

TWINS AUTO OF DUBLIN
5067 POST ROAD
DUBLIN, OHIO
CONDITIONAL USE STATEMENT FOR VEHICLE SALES
UNDER THE BRIDGE STREET DEVELOPMENT STANDARDS

Property Description

The site is a 1.36 acre parcel located on the southside of Post Road west of the Intersection of West Dublin-Granville Road and Post Road. The site is the former Bob Evans Restaurant location. There is currently one building on the property which will be razed to allow for redevelopment of the property. There are currently two (2) curbcuts on a private drive which provides access to Post Road. Both curb cuts are full access onto the Private Drive.

Intended Use of the Property

The property is currently zoned Bridge Street Commercial District, Dublin Code Section 153.058, which provides for a variety of uses as detail Dublin Code Section 153.059(A) which includes vehicle sales and then further defined in Section 153.059(c)(3)(L). The Conditional Use process is detailed in Dublin Code Section 153.236.

The property will provide additional storage and displaying areas of automobiles as a part of the Twins Auto of Dublin dealership. The existing automobile dealership is located at 5035 Post Road and includes their dealership office and automobile storage, display areas and visitors parking. The two (2) parcels will be combined into one parcel and the property will be redeveloped with additional parking and sales area for the automobile dealership. The new lot will contain 112 storage and display parking spaces.

The existing automobile dealership employs 11 individuals as a part of its Dublin operation. The dealership is open Monday through Thursday 10 am to 7 pm, Friday 10 am to 6 pm, Saturday 9 am to 5 pm and closed on Sunday. There is no repair work done on the site but clean up and detailing may be done on vehicles as a part of the operation. The addition of the 1.36 acre parcel will expand the number and variety of vehicles available from the existing dealership.

The proposed site was a Bob Evans Restaurant that closed and the property sat vacant until purchased by the Twins' owner to expand its operations. The restaurant building will be razed and the parking lot reconfigured with larger tree islands and parking setbacks to allow increased landscaping. The restaurant site was served by two (2) curbcuts on the service road to provide access. The new site plan will remove the two (2) curbcuts and utilize the existing curbcuts that serve the dealership today.

Necessity of Desirability of the Use for the Proposal Use for Neighborhood or Community

Dublin is a growing and diverse community and provides its citizens with a wide variety of shopping choices within its municipal boundaries and the same can be said for automobile retail sales within the community as Dublin is a desirable location for automobile sales. The site is located along Post Road, west of its intersection with Dublin Granville Road and along this stretch of Post Road heading toward the bridge over I-270 (a distance of approximately 2000') are three (3) automobile dealers, Toy Barn, Celebration Kia and the Twins location. The proposed expansion of the Twins Dealership is between the existing Twins dealership location (5035 Post Road) and the existing Celebration Kia location (5105 Post Road) and across the street from the Toy Barn operation which consists of approximately 10.26 acres. The proposed expansion at 5067 Post Road is a logical location for the vehicle sales operation as it supports the surrounding automobile sales operation without intruding into other retail areas of the community. The concentration of automobile sales in this location promotes the ability to shop for an automobile without driving miles to visit different dealerships. The dealerships are all well landscaped and are attractive additions to the City of Dublin. The proposed expansion of the Twins dealership will follow the design guidelines found in the Bridge Street development standards to insure an appropriately thought out and well designed expansion of an existing Dublin business.

Relation to Adjacent Properties; Existing Land Uses in Vicinity , Dublin Community Plan and Other Applicable Standards

The subject property is in the Bridge Street District- Commercial (herein after BSD-C) as are all but one parcel that fronts on Post Road from W. Dublin Granville Road west to the I -270 bridge. The BSD-C provides for a wide variety of commercial activities and includes the vehicle sales as a conditional use. The Future Land Use Plan identifies the subjective site as a mixed use urban core as well as all the surrounding properties along Post Road. The mixed use urban core promotes two to five story building; pulled up to the rights of way, that will promote a walkable community, however the local community has developed over the years as a less dense retail and service area switching from the currently requested conditional use would be out of character based on the existing development pattern, especially since the subject site is located between two (2) newly established automobile dealerships.

Summary

The requested conditional should be approved as the request is in compliance with neighboring uses and will adhere to Bridge Street Development Standards to promote and enhance the desire for an orderly and well landscaped Dublin environment.

SECTION 135.236 CONDITIONAL USE CRITERIA
TWINS AUTO OF DUBLIN
5067 POST ROAD

1. The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.

Yes, the proposed use will be harmonious with the general objectives that have been established in the area as the majority of the uses located along Post Road are automobile oriented and therefore the request for the conditional use at this location between two (2) established automobile dealerships and across the street from one is an appropriate request.

2. The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.

Yes, the site has been designed to adhere to the guidelines established in the Bridge Street District.

3. The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

Yes, the site has automobile dealerships directly abutting the property on the east and west and directly across Post Road so the proposal will be in harmony with the existing character of the neighborhood, nor will approval of the conditional change the essential character of the site.

4. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

No, the approval of the request will not be hazardous nor have a negative impact on existing or future surrounding uses.

5. The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

Yes, the site will be adequately served by all essential public facilities.

6. The proposed use will not be detrimental to the economic welfare of the community.

No, the proposed use will not be detrimental to the economic welfare of the community.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, or other characteristic not comparable to the uses permitted in the based zoning district.

No, the proposed use will not involve any activities that will be detrimental to surrounding properties.

8. Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.

Yes, vehicular approaches to the site have been studied and designed so as not to create any interference with traffic on surrounding public and/or private streets or roads.

9. The proposed use will not be detrimental to property values in the immediate vicinity.

No, the proposed use will not be detrimental to property values in the immediate vicinity.

10. The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

No, the proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.