

23 September 2025

City of Dublin, Ohio  
Attn: Ms. Sarah Tresouthick Holt, AICP, ASLA  
Community Planning & Development  
5200 Emerald Parkway  
Dublin, Ohio 43017

Re: Livewell Animal Hospital: 25-100CP, Concept Plan – Project Narrative  
Project #CE23985.2401.00, LIVDUB

Dear Ms. Holt:

On behalf of our clients, Mission Vet Health and SSOE, we, Treanor, Inc., respectfully submit this documentation as well as the Concept Plan submission for the proposed animal hospital/clinic to be constructed on the parcel addressed as 3990 W. Dublin-Granville Road there in the City of Dublin.

This project site is located within the Bridge Street District and is part of the Sawmill Center Neighborhood. The site is an undeveloped parcel of land that will be divided via a condominium plat into three parcels: the western most will be dedicated as future right-of-way (ROW), 70 LF in width, for the future expansion of Village Parkway from the north; the second/middle parcel will be the Animal Hospital as described further in this submittal; and lastly, the eastern most parcel will be developed as a future coffeeshop retailer. Within this concept plan, the overall development of the subject property is shown to illustrate the full context of the development and how the two commercial uses will facilitate both pedestrian and vehicular circulation within and around the site, share a common driveway to the north via Banker Road as well as a shared dumpster enclosure for refuse/recycling.

In our pre-submittal discussions, the designation of the project building type as a Commercial Cener was reviewed. While we understand this building type is not specifically permitted in this location within the Sawmill Center Neighborhood (permitted to the north), it is the best designation within the code for this type of development and we would respectfully request consideration for a waiver in this instance, given this overall parcel will have two (multiple) buildings as well as the height/scale of these structures.

The primary focus of this concept plan is the Livewell Animal Hospital. From the initial footprint and elevations, the project team has evolved and modified the planned approximately 4,100 SF structure to align with the BSD standards by orienting the primary public entry to be at the SE corner of the building along the primary street frontage as well as provide a full 360-building architecture for the structure to also align with the future secondary frontage along the west side once the extension of Village Parkway is completed. The site will take shared vehicular access from Banker Road to the north, giving access to both condo parcels. To the west of the shared access, a 20-space parking area will serve the hospital and up to 18 spaces for the adjacent coffeeshop use, including both a drive-thru lane as well as walk-up window. A shared monument sign to provide vehicular way-finding along Banker Road is denoted; however, no additional signage is planned along the primary street frontage, given the forward placement of the buildings and the availability of building mounted signage. A shared dumpster/refuse enclosure is planned to the north of the hospital and will be easily accessible to service vehicles.

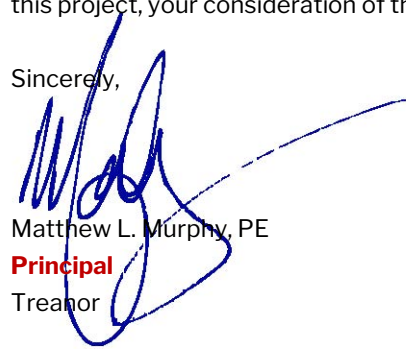
The site amenity and entry space will also be shared along the primary frontage, given the shared use pathway along Dublin-Granville Road. Centrally located between the two structures, this approximately 3,000 SF area will feature direct sidewalk connections to the public sidewalk/bike path, buffer landscape areas to create outdoor seating and gathering areas, buffer plantings from the adjacent rear facing parking area, queueing areas for the coffeeshop walk-up window and provide sidewalk connections to the north through the site and outward along Banker Road. These northern connections will connect to future sidewalks.

The exterior elements and features of the hospital building are included within the drawings section of the submittal, as the building will consist primarily of masonry punctuated with large, glazed openings/doorways. Massing at both the SW and SE corners focus on the primary street frontages of Dublin-Granville Road and the future Village Parkway.

We have also included some signage within this submittal for feedback on the planned building signage as well as monument/directional signage along the ROW/entry drives.

If you have any questions or require additional information, please do not hesitate to contact us via voice or email: 785.727.2407 (direct dial) or [mmurphy@treanor.design](mailto:mmurphy@treanor.design). We appreciate your continued assistance with this project, your consideration of the waivers noted herein, as well as an expeditious review.

Sincerely,



Matthew L. Murphy, PE

**Principal**

Treanor

CC: Project File