



**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 checked="" 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): 5665-5685 WOERNER TEMPLE RD.   5625-5649 WOERNER TEMPLE RD.	
Tax ID/Parcel Number(s): 7273.012127.80	Parcel Size(s) (Acres): 4.721
Existing Land Use/Development: PCD SUBAREA E / SHOPPING CENTER	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:	patios for outdoor dining
Total acres affected by application:	4.721

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

Name (Individual or Organization):	CAREY EMERALD LLC	
Mailing Address: (Street, City, State, Zip Code)	140 E. TOWN ST. STE 1150 COLUMBUS, OHIO 43215	
Daytime Telephone:	64.461.0300	Fax: 614.461.0011
Email or Alternate Contact Information:		

RECEIVED

13-024 APO/lu  
APR 01 2013

**FILE COPY**

**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: <b>ED CAREY</b>		Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <b>CAREY EMERALD LLC</b>		
Mailing Address: (Street, City, State, Zip Code) <b>SAME AS ABOVE</b>		
Daytime Telephone:	Fax:	
Email or Alternate Contact Information:		

**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: <b>JOEL SIGLER</b>	
Organization (Owner, Developer, Contractor, etc.): <b>ARCHITECT</b>	
Mailing Address: (Street, City, State, Zip Code) <b>2835 CANNON CIRCLE, LEWIS CENTER OHIO 43035</b>	
Daytime Telephone: <b>614-499-0054</b>	Fax: <b>740-657-3147</b>
Email or Alternate Contact Information: <b>JOEL@SIGLERDESIGNS.COM</b>	

**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, <b>CAREY EMERALD LLC</b> , the owner, hereby authorize	
<b>JOEL SIGLER</b> 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: 	Date: <b>4-1-13</b>

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 1 day of April, 2013

State of Ohio

County of Franklin

Notary Public Tamara Brown



Tamara L. Brown  
Notary Public, State of Ohio  
My Commission Expires 08-22-2014

**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, <b>JOEL SIGLER</b> , 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: <b>4-1-2013</b>

**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 _____, 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:	Date:

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

I <u>Joel Sicker</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>Joel Sicker</u>	Date: <u>4.1.2013</u>

Subscribed and sworn to before me this 1 day of April, 20 13  
 State of Ohio  
 County of Franklin Notary Public Tamera Brown



Tamera L. Brown  
 Notary Public, State of Ohio  
 My Commission Expires 08-22-2014

FOR OFFICE USE ONLY			
Amount Received: <u>1080</u>	Application No: <u>13-024</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>270038</u>	Map Zone: <u>4</u>	Date Received: <u>4-1-13</u>	Received By: <u>CDH</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Amended Final Development Plan / Conditional Use</u>			
N, <input checked="" type="radio"/> S, E, W (Circle) Side of: <u>Woerner Temple</u>			
N, <input checked="" type="radio"/> S, E, W (Circle) Side of Nearest Intersection: <u>Emerald Parkway</u>			
Distance from Nearest Intersection: <u>0'</u>			
Existing Zoning District: <u>PCD</u>		Requested Zoning District: <u>PCD</u>	

EXHIBIT "A"  
PROPERTY

February 27, 2004  
Revised February 9, 2006  
Revised February 23, 2006

DESCRIPTION OF 4.721 ACRES  
RR PROPERTIES LAND  
SOUTH OF WOERNER TEMPLE ROAD  
EAST OF EMERALD PARKWAY  
CITY OF DUBLIN, OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, being 3.606 acres out of that original 54.795 acre tract of land as described in a deed to RR Partners, of record in Official Record 31014, Page C03, and 1.115 acres of that 2.314 acre tract of land as described in a deed to RR Partners, of record in Official Record 35116, Page J05, all recording references herein being to the records of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at an iron pin set at the most westerly corner of that 0.288 acre tract of land (being part of Parcel 1) described in a certificate of transfer to Marian D. Thomas, Trustee, of record in Instrument Number 199806190152209, in the easterly right-of-way line of Emerald Parkway (100 feet in width);

Thence along said right-of-way line the following courses:

1. With the arc of a curve to the left, having a radius of 750.00 feet, a central angle of  $1^{\circ}49'04''$ , an arc length of 23.79 feet, the chord of which bears North  $52^{\circ}43'31''$  West, a chord distance of 23.79 feet to an iron pin set at a point of curvature;
2. With the arc of a curve to the right, having a radius of 650.00 feet, a central angle of  $52^{\circ}49'04''$ , an arc length of 599.20 feet, the chord of which bears North  $27^{\circ}13'30''$  West, a chord distance of 578.21 feet to a drill hole set in the edge of a sidewalk at the point of tangency;
3. North  $00^{\circ}48'58''$  West, a distance of 56.79 feet to an iron pin set;
4. North  $45^{\circ}03'22''$  East, a distance of 40.54 feet to an iron pin set in the southerly right-of-way line of Woerner Temple Road, 100 feet in width, as shown and delineated upon the plat "Emerald Parkway, Parkwood Place, Woerner Temple Road, Rings Road Right-of-Way and Permanent Easements Dedication Plat", of record in Plat Book 87, Pages 5 and 6;

Thence along said right-of-way line the following courses:

1. With the arc of a non-tangent curve to the right, having a radius of 450.00 feet, a central angle of  $44^{\circ}30'23''$ , an arc length of 349.55 feet, the chord of which bears South  $66^{\circ}49'07''$  East, a chord distance of 340.83 feet to an iron pin set at the point of tangency;
2. South  $44^{\circ}33'57''$  East, a distance of 421.07 feet to an iron pin set at a point of curvature;
3. With the arc of a curve to the left, having a radius of 550.00 feet, a central angle of  $1^{\circ}22'51''$ , an arc length of 13.26 feet, the chord of which bears South  $45^{\circ}15'22''$  East, a chord distance of 13.26 feet to an iron pin set in the northerly line of said Thomas Tract, Parcel 1;

DESCRIPTION OF 4.721 ACRES - PAGE 2

Thence South 78°30'01" West, along the common line between said 2.314 acre tract and said Thomas Tract, Parcel 1, a distance of 269.95 feet to an iron pin set at the most northerly corner of said 0.288 acre tract;

Thence South 40°03'15" West, along the northwesterly line of said 0.288 acre tract, a distance of 152.45 feet to the place of beginning and containing 4.721 acres of land.

Bearings herein are based on North 00°48'58" West for the tangent portion of Emerald Parkway (Official Record Volume 31969, Page B10).

Iron pins set consist of a 1" (O.D.) pipe, 30" long with a plastic cap inscribed "M-E COMPANIES/S-6872".

This description was prepared by M•E Companies, Inc., Civil Engineering Group, based on information obtained from actual field surveys of the premises.

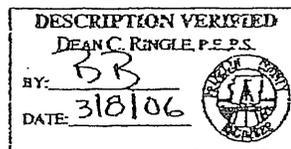
A plat of this property is attached hereto and made a part hereof.



M•E Companies, Inc.  
Civil Engineering Group

By Robert S. Wynd 2/23/06  
Robert S. Wynd  
Registered Surveyor No. 6872

0111A  
SPLIT  
4.721Ac  
FROM  
(273)  
4511



Page 2 of 3

# PROPERTY EXHIBIT

## DUBLIN, OHIO

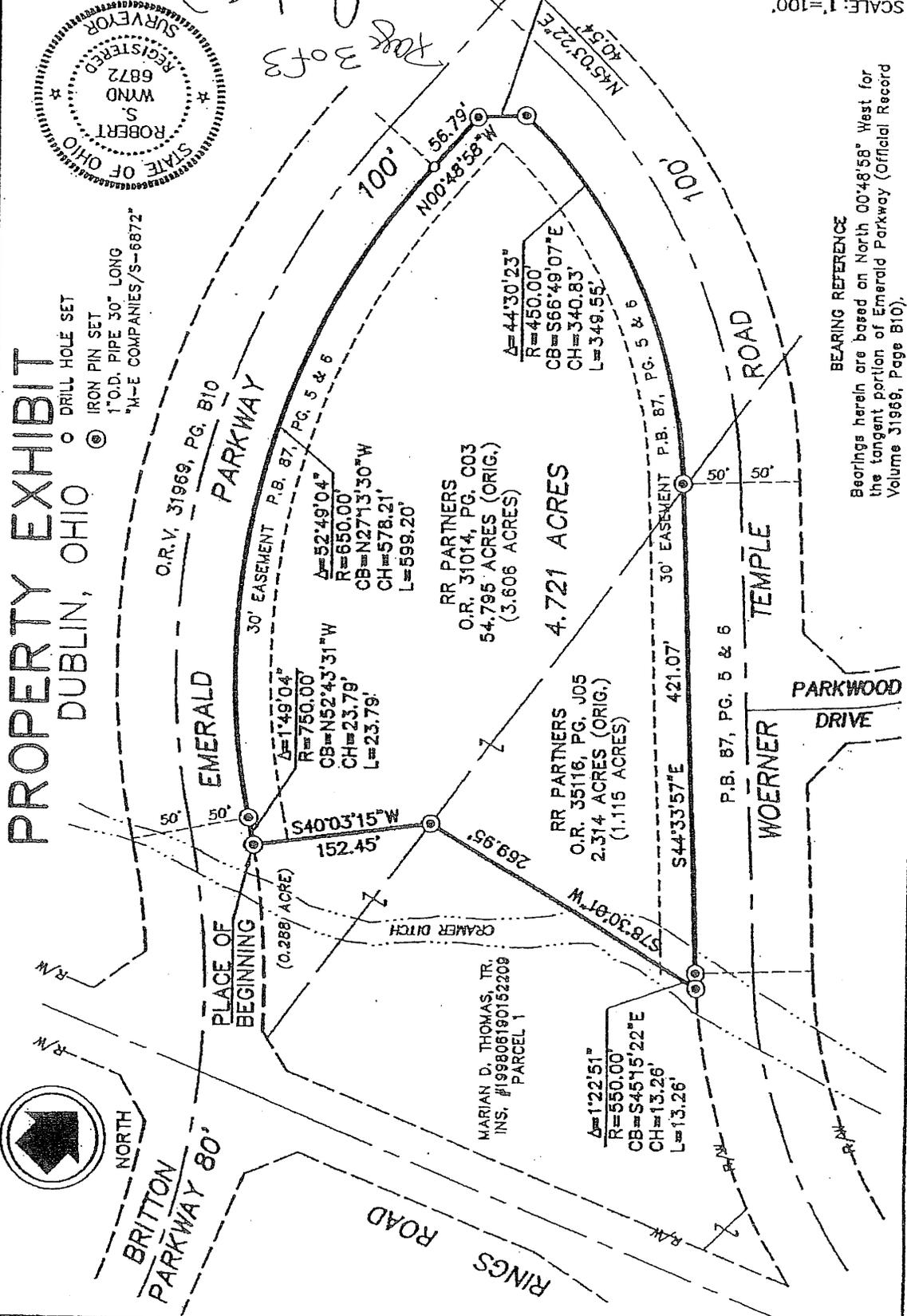
DRILL HOLE SET  
IRON PIN SET  
1" O.D. PIPE 30" LONG  
"M-E COMPANIES/S-6872"



BY *Robert S. Wynn*  
REGISTERED SURVEYOR No. 6872  
2/25/00

DATE 9/16/03  
REMOVED DATES 7/23/04  
JOB NUMBERS 872008

CHECKED *PLM*  
DRAW DC  
EM  
SCALE: 1"=100'



**RECEIVED** MAR 0 8 2036  
Franklin County Engineer  
Dean C. Bingle, P.E., P.S.

**M-E COMPANIES**  
635 Brookside Boulevard  
Westerville, OH 43081  
614-818-4900  
Fax 818-4902