



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

June 6, 2013

Minor Project Review

**13-048MPR – BSC Sawmill Center
Neighborhood District**

**Germain Honda of Dublin – Car Wash Awning
6715 Sawmill Road**

This is a request for exterior modifications to an Existing Structure, including the addition of an awning for an accessory car wash for an existing vehicle sales facility located on the west side of Sawmill Road south of the intersection with Dublin Center Drive. This Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Date of Application Acceptance

Wednesday, May 29, 2013

Date of ART Determination

Thursday, June 6, 2013

Case Managers

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Marie Downie, Planning Assistant | (614) 410-4679 | mdownie@dublin.oh.us



PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Sawmill Center Neighborhood District
<i>Development Proposal</i>	Modifications to an Existing Structure
<i>Building Type</i>	Existing Structure
<i>Waivers</i>	None
<i>Administrative Departures</i>	None
<i>Property Address</i>	6715 Sawmill Road
<i>Property Owner</i>	CAR GER OH DUB, LLC
<i>Applicant</i>	John Oney, Architectural Alliance
<i>Case Managers</i>	Rachel S. Ray, AICP, Planner II (614) 410-4656 rray@dublin.oh.us Marie Downie, Planning Assistant (614) 410-4679 mdownie@dublin.oh.us

Application Review Procedure: Minor Project Review/Existing Structure Modification

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 Zoning Code. The Administrative Review Team may also approve extensions, alterations, or other modifications to Existing Structures provided that the criteria of §153.062(B)(2)(b) are satisfied.

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

§153.062(B) (2) – Building Types – Existing Structures

The applicant is proposing to install car wash machinery inside an existing accessory service building. The air dryer blowers are proposed to be mounted on the exterior of the facility at the overhead doors on the south elevation. The applicant is proposing a minor building addition for an awning-like screening structure to screen the dryers. The structure will be clad with wood siding and trim to match the existing siding on the building, and will be supported by two columns clad with stucco.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

The proposed awning-like screening structure is consistent with the character and design of the Existing Structure.

Building Standards

Bollards to protect the support columns should be provided. The applicant should demonstrate that water from the vehicles will drain to an appropriate floor drain or catch basin at building permitting.

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

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Exterior Modifications to an Existing Structure Review Criteria

The Administrative Review Team may approve extensions, alterations, or other modifications to Existing Structures provided that the following criteria are met:

1. *Met.* That the Existing Structure meets all height, area, and/or parking and loading provisions that were applicable immediately prior to the rezoning of the property into a BSC district.
2. *Met.* That the enlargement or extension is limited to the same parcel on which the Existing Structure was located at the time of the adoption of this amendment.
3. *Met.* That the improvement does not interfere with the use of other properties located contiguous to or directly across the street from the parcel on which the Existing Structure is located.
4. *Met.* That the enlargement or extension does not exceed 50% of the gross floor area of the Existing Structure at the time of the adoption of this amendment.

Applicable Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the applicable review criteria for Minor Projects, which include the following:

(c) Meets Applicable Zoning Regulations

Criterion met through conditions. The proposed addition of the awning-like structure is consistent with applicable Zoning Code requirements. Bollards to protect the support columns shall be provided at building permitting, in addition to a drainage plan.

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Met. The proposed addition of the awning-like structure is consistent with the architectural character of the existing building.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this Minor Project Review application with the following two conditions:

- 1) That bollards be provided to protect the support columns; and
- 2) That a drainage plan be provided prior to approval of the building permit.