

## PLANNING REPORT

# Planning and Zoning Commission

Thursday, January 9, 2025

## Crown INEOS Grenadier 24-152INF

[www.dublinohiousa.gov/pzc/24-152](http://www.dublinohiousa.gov/pzc/24-152)

### Case Summary

Address	6400 Perimeter Loop Rd.
Proposal	Request for informal review and feedback on exterior renovations to an existing car dealership building prior to a formal Rezoning and Amended Final Development Plan application (AFDP)
Request	Informal review and feedback on modifications to an existing site and building.
Zoning	PCD - Planned Commerce District, Perimeter Center
Planning Recommendation	<u>Consideration of the discussion questions.</u>
Next Steps	Upon receiving feedback from the Planning and Zoning Commission (PZC), the applicant may incorporate the feedback and submit for Rezoning and AFDP.
Applicant	Vince DeStefano, archall architects
Case Manager	Rati Singh, Assoc. AIA, Planner I (614) 410-4533 <a href="mailto:rsingh@dublin.oh.us">rsingh@dublin.oh.us</a>

### Community Planning and Development



5200 Emerald Parkway  
Dublin, Ohio 43017



614.410.4600  
[dublinohiousa.gov](http://dublinohiousa.gov)

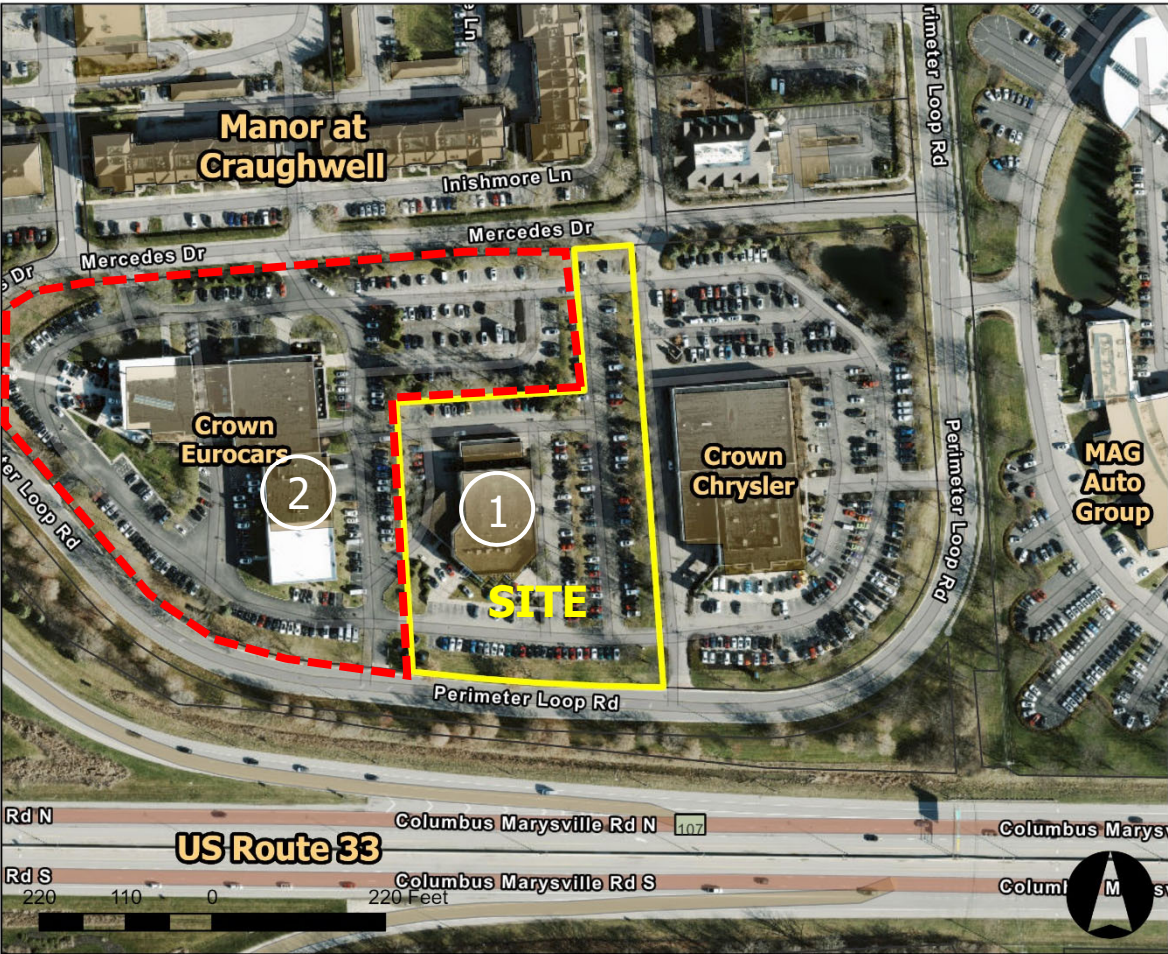
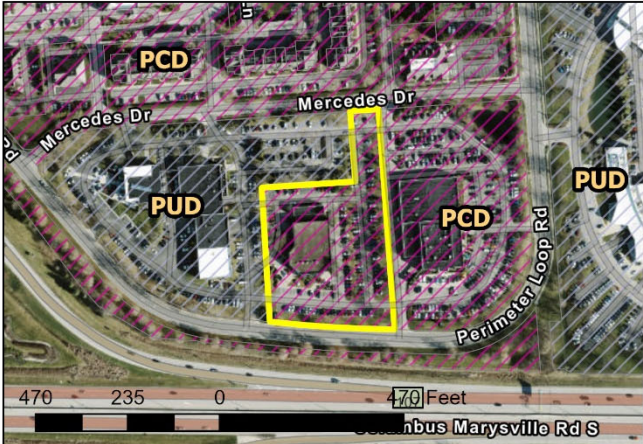
Sustainable | Connected | Resilient

Site Location Map

# 24-152INF - Crown INEOS Grenadier



- Site Features**
- 1 Site, PCD - Perimeter Center, Subarea I
  - 2 PUD – Planned Unit Development, Crown Campus, Subarea A



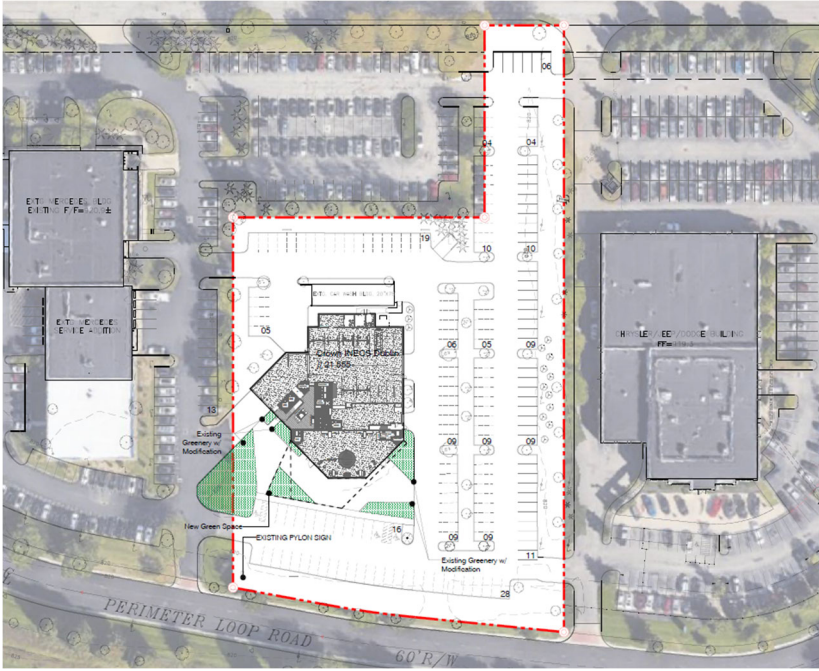
# 1. Request and Process

## Request

The applicant is seeking feedback on:

- Rezoning of the site from PCD, Perimeter Center Subarea I - to PUD, Crown Campus Subarea B.
- Exterior modifications to the existing building and site.

This project comes to the Commission because the proposal will require a rezoning and amendment to a previously approved Final Development Plan (FDP).



Site Plan

## Process

An Informal Review gives the Commission the opportunity to provide the applicant non-binding feedback on a development concept. Following an INF, the applicant may submit an Amended Final Development Plan (AFDP) application for formal review, which is required when any changes to a previously approved FDP are requested. PZC is the reviewing body for an AFDP.

A rezoning is also required at the next step and both applications can be submitted simultaneously. Upon recommendation from PZC, City Council approval is required on rezoning. City Council is the final reviewing body for rezoning.

### 0. Informal Review

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



## 2. Background

### Site Summary

The 2.95-acre site is located southwest of the intersection of Perimeter Loop Road and Mercedes Drive. The site contains a new automobile dealership, Crown INEOS Grenadier, which was previously the Crown Kia dealership. The site neighbors Crown Eurocars to the west and Crown Chrysler Jeep Dodge Ram to the east. A row of trees stands on the eastern property line. Several vehicles are displayed to the south of the building and an existing pylon sign is located to the southwest abutting Perimeter Loop Drive. Crown INEOS Grenadier is accessible from the neighboring parcels by both Perimeter Loop Road and Mercedes Drive.

### Case History

*November 2013*

Case 13-106, an AFDP request to replace an existing Crown Kia dealership ground sign was tabled by PZC due to concerns that the proposed changes to the sign size, color and logo percentage were inconsistent with the development text.

## 3. City Plan, Development Text and Zoning Code

### Community Plan

The Future Land Use for this site is Suburban Commercial, which is intended to provide a variety of retail and commercial uses, such as grocery stores, for the community through anchor-driven shopping centers, outparcels with drive-thrus, and ease of vehicular access.

### Development Text and Zoning Code

The site is zoned PCD, Planned Commerce District – Perimeter Center and is located in Subarea I. The current request is to allow for rezoning to a PUD, Planned Unit Development - Crown Campus Subarea B. The Crown Campus development text outlines standards for architecture, materials, and signs which are applicable to this request. Unless otherwise specified in the development text or approved drawings, standards of Chapter 153 of the Dublin Zoning Code apply.

## 4. Project

### Summary

The applicant is requesting an Informal Review and non-binding feedback on the proposed improvements to the existing building and site as listed below:

- Modifications to the existing landscaped area facing Perimeter Loop Rd to allow for a display area.
- Removal of the existing zig-zag glass facades facing the Perimeter Loop Rd with and replacement with a flat glass façade.
- Construction of a new cantilevered canopy system using metal panels, vinyl wood paneling, and angle metal supports
- Painting of existing brick masonry on the entire building.
- Refacing of the existing ground sign and installation of a new building-mounted sign.

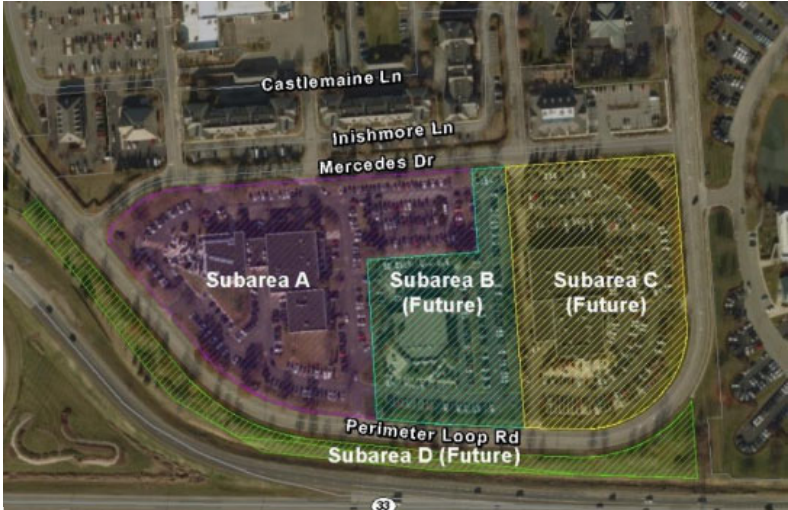


*Proposed improvements*

### 5. Questions for Discussion

**1) Does the Commission support the proposed rezoning?**

At the January 9, 2018, City Council meeting (Ordinance 86-17), the rezoning of the adjacent parcel (Crown Eurocars) was approved to a PUD – Crown Campus Subarea A. The site was previously zoned PCD – Perimeter Center, Subarea I. The rezoning was approved to allow for amendments to development standards unique to a car campus dealership. It was contemplated at that time that adjacent parcels (as shown below) would require rezoning in the future as Subareas B, C, and D to allow for amendments to the development standards and a cohesive appearance of the Crown Campus. The Crown Ineos site is located in Subarea B. The rezoning would allow the applicant to propose building modifications that align with the Crown Campus PUD development text. Per that development text, development shall exhibit visual quality and prominence as an important gateway to Dublin, and all buildings shall be designed to reflect the architectural elements of adjacent development with a high-quality community character and reflect the image and scale of an office building. The commission should consider whether the proposed rezoning is appropriate to allow for the renovations of existing auto dealership.



*Crown Campus PUD Subarea Map*

**2) Does the Commission support the proposed site modifications?**

The applicant proposes a larger display area and modifications to the landscaped area facing Perimeter Loop Rd. A paved area is proposed in front of the façade, resulting in modifications to existing greenery. The site circulations and parking are not impacted by the proposed modifications. Per Code, vehicles may only be displayed in designated vehicle display areas and are prohibited from being displayed in grass, landscape features, and mounds. The modification would not significantly impact the lot coverage. The Commission should consider whether the proposed site modifications are appropriate and consistent with the Crown Campus.

**3) Does the Commission support the proposed building modifications?**

The applicant proposes to modify the existing zig-zag façade by replacing it with a flat glass wall to create functional internal spaces. Additionally, a new cantilevered canopy system is proposed. This canopy will extend from the roof and be supported by two columns, providing a display area underneath it.

The canopy is proposed to be clad with black metal panels, with vinyl wood paneling and recessed lighting on its underside. Vinyl wood paneling would also surround the new storefront glass. The angled support columns would be painted red. In addition, the applicant is proposing to paint the existing tan brick on the building black to match the canopy.

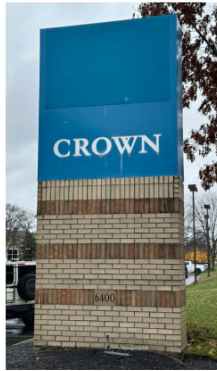
The development text for Crown Campus PUD allows for contemporary and modern designs with a mix of materials, including brick, glass, metal, ACM, EIFS, and concrete. While glass and metal are permitted materials, the proposed vinyl wood paneling would require text modification. In general, masonry materials approved throughout the City are intended to maintain their natural composition, although the Commission has approved limited application of painted brick in the past where deemed appropriate. The adjacent Crown Eurocars (PUD-Crown Campus, Subarea A) building was approved with architectural modifications and uses same colors and similar patterns; however the brick façade was left unpainted.

It should also be noted that the color and shape of the canopy support columns resembles the car brand logo, which is reflected in the letter "A" on the signs. The Commission should consider whether the proposed building modifications and materials are appropriate and consistent with the intent of the Crown Campus PUD to allow for contemporary and modern designs. In doing so, the Commission should consider whether painting of the existing brick on the entire building or parts thereof is appropriate, and whether the canopy support design/color is appropriate as a unique architectural element.

Should the Commission not support the rezoning, the development text for Subarea I of Perimeter Center requires that building materials must be complementary and compatible with the Perimeter Center Mall.

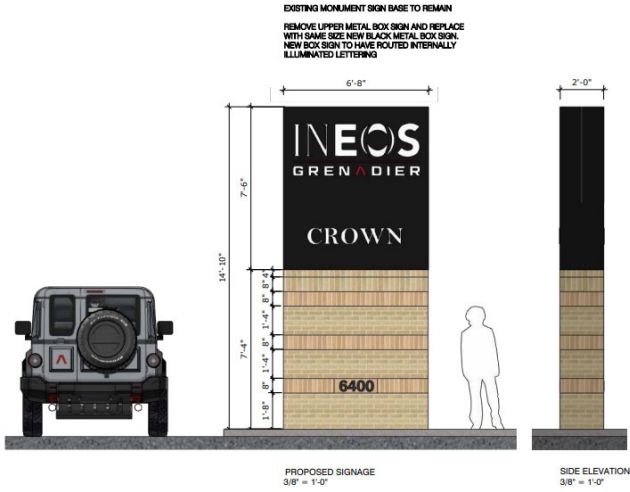
**4) Does the Commission support the proposed new building sign and the modification to the ground sign?**

The site has an existing ground sign on Perimeter Loop Road. The applicant is proposing changes to the sign face to reflect the current branding to align with the existing Crown Eurocars sign on the adjacent campus. The applicant proposes to replace the existing blue sign face panel with black metal sign panel and 'Ineos' logo. The proposed changes do not alter the sign type nor the size.



EXISTING SIGNAGE

*Proposed ground sign refacing*



A building-mounted sign is proposed to be suspended from the cantilevered canopy. Detailed dimensions are not required at this stage. Per the development text, the sign shall not exceed 50 square feet in area or 15 feet in height. The applicant is required to meet all the sign requirements.



*Proposed building mounted sign*

Per the development text, all signs shall be complementary to the building. The Crown Eurocars was approved with a sign face with the same theme and colors. The Commission should consider whether the proposed new building sign and the ground sign modification are appropriate.

**5) Any other discussion from the Commission.**