



CITY OF DUBLIN,

Land Use and
Long Range Planning
5800 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): 4140 TULLER RD, STE 110, DUBLIN, OH 43017	
Tax ID/Parcel Number(s): 273-008381	Parcel Size(s) (Acres): 10.023 ACRES
Existing Land Use/Development:	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:
Total acres affected by application:

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

Name (Individual or Organization):	JAMES M. LAMBRECHT (LAMBRECHT PROPERTIES INC)
Mailing Address: (Street, City, State, Zip Code)	30400 TELEGRAPH RD, STE 400 BINGHAM FARMS, MI 48025
Daytime Telephone:	248-723-5700 EXT 203 Fax:
Email or Alternate Contact Information:	TTAYLOR@ALTERRARE.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: <u>KIRTHI NARASIMHAN</u>	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <u>TESLA MOTORS INC</u>	
Mailing Address: (Street, City, State, Zip Code) <u>3500 DEER CREEK, PALO ALTO, CA 94304</u>	
Daytime Telephone: <u>650-681-6091</u>	Fax:
Email or Alternate Contact Information: <u>KIRTHI@TESLAMOTORS.COM</u>	

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:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

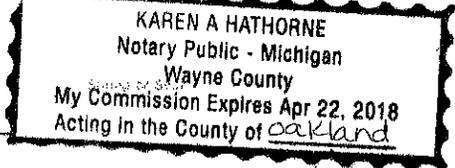
VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, Gavin Waldman, the owner, hereby authorize Tesla Motors, Inc. 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: [Signature] Date: 10/4/2012

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 4th day of October, 20 12
 State of Michigan
 County of Oakland Notary Public Karen A. Hathorne



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, _____, 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:

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>KERTHI NARASIMHAN</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>Kerthi Narasimhan</u>	Date: <u>10/4/12</u>

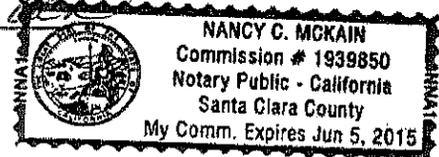
IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, <u>KERTHI NARASIMHAN</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>Kerthi Narasimhan</u>	Date: <u>10/4/12</u>

Subscribed and sworn to before me this 4th day of October, 20 12

State of California
 County of Santa Clara

Notary Public: Nancy C. McKain



FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(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:	



October 5, 2012

City of Dublin
Land Use and Long Range Planning
Attn: Rachel Ray
5800 Shier Rings Rd
Dublin, Oh 43016

RE: Conditional Use Checklist

Dear Rachel:

Below are the comments and supporting material information per the Conditional Use application. Many of the items are included on the flash drive we sent as the 'softcopy' package. Please keep in mind that since this is an interior improvements project in an existing business park, some of the criteria below is not applicable.

Application and Supporting Materials

1. **Application Fee.** See photocopy attached. The original is in transit to you
2. **CD** – Please find attached all necessary 'soft copy' items. Tesla will follow-up with hardcopies.
3. **Original Signed/notarized Planning and Zoning Commission Application Form** – see attached.
4. **Application Statement** – see attached.
5. **Legal description and property survey for each parcel.** – We have attached an overall site map that includes adjacent properties as well as included parcel information on the application. Again, there are no exterior improvements to be done at this site.
6. **List of property owners and registered home owners within 150.** – This is a business park and there are no homeowners within 150 ft. Property owner is the same owner of the whole park who is listed on the application.

Plans and Maps

1. **Site Plan** – see attached 'Site' plan. No proposed changes. All work to be interior tenant improvements
 - a. Boundaries and Dimensions of lot – see attached. Overall lot size is 10.023 acres.

- b. Size and Location of existing and proposed structures. No change to existing structure. Alterations to floor plan of new service area to be solely confined to the interior.
 - c. 'Use of Land and Location of Structures on Adjacent Properties' – see attached.
 - d. Proposed use of all parts of the lot and structures, including access, sidewalks, off-street parking and loading spaces, and landscaping. This is an existing business park used by a number of tenants engaged in various industries. Tesla will use this as a vehicle repair facility. The facility will be the smallest that we have only serving two cars at one time, max.
 - e. Pedestrian and bicycle circulation plan – This is a business park with our space being located on a private street, the only pedestrian circulation is on the provided private sidewalks.
2. **Architectural elevations** – see attached. No proposed changes. Existing elevations to remain.
3. **Materials and Color Samples** – No proposed changes to exterior of building.

Conditional Use Review Criteria

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.

Acknowledged.

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

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.

Acknowledged

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

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.

Acknowledged

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

Acknowledged

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. **Acknowledged**

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. **Acknowledged**

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

10). The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **Acknowledged**



October 5, 2012

City of Dublin
Land Use and Long Range Planning
Attn: Rachel Ray
5800 Shier Rings Rd
Dublin, Oh 43016

RE: Application Statement

Dear Rachel:

- A. **Describe the property and its intended use:** The property is an existing business park and multiple tenants engaged in a number of different industries. Tesla will be using the interior of one of the spaces for vehicle repair. The repair location will be the smallest of our repair centers only servicing two cars at any time. There will be no changes to the exterior of the building and any vehicles using the center will be entering and exiting beyond any visible public right of way.
- B. **State the necessity or desirability of the proposed use to the neighborhood or community:** Tesla is selling cars in the Columbus, Oh area and we need to be able to service our vehicles. While there's no overall community benefit for this center, this center will bring a small quantity of jobs to this area. Furthermore, it will also benefit other sub-industries like parts suppliers and freight companies sending and receiving our car parts.
- C. **State the relationship of the proposed use to adjacent properties and land uses:** We will be using our space in the same way our adjacent properties will be using their's, solely to support our small business. These are all predefined spaces, each having their own tenant providing their own service/business.
- D. **State how the proposed use will relate to the Dublin Community Plan and any other development standards applicable to the property:** Our business will bring a needed service to our vehicle owners as well as jobs to the area. The nature of our vehicles, electric and environmentally friendly, do not produce any hazardous materials, use gasoline or produce any emissions like the traditional internal combustion engine, thus will not negatively impact the environmental environment of the Dublin/Columbus area.



FRONT ELEVATION (no change)

PROPOSED ELEVATION

- Existing business park exterior to remain the same at front and rear elevations. No changes to architecture, finishes or colors.
- Approved signage to be only exterior update. Signage will be created in-line with existing tenant signage and approved by LL and City, if necessary



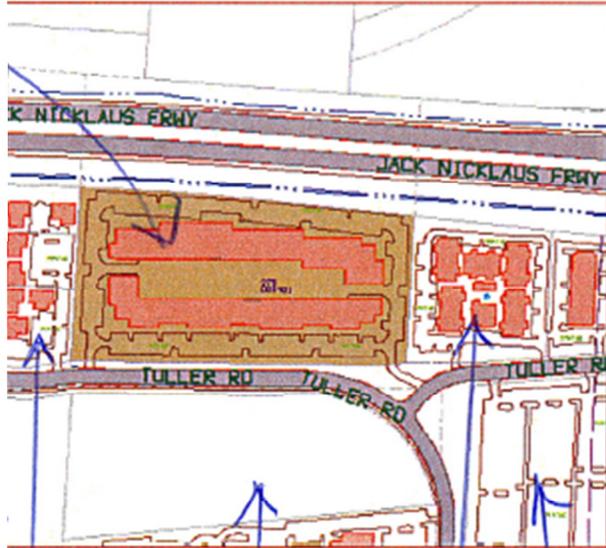
REAR ELEVATION (no change)



ADJACENT ELEVATIONS

Section 6 – List of Property Owners and Registered Homeowners Associations with 150ft.

273-008381
Tulspec Properties LLC
4140-4150 Tuller Rd,
Dublin, OH 43016
Use: Office Space



± 2 11:48:33 2012

Ortho Photographs taken in 2012

1855 feet away. See [below](#) for more details.

273-008995
AG Law Enterprises LLC
4266 Tuller Rd, Dublin,
OH 43016
Use: Office Space

273-008811
Thomas Family LP
00000 Tuller Rd,
Dublin, OH 43016
Use: Empty Space

273-009045
Whittingham Capital LLC
6800 Federal BL, Dublin, OH 43016
Use: Hotel

273-009086
Hardage Hotels I LLC
4130 Tuller Rd, Dublin, OH 43016
Use: Office Space