



**CITY OF DUBLIN**

Land Use and  
Long Range Planning  
5600 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 type="checkbox"/> Conditional Use (Section 153.236)
<input checked="" 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): 7625 Sawmill Road	
Tax ID/Parcel Number(s): 273-011339 273-011340	Parcel Size(s) (Acres): 28.03 acres
Existing Land Use/Development: Grocery Store & Retail Shopping Center	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: An amendment to the existing PUD to allow for a 3,419 sq. ft. expansion to the existing grocery store.
Total acres affected by application: 28.03 acres

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

Name (Individual or Organization): Sawmill Hard Center LLC	
Mailing Address: c/o Schottenstein Property Group 1798 Frebis Avenue (Street, City, State, Zip Code) 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: Kroger Co.		Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Tenant		
Mailing Address: 4111 Executive Parkway, Westerville, OH 43081 (Street, City, State, Zip Code)		
Daytime Telephone: 898-3218	Fax: 898-3254	
Email or Alternate Contact Information: Jordin.Horan@kroger.com		

**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: 37 West Broad Street, Suite 725, Columbus, OH 43215 (Street, City, State, Zip Code)	
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 \_\_\_\_\_ 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: 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, 2013

State of Ohio

County of Franklin

Notary Public

[Signature]



Date: 8/1/13  
**SONYA L. BARLOW**  
 NOTARY PUBLIC  
 STATE OF OHIO  
 My Commission Expires  
 April 25, 2016

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

**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: <u>Jackson B. Reynolds III</u>	Date: <u>8/1/13</u>

Subscribed and sworn to before me this 1<sup>st</sup> day of August, 2013  
 State of Ohio  
 County of Franklin

Notary Public: Natalie C. Timmons



Natalie C. Timmons  
 Notary Public, State of Ohio  
 My Commission Expires 09-04-2016

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:	

**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

**APPLICANT**

Kroger Co.  
4111 Executive Parkway  
Westerville, OH 43081

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 9.985 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 Section 2, Township 2, Range 19, United States Military District, being part of a 22.870 acre tract conveyed to Sawmill Hard Center LLC, by deed of record in Instrument Number 200412060276772 and all of a 5.081 acre tract conveyed to Sawmill Hard Center LLC, by deed of record in Instrument Number 200412060276771, all records herein of the Recorder's Office, Franklin County, Ohio, said 9.985 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°25'06" 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 a point in the northerly right-of-way line of said Hard Road;

Thence North 02°34'54" East, a distance of 942.36 feet, along the proposed westerly right-of-way line of said Sawmill Road, to an iron pin set at the **POINT OF TRUE BEGINNING**;

Thence the following six (6) courses and distances over and across said 22.870 acre tract:

1. North 87°25'04" West, a distance of 399.02 feet, to an iron pin set;
2. North 02°34'56" East, a distance of 15.91 feet, to an iron pin set;
3. Along a curve to the left, 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 North 11°40'42" West, a chord distance of 116.60 feet, to an iron pin set;
4. North 87°25'04" West, a distance of 125.03 feet, to an iron pin set;
5. South 02°34'56" West, a distance of 1.00 feet, to an iron pin set;
6. North 87°25'04" West, a distance of 298.77 feet, to an iron pin set in the north line of said 22.870 acre tract;

Thence North 04°33'00" East, a distance of 504.06 feet, along the west line of said 22.870 acre tract and said 5.081 acre tract, to an iron pin set;

Thence the following five (5) courses and distances along the north lines of said 5.081 acre tract:

1. South 87°25'06" East, a distance of 322.56 feet, to an iron pin set;
2. Along a curve to the right, having a central angle of 29°42'08", a radius of 298.30 feet, an arc length of 154.64 feet, a chord which bears South 72°33'38" East, a chord distance of 152.91 feet, to an iron pin set;
3. South 57°42'15" East, a distance of 79.69 feet, to an iron pin set;
4. Along a curve to the left, having a central angle of 29°43'24", a radius of 418.18 feet, an arc length of 216.94 feet, a chord which bears South 72°33'24" East, a chord distance of 214.52 feet, to an iron pin set;
5. South 87°25'06" East, a distance of 87.31 feet, to an iron pin set in the proposed westerly right-of-way line of said Sawmill Road;

Thence South 02°34'54" West, a distance of 497.96 feet, along the proposed westerly right-of-way line of said Sawmill Road, to the **POINT OF TRUE BEGINNING**, containing, 9.985 acres, more

or less. Being 4.904 acres out of said 22.870 acre tract and being 5.081 acres out of said 5.081 acre tract. 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.

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0-71-B  
All of  
(273)  
11339  
+  
on split  
4.904 Acres  
out of  
(273)  
11340



