



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, February 25, 2015
7:00 P.M.

1. CERTIFICATE OF APPROPRIATENESS

Applicant: Germain Real Estate LLC c/o Brian Reynolds
Location: 378 West Olentangy Street
Current Zoning: PI, Planned Industrial District
Request: Approval of a Certificate of Appropriateness for the demolition of most of the existing old Auto Assets building and the partial renovation of the existing building, fencing, landscaping and parking.

Aerial Map: <https://goo.gl/maps/PCQvR>

Project Overview

This is the next phase of the continuing redevelopment of the West Olentangy Street commercial/industrial area. Since Auto Assets and Germain Ford swapped property, Auto Assets has built and moved into their new facility. At this time, Germain wishes to demolish a majority portion of the existing old Auto Assets facility in preparation of planning for new development of the site. At this time, after the demolition, they plan on re-facing the front of the existing portion of the building to match the existing siding and painting it. The ground will be graded off and seeded. New landscaping will be installed per the plan. The existing chain link fence will remain, and portions of it will be replaced with gates. There will be new curbing and asphalt installed to upgrade the entrance off of Industrial Park Drive and create better internal flow and parking.

Ordinance Review

The property is zoned within the PI, Planned Industrial District. Auto body repair and its pertinent uses is a permitted use within this district. The applicant is phasing improvements to this property as we have already seen with them working in a coordinated fashion with their neighbors Auto Assets. This proposal requires a Certificate of Appropriateness as it is creating a major alteration to an existing site and building, beyond approval by Staff. Later, a new development plan will be submitted for any proposed new construction.

Staff Comments

This proposal is seen as a good next step in the redevelopment process for this site. The owner is currently deciding the final approach to the site and how they anticipate utilizing it for the body shop and/or fleet sales parking. The original proposal of a building out front to house some offices and an evaluation/adjuster station for incoming wrecked vehicles is still being anticipated. However, future changes to the body shop building are being considered as the layout of that system is not ideal.

The only concern Staff has is that proper drainage be accounted for with this phase. Therefore, we would like to have a grading plan approved by the City Engineer when they apply for their demolition permit.

Staff Recommendation

Staff recommends approval of a Certificate of Appropriateness for Germain Real Estate with the condition of a final grading plan being approved by the City Engineer.