

# PLANNING REPORT

## Planning & Zoning Commission

Thursday, November 14, 2024

# MAG – Ferrari

## 24-102AFDP

<https://dublinohiousa.gov/pzc/24-102/>

### Case Summary

Address	6321 Perimeter Loop Road
Proposal	Proposal for the construction of a 3,065-square-foot building addition and associated site improvements.
Request	Request for review and approval of an Amended Final Development Plan (AFDP) under the provisions of Zoning Code Section 153.055(B).
Zoning	Planned Unit Development (PUD) – Midwestern Auto Group (MAG)
Planning Recommendation	<u>Approval of an Amended Final Development Plan with no conditions.</u>
Next Steps	Upon approval of the AFDP, the applicant may apply for permits through Building Standards.
Applicant	Vince DeStefano, Archall
Case Manager	Taylor Mullinax, AICP, Planner I <a href="mailto:tmullinax@dublin.oh.us">tmullinax@dublin.oh.us</a> (614) 410-4632



### Community Planning and Development



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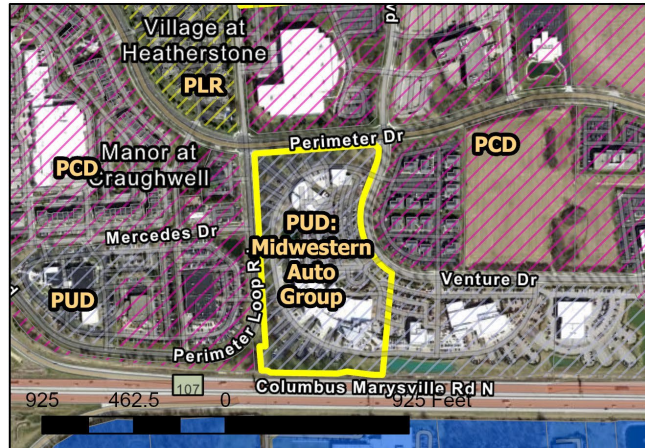
## Site Location Map

# 24-102AFDP - MAG - Ferrari Addition



### Site Features

- 1 Existing Ferrari building and proposed addition
- 2 Existing site access



## 1. Background

### Site Summary

The 15.5-acre site is located southeast of Perimeter Drive and Perimeter Loop Road, with shared access from Perimeter Loop Road and two access drives off Venture Drive. It includes the Ferrari, Porsche, and main MAG dealership buildings, outdoor display areas along the front of the buildings, associated parking, and pedestrian facilities along Venture Drive, Perimeter Loop Road, and Perimeter Drive. A retention pond is located immediately south of the Porsche dealership.

The site was initially developed with a Land Rover dealership, which was approved for demolition in February 2019 to allow for the construction of the Porsche dealership and the Ferrari building. The Planning and Zoning Commission (PZC) has approved several Final Development Plans (FDP), and multiple amendments and rezonings have been approved by City Council for the MAG campus. The complete history of the campus development is summarized in the packet history.

### History

#### *April 2020*

The PZC approved an AFDP for the construction of a 7,040 square-foot Ferrari Showroom and associated site improvements.

#### *February 2018*

The PZC provided non-binding feedback on an Informal Review for the demolition of the Land Rover dealership, the construction of two dealership buildings: Porsche and Ferrari (totaling 23,000 square feet), and associated site improvements.

### Process

- 1) Concept Plan (CP)
- 2) Preliminary Development Plan (PDP)/Rezoning
- 3) Final Development Plan (FDP)
- 4) *Amended Final Development Plan (AFDP)*

The PZC is the reviewing body for an AFDP, which is required for changes to a FDP.

## 2. City Plans and Policies

### Development Text and Zoning Code

The site is zoned PUD –MAG and is in Subarea A. The development text outlines permitted uses, setbacks, parking, architecture, landscaping and screening, and lighting requirements. Unless otherwise specified in the development text or approved drawings, the development standards of Chapter 153 of the Dublin Zoning Code apply.

## 3. Project

### Summary

Proposal for the construction of a building addition and associated site improvements.

## Project Details

### *Uses*

The existing Ferrari dealership includes sales, offices, and display areas, while the proposed addition will include additional offices, five service bays, and parts storage. All existing and proposed uses are permitted by the development text. Approximately 7-10 new employees are anticipated to work in the addition.

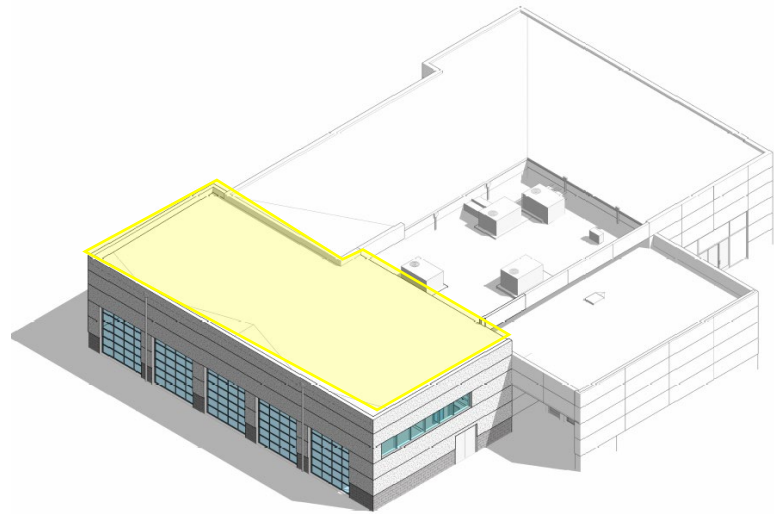
### *Site Layout and Parking*

The Ferrari dealership is in the northern part of the site, east of the Porsche dealership. Per the development text, there is a 75-foot building setback and 25-foot pavement setback from Venture Drive, and a 65-foot building setback and 25-foot pavement setback from Perimeter Drive. The maximum permitted lot coverage is 70 percent, and all requirements are met.

Proposed site improvements include minor modifications to internal drives and landscaping, relocating utilities and transformers, and removing 4 parking spaces to accommodate a building addition on the south side of the existing building. Subarea A requires 362 parking spaces for the main MAG, Porsche, and Ferrari dealership buildings. Five additional parking spaces are also required for the 5 proposed service bays. Despite the loss of four spaces, 406 existing parking spaces will remain, which meets the development text requirements. Subareas B & C provide additional parking if needed.

### *Architecture*

The existing 7,028-square-foot Ferrari building's main entrance is on the north side, with a service drop-off east of the showroom, connected to the main building. The 23-foot high building features large windows showcasing automobile displays. The primary building materials are glass, aluminum composite material, CMU, and EIFS.



The proposed 3,065-square-foot addition will have a parapet roof matching the existing building's 23-foot height, screening all rooftop mechanical units. The architecture maintains the modern design of the MAG campus. The service area's overhead glass sectional doors will face south, similar to other service areas throughout the MAG campus. The addition will use glass, aluminum composite material, CMU, and EIFS, consistent with the existing building and permitted materials. All materials will be in a grey color palette.

### *Landscaping*

The PDP requires a minimum of 30 percent greenspace in Subarea A. While approximately 3,069 square feet of existing landscape islands will be removed to accommodate the building addition, the applicant will be adding two new landscape islands, one at the end of each parking row south of the building addition. The proposal provides a total of 235,928 square feet (35 percent) of greenspace within Subarea A, thus meeting the requirement.

The site contains perimeter and vehicular use area screening, along with various site plantings. Six dead evergreen trees along Venture Drive need to be replaced to meet screening requirements. The applicant proposes replacing them with 5-foot tall Picea Abies trees. A few small existing trees will be removed to accommodate the addition and are not required to be replaced based on their size, but all landscape requirements are met. The relocated electric transformers will be screened with Sea Green Junipers to the height of the ground units. All proposed landscape changes meet the requirements of the development text and Code.

*Site lighting*

Four existing light poles provide site lighting around the Ferrari building; two of these will be relocated to accommodate the addition. Additionally, two illuminated bollards will be relocated from the south side of the existing building to the new man doors on the east side of the addition. All proposed changes meet the development text and Code requirements.

*Utilities and Stormwater*

The site is served by public utilities, including sewer along the south side of Perimeter Drive and water along the west side of Venture Drive. Proposed work includes relocating electric and stormwater utilities and three transformers to the west side of the building to service the new addition. The applicant will need to continue to coordinate with Engineering to ensure stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

## 4. Plan Review

Amended Final Development Plan	
Criteria	Review
1. The plan conforms in all pertinent respects to the approved preliminary development plan.	<b>Criterion Met:</b> The proposal is consistent with the approved PDP for the MAG PUD.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	<b>Criterion Met:</b> The proposal provides adequate internal vehicular circulations around the new building addition. All other vehicular and pedestrian circulations exist.
3. The development has adequate public services and open spaces.	<b>Criterion Met:</b> The proposal has access to existing utilities and will continue to provide adequate service when they are relocated to accommodate the addition. The site modifications continue to meet the minimum required greenspace within Subarea A.
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.	<b>Not Applicable:</b> The site is developed with no significant natural features.

5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.
6. The proposed signs are coordinated within the PUD and with adjacent development.
7. The landscape plan will adequately enhance the principle building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters.
9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.
10. The City believes the project to be in compliance with all other local, state, and federal laws and regulations.

**Criterion Met:** The relocation of existing site lighting will ensure adequate and compliant lighting for the building addition.

**Not Applicable:** No signs are proposed with this request.

**Criterion Met:** The existing site is developed with mature landscaping. Proposed landscaping enhances the site and building addition, and ensures screening requirements are met. The proposal replaces dying evergreen trees along Venture Dr, bringing the site into compliance.

**Criterion Met:** The applicant has provided a stormwater management report for the site and will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

**Not Applicable:** The proposed development will not be implemented in phases.

**Criterion Met:** The proposal meets all other applicable laws and regulations.

## Recommendation

Planning Staff recommends **Approval** of the Amended Final Development Plan with no conditions.