PROPOSED DEVELOPMENT TEXT

November 17, 2015

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

CAMPUS SUMMARY

This application contains Subareas A, B & C which reflects the existing and proposed MAG sales campus. Subarea A contains approximately 15.507± acres of the developed automobile sales campus including the latest addition, originally approved in 2010. Subarea B contains 9.127± acreswhich was added to the MAG dealership campus for a total of 24.634± acres in 2012 (MAG Planned Unit Development District). Subarea C will add 5.40 acres to the MAG sales campus to allow the relocation of existing dealerships and addition to new facilities for a sales campus that consists of 29.94 acres.

Subarea C 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 15.507± 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.

PROPOSED DEVELOPMENT TEXT

November 17, 2015

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

(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 buildings and 45 feet for the display areas impacted by ODOT right-of-way takes as part of the US33/I-270 interchange project;.

(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 1 space 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.

(I) 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.

(6) Amended Final Development Plan Application (14-046AFDP): In lieu of the wall sign regulations above, the developer is permitted three wall signs in Subarea A as proposed as part of the approved Amended Final Development Plan on September 18, 2015.

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 9.127± 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

(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 buildings and 45 feet for pavement for the display areas impacted by ODOT right-of-way takes as part of the US33/I-270 interchange project;

(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 *the* building *to which the sign is attached.*

(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 *and size limitations.*

(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 *or wall* sign located *along or* 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 (as shown on Sheet 4.01 of case #12-072AFDP): Maximum height of eight feet, six inches and maximum size of 2.7 square feet.

(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.

SUBAREA C

I. Summary

The subject site consists of 5.40± 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 andthe Children's Hospital facility 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 in Subarea A & B. 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 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

(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:

(ix) Automobile service (but not including auto body work)
(x) Retail sales of automobile parts and accessories
(xi) Non-retail, coffee shops selling beverages and snack food items for on-premises consumption
(xii) 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 buildings and 45 feet for pavement for the display areas impacted by ODOT right-of-way takes as part of the US33/I-270 interchange project;

(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

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

(3) 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.

(4) 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 & B 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

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

(F) 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.

(G) Tree Replacement and Diversity Allowances: Tree replacement for both Subareas

A, B & C 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.

(H) 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

(B) 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:

(6) Campus identification signs
(7) Dealer identification sign
(8) Directional signs
(9) Wall signs
(10) 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:

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

(6) 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.

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

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

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

(d) 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:

(9) 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.

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

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

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

(13) 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.

(14) 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.

(15) 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.

(16) 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:

(6) 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.

(7) 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.

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

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

(10) 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:

(4) 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.

(5) 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.

(6) 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:

(6) 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.

(7) Number; Location: *Two* wall signs shall be permitted in this PUD. These signs shall identify a single brand of automobile that is being offered for sale from *the* building*and will face the State Route 161/US Route 33 frontage.*

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

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

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

(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 *or wall* sign located *along or* 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:

(c) 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.

(d) Sign Type B (as shown on Sheet 4.01 of case #12-072AFDP): Maximum height of eight feet, six inches and maximum size of 2.7 square feet.

(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

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

(D) 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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