



**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): 3868 Hard Road	
Tax ID/Parcel Number(s): 273-011340	Parcel Size(s) (Acres): 18.052 acres
Existing Land Use/Development: Retail Shopping Center	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:	Conditional use for proposed work out facility as provided under PUD text.
Total acres affected by application:	18.052 acres

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

Name (Individual or Organization):	Sawmill Hard Center LLC		
Mailing Address: (Street, City, State, Zip Code)	c/o Schottenstein Property Group 1798 Frebis Avenue Columbus, OH 43206		
Daytime Telephone:	(800) 282-8462	Fax:	N/A
Email or Alternate Contact Information:	Nick Vollman (614) 238-2001		

**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: Plaza Properties	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): owner	
Mailing Address: (Street, City, State, Zip Code) 3016 Maryland Avenue, Columbus, OH 43209	
Daytime Telephone: 237-3726	Fax: 237-3219
Email or Alternate Contact Information: Nick Vollman (614) 238-2001	

**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: Ben W. Hale, Jr. & Jackson B. Reynolds, III	
Organization (Owner, Developer, Contractor, etc.): Smith & Hale LLC	
Mailing Address: (Street, City, State, Zip Code) 37 W. Broad Street, Suite 725, Columbus, OH 43215	
Daytime Telephone: 221-4255	Fax: 221-4409
Email or Alternate Contact Information: jreynolds@smithandhale.com	

**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, Nick Vollman, the owner, hereby authorize Smith & Hale LLC 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: *Nick Vollman* Date: 8/1/13

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<sup>st</sup> day of August, 20 13

State of Ohio  
County of Franklin

Notary Public *Natalie C Timmons*



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

**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, Jackson B. Reynolds, III, 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: *Jackson B Reynolds III* Date: 8/1/13

**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>Jackson B. Reynolds, III</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:	Date:

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

I <u>Jackson B. Reynolds, III</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:	Date:

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_ Notary Public \_\_\_\_\_

<b>FOR OFFICE USE ONLY</b>			
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:	

**APPLICANT/PROPERTY OWNER**

Sawmill Hard Center LLC  
c/o Schottenstein Property Group  
P.O. Box 24550  
Columbus, OH 43224-4550  
273-011339

Sawmill Partners Investment Co No II  
c/o Schottenstein Property Group  
P.O. Box 24550  
Columbus, OH 43224-4550  
273-008385

LTF Real Estate Co Inc.  
2902 Corporate Place  
Chanhassen, MN 55317  
273-012153

Cord Camera Centers Inc.  
745 Harrison Drive  
Columbus, OH 43204  
590-157012

FirstMerit Bank NA  
106 South Main Street  
Akron, OH 44308  
590-251717

**SURROUNDING PROPERTY OWNERS**

Residence at Scioto Crossing LLC  
3895 Stone Ridge Lane  
Dublin, OH 43017  
273-011301

7676 Sawmill LLC  
7675 Sawmill Road  
Dublin, OH 43017  
273-012356

Moo Moo Sawmill LLC  
13375 National Road SW  
Etna, OH 43068  
590-191304

City of Dublin  
5200 Emerald Parkway  
Dublin, OH 43017  
273-012152

WEC 98H-38 LLC 6161-02  
c/o CVS Pharmacy Inc.  
1 CVS Drive  
Woonsocket, RI 02895  
590-128611

M & E REMDR LLC  
c/o American Blue Ribbon Holdings L  
400 West 48<sup>th</sup> Avenue  
Denver, CO 80216  
590-251716

Exhibit A

**DESCRIPTION OF A 18.052 ACRE TRACT  
LOCATED NORTH OF HARD ROAD AND  
WEST OF SAWMILL ROAD  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in the Section 2, Township 2, Range 19, United States Military District, and being part of an original 22.870 acre tract conveyed to Sawmill Hard Center LLC, by deed of record in Instrument Number 200412060276772, and all of a 0.086 acre tract conveyed to Sawmill Hard Center LLC, by deed of record in Plat Book 107, Page 11 (Instrument Number 200507050130804), records of the Recorder's Office, Franklin County, Ohio, and said 18.052 acre tract being more particularly described as follows:

**Begin for Reference**, at a Franklin County Monument Number 7772, at the centerline intersection of Sawmill Road and Hard Road as shown and delineated on the record plat of the DEDICATION OF HARD ROAD, a subdivision of record in Plat Book 78, Page 11-13;

Thence North 87°25'04" West, a distance of 67.50 feet, along the centerline of said Hard Road, to a point;

Thence North 02°34'54" East, a distance of 88.50 feet, leaving the centerline of said Hard Road, to an iron pin set in the northerly right-of-way line of said Hard Road, said iron pin also being at the **Point of True Beginning**;

Thence the following five (5) courses and distances along the northerly right-of-way line of said Hard Road and the south lines of said original 22.870 acre tract:

1. South 47°34'56" West, a distance of 54.45 feet, to a 3/4 inch iron pin found;
2. North 87°25'04" West, a distance of 83.25 feet, to a 3/4 inch iron pin found;
3. Along a curve to the right, having a central angle of 36°59'20", a radius of 450.00 feet, an arc length of 290.51 feet, a chord which bears North 68°55'25" West, a chord distance of 285.49 feet, to a 3/4 inch iron pin found;
4. North 50°25'45" West, a distance of 506.18 feet, to a 3/4 inch iron pin found;
5. Along a curve to the left, having a central angle of 07°21'58", a radius of 1334.03 feet, an arc length of 171.50 feet, a chord which bears North 54°06'44" West, a chord distance of 171.39 feet, to a 3/4 inch iron pin found in the easterly right-of-way line of Emerald Parkway (100 feet in width) of record in Plat Book 107, Page 11 (passing a 3/4 inch iron pin found at 18.97 feet and passing a 3/4 inch iron pin found at 165.10 feet);

Thence the following four (4) courses and distance along the west lines of said original 22.870 acre tract and along the easterly right-of-way line of said Emerald Parkway:

1. North 15°09'23" West, a distance of 60.02 feet, to a 3/4 inch iron pin found;
2. North 28°16'55" East, a distance of 59.60 feet, to a 3/4 inch iron pin found;

Exhibit A continued

3. Along a curve to the left, having a central angle of 23°43'55", a radius of 750.00 feet, an arc length of 310.65 feet, a chord which bears North 16°24'58" East, a chord distance of 308.44 feet, to a 3/4 inch iron pin found;
4. North 04°33'00" East, a distance of 209.33 feet, to a 3/4 inch iron pin found at the southwest corner of a 9.985 acre tract conveyed to Sawmill Hard Center LLC, by deed of record in Instrument Number 200503220052696;

Thence the following six (6) courses and distances along the south lines of said 9.985 acre tract:

1. South 87°25'04" East, a distance of 298.77 feet, to a 3/4 inch iron pin found;
2. North 02°34'56" East, a distance of 1.00 feet, to a 3/4 inch iron pin found;
3. South 87°25'04" East, a distance of 125.03 feet, to a 3/4 inch iron pin found;
4. Along a curve to the right, having a central angle of 24°44'45", a radius of 272.08 feet, an arc length of 117.51 feet, a chord which bears South 11°40'42" East, a chord distance of 116.60 feet, to a 3/4 inch iron pin found;
5. South 02°34'56" West, a distance of 15.91 feet, to a 3/4 inch iron pin found;
6. South 87°25'04" East, a distance of 399.02 feet, to a 3/4 inch iron pin found;

Thence South 02°34'54" West, a distance of 942.36 feet, along the east line of said original 22.870 acre tract, to the **Point of True Beginning**, containing 18.052 acres, more or less, being subject to all easements, restrictions and rights-of-way of record.

All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a yellow cap bearing the name "R.D. Zande".

The bearings in the above description are based on the bearing of North 81°19'41" West, for the centerline of Hard Road, as shown and delineated on the record plat of THE DEDICATION OF HARD ROAD, of record in Plat Book, 78, Pages 11-13, records of the Recorder's Office, Franklin County, Ohio.

0-71-C  
All of (273)  
11340



R.D. ZANDE & ASSOCIATES, INC.

*Robert L. Clay* July 15, 2005  
 Robert L. Clay Date  
 Registered Surveyor No. S-8121

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