



CITY OF DUBLIN

Land Use and
Long Range Planning
5900 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input checked="" type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed

Property Address(es): 5601-5691 Woerner Temple Road, Dublin, Ohio 43016	
Tax ID/Parcel Number(s): 273-012127-80 273-012127-90	Parcel Size(s) (Acres): 4.721 acres
Existing Land Use/Development: Office Building	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Conditional use to permit veterinary clinic within the building.

Total acres affected by application: 4.721 acres

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Emerald Town Center Holding, LLC	
Mailing Address: c/o Continental Realty, Ltd. (Street, City, State, Zip Code) 150 East Broad Street, Suite 310 Columbus, Ohio 43215	
Daytime Telephone: 614-883-1320	Fax: 614-358-8219
Email or Alternate Contact Information: ltebbetts@continental-realty.com	

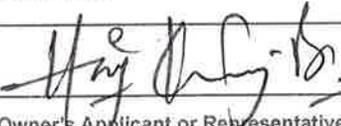
IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Michael Henricks DVM	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Tenant	
Mailing Address: 5625 Woerner Temple Road, Dublin, Ohio 43016 (Street, City, State, Zip Code)	
Daytime Telephone: 716-725-2675	Fax: N/A
Email or Alternate Contact Information: henricksdvm@gmail.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Lisa Tebbetts	
Organization (Owner, Developer, Contractor, etc.): Property Manager	
Mailing Address: 150 East Broad Street, Suite 310, Columbus, Ohio 43215 (Street, City, State, Zip Code)	
Daytime Telephone: 614-883-1320	Fax: 614-358-8219
Email or Alternate Contact Information: ltebbetts@continental-realtv.com	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, <u>Hari Bandaru</u> , the owner, hereby authorize <u>Lisa Tebbetts</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: 	Date: 06/23/2015

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 24 day of June, 2015

State of New Jersey

County of Middlesex

Notary Public 

James W Corey
Notary Public
New Jersey
My Commission Expires 6-26-17
No. 2422096

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, <u>Lisa Tebbetts</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: 	Date: 06/23/2015

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Lisa Tebbetts</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Lisa Tebbetts</u>	Date: 06/16/2015

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, <u>Lisa Tebbetts</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>Lisa Tebbetts</u>	Date: 06/23/2015

Subscribed and sworn to before me this 30th day of June, 20 15

State of Ohio

County of Franklin

Notary Public Nannette C. Buel



NANNETTE C. BUEL
 Notary Public, State of Ohio
 My Commission Expires 10-07-19

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z District(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

Application Statement

Pursuant to § 153.236(C) of the Dublin, Ohio Code of Ordinances, Emerald Town Center Holdings LLC, an Ohio limited liability company (“ETCH”), submits the following in support of its application for a Conditional Use Permit at the neighborhood shopping center commonly referred to as Emerald Town Center, for use of approximately 2,625 square feet of retail space in Building #3 located at 5681 Woerner Temple Road, Dublin, Ohio 43016 (the “Premises”) for a veterinarian’s office providing basic medical care for small animals including shots, dental cleanings and extractions, X-rays, broken bones, minor to major surgeries, medical boarding, sale of medicine and retail products such as special dietary foods and nick knacks (the “Veterinarian Office”). The Veterinarian Office is considered an “exceptional use” pursuant to §153.026(B)(5)(0722) and ETCH requests that the Veterinarian Office use be allowed as a “Conditional use” in the Thomas Koehler Planned Commerce District, Subarea E, in accordance with § 153.236. This application statement in support of both the text modification necessary to allow the additional use in Subarea E and for the conditional use as a Veterinarian Office.

A. Describe the Property and its Intended Use

Emerald Town Center is an existing neighborhood shopping center containing 30,493 square feet of gross leasable area in four buildings. The center is approximately 91% occupied by 8 tenants, which are comprised of Rancho Alegre Mexican restaurant, Ty Ginger restaurant, The Gyro Shoppe, Jet’s Pizza, Mango’s Place, Snap Fitness, NxStage and Elli Nail. The site area is 4.72 acres, of which about 3.0 acres is usable due to set-back requirements and the unique shape of the site at the intersection of Woerner Temple Road and Emerald Parkway. Emerald Town Center’s configuration and large landscaping mounds impede visibility to tenant units from the surrounding streets. The immediate surrounding area provides only minimal other retail access to the area, with the next closest significant retail being about a mile south of the Emerald Town Center is the regional Tuttle Mall and Tuttle Crossing power center. The nearest neighborhood retail center is found on the north side of US 33 & Avery Road interchange.

The intended use of the Veterinarian Office is providing basic medical care for small animals including shots, dental cleanings and extractions, X-rays, broken bones, minor to major surgeries, medical boarding, sale of medicine and retail products such as special dietary foods and nick knacks. It is important to note that the so-called medical boarding is limited to pets having surgeries and which need to be kept overnight to be watched and will not include kenneling or vacation boarding. In addition, no on-site services will be provided to large animals, such as cows or horses. The tenant currently estimates having 5-10 employees and 5-20 clients per day. The hours of operation are initially anticipated to be Monday and Thursday 8 a.m. to 7 p.m.; Tuesday, Wednesday and Friday 8 a.m. to 6 p.m.; and every other Saturday from 8 a.m. to 12 p.m.

- B. State the necessity or desirability of the proposed use to the neighborhood or community.

The proposed operator, Michael Henricks DVM, will provide veterinarian services that are complementary to the neighborhood approach of Emerald Town Center, which is itself situated in between large office complexes and residential housing. In addition, ETCH believes it is desirable to have the Veterinarian Office at Emerald Town Center in order to provide more and varied services to existing customers of existing tenants and to increase the customer-base coming to Emerald Town Center.

- C. State the relationship of the proposed use to adjacent properties and land uses.

Since the immediate surrounding area provides only minimal other retail access to the area, with the next closest significant retail being Tuttle Mall and Tuttle Crossing and the nearest neighborhood retail center is found on the north side of US 33 & Avery Road interchange, the Veterinarian Office will provide a unique service that is also complementary to the surrounding area. The immediately surrounding areas are comprised of: offices, vacant and undeveloped parcels and restaurants.

- D. State how the proposed use will relate to the Dublin Community Plan and any other development standards applicable to the property.

The proposed use as a Veterinarian Office is consistent with the Dublin Community Plan that the Emerald Town Center be utilized pursuant to its PUD. While not one of the initial primary uses of the PUD, the Veterinarian Office is a complimentary conditional use that is contemplated by the Dublin, Ohio Code of Ordinances as described above.

ETCH respectfully submits the following additional statements to respond to the criteria of the Planning and Zoning Commission set forth § 153.236(C) of the Dublin, Ohio Code of Ordinances:

- (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 and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan because the veterinarian services to be provided by the Veterinarian Office are complimentary to the other existing uses at Emerald Town Center and will strengthen the use of Emerald Town Center.

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

Yes, the Veterinarian Office will comply with all applicable development standards adopted for Emerald Town Center.

- (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 Veterinarian Office will be harmonious with the existing or intended character of the general vicinity and such use will not change the essential character of the same area because it will be enhancing the variety of services available to customers of Emerald Town Center.

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

The Veterinarian Office will not be hazardous to or 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 area and proposed use(s) will be adequately served by essential public facilities and services because the Veterinarian Office will be utilizing already constructed but currently vacant and under-utilized spaces at Emerald Town Center.

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

No, the Veterinarian Office 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 base zoning district.

No, the Veterinarian Office will not be detrimental to any persons, property, or the general welfare because it will function as other permitted uses in the area.

- (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.

The request for approval of the Veterinarian Office does not impact any exterior structural portion of Emerald Town Center or its common area improvements. The Veterinarian Office will utilize the existing vehicular approaches as the existing tenants.

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

No, the Veterinarian Office 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.

Surrounding Property Owners

As noted above, Emerald Town Center is a unique shape at the intersection of Woerner Temple Road and Emerald Parkway. The only immediately adjacent property is vacant land and owned by "Thomas Marlan D. Trust" (AFN: 273-005382-00), with an address of P.O. BOX 289, PLAIN CITY OH 43064.

The other neighboring property owners are on the opposite sides of public rights of way. They are believed to be:

<i>273-012207-80 ARENSTEIN G GREGORY TR 5131 POST RD STE 350 DUBLIN OH 43017</i>	<i>273-012206-80 TUTOR TIME 1 2 3 LLC 7630 RED BAY CT DUBLIN OH 43017</i>
<i>273-012205-80 DUBLIN CARE GROUP LLC 12115 NE 99TH ST STE 1800 VANCOUVER WA 98682</i>	<i>273-010647-80 And 273-012234-80 DUKE REALTY OHIO 5600 BLAZER PKWY STE 100 DUBLIN OH 43017</i>



Summary

Generated on 10/29/14 at 01:19:44 PM

Parcel ID **273-012127-80** Map Routing No **273-0111A -023-87** Card No **1** Location **5665 WOERNER TEMPLE RD**

Owner
EMERALD TOWN CENTER HOLDING LLC
140 E TOWN ST STE 1150 COLUMBUS OH 43215
 If the above is incorrect please call 614-525-4663

Tax Bill Mailing Info
USAA FEDERAL SAVING BANK
10750 MCDERMOTT FWY SAN ANTONIO, TX 78284

Legal Description
5660 RINGS RD ENTRY 3011
4.721 ACRES

Most Recent Transfer

Sale Amount	\$0
Date of Sale	06/06/2014
Conveyance Type	LE
Conveyance Number	906349-G
Number of Parcels	2

Tax Year 2013

Annual Taxes	\$6,224.82	Taxes Paid	\$13,831.86
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Current Value

	Market	Taxable
Land	\$177,400	\$62,090
Improvements	\$0	\$0
Total	\$177,400	\$62,090
Cauv	\$0	\$0

Building Data
Card 1 has no building entries

2013 Tax Status

Property Class	COMMERCIAL		
Land Use	[447] OFFICE BUILDING		
Tax District	[273] CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.		
School District	[2513] DUBLIN CSD		
Neighborhood	00105		
Board of Revision	NO	CDQ	
Homestead	NO	2.5% Reduction	NO

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



Summary

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Parcel ID **273-012127-90** Map Routing No **273-O111A -023-97** Card No **1** Location **5665 -691 WOERNER TEMPLE RD**

Owner
EMERALD TOWN CENTER
140 E TOWN ST STE 1150
COLUMBUS OH 43215
 If the above is incorrect please call 614-525-4663

Tax Bill Mailing Info
USAA FEDERAL SAVING BANK
10750 MCDERMOTT FWY
SAN ANTONIO, TX 78284

Legal Description
5660 RINGS RD
ENTRY 3011
4.721 ACRES

Most Recent Transfer	
Sale Amount	\$0
Date of Sale	06/06/2014
Conveyance Type	LE
Conveyance Number	906349-G
Number of Parcels	2

Tax Year 2013			
Annual Taxes	\$88,515.82	Taxes Paid	\$119,102.77

Current Value		
	Market	Taxable
Land	\$1,122,600	\$392,910
Improvements	\$1,400,000	\$490,000
Total	\$2,522,600	\$882,910
Cauv	\$0	\$0

Building Data			
Year Built	2007	Total Sq Footage	13,681

2013 Tax Status			
Property Class	COMMERCIAL		
Land Use	[720] ABATEMENT, TIF		
Tax District	[273] CITY OF DUBLIN-WASH TWP-DUBLIN C.S.D.		
School District	[2513] DUBLIN CSD		
Neighborhood	00105		
Board of Revision	NO	CDQ	
Homestead	NO	2.5% Reduction	NO

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MAP(GIS)

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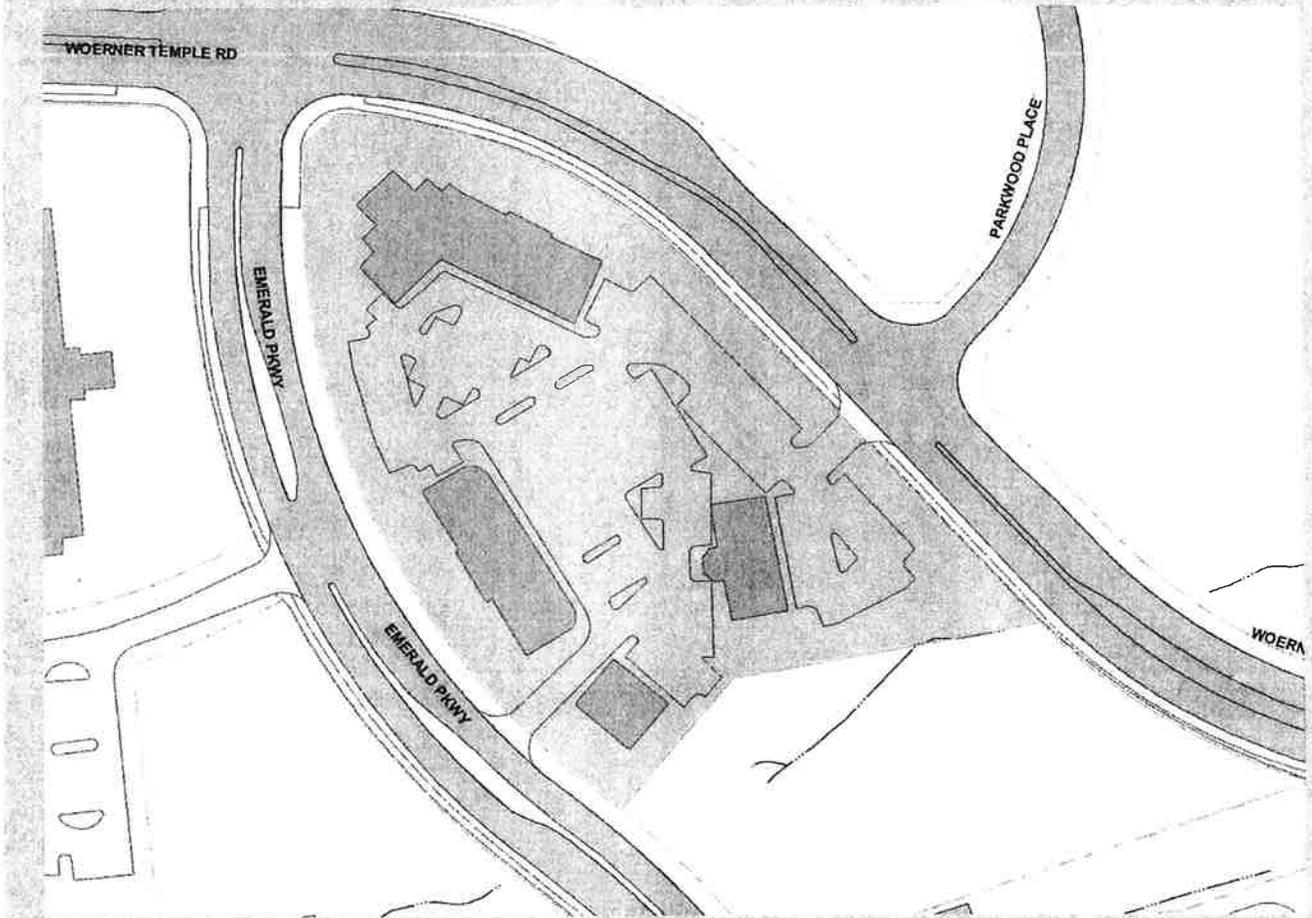
Parcel ID
273-012127-80

Map Routing No
273-0111A -023-87

Card No
1

Location
5665 WOERNER TEMPLE RD

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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