

Veterinary Emergency Group - Waiver Request

Project Address: 3800 Tuller Rd, Dublin, OH 43235

Legal Description: McGurers Rd. Lot 7-14 -15 -16- 17. 1.841 acres

Veterinary Emergency Group is requesting a waiver to allow the storefront transparency of a building in the Bridge Street District to be 29%, whereas the minimum required transparency along streets is 65%. The building is currently legal nonconforming and has a transparency of 44%, however we are proposing to expand these nonconformities, which requires a waiver.

The future land use of this property is General Commercial. This land use classification comprises a majority of existing retail/commercial development within Dublin. Most current development depends solely on automobile access to a mixture of retail, restaurant, personal services, offices, lodging and auto-oriented uses concentrated within shopping centers and outparcels. This property is surrounded on the north, south and west by the same future land use - General Commercial. Additionally to the east, across Sawmill Road, the properties in Franklin County are also zoned commercial. Our proposed use is permitted and fits in perfectly with these surrounding retail businesses. Additionally, the building is already built out and is in harmony with the general architectural design of this neighborhood. The requested waiver is aesthetic in nature and small in scale, and would have no effect on the existing land uses on this site or any of the surrounding sites.

More specifically, this address is located in the Bridge Street District. The purpose of The Bridge Street District is to allow development regulations to be adapted to the unique conditions present in each area. Although each district is unique, the five vision principles are intended to create a cohesive area, based on the concepts of walkability and urban vitality to support the quality of life for residents of all generations. Due to the location of our site, the proposed waiver will not have any effect on the general character of this District, nor will it adversely impact the intent put forth. This property is located on the fringe of this district and is a stand alone building that is isolated from the rest of the district by Tullin Road and Douglas Center Drive. This specific location does not make this property as conducive to the "window-shopping" aspect of the district's walkability goals, as compared to other locations within this district.

Review Criteria:

(a) There are three unique site conditions that necessitate the need for this waiver. The first condition is the existing building itself. This building, as it currently stands, is already above the

minimum allowed storefront transparency. Additionally, the architectural style of this building does not lend itself to having an overly transparent storefront that would be both visually pleasing and functional. Secondly, this site is unique in its use. This use, a 24 hours veterinary hospital, is not a common use and has some very specific needs for the safety of operations and the animals' welfare. In this unique situation, the existing level of window transparency lets in too much direct sunlight, causing heating issues, which has led to concerns over the animals becoming overheated (and subsequently ill). Lastly, the location of this site in respect to the entire Bridge Street District, is the third unique site condition. This site sits on the very edge of the BSD's boundaries, and has an existing site layout that is very "suburban", and does not fit into the general purposes of this district as well as most other properties within this district.

(b) The primary purpose of the Bridge Street District (BSD) zoning districts is to implement the Bridge Street District Area Plan for development and redevelopment of the BSD consistent with the directions articulated in the Community Plan (Bridge Street District Area Plan). The Community Plan identifies the Bridge Street District as the centerpiece of the city with a focus on historic and cultural acknowledgement, preservation and creation of outstanding open spaces, and the presence of mixed use districts. These features allow for a wider range of choices for housing and employment, create interesting places and walkable districts, and enable buildings of lasting, memorable and high quality architectural character that maintain Dublin's commitment to exemplary planning and design. The BSD zoning districts are intended to bring to life the five Bridge Street District Vision Principles by enhancing economic vitality; integrating the new center into community life; embracing Dublin's natural setting and celebrating a commitment to environmental sustainability; expanding the range of choices available to Dublin and the region; and creating places that embody Dublin's commitment to community. Specifically, but not limited to, this site will generally meet the spirit and intent of the Community Plan by:

- Promoting development that creates an emerging center for urban lifestyles within a walkable, mixed-use urban environment that will enhance central Dublin's image as an exceptional location for high quality business investment.
- Promoting the Bridge Street District to continue to serve as a center of community for current and future Dublin residents.
- Allow property owners the flexibility to take advantage of new and innovative business opportunities that are consistent with the Plan (a secondary purpose of the Bridge Street District zoning districts is to).

(c) The waiver is not being requested solely to reduce cost or as a matter of general convenience, but simply for operational reasons.

(d) As mentioned, this building is already existing, and the waiver is to apply more window film, further reducing the storefront transparency. With such minimal changes on this existing

building, the requested waiver will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the waiver.

(e) The requested waiver is better addressed through the waiver process rather than an amendment to the requirements of this chapter, because this waiver is very specific to our property and use. We do not put forth that this district should have lesser requirements for transparency, because we recognize how this standard helps to promote the overall goals of the district, such as walkability and pedestrian-scale spaces. However, we believe that these requirements are a bit too strict for our specific site and intended use.

(f) The waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSD district.