

Rezoning Statement
MAG Dealership
Perimeter Drive & Wall Street

1. Explain the existing zoning and proposed change, and specify into which zoning district the applicant intends to rezone the property.

The existing zoning is PCD as adopted in the Perimeter Center PCD District created in the 1990's. The site is in Subarea C – Internal Orientation. The list of permitted uses are primarily office, medical office, limited manufacturing and light assembly. The property has remained vacant since the zoning was adopted. The proposal is to rezone to property to PUD to allow the site to develop with two (2) automobile dealerships as an outgrowth of Midwestern Auto Group (MAG) operation located south of the site. The proposal will allow the dealership to expand its presence in Dublin.

2. State how the proposed rezoning relates to existing land use character of the vicinity and to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then justify the proposed deviation from the Community Plan.

The existing land use in the area is primarily office building with large parking lots. The proposed dealership will look similar to the surrounding uses as there will be one building with parking arrayed around the building. The 2007 Dublin Community Plan shows the property to be designated "standard office". The proposal for the automobile dealerships deviates from the Community Plan because the property has remained vacant since the property was zoned with no interest in developing the ground for office use.

The office use in the area is slightly delated and the demand for office in this area is waning. The proposed automobile dealership will allow the MAG operation to expand within near proximity of the existing operations. The proposed dealership will allow for additional jobs to be created in the area and bring customers into this quadrant of the community. The proposed dealerships will be designed and developed with the same standards that are found at the MAG campus to the south. The proposal will be a positive for both the City of Dublin and the MAG ownership.

3. Explain how the proposed rezoning meets the requirement for the standard zoning district into which the applicant intends to rezone the property.

The proposed rezoning will be using the PUD standards that have been approved with the development of the MAG campus to the south so the same development standard will be used to layout the proposed site thereby maintaining similar setbacks, landscaping, lighting, signage and other relevant standards adopted for the main MAG campus.

4. If a previous application to rezone the property has been denied by City Council within the last twelve months, list when and state the basis for reconsideration as noted in Section 153.234.

There has been no previous rezoning submitted for this site in the last 12 months.

mag-rezoning.ste (nct)
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