative Review Team approve this request for Minor Project Review, as submitted.