

18-042MPR– GERMAIN HONDA, PHASE I

Site Location

West of Sawmill Road 500-feet south of the intersection with Dublin Center Drive.

Zoning

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

Property Owner

Car Ger OH Dub LLC

Applicant/Representative

Brian Reynolds, Architectural Alliance

Applicable Land Use Regulations

Zoning Code Sections 153.066

Request

Approval of a Minor Project Review for demolition of a 2,000 square-foot building and site improvements for an existing automotive dealership.

Staff Recommendation

Recommendation of approval of a MPR and Parking Plan with four conditions.

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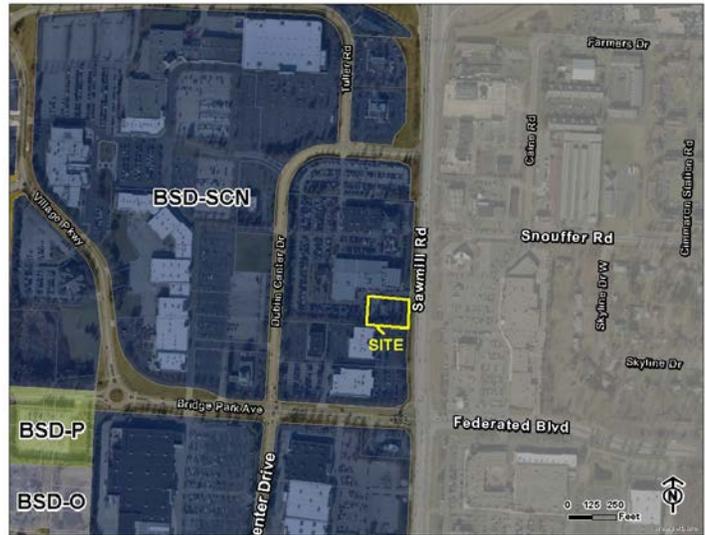
Case Manager

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Summary

Demolition of an approximately 2,000-square foot building and associated site improvement including parking, lighting, and landscaping for an existing automotive dealership.

Zoning Map

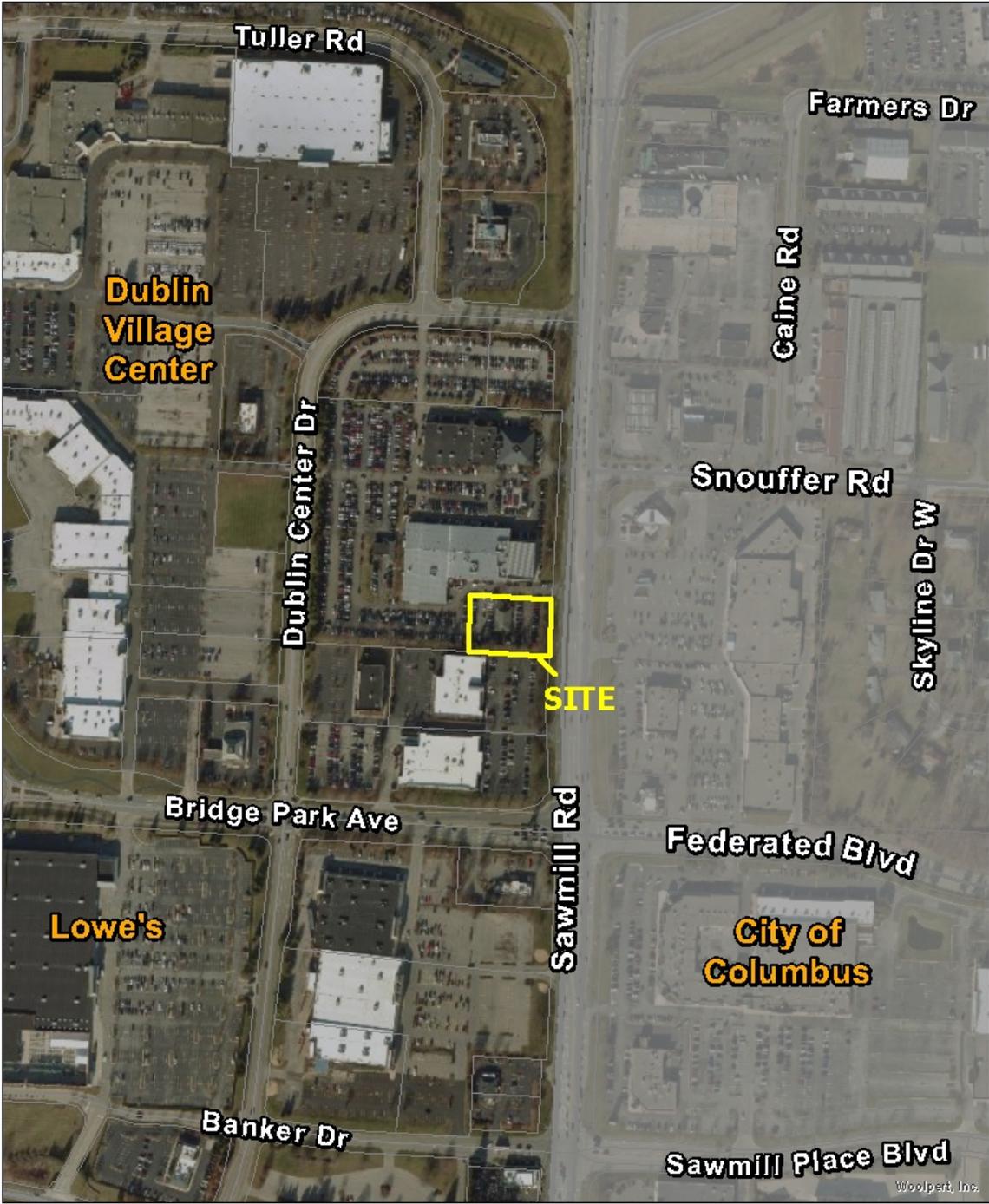


Next Steps

Upon review and approval of a Minor Project Review by the Administrative Review Team (ART) the applicant will be eligible to work with the Building Standards Division to secure authorization to perform the site modifications and improvements.

1. Context Map

West of Sawmill Road, approximately 500-feet south of the intersection with Dublin Center Drive.



| | | |
|---|---|---|
|  <p>City of Dublin</p> | <p>18-042MPR Minor Project Review Germain Honda - Phase One 6715 Sawmill Road</p> | <p>0 155 310 Feet</p>  |
|---|---|---|

2. Overview

A. Background

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 sites.

In this case, the demolition of an existing structure and site improvements fall within the limits of a Minor Project, which is approvable by the ART. The applicant has indicated the proposal before ART is an initial phase of future site improvements and exterior modifications to create parking efficiencies and establish a cohesive campus character.

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: BSD-SCN: Commercial – Restaurant
- East: BSD-SCN: Commercial – Dublin Village Center
- South: BSD-SCN: Commercial – Retail
- West: Right-of-way: City of Columbus – Sawmill Road

4) Road, Pedestrian and Bike Network

The automotive campus has approximately 850 feet of frontage with three access points on Sawmill Road (east property line). There are two additional access points located on Dublin Center Drive, which is located north and west of the property.

There are no pedestrian or bicycle facilities along Sawmill Road or Dublin Center Drive. A single pedestrian crossing with no connectivity is provided at the intersection of Sawmill Road and Snouffer Road. The applicant is proposing to provide a five foot sidewalk within an easement dedicated to the City along the extent of the portion of the site that is proposed to be improved with this application (approximately 150 feet). The applicant should work with Engineering to appropriately locate and construct the sidewalk. The alignment of the sidewalk is proposed adjacent to a ground sign that will no longer serve a functional purpose with removal of the building. The ground sign should be removed within 60-days of issuance of a demolition permit by Building Standards.

5) Utilities

Water service is provided to the building proposed to be demolished via a six-inch line crossing Sawmill Road and running north of the building. A 12-inch storm sewer runs parallel to the water service north of the building. Sanitary sewer is provided via an eight-inch line along the south property line.

3. Proposal

1) Summary

The Minor Project Review is for demolition of a 2,000-square-foot building (formerly used car sales) with a Parking Plan and associated site improvement for a .64-acre portion of the Germain Honda campus. The proposal includes parking in lieu of the existing structure, modified internal landscaping to allow for increased parking efficiency, and new LED parking lot lights.

The site is zoned BSD-Sawmill Center Neighborhood. Vehicle sales, service, and repair is a permitted, conditional use within the zoning district, and surface parking is a permitted accessory use. In this case, the vehicle sales, service, and repair is not proposed to be expanded therefore a conditional use review is not required. There are use-specific standards for surface parking as an accessory use, but the applicability is only for sites where the principle structure was constructed after 2012 and is in compliance with the BSD Code. The site was originally developed prior to the application of the BSD standards and is therefore non-conforming.

2) Parking Plan

The BSD Code applicability for Site Development Standards, which include the Parking and Loading standards provide an exception for existing uses and existing structures that are non-conforming. Compliance with standards of the zoning district is required "to the extent practicable" by Zoning Code Section 153.004. In the case of parking, the BSD Code allows the required reviewing body to assess and approve alternate parking needs as part of a Parking Plan.

Parking for vehicle sales, rental and repair is permitted at 2 per 1,000 square feet of building plus 1 per 2,000 square feet of outdoor display, and limited to 150-percent of the maximum parking permitted. In this case, the existing campus as a whole, and the impacted .64-acre portion of the site exceed the parking permitted for new development within the BSD.

The applicant is requesting review and approval of a Parking Plan for the .64-acre portion of the site, which represents the impacted area (former PID 273008377). Today the site contains 51 parking spaces. With the removal of the existing structure a total of 85 parking spaces are proposed, which includes 20 pervious parking spaces with a parking lot pedestrian path to meet the intent of the Walkability Standards within the BSD Code. The net increase in parking spaces is 34 spaces. Based on the existing use of the property, demonstrated need, and application of the BSD standards to the fullest extent practical Staff is recommending approval of the Parking Plan for this portion of the campus to ART. A more holistic parking analysis is appropriate and should be submitted to ART and the Planning and Zoning Commission for the entire automotive campus with the next phase of improvements.

3) Landscape and Lighting

The increase in impervious surface area with this proposal is 457-square-feet, which does not require additional stormwater analysis. The total lot coverage permitted for a Commercial Center building type, the most similar building type, is 75-percent impervious with an additional 15-percent semi-pervious. The impervious lot

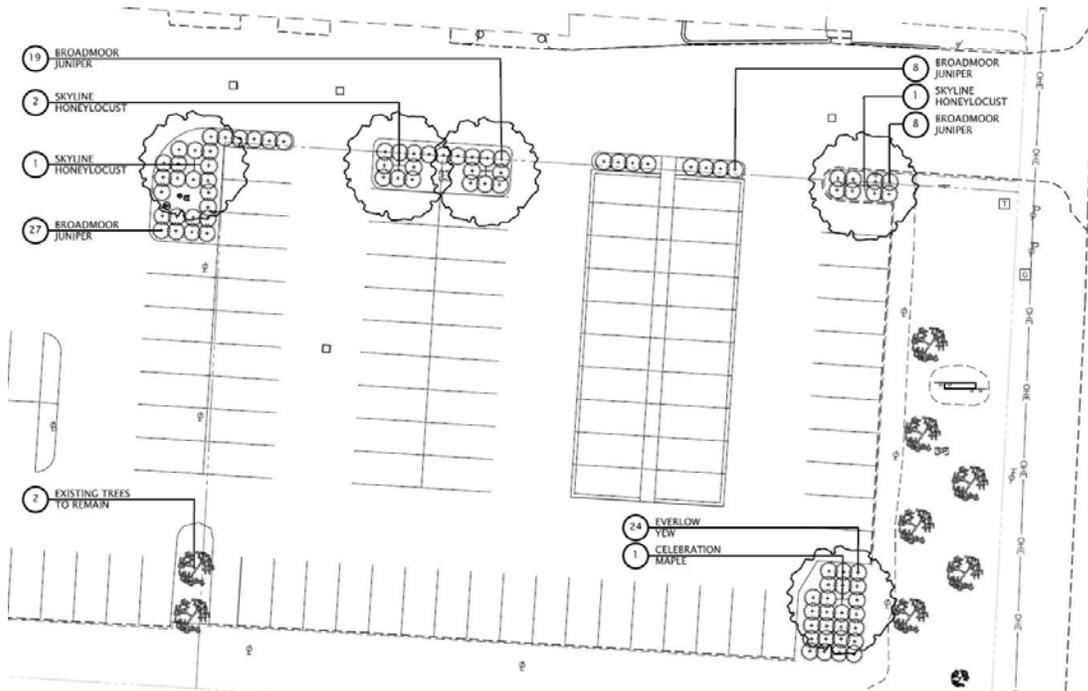
coverage proposed is 72.4-percent with an additional 6.8-percent pervious lot coverage.

Due to the limited extent of work and minimal site modification there are no modifications proposed to the perimeter landscaping. To allow for the demolition of the building and subsequent parking lot construction the applicant is proposing to modify existing internal landscape and hardscape islands within the impacted area to meet the BSD Code. Two trees in good condition will be removed (a total of 30.25 caliper inches). The applicant has also indicated they intend to work with the City's Zoning Inspector and City Forester to relocate removed inches on-site; although, it is anticipated the applicant will need to pay a fee-in-lieu of planting new trees along the perimeter of the site, as it is already densely planted.

Lighting is proposed to be incorporated with the parking lot modifications. The applicant has indicated the entire site will have the same light fixtures as the Phase II improvements. With this application, 12 new 22-foot tall lights will be installed. The light levels are within the lumens permitted by the Code, and will dissipate at the property lines.

4. Site Plan

Proposed site plan for the .64-acre impacted portion of the site is shown below. The landscape plan does not indicate the proposed sidewalk alignment, but does demonstrate the proposed parking, landscape, and lighting.



5. Criteria Analysis

C. Minor Project Review [153.066 (G)]

- a) The Minor Project Review is substantially similar to the approved Basic Site Plan.

Criteria Met. The changes proposed to the site are minor in nature, in keeping with the existing development pattern, and within the limits of a Minor Project Review.

- b) **If a Development Plan has been approved that includes the property, the application is consistent with the Development Plan.**

Criteria Met. Minor change proposed to the site are minor in nature, in keeping with the existing development pattern, and within the limits of a Minor Project Review.

- c) **The application meets all applicable requirements of §153.059 and §§153.062 through 153.065 except as may be authorized by Administrative Departure(s) or Waiver(s) pursuant to §153.066(H) and §153.066(I), respectively.**

Criteria Met with Condition. The site modifications are harmonious with the existing character of the existing structure of the site and work to meet the objectives of the BSD. The application must provide a comprehensive parking plan to Planning with Phase II.

- d) **The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians.**

Criteria Met. The site modifications enhance the internal circulation of the campus and will have no effect on the external network or existing access points.

- e) **The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community with a commitment to exemplary planning and design.**

Criteria Met with Conditions. The proposed building modifications are consistent with the character of the existing auto dealership facility within the BSD. The applicant has worked with Staff to create a proposal that meets the intent of the BSD Code while working within the constraints of the existing site and structure. The applicant should work with the City Forester and Zoning Inspector to ensure the perimeter landscaping is treated in a sensitive manner with respect to replacing inches on-site.

- f) **The application is consistent with the requirements for types, distribution, and suitability of open space in §153.064 and the site design incorporates natural features and site topography to the maximum extent practicable.**

Not Applicable. No additional open space dedication is required.

- g) **The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;**

Criteria Met with Condition. With fulfillment of the conditions associated with criteria (e) the development pattern does not inhibit the provision of any City services. The

applicant should work with the City Engineer to align and construct the proposed sidewalk in a sensitive manner.

- h) Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off the site, and removal of surface waters will not adversely affect neighboring properties;**
Criteria Met. Stormwater analysis is not required with this application given the limited amount of additional impervious area.
- i) If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements;**
Criteria Met. Phased development is proposed. The impacted area of the site is a limited scope the site will be considered comprehensively and holistically with the second phase of work.
- j) The application demonstrates consistency with commonly accepted principles of walkable urbanism as described in §§153.057 and 153.058, the five Bridge Street District Vision Principles, Community Plan and other related policy documents adopted by the City.**
Criteria Met with Condition. The existing ground sign located south of the southernmost entrance from Sawmill Road will no longer serve a functional purpose and should be removed within 60-days of approval of a demolition permit for the structure by Building Standards.

6. Recommendations

Minor Project Review with Parking Plan

The proposal complies with all applicable review criteria and existing development character of the area. **Approval** with four condition:

- 1) The applicant work with the City Engineer and City Forester to appropriately and sensitively align and construct a public sidewalk; and,
- 2) The ground sign located south of the southernmost entrance from Sawmill Road be removed within 60-days of approval of a demolition permit for the structure by Building Standards; and,
- 3) The applicant work with the Zoning Inspector and City Forester to determine the appropriate number of tree replacement inches that can be accommodated on-site and the remainder paid as a fee-in-lieu; and,
- 4) A comprehensive Parking Plan be provided to Planning for review and approval with Phase II.