



## RECORD OF ACTION

# Planning & Zoning Commission

Thursday, May 19, 2022 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

### 3. **Veterinary Emergency Group at 3800 Tuller Road 22-056WR**

#### **Waiver Review**

Proposal: Waiver to reduce required street-facing transparency along Tuller Road. The 1.87-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Northeast of the intersection of Tuller Road with Dublin Center Drive

Request: Review and approval of a Waiver under the provisions of Zoning Code §153.066.

Applicant: Graham Tait, Veterinary Emergency Group

Planning Contact: Taylor Mullinax, Planner I

Contact Information: 614.410.4632, [tmullinax@dublin.oh.us](mailto:tmullinax@dublin.oh.us)

Case Information: [www.dublinohiousa.gov/pzc/22-056](http://www.dublinohiousa.gov/pzc/22-056)

**MOTION:** Mr. Way moved, Mr. Supelak seconded, to table the application.

**VOTE:** 4 – 0.

**RESULT:** The Waiver was tabled.

#### **RECORDED VOTES:**

Lance Schneier	Absent
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Absent
Jamey Chinnock	Yes
Kathy Harter	Absent

#### **STAFF CERTIFICATION**

  
Taylor Mullinax, Planner I



should be added to enliven it, such as coining and brick coursework. As proposed, the south wall appears solid and closed, which must be addressed. Landscaping will enliven the project.

Ms. Call stated that at this point, the plan has good building blocks, and working with staff, the applicant will be able to add the architectural details needed to develop within the City of Dublin. One concern is having overnight stays within a medical plaza. Currently, there are no other overnight stay facilities in that area. The public safety needs for an area that is occupied at night are different than those for an area not occupied at night. That is her primary concern. She has no objections to waiving the 3-acre minimum for a 13,500 square foot building.

Ms. Call inquired if the applicant requested any additional input from the Commission. The applicant indicated that they needed no additional input to proceed.

### **3. Veterinary Emergency Group at 3800 Tuller Road, 22-056WR, Waiver Review**

Ms. Call stated that this is a request for approval of a waiver to reduce the required street-facing transparency along Tuller Road on a 1.87-acre site zoned Bridge Street District, Sawmill Center Neighborhood, located northeast of the intersection of Tuller Road with Dublin Center Drive.

#### **Staff Presentation**

Ms. Mullinax stated that this is a request for review of and approval of a waiver to reduce the required street-facing transparency at 3800 Tuller Road for an animal hospital. This 6,100-square foot building was previously used as a Chase Bank facility. In February 2022, the Administrative Review Team (ART) approved a Minor Project for exterior modifications for the veterinary hospital, which included the removal of a drive-through canopy and associated features. The existing building resembles a commercial center building type, which determines the façade transparency requirements. Modifications to existing structures are permitted if the improvements bring the building closer to compliance with the requirements of the Bridge Street District (BSD) Code. Per Code, commercial center buildings must have a minimum of 65 percent transparency on any ground story, street-facing façade. Existing conditions indicate only 44 percent transparency on the west façade, so it is already deficient. Additional reductions in transparency require a waiver.

The applicant is requesting to further reduce the transparency of the west façade to 29 percent through the application of an opaque, white polyester film with a semi-gloss finish on the inside of the storefront windows. The proposed window film will accommodate the specific needs of the animal hospital by providing additional shade, which will prevent the animals from overheating and becoming subsequently ill. Staff is supportive of the waiver, since there have been previous instances where the Commission has approved window film within the Bridge Street District, and this is a unique site for this use. The window film is not a permanent material and could be removed, if a new tenant were to occupy this space in the future. Furthermore, the reduction in transparency is facing Tuller Road, not Sawmill Road. Tuller Road is a neighborhood street, which diminishes the impact to the character of the district as a whole. Staff has reviewed the application against the applicable criteria and recommends approval with no conditions.

#### **Commission Questions**

Mr. Chinnock inquired if the applicant had explored the opportunity for shades or another type of sun protection for the animals.

Ashley Schulz, Director of Design, Veterinary Emergency Group, 4400 South Broadway – Lower Level 3, White Plains, New York, stated that there are actual animal housing cages located against the glass. Shades would help but would not fully block the solar heat received from the windows. A wall actually will be built in front of the windows to provide a physical element against which to back the cages. Additionally, medical gas is run through that wall to supply oxygen to those cages, when needed. The window film is part of that overall assembly, allowing them to provide the appropriate operational needs within those areas of the facility.

Mr. Way inquired if only part of the wall of glass is being treated, or if light would enter from the upper portion, also causing the heat situation.

Ms. Schulz responded that a ceiling would be added. The room has been designed so that there will be a ceiling that would extend to the horizontal mullion. The light entering from above would not cause solar heat gain within the room containing the animals.

Mr. Way inquired if the primary purpose of the opaque film was to hide the wall.

Ms. Schulz responded that its primary purpose was aesthetic. Without it, the backside of the wall would be visible against the glass.

Mr. Chinnock inquired if the film would not extend to the ground.

Ms. Schulz responded that it would extend to the ground. As she understands it, City Code is explicitly concerned about the area from two feet to eight feet above the floor.

Mr. Chinnock inquired if the applicant meets the transparency requirements on the Sawmill Road frontage.

Ms. Mullinax responded that the façade transparency requirement exists for all sides of the building, but the film would be added only to the west side. It would be extended 8 feet.

Mr. Chinnock inquired if the transparency requirement on the other sides of the building was less.

Ms. Mullinax responded that there is a difference between a non-street façade versus a street-facing façade.

Ms. Martin responded that the entire building is deficient, because it pre-dates 2012.

Mr. Way inquired if there is an existing door in the front façade.

Ms. Schulz responded that the door is a new addition; it will not have film on it.

Mr. Way stated that photos were provided of other facilities where the applicant has applied the film. The film has been extended to the white band, but if it were extended all the way to the top on the two panels on the right, it would achieve the same results, but would be more aesthetically pleasing.

### **Commission Discussion**

Mr. Chinnock stated that he is supportive of the request, as long as it can be tied to this particular use. With any future tenant, the Commission could require the film to be removed.

Mr. Way stated that he is concerned that placing the film halfway across the glass façade and not all the way to top will not be aesthetically pleasing.

Mr. Supelak inquired if the signs have been approved.

Ms. Mullinax responded that the images provided in the packet are only examples of what they have done in other locations.

Mr. Supelak responded that he is referring to the signs across the top of the building.

Ms. Mullinax responded that there will be a separate application for the signs.

Mr. Supelak stated that it would be preferable to accomplish this with a more intentional design. As it is, it simply meets a need. In the examples provided, the applicant has done a better job making it designful by integrating it with the signage. He believes that is also necessary here.

Ms. Call stated that she is more concerned about the solid wall behind the window than the film. It is important to be very careful with film, particularly if graphics are being integrated, looking at it holistically as part of a sign package. That is preferable to a waiver to meet the needs of the use, in this case, the health and well-being of the animals. There are more creative ways to solve the issue, although they have not been provided with this request.

Mr. Chinnock inquired if graphics are suggested with the film or if it simply would be opaque film.

Ms. Mullinax responded that it would be an opaque film.

Mr. Supelak inquired if graphics would need to be suggested with a signage package. This is not, however, an application for signage.

Ms. Call responded that is correct. This is a waiver request to permit opaque film on a window in front of a blank wall. She is concerned about the combination of those items, especially since this window faces a street.

Mr. Chinnock inquired if it would be preferable if the film were extended across the entire length of the windows.

Ms. Mullinax responded that the extension of the opaque film would further reduce the transparency.

Ms. Martin stated that the reason this application is challenging is that the property is located within the Bridge Street District, and its intent is to create active and engaging storefronts. When uses locate into existing structures, those uses may be more oriented to the interior than uses locating in new structures. Window film should be minimized to the greatest extent possible. Increasing the amount of window film for the sake of architecture would be discouraged. There would be an opportunity to use graphics, which in previous cases was approved as part of a waiver, if it was not a sign. If it were to become part of a sign package that was reflective of the branding, a Master Sign Plan would be required, which would come before the Commission for approval. Most Bridge Street tenants prefer to use signage that meets the Zoning Code and can be administratively approved. There are two options for this case. The waiver request could be tabled, and the applicant could revise their plans to provide a graphic, not a sign. The applicant could also bring the graphic back with a Master Sign Plan. The Commission could also approve the plan as submitted with conditions restricting the approval only to this use.

Mr. Supelak inquired if the image with the pawprint would qualify as a graphic or a sign.

Ms. Martin responded that it would be a sign because it is a corporate logo. A graphic would not be related to the corporate brand.

Ms. Call stated that she is uncomfortable with the waiver request as submitted.

Mr. Supelak inquired if the wall behind the window could be set back 12 inches.

Ms. Schulz responded that as the plans are currently laid out, that would reduce the room size to be non-Code compliant from an ADA accessibility standpoint.

Ms. Schulz stated that their separate sign package application includes elements similar to those reflected in the examples provided.

Ms. Call inquired if previous packages that permitted graphics were included with the waiver requests.

Ms. Call responded that they were included with the waiver requests if they were graphics and not signs. Other applicants have justified their waivers for window film by making them either a placemaking element of an architectural feature, perhaps playing off the window mullions.

Ms. Call inquired if there would be anything that would preclude the Commission from seeing a waiver for transparency at the same time a sign package was submitted for approval.

Ms. Martin responded that there would be nothing that would preclude that. If their sign package meets Code, however, the applicant would need to elect to bring that before the Commission for approval. If, however, they are seeking something that exceeds Code, they would need to bring it to the Commission as a deviation, or propose a Master Sign application.

Ms. Call inquired if the applicant would like the Commission to vote on the application or prefer the Commission to table the application to be considered in conjunction with a future Master Sign Plan application.

Ms. Schultz requested that the application be tabled.

Mr. Supelak inquired what would qualify for a placemaking art sign.

Ms. Martin responded that a placemaking art sign is not a sign that is identified in the Sign Code. That is a sign type that was identified as part of Crawford Hoying's Master Sign Plan. Therefore, there is precedence and parameters that could be used. That would require a Master Sign Plan approval.

Mr. Chinnock stated that bringing back a sign package does not necessarily indicate that the Commission is supportive of blocking the window with a wall. If there is an opportunity to revise the plan to avoid blocking the window, he believes it would be preferable.

Mr. Way moved, Mr. Supelak seconded to table the application.

Vote: Ms. Call, yes; Mr. Supelak, yes; Mr. Way, yes; Mr. Chinnock, yes.  
[Motion passed 4-0]

## **COMMUNICATIONS**

Ms. Martin stated that a PZC tour of selected, previously approved developments is tentatively being scheduled for Thursday, June 16, 2022 in place of the regularly scheduled PZC meeting. She requested that Commission members provide input regarding developments approved during the last five years that they would be interested in touring.

Mr. Supelak inquired if the sites should reflect good or bad examples of developments.

Ms. Martin responded that it could be both.

Ms. Call stated that she would like to see an older development, as well. The Commission is challenged when looking at proposed infill development.

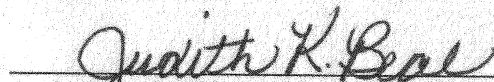
Ms. Martin noted that, potentially, Commission members could present different projects, which they previously reviewed.

Commission discussion continued regarding suggestions for developments to include in the tour.

The next regular meeting of PZC is scheduled for 6:30 p.m., Thursday, June 9, 2022.

The meeting was adjourned at 8:52 p.m.

  
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Chair, Planning and Zoning Commission

  
\_\_\_\_\_  
Assistant Clerk of Council



## RECORD OF DETERMINATION

# Administrative Review Team

Thursday, February 10, 2022

The Administrative Review Team made the following determination at this meeting:

### 1. 3800 Tuller Road, 21-192MPR, Minor Project Review

Proposal: Exterior modifications to an existing building on a 1.87-acre site zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Northeast of the intersection of Tuller Road with Dublin Center Drive.

Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.066.

Applicant: Kerry La Prees, Thomas English Retail Real Estate

Planning Contacts: Christopher Will, AICP, Planner II; and Zachary Hounshell, Planner I

Contact Information: 614.410.4498, cwill@dublin.oh.us; and 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/art/21-192

**Request:** Approval for the Minor Project with two conditions:

- 1) That the applicant work with Staff to match the existing brick on the building, subject to Staff approval; and
- 2) That the applicant work with Engineering and Planning Staff to meet the maximum drive aisle width of 24 feet on the north side of the building as required by Code, subject to Staff approval.

**Vote:** 6 - 0

**Determination:** This Minor Project was approved (6 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code 153.066(O)(5)(e).

### RECORDED VOTES:

Jennifer Rauch	Yes
Brad Fagrell	Yes
Jenna Goehring	Yes
Heidi Rose	Yes
Jake Stoll	Yes
Chad Hamilton	Yes

### STAFF CERTIFICATION

DocuSigned by:

*Jennifer Rauch*

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Jennifer M. Rauch, AICP  
Planning Director





## MEETING MINUTES

# Administrative Review Team

Thursday, February 10, 2022 | 2:00 pm

5200 Emerald Parkway

Development Building – Large Conference Room

### CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 2:04 pm.

### ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director, (Chair); Brad Fagrell, Building Standards Director; Heidi Rose, Civil Engineer II; Jenna Goehring, Economic Development Administrator; Jake Stoll, Sergeant of the Police Department; and Chad Hamilton, Fire Inspector.

Staff Members present: Christopher Will, Planner II; Nichole Martin, Senior Planner; and Laurie Wright, Administrative Assistant II.

Applicants present: (Case 1) Kerry La Prees, Thomas English Retail Real Estate; (Case 2) Ben Penturi, Ford & Associates Architects, Inc., James Whitacre, Advance Civil Design; Brice Harrison, Pete Gray, and Emily Wieringa, VanTrust.

### APPROVAL OF MINUTES

Ms. Rauch made a motion and Mr. Fagrell seconded to approve the minutes from the January 13, 2022, meeting.

Votes: Ms. Goehring, yes; Ms. Rose, yes; Sergeant Stoll, yes; Mr. Hamilton, yes; Mr. Fagrell, yes; and Ms. Rauch, yes.

The minutes were approved 6 – 0.

### DETERMINATION

#### 1. 3800 Tuller Road, 21-192MPR, Minor Project Review

This request is for exterior modifications to an existing building on a 1.87-acre site zoned Bridge Street District, Sawmill Center Neighborhood. The site is located northeast of the intersection of Tuller Road with Dublin Center Drive.

#### Staff Presentation

Mr. Will presented an aerial view of the site and photographs of the existing conditions of the building, which was previously a bank. There is a glass canopy attached to the building used for a drive-thru. The applicant has proposed to remove the north glass canopy, the previous window used for drive-thru bank tellers, and the tubing, which served as the canister system. Asphalt that will be removed during the removal of the canopy supports will need to be replaced. The width of the drive aisle will be reduced.

This Minor Project was reviewed against the Minor Project Review Criteria. Approval is recommended with two conditions:



- 1) That the applicant work with Staff to match the existing brick on the building, subject to Staff approval; and
- 2) That the applicant work with Engineering and Planning Staff to meet the maximum drive aisle width of 24 feet on the north side of the building as required by Code, subject to Staff approval.

### **Applicant Presentation**

Kerry La Prees, Thomas English Retail Real Estate, joined the meeting virtually on the phone and stated he did not have anything more to add.

### **Questions for the Applicant**

Ms. Rose – Questioned the one-way path shown as the outer ring. The width is 24 feet so that could be turned into a two-way lane. She appreciated the reduction in pavement. She requested curb modifications near the drive entrance.

Ms. Rauch – Questioned if any public open space is required or if there will be an outdoor relief/play area for the business.

Mr. La Prees – The extent of the work is shown on the drawing. He was not sure if the tenant will pursue an outdoor area.

Ms. Martin – Per the Zoning Code's use specific standards, all activities for a veterinary offices/hospitals are required to occur indoors for this type of business.

### **Public Comments**

No public comments were received on this case.

### **Team members' discussion**

Ms. Rauch – There were no additional questions or comments.

Ms. Goehring made a motion and Mr. Fagrell seconded, to approve the Minor Project with two conditions:

- 1) That the applicant work with Staff to match the existing brick on the building, subject to Staff approval; and
- 2) That the applicant work with Engineering and Planning Staff to meet the maximum drive aisle width of 24 feet on the north side of the building as required by Code, subject to Staff approval.

**Votes:** Mr. Hamilton, yes; Sergeant Stoll, yes; Ms. Rose, yes; Ms. Rauch, yes; Mr. Fagrell, yes; and Ms. Goehring, yes.

[The Minor Project was approved 6 – 0.]

### **INTRODUCTION**

#### **2. ~~6777 Crosby Court, 22-013WID-DP, Minor Project Review~~**

~~This application is for the construction of ±140,000-square-foot, flex/industrial building located within the West Innovation District. The 9.34-acre site is zoned ID-3, Research Assembly District and is located southwest of the intersection of Crosby Court with Dublin Plain City Road.~~

