CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☐ Preliminary Development Plan / Rezoning (Section 153.053)
- ☐ Final Development Plan (Section 153.053(E))
- ☑ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☐ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 5875 Venture Drive	
Tax ID/Parcel Number(s): 273-012294 273-011297	Parcel Size(s) (Acres): 5.099 +/- acres 5.001 +/- acres
Existing Land Use/Development: Vacant Land	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Revised finish material for exterior of Audi Showroom
Total acres affected by application: 10.1 +/-

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): CAR MAG PARK L.L.C.	
Mailing Address: (Street, City, State, Zip Code) 8270 Greensboro Dr. Suite 950 McLean, VA 22102	
Daytime Telephone: 703-288-3075	Fax: 703-288-3375
Email or Alternate Contact Information: mtavares@capitalautomotive.com	

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Sean McCarthy	Applicant is also property owner: yes ☐ no ☑
Organization (Owner, Developer, Contractor, etc.): MIDWESTERN AUTO GROUP	
Mailing Address: (Street, City, State, Zip Code) 6335 Perimeter Loop Road, Dublin, OH 43017	
Daytime Telephone: 614-889-2571	Fax: 614-793-7963
Email or Alternate Contact Information: smccarthy@magcars.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Bradley Parish	
Organization (Owner, Developer, Contractor, etc.): Architectural Alliance	
Mailing Address: (Street, City, State, Zip Code) 165 North Fifth Street, Columbus, OH 43215	
Daytime Telephone: 614-469-7500	Fax: 614-469-0500
Email or Alternate Contact Information: bparish@archall.com	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

CAR MAG PARK L.L.C., the owner, hereby authorize Sean McCarthy, CFO, Midwestern Auto Group to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: CAR MAG PARK L.L.C., a Delaware limited liability company By: CAPITAL AUTOMOTIVE REAL ESTATE SERVICES, INC., a Delaware Corporation, its Manager [signature], VP & Sec.	Date: 4-18-18

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 18th day of April, 20 13

State of Virginia

County of Fairfax

Notary Public [signature]

MAGGI MAE HUBER
NOTARY PUBLIC
REG. #7520560
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2016

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Sean McCarthy, CFO, Midwestern Auto Group ☑, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative:	Date:

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Sean McCarthy, CFO, Midwestern Auto Group, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative:	Date:

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I Sean McCarthy, CFO, Midwestern Auto Group, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative:	Date:

Subscribed and sworn to before me this _____ day of _____, 20 _____

State of _____ Stamp or Seal

County of _____ Notary Public _____

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

BOR Associates LLC
5850 Venture Dr. Ste A
Dublin, OH 43017

5860 Venture Drive LLC
6042 Quin Abbey Ct. E
Dublin, OH 43017

5870 Venture Drive LLC
c/o ECS
5870 Venture Dr. Ste C
Dublin, OH 43017

5880 Venture Properties
5880 Venture Dr. Ste D
Dublin, OH 43017

RJCM Biondi LLC
8400 Industrial PKWY
Plain City, OH 43064

Nationwide Childrens Hospital
PO Box 7200
Columbus, OH 43205-2664

Realty Income Properties
8LLC
600 La Terraza Blvd.
Escondido, CA 92025

Gerald Ferguson
6601 Heatherstone Circle
Dublin, OH 43017

6329 Perimeter Loop LLC
155 Green Meadows Dr. S
Lewis Center, OH 43035

Hawkins Family Partnership
c/o Dwayne Hawkins
6001 34th St. N
St. Petersburg, FL 33714

Sherrie G. Rindenour
6051 Perimeter Dr.
Dublin, OH 43017

Tom Whiteside Auto Sales
PO Box 253
Mt. Sterling, OH 43143

Ohio Central Credit Union
6033 Perimeter Dr.
Dublin, OH 43017

David D Simkins TR and
Patricia C Simkins TR
6610 Heatherstone LP
Dublin, OH 43017

Mount Carmel Health System
6150 E Broad St.
3rd Floor
Columbus, OH 43213-1574

Double Tee Realty Inc
5900 Venture Dr. Ste D
Dublin, OH 43017

Tri Ventures LLC
1430 Collins Rd. NW
Lancaster, OH 43130

Waldron Investments LLC
6042 Quin Abbey Ct. E
Dublin, OH 43017

DBD 6000 Venture LLC
6000 Venture Dr.
Dublin, OH 43017

AHF Management Corp
5920 Venture Dr.
Dublin, OH 43017

Guy Investment Co. LTD
5810 Shier Rings Rd. Ste A
Dublin, OH 43017

True To Form
Collision Repair
5853 Galaxy Pkwy. Ste E
Cleveland, OH 44128

Consolidated Biomedical Lab. Inc
PO Box 2230
Burlington, NC 27216

The Ohio State University
Real Estate Property Mgmt.
53 W. 11th Ave.
Columbus, OH 43201-2013

Discovery MC Investments
7007 Discovery Blvd.
Dublin, OH 43017

Roche Biomedical Labs. Inc.
PO Box 2230
Burlington, NC 27216

MSKB LLC
5970 Venture Dr.
Dublin, OH 43017

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Anne C. Clark
6706 Heatherstone Loop
Dublin, OH 43017

Carl W and Kay L Karrer
6746 Heatherstone Loop
Dublin, OH 43017

MAG Amended Final Development Plan Statement

(A) The proposed auto dealership complements existing dealerships abutting the site that are owned by the owner/applicant. The development pattern has been established by previously approved rezoning to the west of the site. The frontage along SR 161/33 is very advantageous to automobile dealerships and the owner/applicant is taking this opportunity to expand its operations on the proposed site and continue to bring upscale products to the City of Dublin.

(B) The Dublin Community Plan shows the subject site as a general office area. The proposed automobile dealership is a change from the Community Plan but the use has been established by previous actions of both the Planning and Zoning Commission and City Council. The introduction of the three (3) new dealerships is consistent with the existing dealerships established to the west of the subject site. Although the site is not being developed with general office uses the proposed automobile dealership has been established along the SR161/33 right of way and the use has benefited the community by bringing in commercial traffic and tax dollars in the City. The only change to the previously approved plan is the addition of one (1) new dealership stand along building and an alteration to the parking lot layout.

(C) See attached criteria list for Final Development Plan.

(D) The amended final development plan added a small approximately 9,000 sq. ft. automobile dealership building to the site and reconfigures the parking lot area. The site will meet all the development standards approved during the previous approval process.

(E) The amended development plan is consistent with the previously approved development text the only change is with the preliminary development plan approved by both the Planning Commission and City Council earlier this year. The new plan adds a small dealership building and reconfigures the parking lot areas but meets all the development standards contained in the approved text.

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Amended Final Development Plan Approval Criteria
BMW, Mini and Audi Site
Venture Drive

1. *The plan conforms in all pertinent respects to the approved preliminary development plan provided, however; that the Planning and Zoning Commission may authorize plan as specified in §153.053(E)(4).*

The proposed development plan is consistent with the purpose, intent and applicable standards approved on the previous development plan that has been approved by the Planning Commission. The proposed development plan is consistent with the standards approved for the existing dealerships therefore this proposal is simply adding a building to the site and reconfiguring the parking areas and will adhere to all applicable standards.

2. *Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property.*

Yes, adequate measures have been taken to minimize traffic congestion on surrounding streets as the traffic study prepared for the site indicates that the am/pm peak are less than what was originally programmed under the Community Plan (General Commercial). The development of the site will accommodate pedestrian and bicycle traffic and attempt to minimize any potential conflicts.

3. *The development has adequate public services and open spaces.*

Yes, adequate utilities, roads, drainage and all other facilities will be provided with the development of this property.

4. *The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code.*

The site is flat, undeveloped farm land that has no unique natural features nor natural resources. However the development of the site will bring some topography, landscaping and water to the site will help to enhance the look of the existing site.

5. *The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.*

The proposed plan takes into consideration lighting of the site to insure safe and convenient use of the site and surrounding amenities and will not allow the spillage of light on to adjacent properties or the general vicinity.

6. *The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building site, and surroundings, and are located so as to maintain safe and orderly pedestrian and vehicular circulation.*

Yes, the sign package will be coordinated with the submitted development plan with one small change that being the addition of one conforming wall sign for the newly added automobile dealership otherwise the signage package proposed was previously approved by both the Planning Commission and City Council.

7. *The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.*

The landscaping plan mirrors the plan that was previously approved and therefore it will buffer the site from surrounding users and break up the various parking lot areas to create an appropriately landscaped business that will be an attribute to the area.

8. *Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters.*

Yes, the design of the site provides for two retention ponds that will serve both the subject property and the vacant property to the east. The owner/applicant owns the parcel to the east and in anticipation of future development of that site is engineering the size of the easternmost pond to handle the stormwater drainage off that site when built in the future. The site will use pervious parking surfaces and other on site detention methods to mitigate the amount off site run off as possible.

9. *If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and*

The construction will be done in one stage and completed within a timely period to minimize disruption to the area.

10. *The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.*

Yes, the proposed development will be in compliance with all applicable local, state and federal laws and regulations.

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PROPOSED DEVELOPMENT TEXT

MIDWESTERN AUTO GROUP (MAG)
PLANNED DEVELOPMENT DISTRICT (PUD)

CAMPUS SUMMARY

This application contains Subareas A & B which reflects the existing and proposed MAG sales campus. Subarea A contains approximately 15.69± acres of the developed automobile sales campus including the latest addition, originally approved in . Subarea B adds 8.73± acres, currently located in Subareas J-1 and D of the Perimeter Center Planned Commerce District to the MAG dealership campus for a total of 24.42± acres upon final build out (MAG Planned Unit Development District).

Subarea B will contain a new automobile sales building, repairs facility, ancillary parking and other amenities for additional dealership franchises. The addition of new dealerships will complement the high quality dealerships abutting the subject site to the west. The goal is to provide a unified campus thru the use of similar architecture, signage and landscaping that will provide a unique sales facility in central Ohio. The addition of the dealership will increase the tax base for the City as well as provide additional skilled jobs that helps to support the community. The completed automobile sales campus located along the SR 33/161 right-of-way will provide an attractive entrance way into the City of Dublin and provide a draw of customers to the community shopping for high end cars.

SUBAREA A

I. Summary

The subject site consists of 15.69± acres of real property bounded by Perimeter Drive to the north, U.S. Route 33/State Route 161 to the south, Perimeter Loop Road to the west, and Venture Drive to the northeast. It currently contains an existing automobile dealership on 14.78± acres as well as a portion (0.91± acres) of an undeveloped parcel just to the east. The applicant is seeking to add additional square footage to the east end of its existing facility in order to accommodate its Volvo automobile franchise that will be relocated from another municipality. This expansion also will create new office space for the operations of the entire dealership. This PUD will permit the same uses and same development standards as are currently applicable to the property while making accommodations for the expansion of the dealership.

II. Development Standards

Unless otherwise set forth in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this PUD.

PROPOSED DEVELOPMENT TEXT

III. Permitted Uses

(A) The following uses shall be permitted in the PUD:

(1) New and used automobile sales and service

(2) General, administrative, and business office

(3) Medical and dental office

(4) Research, synthesis, analysis, development, and testing laboratories

(5) Ancillary uses within a structure primarily devoted to automobile sales or service uses including, without limitation:

(i) Automobile service (but not including auto body work)
(ii) Retail sales of automobile parts and accessories
(iii) Non-retail, coffee shops selling beverages and snack food items for on-premises consumption
(iv) Automobile rental services

(6) One executive suite providing a single residential suite and related office space for the automobile dealership.

(7) Detached non-retail car wash operated in association with automobile sales and/or service facilities, provided that it shall be used only by employees of the dealership in conjunction with sales and/or services to customers. This car wash also shall be permitted to serve an automobile dealership located on the property to the east of and adjacent to this PUD should such development occur.

IV. Setback and Yard Requirements

(A) Venture Drive: The minimum setback from the Venture Drive right-of-way shall be 25 feet for pavement and 75 feet for buildings.

(B) Perimeter Drive: The minimum setback from the Perimeter Drive right-of-way shall be 25 feet for pavement and 65 feet for buildings.

(C) State Route 161/U.S. Route 33: The minimum setback from the State Route 161/U.S. Route 33 right-of-way shall be 60 feet for pavement and buildings.

(D) Perimeter Loop Road: The minimum setback from the Perimeter Drive right-of-way shall be 25 feet for pavement and 75 feet for buildings.

(D) Eastern Boundary: For all portions of the eastern boundary line of this PUD that are not adjacent to Venture Drive, there shall be a minimum building and pavement setback of 25 feet as measured from the eastern boundary line. In the event that the property to the east of and adjacent to this PUD is rezoned to allow an automobile dealership use, then there shall be a zero setback requirement for both buildings and pavement from the eastern boundary line of this PUD.

(E) Interior Property Lines: There shall be no minimum setback requirements from interior property lines within this PUD.

V. Parking, Loading, and Stacking Requirements

(A) Number of Parking Spaces: The number of required parking spaces on this site shall be calculated as follows:

(1) Parking for automobile dealership uses shall provide parking at the rate of 1 space per 300 square feet of building floor area for sales and related office uses, 1 per 1,000 square feet of outdoor display area, and parking at the rate of 3 spaces for each service bay for service uses. A single parking space shall be required to serve the executive suite.

(2) Parking for uses other than what is accounted for in Section V(A)(1) of this text shall be provided in accordance with the City of Dublin Code.

(B) Employee Parking: Parking for employees of any permitted user shall be located behind buildings so as to minimize visibility from State Route 161/U.S. Route 33.

(C) Automobile Storage: Automobile storage shall be located behind buildings so as to minimize visibility from State Route 161/U.S. Route 33 and shall be screened from the view of other public rights-of-way. For purposes of this text, the term "automobile storage" shall be defined to mean the storage of vehicles that are not intended for sales display but are instead awaiting service or removal to another location.

(D) Loading Docks: Loading docks shall be fully screened from the view of adjacent rights-of-way and properties and shall be integrated into the architecture of the buildings.

(E) Car Wash Stacking: There shall be no minimum automobile stacking requirement for the non-retail car wash.

VI. Architecture

(A) Building Height: The maximum height for the car wash shall be 25 feet and for all

other structures shall be 65 feet as measured per the Dublin Zoning Code.

(B) Design Intent: Existing architecture in this subarea is modern and innovative and features the extensive use of glass and metal to promote transparency and a sleek, signature look across the front of the buildings while emphasizing sharp edges and angles. The buildings are positioned to run parallel to and follow a crescent-shaped access drive that outlines the campus. The expansion of the larger building is to occur on its east side and is intended to create a visual focal point by enhancing the massing of the structure when compared to what currently exists on the property. The expansion of the building will implement a high quality of finish consistent with the architectural style and materials that are found throughout the property.

(C) Plans: Architecture shall reflect the general design and character of the architectural drawings that accompany the preliminary development plan application.

(D) Permitted Materials: Permitted primary exterior materials shall include glass, metal, EIFS, stone/stone veneer and concrete masonry units (CMU).

(E) Roofs: Flat roofs shall be permitted in this PUD. Metal roofs may be found on visible low-slope conditions and membrane roofing on flat roofs that are not visible to the public.

VII. Landscaping and Screening

(A) Landscaping: All landscaping shall be in accordance with the Dublin Landscape Code unless otherwise specified herein.

(B) Property Perimeter Screening: Along U.S. Route 33/State Route 161, the site shall be required to provide an average of one tree per 40 feet of lineal frontage to meet the intent of the arterial screening requirement and shall be exempt from the 6-foot tall continuous screening requirement, as referenced in Appendix A of the Dublin Zoning Code.

(C) Display Space: An automobile dealership shall be permitted to display automobiles along a maximum of 40% of its property's lineal street frontage.

(D) Eastern Perimeter Buffer: It is anticipated that the property to the east of and adjacent to this PUD will develop relatively shortly after this application is approved. Therefore, the property perimeter buffering requirements of the Dublin Zoning Code shall be waived along the eastern boundary of this PUD. In the event that the property to the east of and adjacent to this PUD has not developed with a use that is compatible with an automobile dealership on or before the first anniversary of the effective date of the approval of the preliminary development plan for this PUD, then a plan showing the

details of the proposed buffering to be installed along the eastern boundary line of this PUD and adherence to the perimeter buffering requirements of the Dublin Zoning Code shall be submitted and installed by the applicant, subject to approval by Planning.

(E) Waste and Refuse: All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.

(F) Storage and Equipment: No materials, supplies, or equipment shall be stored or permitted to remain on any portion of the parcel outside of permitted structures.

(G) Mechanicals: All roof-mounted or ground mounted mechanical units shall be screened from the view of all rights-of-way adjacent to the site.

VIII. Signs

(A) Design Intent: This site is unique in that it has frontage on four separate public roads and utilizes three widely dispersed vehicular access points, creating a need for a comprehensive sign plan. The current approved sign package for this site recognizes the development of the property with a campus-like feel and accomplishes the goals of providing identification of the various automobile manufacturers offering vehicles for sale on the site, identifying the dealership itself, and providing ample directional signage to allow customers and visitors to identify sales and service areas for different product types. The intent behind the sign standards in this text is to continue to utilize this same package while maintaining some limited flexibility to accommodate future changes to manufacturer types.

(B) Alteration of Signs: Sign panels on the campus identification, directional and brand signs that identify automobile manufacturers on ground signs may be changed without further review by the Planning and Zoning Commission provided that verification of the new panel's conformance with this text is made through the sign permitting process, or as otherwise specified herein.

(C) Sign Plan: Signage for automobile dealership uses shall be in accordance with this text and that which is approved as a part of a final development plan. Signage for all other permitted uses shall be in accordance with the City of Dublin Zoning Code. For purposes of this text, signs shall be placed into one of five categories, for which separate standards are set forth below. These categories are:

(1) Campus identification signs
(2) Dealership identification signs
(3) Directional signs
(4) Brand signs
(5) Wall signs

(D) Standards Applicable to All Sign Types: The following standards shall apply to all signs in the PUD, regardless of how they are categorized:

(1) Materials: All signs shall consist of materials that are complimentary to and of a similar quality as the buildings found in this PUD.

(2) Interior Signs: Signs located on the interior of buildings shall be permitted provided that they are not more than 3 feet in height and are not readily visible from rights-of-way that are adjacent to the site.

(3) Illumination: All signs found on the outside of buildings shall be externally illuminated, except for campus identification signs, which may be internally illuminated.

(4) Prohibited signs and displays: The following types of signs and displays shall be prohibited outside of buildings:

(a) Balloons, flags, streamers, metallic wind vanes and similar visual attractions

(b) Painting or other types of surface graphics displaying prices, slogans, or other advertising, except (i) as included on informational stickers provided by the manufacturer and (ii) a two-digit graphic shall be permitted on the windshield of used cars to indicate the year the car was made, provided that such graphic does not exceed 5 inches by 6 inches in size.

(c) Logos and/or signs located on the interior of a building that is easily readable from an adjacent public right-of-way shall not be permitted without approval by the Planning and Zoning Commission

(E) Campus Identification Signs: The following standards shall apply to campus identification signs:

(1) Definition: For purposes of this zoning text, a "campus identification sign" shall be defined as a ground sign located at a major vehicular access point to the property from an adjacent public roadway and that identifies the name of the automobile dealership and all or some of the automotive brands that are sold from that dealership.

(2) Number: A maximum of two campus identification signs shall be permitted.

(3) Location: One campus identification sign shall be permitted at the site entrances into the PUD from Perimeter Loop Road and another shall be permitted to the southeast of the intersection of Perimeter Drive and Venture Drive.

(4) Overall Size: Each campus identification sign shall be a maximum of 15 feet in height and a maximum of 30 inches in width.

(5) Panels: Each campus identification sign shall be permitted a maximum of 6 sign panels for the purpose of identifying the automobile manufacturers whose vehicles are being sold on-site.

(6) Sign Area: Sign panels identifying automobile manufacturers shall be no greater than 1.5 square feet in area. The portion of the sign identifying the name of the automobile dealership shall not exceed 5.5 square feet in area.

(7) Logos: The display of automobile manufacturers' logos shall be permitted on sign panels. Logos may exceed size limits set forth in the City of Dublin Zoning Code.

(8) Colors: Each individual sign panel shall be permitted to utilize three colors.

(F) Dealership Identification Signs: The following standards shall apply to dealership identification signs:

1. Definition: For purposes of this zoning text, a "dealership identification sign" shall be defined as a ground sign located along the property's frontage on State Route 161/U.S Route 33 and/or a wall sign located at the building's main office entrance that serves to identify the name of the automobile dealership that is operating within the PUD.

2. Number: A maximum of one dealership identification sign shall be permitted for both Subarea A and B it shall be located on Subarea B. If either dealership in Subarea A and B is sold to a separate auto dealership then the new owner has the right to request a new monument dealership sign to identify two new dealerships through an amended final development plan process.

(3) Location: One ground sign shall be permitted along the State Route 161/US Route 33 frontage and one wall shall be permitted at the entrance to building's main office.

(4) Overall Height: The ground sign shall be a maximum of 46 inches in height and a maximum of 32 inches in width. The wall sign shall be a maximum of

15 feet in height, as measured from grade.

(5) Content: The dealership identification sign shall identify the name of the automobile dealership. No logos or identification of an automobile manufacturer shall be permitted.

(6) Sign Area: The maximum area of the sign face for the ground sign shall be 17 square feet. The maximum area of the wall sign shall be 21 square feet.

(7) Any modifications to the location of the dealership identification ground sign greater than 10 feet from the existing location or the movement of the wall sign to a location visible from an adjacent right-of-way shall require approval of the Planning and Zoning Commission as a part of an amended final development plan.

(G) Directional Signs: The following standards shall apply to directional signs:

(1) Definition: For purposes of this zoning text, a "directional sign" shall be defined as a ground sign used for the purpose of directing customers and other visitors to various destinations on the campus, including service area signs.

(2) Location: Directional signs shall be permitted internal to the site. Additional directional signs shall be allowed without an amendment to the final development plan if they are 3 feet or less in height and are not easily visible from an adjacent public right-of-way.

(3) Size: Each directional sign shall be permitted either a maximum of 55 inches in height and a maximum of 42 inches in width, or an area of 16 square feet

(H) Brand Signs: The following standards shall apply to branding signs:

(1) Definition: For purposes of this zoning text, a "brand sign" shall be defined as a ground sign located between the front façade of the primary building in this PUD and the parking lot and identifying a single automobile manufacturer whose products are being sold in the building.

(2) Location and Type: Brand signs shall be permitted adjacent to the individual brand sales entrances. Any additional brand signs on the site shall require approval of the Planning and Zoning Commission as a part of an amended final development plan.

(3) Size: Brand signs shall be permitted with the following size limitations:

(a) Sign Type A (such as signs labeled K, L, N and O): Maximum height shall be 40 inches and maximum width shall be 72 inches for sign identifying a single brand.

(b) Sign Type B (such as sign labeled M): If multiple brands are identified at the same entrance, the overall sign may exceed 20 square feet in area, but each individual brand sign shall be limited to 6 square feet in area. The overall height shall not exceed 40 inches.

(4) Content: Each brand sign shall be permitted to display the name and/or logo of a single automobile manufacturer. Logos shall not exceed 50 percent of the maximum permitted area of the sign face.

(5) Colors: Each individual sign panel shall be permitted to contain three colors, not including black and white or the sign background, only in the event that the standard logo of the automobile manufacturer is being displayed and such logo contains more than three colors.

(l) Wall Signs: The following standards shall apply to wall signs:

(1) Definition: For purposes of this zoning text, a "wall sign" shall be defined to have the same meaning as provided in the Dublin Zoning Code.

(2) Number & Location: One wall sign shall be permitted in this PUD, located on the north façade of the northernmost building in this PUD. This sign shall identify a single brand of automobile that is being offered for sale from this building.

(3) Height: Wall signs shall not exceed 25 feet in height.

(4) Sign Area: Each wall sign shall not exceed a maximum area of 35 square feet.

(5) Logos: The display of an automobile manufacturer's logo shall be permitted on the wall sign.

IX. Lighting

(A) Lighting for this campus shall be consistent in look and feel throughout the PUD.

(B) Unless otherwise set forth in this text or approved as a part of a final development plan, lighting shall conform to the standards of the Dublin City Code.

(C) Light fixtures shall be installed at a maximum height of 28 feet and may include 400 watt lamps.

(D) Lighting poles and fixtures shall be consistent in color and appearance throughout the site and shall be dark in color and constructed of dark brown, black, or bronze metal.

(E) External lighting shall utilize cut-off type fixtures.

(F) Cut-off type landscape and building uplighting shall be permitted. No color lights shall be permitted to illuminate the exterior of a building.

(G) All lights shall be arranged to minimize light trespass onto adjacent properties.

(H) Lighting of the dealership after business hours shall be of a low intensity. Interior lighting in showrooms during these hours shall be subdued so that the full interior is not illuminated. Highlighting of specific cars during these hours shall be permitted.

SUBAREA B

I. Summary

The subject site consists of 8.73± acres of real property bounded by the existing MAG dealership to the west, U.S. Route 33/State Route 161 to the south, and Venture Drive to the north and vacant property to the east. The property is current undeveloped and the applicant/owner is seeking to add additional dealership space to the existing array currently operating to the west of Subarea A. The site will be developed with a new vehicle sales and service building and the necessary ancillary parking and landscaping. The request is expanding a permitted use found in the adopted area plan and the submittal will complete the automobile sales campus as envisioned by the applicant/owner. The adjacent property to the east owned by the applicant/owner remains zoned for office use under the existing PUD. The proposal will be to extend the landscaping elements east on the subject site to create a unified theme for the larger development. This PUD will permit the same uses and same development standards as are currently applicable to the property to the east while making accommodations for the expansion of the dealership. The rezoning of this site will take the ground out of the Perimeter Center Planned District Subareas D and J-1.

II. Development Standards

Unless otherwise set forth in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this PUD.

III. Permitted Uses

PROPOSED DEVELOPMENT TEXT

(A) The following uses shall be permitted in the PUD:

(1) New and used automobile sales and service

(2) General, administrative, and business office

(3) Medical and dental office

(4) Research, synthesis, analysis, development, and testing laboratories

(5) Ancillary uses within a structure primarily devoted to automobile sales or service uses including, without limitation:

(v) Automobile service (but not including auto body work)
(vi) Retail sales of automobile parts and accessories
(vii) Non-retail, coffee shops selling beverages and snack food items for on-premises consumption
(viii) Automobile rental services

(6) Non-retail car wash for the sole purpose of serving the users and/ or customers of a permitted automobile service facility located in this subarea or Subarea A (or the users and/or customers of an automobile dealership associated with such a facility)

IV. Setback and Yard Requirements

(A) Venture Drive: The minimum setback from the Venture Drive right-of-way shall be 25 feet for pavement and 75 feet for buildings.

(B) State Route 161/U.S. Route 33: The minimum setback from the State Route 161/U.S. Route 33 right-of-way shall be 60 feet for pavement and buildings.

(C) Eastern Boundary: There shall be a minimum building and pavement setback of 25 feet as measured from the eastern boundary line.

(D) Interior Property Lines: There shall be no minimum setback requirements from interior property lines within this PUD.

V. Parking, Loading, and Stacking Requirements

(A) Number of Parking Spaces: The number of required parking spaces on this site shall be calculated as follows:

(1) Parking for automobile dealership uses shall provide parking at the rate of 1

space per 300 square feet of building floor area for sales and related office uses, 1 per 1,000 square feet of outdoor display area, and parking at the rate of 3 spaces for each service bay for service uses.

(2) Parking for uses other than what is accounted for in Section V(A)(1) of this text shall be provided in accordance with the City of Dublin Code.

(B) Automobile Storage: Automobile storage shall be located behind buildings so as to minimize visibility from State Route 161/U.S. Route 33 and shall be screened from the view of other public rights-of-way. For purposes of this text, the term "automobile storage" shall be defined to mean the storage of vehicles that are not intended for sales display but are instead awaiting service or removal to another location.

(C) Loading Docks: Loading docks shall be fully screened from the view of adjacent rights-of-way and properties and shall be integrated into the architecture of the buildings.

(D) Car Wash Stacking: There shall be no minimum automobile stacking requirement for the non-retail car wash.

VI. Architecture

(A) Building Height: The maximum height for all structures shall be 65 feet as measured per the Dublin Zoning Code.

(B) Design Intent: Existing architecture in Subarea A is contemporary and innovative and features the extensive use of glass and metal to promote transparency and a sleek, signature look across the front of the buildings while emphasizing sharp edges and angles. The new facility will continue the contemporary style and employ the use of glass and black/white metal to highlight each brand. The new building will be positioned parallel to State Route 161/U.S. Route 33 and Venture Drive and provide a visual presence along both roads. Automobiles may be placed in various window areas to provide additional venues to display products that are sold on the premises. The new facility will implement a high quality of finish consistent with the architectural style and materials that are found throughout this area.

(C) Plans: Architecture shall reflect the general design and character of the architectural drawings that accompany the preliminary development plan application.

(D) Permitted Materials: Permitted primary exterior materials shall include glass, metal, cast in place concrete, EIFS/stucco, stone/stone veneer and concrete masonry units (CMU).

(E) Roofs: Flat roofs shall be permitted in this PUD.

(F) Colors: Limited areas of bold colors shall be permitted on the buildings to provide architectural highlights.

VII. Landscaping and Screening

(A) Landscaping: All landscaping shall be in accordance with the Dublin Landscape Code unless otherwise specified herein.

(B) Property Perimeter Screening: Along U.S. Route 33/State Route 161, the site shall be required to meet the Zoning Code by providing a minimum 10-foot wide, 3-foot tall mound from the pond in an easterly direction to the easterly property line and one tree per 30 feet of lineal frontage to meet the freeway/arterial screening requirement as referenced in Appendix A of the Dublin Zoning Code. In addition, the property perimeter will continue the formal grove design approved and installed along Subarea A.

(C) Tree Replacement and Diversity Allowances: Tree replacement for both Subareas A & B may be varied to increase the diversity of tree species on the total campus area by allowing up to 33% of the replacement trees to be evergreen or ornamental trees (no pines). A 7' or 8' high evergreen tree will count similar to a 2.5" caliper deciduous tree. An 8' to 10' high evergreen is equal to a 3" deciduous tree. The final landscaping design will include evergreen trees of varying heights from 6' to 10'. Evergreen trees that are used to satisfy the tree replacement requirement may be used to supplement the buffering of service areas, loading sites and service structures. Replacement trees may not be used in place of other trees providing specific landscaping requirement. Replacement trees for Subareas A and B may be planted on the adjacent property to the east as it is owned by the same developer/owner of the automobile sale facility.

(D) Eastern Perimeter Buffer: The 6-foot tall mound with trees every 30 feet will be extended easterly on the adjacent property and then continued down to the Children's Hospital property line.

(E) Waste and Refuse: All waste and refuse shall be containerized and fully screened from view by a solid wall or fence.

(F) Storage and Equipment: No materials, supplies, or equipment shall be stored or permitted to remain on any portion of the parcel outside of permitted structures.

(G) Mechanicals: All roof-mounted or ground mounted mechanical units shall be screened from the view of all rights-of-way adjacent to the site.

VIII. Signs

(A) Design Intent: This site is unique in that it has frontage on two separate public roads and utilizes two widely dispersed vehicular access points, creating a need for a comprehensive sign plan. The current approved sign package for Subarea A recognizes the development of the property with a campus-like feel and accomplishes the goals of providing identification of the various automobile manufacturers offering vehicles for sale on the site, identifying the dealership itself, and providing directional signage to allow customers and visitors to identify sales and service areas for different product types. The intent behind the sign standards in this text is to continue to utilize this same package while maintaining some limited flexibility to accommodate future changes to manufacturer types.

(B) Alteration of Signs: Sign panel modifications that identify automobile manufacturers on ground signs may be reviewed and approved administratively provided that the new panels conform to this text.

(C) Sign Plan: Signage for automobile dealership uses shall be in accordance with this text and that which is approved as a part of a final development plan. Signage for all other permitted uses shall be in accordance with the City of Dublin Zoning Code. For purposes of this text, signs shall be placed into one of four categories, for which separate standards are set forth below. These categories are:

(1) Campus identification signs
(2) Dealer identification sign
(3) Directional signs
(4) Wall signs
(5) Brand signs

(D) Standards Applicable to All Sign Types: The following standards shall apply to all signs in the PUD, regardless of how they are categorized:

(1) Materials: All signs shall consist of materials that are complimentary to and of a similar quality as the buildings found in this PUD.

(2) Interior: Logos and/or signs located on the interior of a building shall be permitted without requiring approval if the signage is not internally illuminated and shall be located a minimum of three (3) feet away from any window or exterior walls.

(3) Illumination: Signs may be externally or internally illuminated

(4) Prohibited signs and displays: The following types of signs and displays shall be prohibited outside of buildings:

(a) Balloons, flags, streamers, metallic wind vanes and similar visual attractions

(b) Painting or other types of surface graphics displaying prices, slogans, or other advertising, except (i) as included on informational stickers provided by the manufacturer and (ii) a two-digit graphic shall be permitted on the windshield of used cars to indicate the year the car was made, provided that such graphic does not exceed 5 inches by 6 inches in size.

(E) Campus Identification Signs: The following standards shall apply to campus identification signs:

(1) Definition: For purposes of this zoning text, a "campus identification sign" shall be defined as a ground sign located at a major vehicular access point to the property from an adjacent public roadway and that identifies the name of the automobile dealership and all or some of the automotive brands that are sold from that dealership.

(2) Number: A maximum of one campus identification signs shall be permitted.

(3) Location: One campus identification sign shall be permitted at the Venture Drive right of way.

(4) Overall Size: The campus identification sign shall be a maximum of 15 feet in height and a maximum of 30 inches in width.

(5) Panels: Each campus identification sign shall be permitted a maximum of 6 sign panels on each side for the purpose of identifying the automobile manufacturers whose vehicles are being sold on-site.

(6) Sign Area: Sign panels identifying automobile manufacturers shall be no greater than 1.5 square feet in area. The portion of the sign identifying the name of the automobile dealership shall not exceed 5.5 square feet in area.

(7) Logos: The display of automobile manufacturers' logos shall be permitted on sign panels. Logos may exceed size limits set forth in the City of Dublin Zoning Code.

(8) Colors: Each individual sign panel shall be permitted to utilize three colors. If vehicle or brand logos are incorporated into the sign panel, they shall be exempted from color limitations.

(F) Dealer Identification Sign: The following standards shall apply to dealership identification signs:

(1) Definition: For purposes of this zoning text, a "Dealer identification sign" shall be defined as a ground sign located along the property's frontage on State Route 161/U.S Route 33 that serves to identify the name of the automobile dealerships that operates within the PUD.

(2) Number: One dealership identification sign shall be permitted for Subarea A and Subarea B and it shall be located on Subarea B. If either dealership in Subarea A and B is sold to a separate auto dealership then the new owner has the right to request a new monument dealership sign to identify two new dealerships through an amended final development plan process.

(3) Location: One ground sign shall be permitted along the State Route 161/US Route 33 frontage in Subarea B.

(4) Overall Size: The ground sign shall be a maximum of 10 feet in height and a maximum of 50 square feet in size.

(5) Landscaping: If the ground sign is incorporated within the pond along US 33/SR 161, no landscaping shall be required around the base of the sign.

(G) Directional Signs: The following standards shall apply to directional signs:

(1) Definition: For purposes of this zoning text, a "directional sign" shall be defined as a ground sign used for the purpose of directing customers and other visitors to various destinations on the campus, including service area signs.

(2) Location: Directional signs shall be permitted internal to the site. Additional directional signs shall be allowed without an amendment to the final development plan if they are 3 feet or less in height and are not easily visible from an adjacent public right-of-way.

(3) Size: Each directional sign shall be permitted either a maximum of 55 inches in height and a maximum of 42 inches in width, or an area of 16 square feet

(H) Wall Signs: The following standards shall apply to wall signs:

(1) Definition: For purposes of this zoning text, a "wall sign" shall be defined to have the same meaning as provided in the Dublin Zoning Code.

(2) Number; Location: Three wall signs shall be permitted in this PUD. These

signs shall identify a single brand of automobile that is being offered for sale from this building.

(3) Height: Wall signs shall not exceed 15 feet in height.

(4) Sign Area: Each wall sign shall not exceed a maximum area of 50 square feet.

(5) Logos: The display of an automobile manufacturer's logo shall be permitted on the wall sign. Logos shall be excepted from color restrictions.

(I) Brand Signs: The following standards shall apply to branding signs:

(1) Definition: For purposes of this zoning text, a "brand sign" shall be defined as a ground sign located between the front façade of the primary building in this PUD and the parking lot and identifying a single automobile manufacturer whose products are being sold in the building.

(2) Location and Type: Brand signs shall be permitted adjacent to the individual brand sales entrances. Any additional brand signs on the site shall require approval of the Planning and Zoning Commission as a part of an amended final development plan.

(3) Size: Brand signs shall be permitted with the following size limitations:

(a) Sign Type A (such as signs labeled K, L, N and O): Maximum height shall be 40 inches and maximum width shall be 72 inches for sign identifying a single brand.

(4) Content: Each brand sign shall be permitted to display the name and/or logo of a single automobile manufacturer. Logos shall not exceed 50 percent of the maximum permitted area of the sign face.

(5) Colors: Each individual sign panel shall be permitted to contain three colors, not including black and white or the sign background, only in the event that the standard logo of the automobile manufacturer is being displayed and such logo contains more than three colors.

IX. Lighting

(A) Lighting for this campus shall be consistent in look and feel throughout the PUD.

(B) Unless otherwise set forth in this text or approved as a part of a final development plan, lighting shall conform to the standards of the Dublin City Code.

(C) Light fixtures shall be installed at a maximum height of 28 feet and may include 400 watt lamps.

(D) Lighting poles and fixtures shall be consistent in color and appearance throughout the site and shall be dark in color and constructed of dark brown, black, or bronze metal.

(E) External lighting shall utilize cut-off type fixtures.

(F) Cut-off type landscape and building uplighting shall be permitted. No color lights shall be permitted to illuminate the exterior of a building.

(G) All lights shall be arranged to minimize light trespass onto adjacent properties.

(H) Lighting of the dealership after business hours shall be of a low intensity. Interior lighting in showrooms during these hours shall be subdued so that the full interior is not illuminated. Highlighting of specific cars during these hours shall be permitted.

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