



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

City of Dublin Planning and Zoning Commission

Planning Report

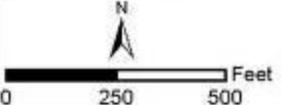
Thursday, May 2, 2013

Midwestern Auto Group PUD, Subarea 2
MAG Audi, BMW & Mini
5875 Venture Drive

Case Summary

Agenda Item	2
Case Number	13-035AFDP
Proposal:	Modification to exterior building materials for the service reception area of the approved 11,300-square-foot car Audi showroom building.
Request:	Review and approval of an amended final development plan under the Planned District provisions of Zoning Code Section 153.050.
Site Location	5875 Venture Drive. Located on the south side of Venture Drive, north of US33/SR161.
Property Owner	CAR MAG PARK LLC
Representative	Sean McCarthy, Midwestern Auto Group
Applicant	Brad Parish, Architectural Alliance
Case Manager	Claudia D. Husak, AICP, Planner II (614) 410-4675 chusak@dublin.oh.us
Planning Recommendation	<u>Approval of Amended Final Development Plan</u> In Planning's analysis, this proposal complies with the development text, the amended final development plan criteria, and existing development in the area and approval is recommended.



 <p>City of Dublin Land Use and Long Range Planning</p>	<p>13-035AFDP Amended Final Development Plan Midwestern Auto Group - Audi 5875 Venture Dr</p>	 <p>0 250 500 Feet</p>
--	---	---

Facts	
Site Area	24.33 acres (entire PUD)
Zoning	PUD, Planned Unit Development District (recently approved MAG plan)
Surrounding Zoning and Uses	<p>North: PCD, office condominiums in Subarea D of Perimeter Center</p> <p>East: PCD, vacant land in Subarea D of Perimeter Center</p> <p>South: US 33/SR 161</p> <p>West: PCD, the Crown auto campus in Subarea I of Perimeter Center</p>
Site Features	<ul style="list-style-type: none"> • Frontage: <ul style="list-style-type: none"> 1,400 feet along US33/SR 161 1,550 feet along Venture Drive 700 feet along Perimeter Drive • Subarea A is developed with two buildings: <ul style="list-style-type: none"> An approximately 115,500-square-foot dealership building with several automotive franchises including brands such as Saab, Aston Martin, Bentley, Audi, Volkswagen, and the Volvo and Porsche in the southwestern portion of the site. This building includes the MAG offices, the automobile service area and an executive suite. A second 7,335-square-foot building to the north facing Perimeter Drive houses the Land Rover franchise. • The Subarea has 472 customer and employee parking spaces, and 96,724 square feet of vehicle display area along all sides of the buildings. Vehicle display areas are designed in a unique finger-like arrangement along the western and southern portions of the site. • A retention pond is on the north side of the main building at the Perimeter Loop Road entrance. Mature landscaping and significant mounding are along the site perimeter and provide screening for the loading and vehicular use areas. • Site improvements and building construction have begun on the BMW/Mini building in Subarea B.
Case Background	<p>On January 12, 2012, the Planning and Zoning Commission recommended approval of a rezoning with preliminary development plan and final development plan to develop additional land into the MAG PUD for the MAG's Mini and BMW franchises to move from Post Road. The approval was for a 40,000-square-foot building with approximately 4,000 square feet for expansion area, 225 parking spaces and 57,000 square feet of vehicle display area.</p>

Facts	
	<p>On July 12, 2012, the Commission reviewed an amendment to the approved final development plan for BMW/Mini for a new building for the Audi franchise. The Commission approved the amended final development plan with conditions that required the applicant to remove the proposed Audi building from the plan to revise the architecture to be more in line with other campus buildings and the approved BMW/Mini building.</p> <p>The applicant requested informal review and feedback on architectural revisions to the Audi building from the Commission on September 6, 2012. The Commission acknowledged the applicant's efforts to create a building that met the high quality, innovative and striking architectural requirements of the development text and the existing and approved MAG buildings. The Commission requested the applicant provide information regarding the durability and maintenance of the proposed metal rain screen building material.</p> <p>On November 1, 2012, the Commission approved an 11,300-square-foot building for the Audi franchise as well as the addition of a car wash to the BMW/Mini building as part of an amended final development plan. The approved Audi building is two-story with a showroom, office space and a service reception area to the rear. The approved materials for the Audi building are glass and metal overlaid with a honeycomb pattern indicated as a metal rain screen. The rear of the building included a fibreC reinforced concrete panel in silvergray with a matte brush finish.</p>

Details		Amended Final Development Plan
Plan Overview	The revised proposal includes a revision to the material for the service reception area. The applicant is proposing to replace the fibreC panels with Öko Skin. Both are manufactured by RIEDER.	
Development Details	The 11,236-square-foot Audi building in the center of the site functions solely as a showroom and service reception area. The service reception area at the rear of the building (north) is located in the far west end of the north elevation. Service will be provided elsewhere on the campus. Display plazas are east and west of the building. No changes are proposed to the building layout or location.	
Architecture	The approved development text states that existing architecture is modern and innovative and features the extensive use of glass and metal to promote transparency. Permitted primary exterior materials include glass, metal, EIFS, stone/stone veneer and concrete masonry units. Flat roofs are also permitted.	

Details	Amended Final Development Plan
<p>Architecture</p>	<p>No changes are proposed to the Audi showroom elevations, with glass and silver metal panels. The sleek, signature appearance across the front of the buildings is highlighted by sharp edges and angles that are prominent in the main MAG building to lend a more obvious architectural relationship between the Audi building and the other MAG buildings. The metal material is overlaid with a honeycomb pattern indicated as a metal rain screen.</p> <p>Approved Material: The fibreC reinforced concrete panel in silvergrey with a matte brush finish approved at the rear of the Audi building provided a tie from this building to the other stucco material for other buildings on the campus. The approved panels were 3' 4" by 9 feet in size and assembled with concealed fasteners.</p> <p>Proposed Material: The applicant is now proposing to install Öko Skin made by the same manufacturer. Öko Skin panels are also concrete with fiberglass, and the applicant is proposing the same silvergrey color as the fibreC with the matte brush finish. However, the Öko Skin panels are smaller at a size of 6 feet in length and 11.5 inches and are fastened with screws the same color as the panel. The applicant is proposing an installation with a horizontal layout and a 1/3 staggered design of the panels.</p>

Analysis	Amended Final Development Plan
<p>Process</p>	<p>Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.</p>
<p>1) <i>Consistency with the approved preliminary development plan.</i></p>	<p>Criterion met: This proposal is consistent with the requirements of the proposed development text and preliminary development plan. The material change is in keeping with the modern appearance of the MAG campus.</p>
<p>2) <i>Traffic & pedestrian safety</i></p>	<p>Criterion met: No modifications are proposed to the circulation.</p>
<p>3) <i>Adequate public services & open space</i></p>	<p>No applicable</p>
<p>4) <i>Protection of natural features & resources</i></p>	<p>Not applicable.</p>
<p>5) <i>Adequacy of lighting</i></p>	<p>Criterion met: No changes are proposed.</p>

Analysis	Amended Final Development Plan
6) <i>Signs consistent with preliminary development plan</i>	Criterion met: No changes are proposed.
7) <i>Appropriate landscaping to enhance, buffer, & soften the building and site</i>	Not applicable.
8) <i>Compliant stormwater management</i>	Not applicable.
9) <i>All phases comply with the previous criteria.</i>	Not Applicable.
10) <i>Compliance with other laws & regulations.</i>	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation	Amended Final Development Plan
Approval	In Planning’s analysis, this proposal complies with the proposed development text and preliminary development plan, the final development plan criteria and existing development in the area. Planning recommends approval of this request.

AMENDED FINAL DEVELOPMENT PLAN

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.