Planning & Zoning Commission
November 9, 2017

17-085CU – INFINITI

Site Location
North of Tuller Road and South of I-270 interchange.

Zoning
BSD-SCN, Bridge Street District – Sawmill Center Neighborhood District

Property Owner
Infiniti of Columbus LLC

Applicant/Representative
Infiniti of Columbus/BBCO Design, Bhakti Bania

Applicable Land Use Regulations
Zoning Code Section 153.236

Request
Approval of a Conditional Use for the expansion of an existing auto-oriented use.

ART Recommendation
Approval of a Conditional Use with No Conditions.

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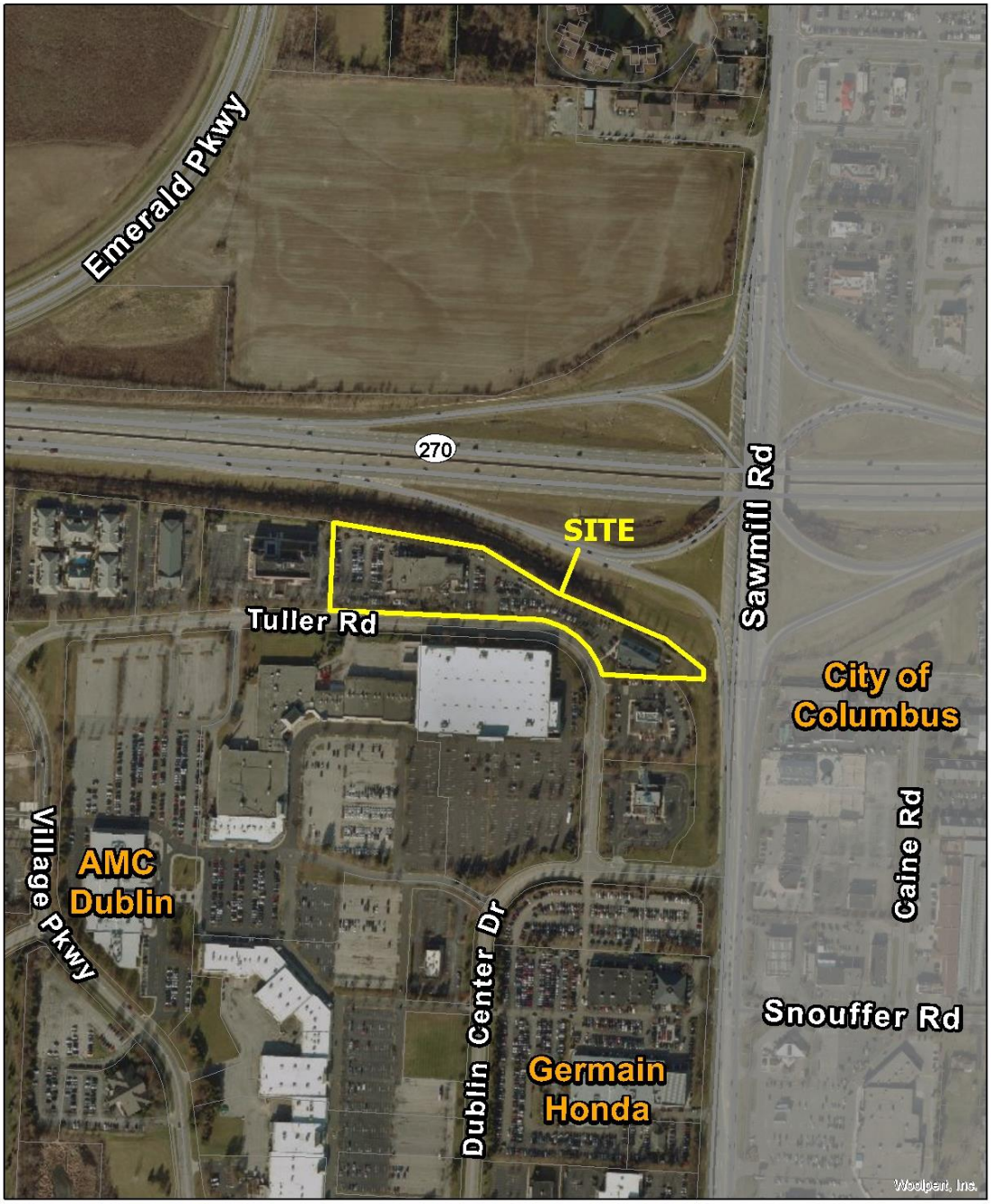
Summary
An approximately building addition containing three new service bays, a drive-thru car wash, and a relocated dumpster enclosure on the northwest side of an existing automotive dealership representing an approximately 1,000-square-foot expansion of an existing auto-oriented use.

Zoning Map

Next Steps
Upon review and approval of a Conditional Use by the Planning and Zoning Commission the applicant will be eligible to proceed to building permitting for construction of a building addition within the threshold of a Minor Project, which was reviewed and approved by the Administrative Review Team on November 2, 2017.

1. Context Map

North of Tuller Road and South of I-270 interchange on the west side of Sawmill Road.



City of Dublin

17-085MPR/CU
Minor Project Review/Conditional Use
Infiniti Addition
3890 Tuller Rd

0 200 400
Feet

2. Overview

A. Background

On November 2, 2017, the ART approved a Minor Project for the 1,075-square-foot addition, architectural modifications, and site improvements with three conditions associated with Fire Service and Parking. A Conditional Use is required to construct the expansion an approval of an auto-oriented use.

In 2012, the site was rezoned as part of an area rezoning (Ord. 08-12) from CC, Community Commercial, to BSD-SCN, Bridge Street District – Sawmill Center Neighborhood. The BSD Code and area rezoning permitted preexisting uses and structures to remain within the district, and provides limited guidance on treatment of existing structures, and expansion of existing uses.

In this case, the expansion of the building is under the threshold of a Minor Project, which is approvable by the ART; and the expansion of the use is a Conditional Use in the existing zoning district and therefore requires a recommendation by ART to the Planning and Zoning Commission for a final determination.

B. Site Characteristics

1) Natural Features

No natural features are present on the site.

2) Historic and Cultural Facilities

No historic and cultural facilities are present on the site.

3) Surrounding Land Use and Development Character

- North: Right-of-way, I-270 Interchange
- East: BSD-Office Residential, Commercial (Hotel/Office)
- South: BSD-Sawmill Center Neighborhood (Commercial – Retail)
- West: Right-of-way, City of Columbus

4) Road, Pedestrian and Bike Network

A sidewalk is provided on the north side of Tuller Road along the site. There are three vehicular access points provided to the site off of Tuller Road. The western point primarily serves the second structure on the parcel prominently located on Sawmill Road (not proposed to be modified as part of this application). The western most access point in shared with the parcel to the west, and the third access point is located approximately halfway between the two. No bicycle facilities are present on the site.

5) Utilities

Water service is provided via a 12 inch line along the south side of Tuller Road. A 12-inch storm sewer transects Tuller Road providing a connection to the site. Sanitary sewer is provided via an eight-inch line on the south side of Tuller Road.

C. Proposal

1) Summary

A 1,075-square-foot building addition containing three new service bays, a drive-thru car wash, and a relocated dumpster enclosure are proposed to be located on the northwest side of an existing automotive dealership.

The building addition was approved by the ART to match the existing structure. It will be finished in a modular brick veneer and detailed with brick course. Four garage doors (one new) will be oriented toward I-270 along the north elevation and screened by significant mature landscaping. The doors will be a metal guard door and painted to match the existing doors on the building. The dumpster will be enclose in brick to match the addition, and feature decorative metal gates.

As a condition of the Minor Project approval, the applicant is required to demonstrate adequate parking on site. The expansion requires 3 parking spaces; however the parking requirements under the existing zoning is less than the requirement of the zoning under, which the site was developed therefore it is simply a request for confirmation the parking needs are met.

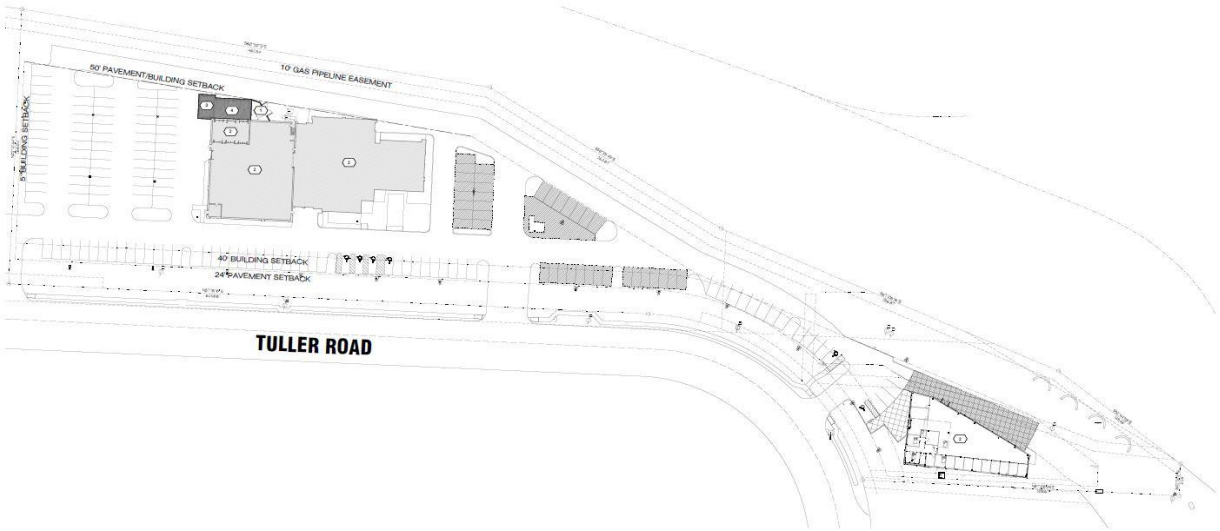
Due to the limited extent of work and minimal site modification there is not additional landscaping that is required with this application. The applicant has elected to provide 128 square feet of landscaped area, which is a net increase of 34 square feet from what exists on the site today.

Lighting is proposed to be incorporate along the building addition to match existing building fixtures. No modifications to parking lot lighting are proposed with this application.

2) Use

Within the BSD-SCN, Bridge Street District – Sawmill Center Neighborhood District, Vehicle Sale, Rental, and Repair are a Conditional Use. With the expansion of the auto-oriented use operational consideration and impacts on adjacent sites are prudent to consider. The applicant has indicated the carwash will only be use for vehicles being serviced on site, and will not be open to the general public. The carwash will only operate during the typical hours of operation for dealership sales and service.

3. Site Plan



4. Criteria Analysis

Conditional Use [153.236]

1) **The proposed use will be harmonious with and in accordance with the general objectives or purpose of the Code and/or Community Plan.**
Criterion met. The minor expansion of an existing structure does not impede adjacent development or conflict with the intent of the BSD Special Area Plan included as part of the Community Plan.

2) **The proposed use will be comply with all applicable development standards, except and specifically altered in the approved conditional use.**
Criterion met. The proposed use complies with all development standards as required with the Minor Project Review, and does not alter any Code requirements.

3) **The proposed use will be harmonious with the existing or intended character of the general vicinity.**
Criterion met. The proposed use is a minimal expansion of an existing use and therefore will generally be harmonious with the existing character of the vicinity.

4) **The use will not be hazardous to or have a negative impact on existing or future surrounding uses.**
Criterion met. The proposed use is a minimal expansion of an existing use therefore any impact from the use will be similarly de minims.

5) **The area and proposed use(s) will be adequately served by essential public facilities and services.**
Criteria Met. The proposal will not alter the general provision of public services.

6) The proposed use will not be detrimental to the economic welfare of the community.
Criterion met. The minimal expansion of the existing use is not detrimental to the economic welfare of the community.

7) The proposed use will not involve operations that will be detrimental to any person, property, or the general welfare.
Criterion met. The existing and proposed use do not involve operations that are detrimental to any person, property, or general welfare. The dealership has existing procedures in place to handle automotive waste and fluids.

8) Vehicular approaches to the property shall be designed to not interfere with traffic on surrounding public streets/private roads.
Not Applicable. Existing vehicular approaches are not being altered as a part of this application, nor are new vehicular approaches being proposed.

9) The proposed use will not be detrimental to property values in the immediate vicinity.
Criterion met. The proposal will successfully integrate into the vicinity and will provide additional economic value through additional work space.

10) The proposed use will not impede the normal and orderly development of the surrounding properties.
Criterion met. The expansion of the use will not impede normal or orderly development of surrounding properties.

5. Recommendation

Conditional Use
The proposal complies with all applicable review criteria and existing development character of the area. ART recommends **Approval** with no conditions.