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:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☐ Preliminary Development Plan / Rezoning (Section 153.053)
- ☐ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☐ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☒ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ 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): 7533 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 real estate brokerage office
Total acres affected by application: 18.052

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 4300 East Fifth Ave Columbus, OH 43219
Daytime Telephone: 614-445-8461	Fax:
Email or Alternate Contact Information: Nick Vollman (614)238-2001	

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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 ☒ no ☐
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: 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 Jackson B. Reynolds III, 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: NVoll Date: 12/10/13

☐ 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 10th day of December, 20 13

State of Ohio

County of Franklin Notary Public Sonya L. Barlow

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 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: 12/13/13

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 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: Jackson B. Reynolds III Date: 12/13/13

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

I 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: Jackson B. Reynolds III Date: 12/13/13

Subscribed and sworn to before me this 13th day of December, 2013

State of Ohio

County of Franklin

Notary Public

NOTARIAL SEAL STATE OF OHIO

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

SURROUNDING PROPERTY OWNERS

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

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

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

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

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

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

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

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

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

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

schott-sawmill-1stteam.lbl (nct)
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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;

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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 ¾ 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

STATE OF OHIO
ROBERT L. CLAY
S-8121
REGISTERED PROFESSIONAL SURVEYOR

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

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E.,P.S.
BY: T.G
DATE: 7/15/05
FRANKLIN COUNTY ENGINEER

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Conditional Use Application Statement
7533 Sawmill Road
Vernon Road

A. Describe the property and its intended use.

The conditional use application is to permit a real estate brokerage office to operate within one of the vacant tenant spaces within the existing shopping center. The office will be located in a space that has 1,976 sq. ft. located along the shopping center that faces Sawmill Road. There will be a maximum of six (6) full time employees and up to four (4) part time employees. The hours or operation shall be 9:00 a.m. to 7:00 p.m. Monday thru Saturday and 11:00 a.m. to 6:00 p.m. on Sundays. There may be periods during the year where the office stays open an hour or two later during the day to deal with clients and closings. There will be some client traffic to the site but most of the meetings will be at the sales location rather than meeting in the office. The office will be equipped with typical equipment and furniture associated with a real estate office.

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

The proposed real estate brokerage office will provide a service to the citizens of the City of Dublin. Real estate services are primarily a local operation and the addition of this office to the citizens on the east side of the Scioto River provide them with a full service real estate office to provide them with representation for the sales and purchases of real estate in the Dublin community. The real estate staff would target the Dublin areas to provide an essential service the property owners, both sellers and buyers, need as a part of real property transactions. The proposed location is appropriate because it is in the center of the northeast Dublin market.

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

The shopping center provides a variety of different retail, restaurant and service opportunities at this time and the addition of the real estate office will help to expand the types of clients that come to the shopping center. Many Dublin residents need the service of a real estate brokerage firm for their real estate transactions so having an office in this proximity is clearly a positive for the neighborhood and the community.

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 real estate brokerage office is a natural extension of the types of mixed uses that should be present in the shopping center. The real estate office would offer a service to the citizens of Dublin with appropriate parking and access that given the mix of uses would work in tandem with the other uses already located in the center. The real estate office use meets the aims of the Dublin Community Plan by providing a wide range of retail, and service activities within the

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wide range of activities that serves the citizens of Dublin without negatively impacting any of the existing tenants with the inclusion of the proposed use.

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 real estate office would be harmonious and in accordance with the general objectives of the Zoning Code and Community Plan as the addition of this use further diversifies the range of activities that are available at the shopping center.

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

   Yes, the proposed real estate office will comply with all adopted development standards enacted for this property.

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.

   Yes, the proposed real estate office will be harmonious with the existing character of the general vicinity and it will not change the essential character of the neighborhood. The office use will fit in well with other activities available within the center and complement other uses available in the larger Dublin community.

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

   No, the proposed real estate office 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 services 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 services to serve the proposed real estate office nor should there be any substantial drain nor impact on persons or agencies providing services to the area.

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

   No, the proposed real estate office 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 or 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, fuses, glare, odor or other characteristic not comparable to the use permitted in the base zoning district.

   No, the proposed real estate office will not be detrimental to the economic welfare of the community.

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 real estate office workers and clients will utilize the existing vehicular access points and parking areas to serve the operation so no interference will be created by the proposed operation. There will be more than adequate parking spaces on the shopping center lot to handle the anticipated workers and clients visiting the office.

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

   No, the proposed real estate office 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 real estate office will not impede the normal and orderly development and improvement of the surrounding properties within this district.

schott-plaza-vernon-sawmill-conduseapp.ste (nct)
12/16/13 F:Docs

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: jbr **DATE:** 7/30/13

ORTHOPHOTOGRAPHY DATE 2011

Scale =200

Grid North

Disclaimer

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.

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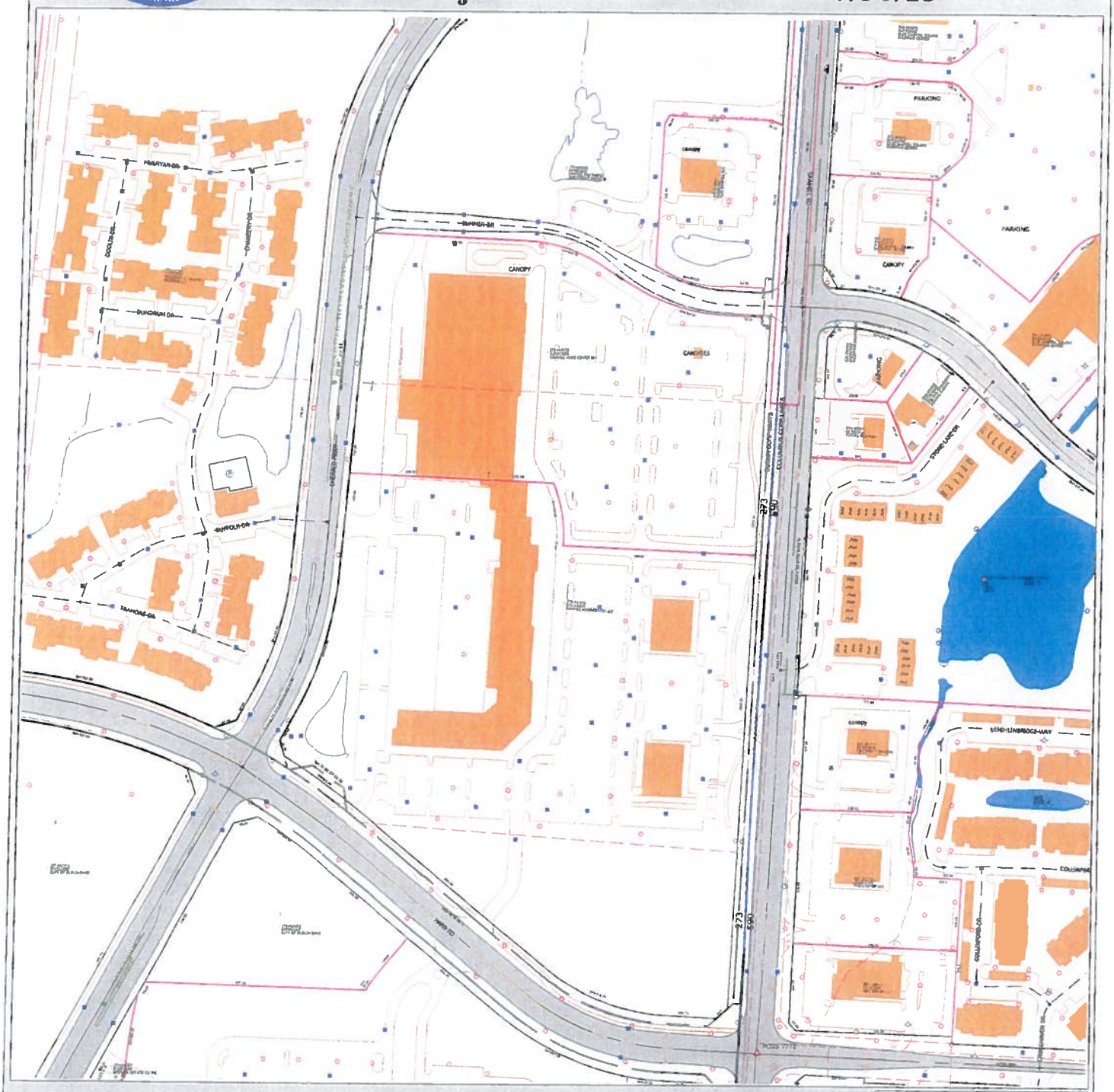
CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: jbr **DATE: 7/30/13**



Scale = 300

Grid North

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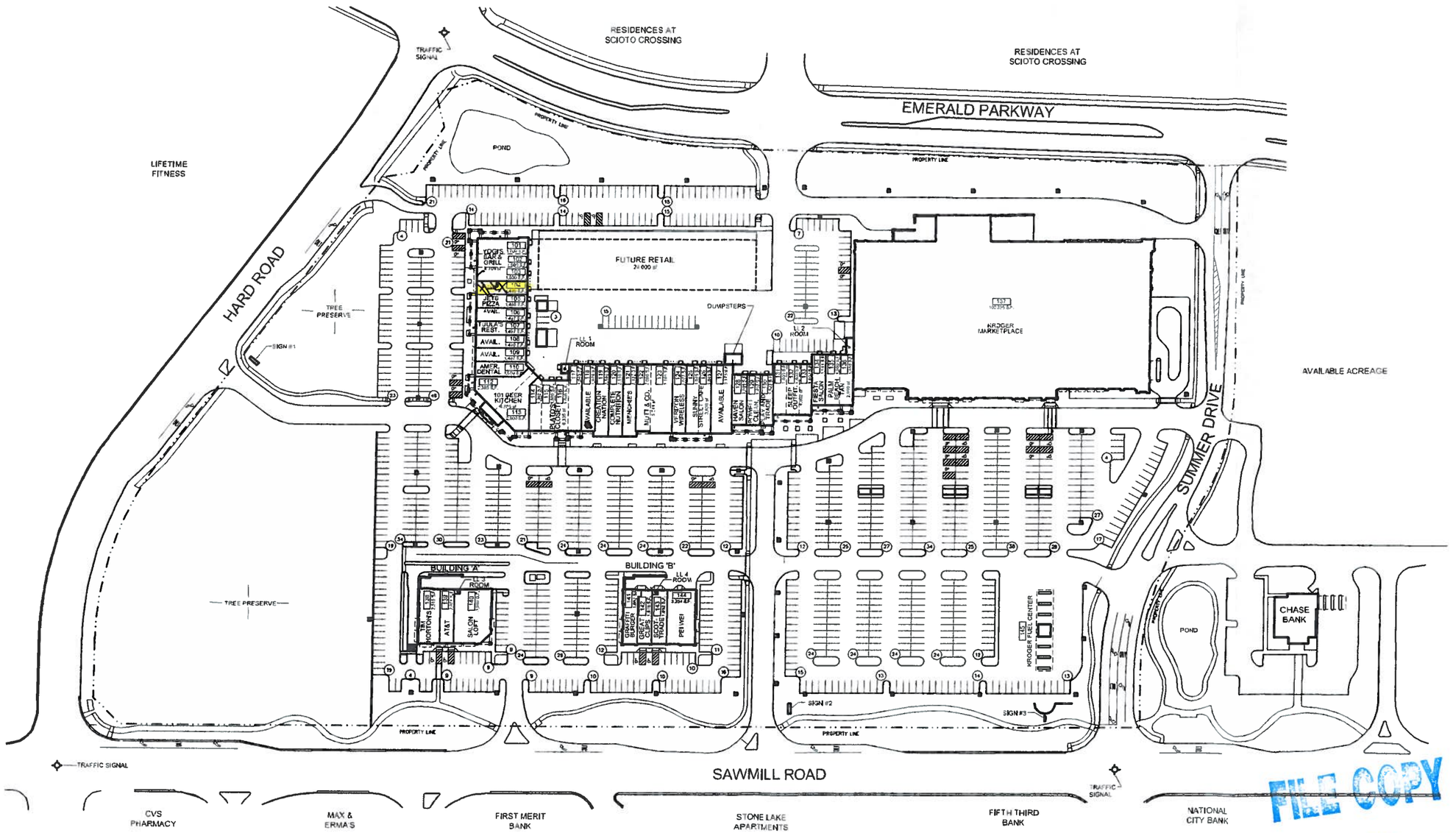
EMERALD PKWY
MULRYAN DR
WYANDOTTE WOODS BLVD
HARD RD
SUMMER DR
CABERRY DR
SAWMILL RD
CROSSHAVEN DR
LEIGHLINBRIDGE WAY
PARKING
OLDE SAWMILL SHOPPING CENTER
THE RESERVE CONDOMINIUMS
THE VILLAS AT EMERALD CROSSING
SAWMILL FOREST DR



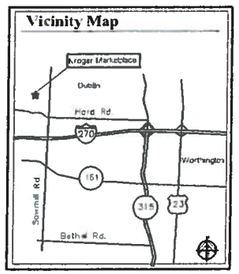
PLAZA PROPERTIES
Developers, Managers

Kroger Marketplace
7493 - 7625 Sawmill Rd.
3844 - 3880 Hard Rd.
Dublin, OH 43016

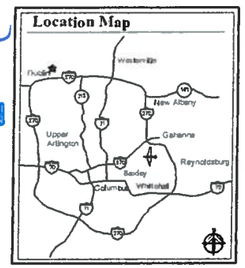
SH504

Updated:
04.15.2011
02.28.2012
02.24.2013

Vicinity Map



Location Map



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