



PLANNING REPORT

Planning and Zoning Commission

Thursday, May 19, 2022

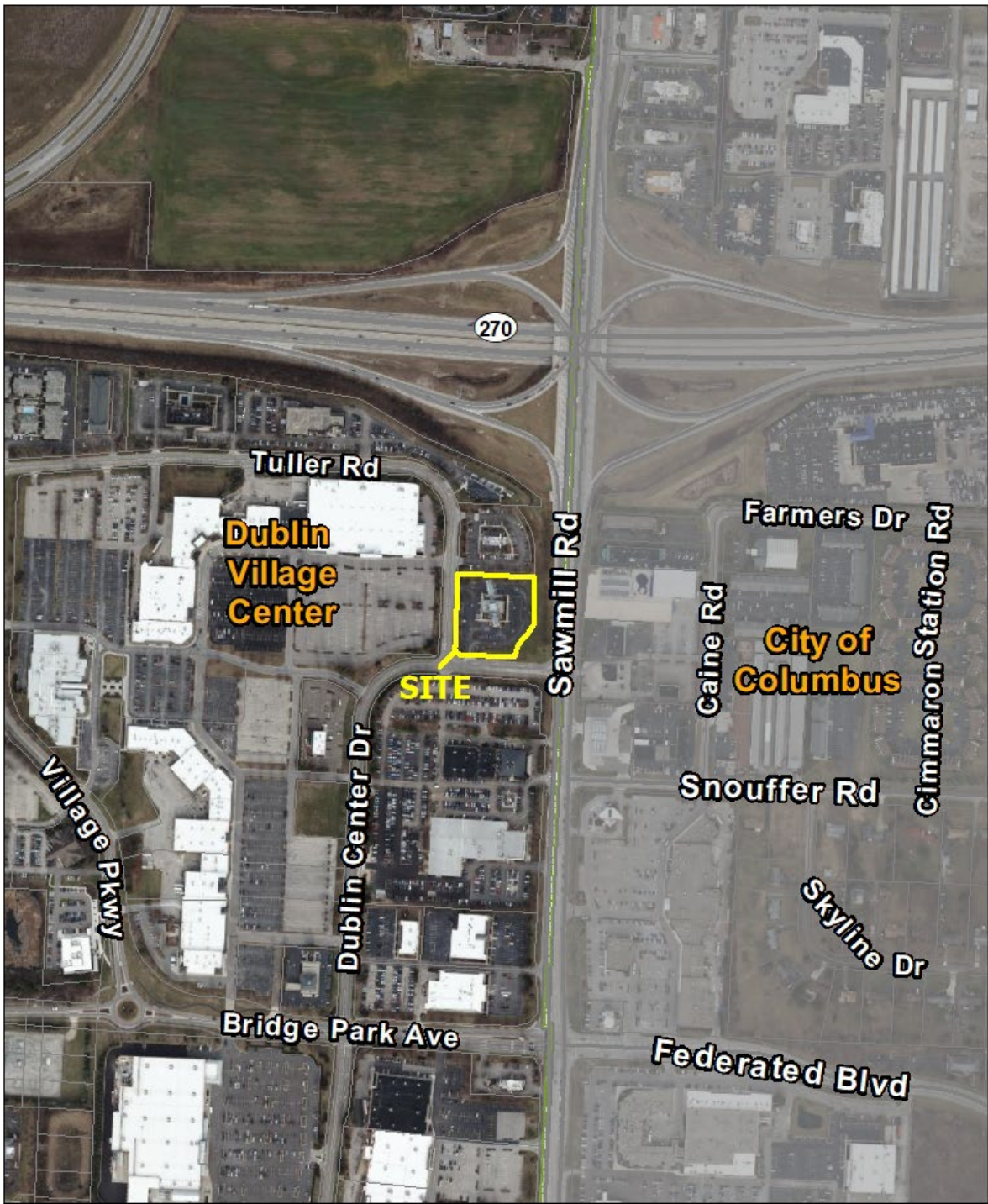
Veterinary Emergency Group at 3800 TULLER ROAD 22-056WR

www.dublinohiousa.gov/pzc/22-056

Case Summary

Case	22-056WR, Waiver Review at 3800 Tuller Road
Proposal	Waiver to reduce required street-facing transparency along Tuller Road.
Request	Review and approval of a Waiver Review under the provisions of Zoning Code §153.066.
Zoning	BSD-SCN, Bridge Street District – Sawmill Center Neighborhood
Planning Recommendation	<u>Approval of a Waiver</u> Planning recommends approval with no conditions.
Next Steps	Upon approval from the Planning and Zoning Commission (PZC), the applicant may proceed to Building Standards for applicable review and permitting.
Applicant	Graham Tait, Veterinary Emergency Group
Case Manager	Zach Hounshell, Planner I (614) 410-4652 zhounshell@dublin.oh.us Taylor Mullinax, Planner I (614) 410-4632 tmullinax@dublin.oh.us

Site Location Map



City of Dublin

22-056WR
Waiver Request
Veterinary Emergency Group
3800 Tuller Road

0 210 420
Feet



1. Overview

Background

The existing approximately 6,100-square-foot building is located on a 1.87-acre site within the Bridge Street District, Sawmill Center Neighborhood District. The site was originally a Bank One and most recently a Chase Bank.

In February 2022, the Administrative Review Team (ART) reviewed and approved a Minor Project Review (MPR) for exterior modifications to the site to facilitate a new veterinary hospital, which included removal of a drive through canopy on the northern part of the side and other associated features. At the time, no other exterior modification to the existing structure were proposed.

Site Information

Surrounding Land Use and Development Character

North: BSD-SCN: Bridge Street District – Sawmill Center Neighborhood (Restaurant)

East: City of Columbus

South: BSD-SCN: Bridge Street District – Sawmill Center Neighborhood (Commercial)

West: BSD-SCN: Bridge Street District – Sawmill Center Neighborhood (Commercial)

Road, Pedestrian and Bike Network

The building has frontage along Dublin Center Drive to the south (± 200 feet), Sawmill Road to the east (± 300 feet), and Tuller Road to the west (± 300 feet). Vehicular access is provided to the south and west of the site, with a single sidewalk along Sawmill Road.

Utilities

The site is served by public utilities, including sanitary and water. Electrical and gas are also provided on site. Exterior modifications will not impact the existing utilities.

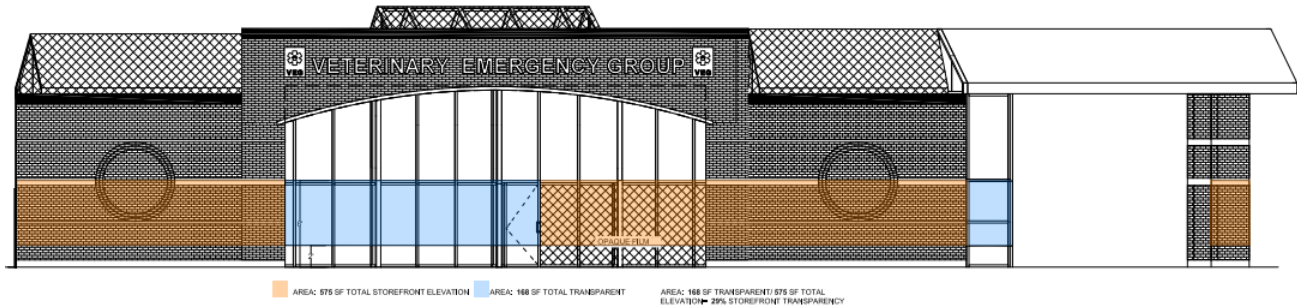
2. Proposal

Details

The applicant is requesting approval of a Waiver for the windows on the west façade of the building facing Tuller Road. Since the Waiver is for an existing building, the Code allows the flexibility to designate a building type to establish the applicable requirements for an existing building. In this case, Staff has determined that the building most closely resembles a Commercial Center building type. Modifications to existing structures are permitted, given the improvements bring the building closer to compliance with the requirements of the BSD Code. Per Code, commercial center buildings must have a minimum of 65 percent transparency on any ground story street facing facade. Existing conditions indicate only 44 percent transparency on the west façade and is therefore 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. Precedent images are included with the Commission's packet. Window graphics are not proposed as part of the window film. 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.



3. Criteria Analysis

Criteria	Review
1. The need for the Waiver is caused by unique conditions outside the control of the owner/lessee.	Criteria met: The Waiver request is to allow the storefront transparency to further deviate from the Code requirement for the permitted animal hospital use. A bank tenant previously occupied the space making the existing site conditions unique to that particular use. The need for the Waiver is met due to the change in use and the necessary requirements to accommodate the operations of the animal hospital.
2. The Waiver will generally meet the spirit and intent of the Community Plan, BSD Plan and Guidelines, and other adopted City plans and policies.	Criteria met: The proposed Waiver request will not detract from the aesthetic of the building and is consistent with the overall design and architecture of the Bridge Street District. The window film is not a permanent material and could be removed if a new tenant were to occupy the space with a different use or layout, and still supports the spirit and intent of the BSD Plan.
3. The Waiver is not being requested solely to reduce the cost as a matter of general convenience.	Criteria met: There is no indication in the application to show that this request is to reduce cost or as a matter of general convenience. The intent to protect patients of the veterinary hospital.
4. The Waiver will ensure that the development is of equal or greater development quality with respect to	Criteria met: The window film is not a permanent material and could be removed if a new tenant were to occupy the space with a different use or layout.

Criteria	Review
design, material, and other similar development features than without the Waiver.	
5. The requested modification would be better addressed through the Waiver rather than an amendment to the requirements of this Chapter.	Criteria met: The requirements of this chapter should not be amended to allow for this type of request, therefore the request is better accommodated through a Waiver.
6. The Waiver does not have the effect of authorizing any use or open space type that is not otherwise permitted in that BSD zoning district.	Not Applicable: No changes to uses or open space are included as part of this application.

Recommendation

Planning Recommendation: Approval of the Waiver Request with no conditions.