

Archall Architects
49 E 3rd Ave
Columbus, OH 43201
(614) 469 – 7500



Zach Hounshell
Planner II
City of Dublin, Community Planning and Development
5200 Emerald Parkway
Dublin, OH 43017

Dear Zach Hounshell,

The purpose of the conceptual drawings and narrative is to obtain conceptual approval from the Planning and Zoning Commission for the conversion and absorption of the RiteRug Flooring and Carpet building into the Germain Honda Campus. The Germain family has been a longstanding member of the Dublin community and operates a successful and thriving business that provides a significant number of jobs to the area. Their continued growth has created the need to expand the existing campus.

Project Description

Germain Honda of Dublin is an established automotive campus located at 6715 Sawmill Road in the Sawmill Center neighborhood of the Bridge Street District. Designed to embrace the district's pedestrian-friendly character, the project blends indoor experiences and services with outdoor activities and open space. This proposed expansion into the RiteRug property would allow for a reduction in off-site vehicle storage and create an opportunity to elevate the existing building and site to meet current development standards.

Conditional Use

Description of property:

- The RiteRug Flooring and Carpet building is located at 6685 Sawmill Road and encompasses approximately 2.073 acres with an existing building containing 18,849 square feet of gross square footage.

Proposed use of the property:

- The property is currently permitted for use as a Retail Store; however, the project is proposing the permitted property uses to be: Vehicle, Sales Rental, and Repair

Statement of the relationship of the proposed uses to adjacent property and land use:

- Due to the direct adjacency of the RiteRug property to the existing Germain Honda of Dublin campus, incorporation of this site would allow for a unified and cohesive campus expansion. The proposed uses are consistent with those currently permitted on the Germain Honda property.

Statement of desirability of the proposed use to the community:

- This expansion is desirable to the community as it minimizes potential impacts to surrounding properties by accommodating growth within the same block rather than dispersing activity to neighboring lots. Furthermore, redevelopment of the RiteRug property would improve the visual character of the corridor by bringing the property into compliance with current development and design standards while remaining harmonious to the existing character of the general vicinity.



Bridge Street District

Architectural Design and Building Frontage:

- The proposed frontage of the new Germain Honda showroom would front the north side of Sawmill Road with Honda's latest dealership image standards which features sleek, modern, clean lines. The rest of the building not designated by the Honda design requirements would comply with the Bridge Street District development standards. The showroom addition to the existing RiteRug building will be complimentary to the Honda showroom design while the rest of the building will reflect the character of the district. When combined with the proposed frontage addition to the existing RiteRug building, the expanded campus would achieve approximately 45 percent front property line coverage, meeting the minimum required frontage coverage of 45 percent. This creates enhanced visibility from Sawmill Road and strengthens the visual connection of the area.

Open Space:

- In addition to the proposed campus expansion, Germain Honda of Dublin intends to enhance the existing site through a comprehensive masterplan. The proposed masterplan would accommodate a mix of outdoor activities, such as patios, seating areas, pocket plazas or spacious walkways, contributing to an active and inviting environment.

Walkability: Comfort, Convenience, Connectivity:

- Pedestrian-friendly experiences will be integrated throughout the Germain Honda campus in various ways to promote walkable urbanism and enhance pedestrian safety. The unoccupied building areas between the front or corner side property lines and the back of the setback would be treated with either a landscape, patio, or streetscape treatment consistent with Bridge Street District standards.