



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): 7581 Sawmill 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 fitness facility as provided for under the 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:
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 West 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:  Date: 10/10/13

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached to the application.

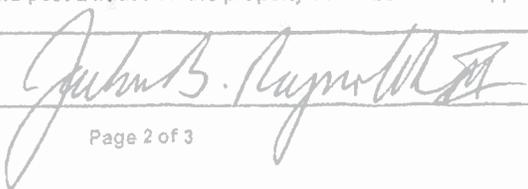
Subscribed and sworn before me this 10th day of October, 2013
 State of Ohio
 County of Franklin



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 to visit, photograph and post a notice on the property described in 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:  Date: 10/10/13

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.

Jackson B. Reynolds, III _____, 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: <i>Jackson B. Reynolds III</i>	Date: 10/10/13

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

Jackson B. Reynolds, III _____, 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: <i>Jackson B. Reynolds III</i>	Date: 10/10/13

Subscribed and sworn to before me this 10th day of October, 2013
 State of Ohio
 County of Franklin

Notary Public *Natalie C. Timmons*



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

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:	

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 48th 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 $87^{\circ}25'04''$ West, a distance of 67.50 feet, along the centerline of said Hard Road, to a point;

Thence North $02^{\circ}34'54''$ 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 $47^{\circ}34'56''$ West, a distance of 54.45 feet, to a 3/4 inch iron pin found;
2. North $87^{\circ}25'04''$ 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 $36^{\circ}59'20''$, a radius of 450.00 feet, an arc length of 290.51 feet, a chord which bears North $68^{\circ}55'25''$ West, a chord distance of 285.49 feet, to a 3/4 inch iron pin found;
4. North $50^{\circ}25'45''$ 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 $07^{\circ}21'58''$, a radius of 1334.03 feet, an arc length of 171.50 feet, a chord which bears North $54^{\circ}06'44''$ 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 $15^{\circ}09'23''$ West, a distance of 60.02 feet, to a 3/4 inch iron pin found;
2. North $28^{\circ}16'55''$ 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.

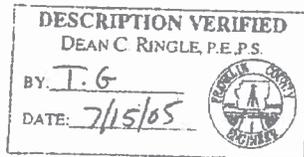
0-71-C
All of (273)
11340



R.D. ZANDE & ASSOCIATES, INC.

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

P:\6876\Survey\DATA\6876S4-18.052.doc



Application Statement

A. Describe the property and its intended use.

The conditional use application is to permit an exercise facility within one of the tenant spaces within the existing shopping center. This is the fourth request to come before the Board for this type of a use within this facility. The proposed facility will be in a space of approximately 3,170 square feet and will be set up to administer to a range of customers at a time, thereby insuring no negative impacts on the rest of the tenants in the shopping center. The hours will be 5:30 a.m. to 9:00 p.m. Monday – Friday and abbreviated hours on Saturday and Sunday. There will be 9 to 14 employees with a maximum occupancy of employees and customers at one time is 34. Equipment planned for the facility are treadmills, elliptical trainers, stationary bikes, water row machines and weight training equipment. There will be a mens and womens bathroom and one shower facility. Limited merchandise will also be on sale as part of the operation.

B. State the necessity or desirability of the proposed use to the neighborhood or community.

The proposed exercise facility will focus on individual coaching of customers and therefore differentiate itself from other types of facilities by focusing on the individual rather than a class. Many people look to personal trainers to help motivate and tailor exercise routines to the individual so there is always a need in the community for this type of personal service. The exercise facility would tailor itself to both neighborhood and community client based on the type of training offered by the employees.

C. State the relationship of the proposed use to adjacent properties and land uses.

The shopping center provides a variety of different services and retail opportunities at this time. The proposed addition of the exercise facility is a complement to the existing uses by offering an additional service to the community that is nearby and convenient. The proposed facility is small in size and the number of hourly customers will be limited thereby reducing any impacts on other tenants and visitors to the shopping center so overall the proposed facility will fit well with the neighboring tenants and the overall functioning of the shopping center.

D. State how the proposed use will relate to the Dublin Community Plan and any other development standards applicable to the property.

The shopping center was approved and constructed approximately 10 years ago and has seen a variety of different tenants within the leasable space. The proposed exercise facility is a contemplated use within the center as it was listed as a conditional use in the approved PUD text. This is the fourth exercise facility that has been proposed for the center and meets with the ideas of the Dublin Community Plan and the development standards adopted for the site. A retail center such as this one, is to offer a variety of different options and activities and the inclusion of the proposed exercise facility continues that aim by adding another use that fits well with existing tenants and does not negatively impact traffic patterns nor

activities within the center. This will be the second exercise facility in the shopping center to operate concurrently but facing different frontages and offering different classes and activities.

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.

Yes, the proposed exercise facility would be harmonious and in accordance with the general objectives of the Zoning Code and Community Plan as other similar types of facilities have been approved for this shopping center without any negative impacts.

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

Yes, the proposed exercise facility will comply with all adopted development standards adopted for this site.

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.

The proposed exercise facility will be harmonious with the existing character of the greater vicinity and will not change the essential character of the neighborhood. The facility will fit in well with the other activities offered within center and complement other uses available in the larger nearby area.

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

The proposed exercise facility will have no hazardous impacts nor will there be any negative impacts on existing or future surrounding uses.

5. The area and proposed use(s) will be adequately served by essential public facilities and service 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.

Yes, there will be more than adequate public facilities and service to serve the proposed use nor should there be any substantial drain nor impact on person or agencies providing services to the area.

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

No, the proposed exercise facility will not be detrimental to the economic welfare of the community.

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.

No, the proposed exercise facility will not involve activities that will be detrimental to any persons or property in the area, rather it will function as other permitted uses in the area.

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.

The facility will utilize the existing vehicular access points and parking lots to serve the operation so no interference will be created by the proposed operation. There is more than adequate parking with the existing lot to handle the anticipate users to the facility.

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

No, the proposed facility will not be detrimental to any property values in the immediate vicinity.

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

No, the proposed exercise facility will not impede the normal and orderly development and improvement of the surrounding property within the district.

Double-S P, LLC dba Orangetheory Fitness is a personal training studio which will offer North Columbus a results based, one hour workout in a small group, high energy setting. One half hour segment is designed for endurance with heart rate monitored interval training on a treadmill, strider or bike. The other half hour focuses on power and strength with highly qualified personal trainers coaching members through a training circuit that involves a variety of equipment such as free weights, SBT bands, Kettle bells, Bosu Balls and a water row machine.

Members wear a heart rate monitor provided by the studio and their heart rate, caloric burn and color coded training zone are displayed in the studio during the work out. Orangetheory Personal trainers educate members about 5 heart rate zones and motivate them to train 12-20 minutes in zone 4 (aka the Orange zone) which is 84% or higher of the members maximum heart rate. Training at that level increases Excess Post Oxygen Consumption (EPOC), which will boost their caloric burn 200 to 400 calories over the next 24 to 36 hours in addition to the 900-1500 calories which members burn on average during the session. Immediately following the workout, members receive an email with comprehensive data and graphs of their heart rate over the training session.

Motivating tasteful music approved by corporate will be played during the work out. TV screens displaying members heart rates are displayed inside the studio with an additional TV in the lobby area with informational videos about Orangetheory.

The type of equipment utilized in our studio will be as follows: 12 treadmills, 1 or 2 stationary bikes, 1 elliptical strider, 12 water row machines, 12 stations equipped with a portable weight training bench, bosu ball, SBT Strap, ab dolly, and workout mat. Free weights, Kettle bells and rubber resistance bands are also used.

Separate Women's and Men's bathroom and one unisex shower facility will be available, A storage/ supply room will be built and a small office space will be constructed -- all will be along the north wall behind the host desk along with coat and key racks and locker space.

Limited merchandise such as logo T-shirts, bags and towels will be available for purchase. A small stocked water cooler will also be in the lobby with water for purchase. No nutritional supplements, shakes or food substances will be for sale in our studio. No massage, or spa services are offered.

Orangetheory will operate 364 days a year, only taking Christmas off. Hours will be based on our scheduling needs but our earliest session will start at 5:30 am, and our latest will end at 9 pm Monday through Friday. Saturday and Sunday will likely have an abbreviated schedule, offering classes starting at 7:15 am and ending around 1:00 pm. Members do not have access to the equipment when sessions are not being conducted unless a certified personal trainer is providing a coaching session. Studio doors will be open during all business hours for potential members to tour the studio from open until close of business. Classes are a maximum of 24 members per session, and turnover between sessions is very fast. Members of this facility rarely loiter after class, and it is extremely rare for members to stay at our facility to shower.

We will employ between 5 and 9 certified personal trainers to run out workouts and 4 to 5 Sales associates to operate the front desk. One Studio Manager will oversee operations alongside the sole Owner Operator, Sarah who will be engaged with all daily aspects of operation.

Sarah San Pedro

Franchise Owner

Orangetheory Fitness

North Columbus, Ohio

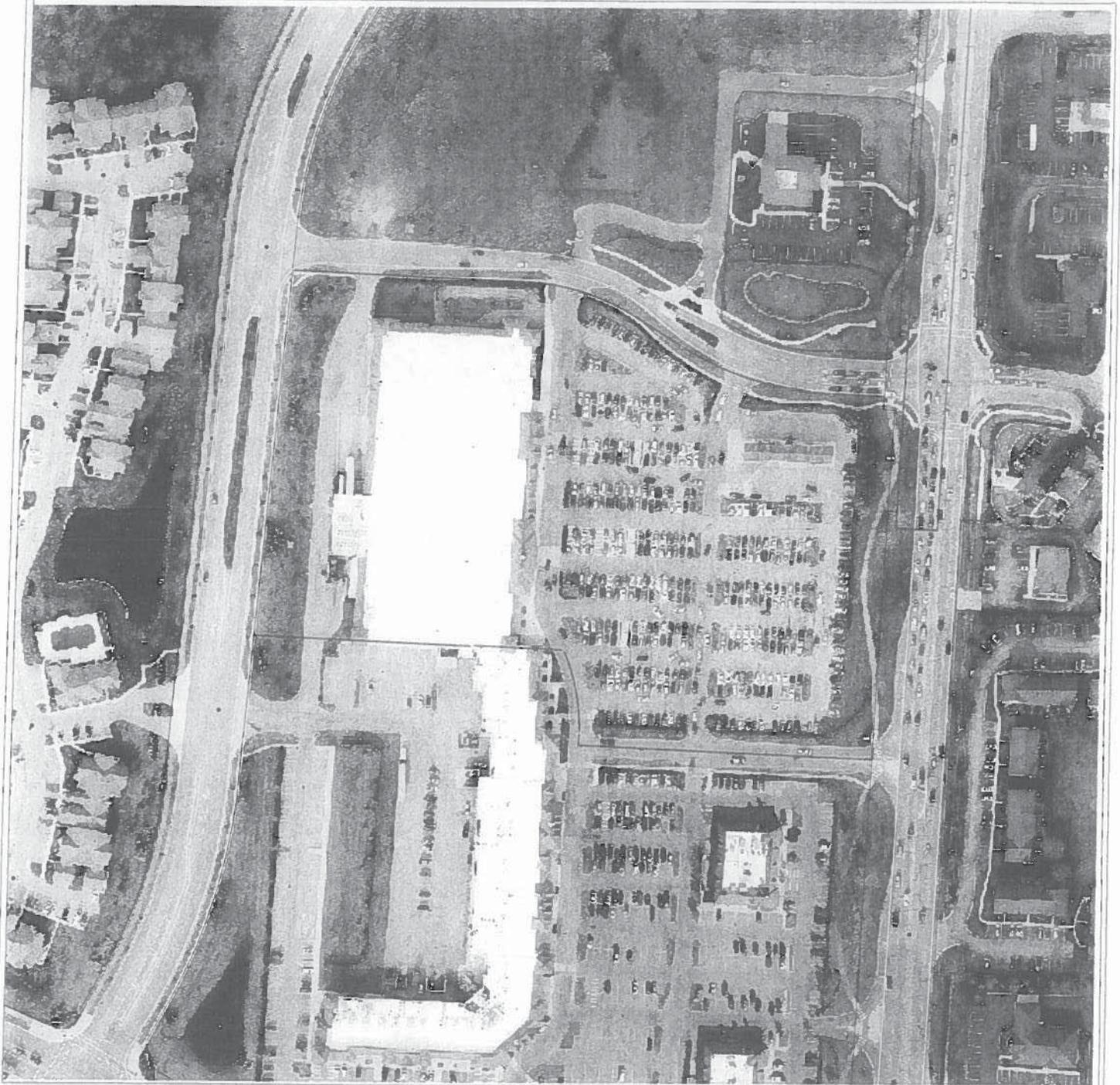
P: (406) 531-5757 | ssanpedro@orangetheoryfitness.com | [Visit our Website](#)



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 7/30/13



ORTHOPHOTOGRAPHY DATE 2011

Disclaimer

Scale = 200



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

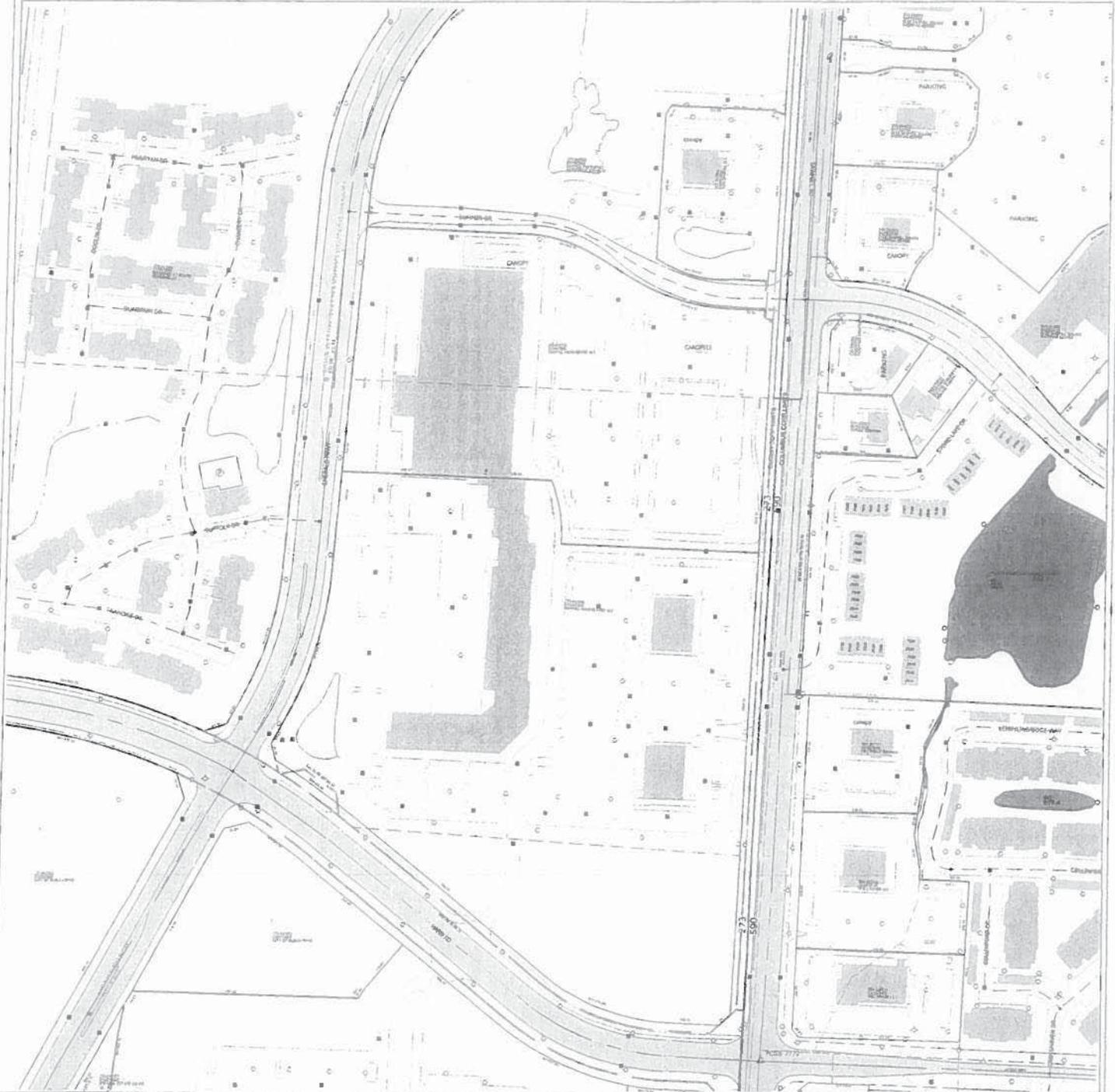
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 7/30/13



Disclaimer

Scale = 300



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department