Planning and Zoning Commission
August 22, 2019

19-062CU – ENTERPRISE RENT-A-CAR

Summary
This is a request for review and approval of a Conditional Use. The proposal is for vehicle rental facility with associated car wash in an existing, 4,500-square-foot building on 1.49-acre site.

Site Location
West of Dublin Center Drive, approximately 900 feet southwest of the intersection with Sawmill Road.

Zoning
BSD-SCN, Bridge Street District – Sawmill Center Neighborhood District.

Property Owner
DVC 6561-6815 ASSOCIATES LLC

Applicant/Representative
Jennifer Hendrick, Enterprise

Applicable Land Use Regulations
Zoning Code Section 153.236

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Zoning Map

Next Steps
Upon review and approval of a Conditional Use the applicant can proceed with future plans to modify the building to accommodate the use.

1. Context Map

City of Dublin

19-062CU
Conditional Use
Enterprise Rent-A-Car
6669 Dublin Center Drive

0 95 190
Feet

N

2. Overview

Background

A restaurant tenant previously occupied the site and building. In 2013, the restaurant closed. Since then the site has been vacant.

In 2012, the site was rezoned as part of an area rezoning (Ord. 08-12) from CC, Community Commercial, to BSD-SCN, Bridge Street District – Sawmill Center Neighborhood. Under the previous zoning and the existing zoning, automotive rental facilities are a Conditional Use.

The applicant has indicated that this location is intended to replace the location operating at the Trader Joe's plaza located near the intersection of Sawmill Road and W. Dublin-Granville Road.

Site Characteristics

Natural Features

No natural features are present on the site.

Surrounding Land Use and Development Character

North: BSD-SCN – Bridge Street District – Sawmill Center Neighborhood: Retail
East: BSD-SCN – Bridge Street District – Sawmill Center Neighborhood: Shopping Center
South: BSD-SCN – Bridge Street District – Sawmill Center Neighborhood: Vacant
West: BSD-SCN – Bridge Street District – Sawmill Center Neighborhood: Vehicle Sales

Road, Pedestrian and Bike Network

Access to the site is provided by private drives, which provide connection to Dublin Center Drive. The site has two access points: one along the north property line, and one along the west property line. The existing parking lot is configured to provide 360 degrees of circulation around the existing building.

Utilities

The site is served by public utilities.

Proposal

This is a request for review of a Conditional Use for a Vehicle Rental facility. Upon approval, the applicant has indicated they will pursue interior modification and minor building and site modifications to accommodate the use. In the Bridge Street District (BSD), minor changes to existing structures and sites that do no significantly alter the layout or character of development are approvable under the Minor Project provisions by the Administrative Review Team (ART).

Today, the 1.49-acre site contains one 4,462-square-foot building and 78 parking spaces (3 of which are accessible spaces). The existing site exceeds the parking requirement of 2 spaces per 1,000 square feet for Vehicle Sales, Rental, and Repair. The applicant is proposing to use approximately 3,500 square feet for offices and retail operations; and approximately 1,000 square feet for a hand-wash car bay with vacuum to prepare cars. No vehicle maintenance or consolidated vehicle deliveries are proposed at this site.

Details
In detail, the facility is proposed to operate six day per week. The hours of operation are 8:00am-6:00pm, Monday thru Friday; and 9:00am-12:00pm on Saturday; and, closed on Sunday.

Typically, the business will operate with 5 full-time employees and 3 part-time employees with a maximum of 7 employees on-site at any given time.

In a given day, the rental facility rents approximately 25 vehicles and accepts approximately 25 return vehicles. Approximately 25-30-percent of all vehicle rentals and returns occur off-site via full-service pick-ups or drop-offs. On average, a total of 35 customers are anticipated to visit the site on daily basis.

3. Criteria Analysis

Conditional Use §153.236

1) The proposed use will be harmonious with and in accordance with the general objectives or purpose of the Zoning Code and/or Community Plan.
Criteria Met. The proposed use provides that will be appropriate to the location and existing development character. This proposal is consistent with the requirements of the Zoning Code.

2) The proposed use will comply with all applicable development standards, except as altered in the approved conditional use.
Criteria met. The proposed uses will comply with all applicable development standards contained in the Zoning District. Not modifications are proposed to the site or building that will alter the development standard compliance.

3) The proposed use will be harmonious with the existing or intended character of the general vicinity.
Criteria met. The proposed use will not alter the essential character of the area and is compatible with surrounding uses.

4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
Criteria met. Proposed operations will not have an adverse effect on surrounding uses.

5) The area and proposed use(s) will be adequately served by essential public facilities and services.
Criteria met. The site and proposed use will be adequately served by all utilities and services.

6) The proposed use will not be detrimental to the economic welfare of the community.
Criteria met. This proposed use contributes positively to the economic climate of the city by occupying a vacant commercial building.

7) The proposed use will not involve operations that will be detrimental to any person, property, or the general welfare.
Criteria met. The use will not be detrimental to the surrounding area.

8) Vehicular approaches to the property shall be designed as not to create interference with traffic on public or private streets or roads.
Criteria met. The site has ample parking and circulation.

9) The proposed use will not be detrimental to property values in the immediate vicinity.
Criteria met. This proposal will not be detrimental to property values.

10) The proposed use will not impede the normal and orderly development of the surrounding properties.
Criteria met. This proposed use is contained on site and will not impede development or improvement to the surrounding properties.

4. Recommendation

The proposal complies with all applicable review criteria and existing development character of the area. **Approval** is recommended with no conditions.