

DATE // November 6th, 2024
ATTN // Dublin Planning and Zoning Commission
5200 Emerald Parkway
Dublin, OH. 43017
RE // MAG Ferrari Addition – 24-102AFDP
Project Narrative and Applicant Statement

Commission Members //

In the following package you have received for review is our updates for an Amended Final Development Plan submission for MAG Ferrari dealership. This expansion will continue to adhere to the existing use of the parcel and site, meant for automotive sales and service under general building zoning.

This addition in the proposed scope of work would be a 3065 sf expansion that is to add 5 service bays, dedicated parts and air/oil storage as well as supporting offices for the service staff to the Ferrari dealership. As this expansion pushes the building footprint further south into the lot, the parking lot layout will need to be adjust as well as utilities moved. With this, we are looking to relocate and replace any disturbed landscaping, with the addition of landscape islands at the end of the parking stall and new screening for the relocated transformers. The exterior materials are all to remain consistent with the existing dealership, continuing the same image onto the new addition. These materials, consisting of EIFs, ACM RTU screening, and CMU are all existing on the current dealership and allowed materials in our zoning text.

With the addition of these services bays, this will allow for the continued growth of the business, with 5 to 10 new positions being made available, as well as giving a better working spot for some of the existing employees that currently have to coordinate the service back to the main building.

Thank you //



Vince DeStefano
Architect