



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): 5560 Shier Rings Road	
Tax ID/Parcel Number(s): 273-000331	Parcel Size(s) (Acres): 1.373 acres
Existing Land Use/Development: Vacant Commercial building	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Truck and Automobile Rentals and Leasing from the existing building and parking lot
Total acres affected by application: 1.373 acres

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

Name (Individual or Organization): Bates Property Management Ltd.	
Mailing Address: (Street, City, State, Zip Code) 5500 Shier Rings Road Dublin, OH 43016	
Daytime Telephone: 764-2007	Fax: 764-2394
Email or Alternate Contact Information: Ryan Jankowski - rjankowski@steemer.com	

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: Paul Bloomfield	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Kohr, Royer & Griffith, Inc.	
Mailing Address: (Street, City, State, Zip Code) 1480 Dublin Road, Columbus, OH 43215	
Daytime Telephone: 255-4375	Fax: 228-1919
Email or Alternate Contact Information: PBloomfield@krgre.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 Hale / Jack Reynolds	
Organization (Owner, Developer, Contractor, etc.): Smith & Hale LLC	
Mailing Address: (Street, City, State, Zip Code) 37 West Broad Street, Suite 460, 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, Ryan Jankowski, 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: 01/30/2014
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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 _____ day of _____, 20_____

State of _____

Stamp or Seal

County of _____ Notary Public _____

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:	Date:
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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 _____

Stamp or Seal

County of _____ Notary Public _____

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:	

Conditional Use Application Statement
Bates Property Management Ltd.
5560 Shier Rings Road

A. Describe the property and its intended use.

The property is located at 5560 Shier Rings Road and consists of approximately 1.373 acres. The site currently has an office/warehouse building with 8,940 square feet located on the site. The conditional use would permit a truck and van rental establishment on the site. The proposed operation would have five (5) employees and would have between 10 to 12 trucks and vans on the premises each day depending on demand. The hours of operation would be Monday thru Friday from 7:00 a.m. to 5:00 p.m., Saturday 9:00 a.m. to 12:00 p.m. and Sunday the operation would be closed. The site will be screened per the requirements of the Technology Flex district development standards to reduce any visual impacts on surrounding properties.

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

The proposed truck and van rental establishment is necessary to the community as it provide vehicle rental options that are not currently found in this area of Dublin. There are a number of existing businesses in this portion of Dublin that need rental options for transportation needs and this location would provide easy access to those businesses. The location is good as it has access from Shier Rings Road to SR 33 and from Emerald Parkway to areas north and south along the I-270 right of way. The proposed use will meet an underserved need in the Dublin business community.

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

The site is located within an industrial park with SR 33 to the north, I-270 to the east, Emerald Parkway to the west and another industrial park to the south. All the surrounding areas are zoned Technology Flex District so the proposed truck and van rental establishment is in keeping with the character of the surrounding use. The operation will utilize the existing building and parking lot and will add landscaping to buffer the activity from surrounding uses.

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

The 2007 Dublin Comprehensive plans show this property as high density office/Research and development. The area has subsequent rezoned into the Technology Flex District and then recently amended to add the proposed truck and van rental activity as a conditional use. The application is being made to allow the truck and van rental establishment as the proposal will adhere to all the development standards contained in the underlining zoning district.

Conditional Use Review Criteria
Bates Property Management Ltd.
5560 Shier Rings Road

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.

The proposed truck and van establishment at this location will be harmonious and in accord with the general objectives or purposes of the Zoning Code and/or Community Plan. The site is located within the Technology Flex District which is isolated from sensitive areas. Further the proposal meets the requirements of the newly enacted amendment to the District for truck and van rental establishments.

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

Yes, the proposed truck and van rental establishment will meet the newly enacted development standards for the proposed use as evidenced by the submitted application materials.

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 truck and van rental establishment will be harmonious with the character of the general vicinity as the surrounding properties are all located within the Technology Flex District and have been developed with appropriate use and building so that the proposed use is consistent with the existing character of the area.

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

No, the proposed use will not be hazardous to nor have a negative impact on existing or future surrounding uses. The truck and van rental establishment will operate like other businesses in the area that utilizes a trucking fleet where vehicles will be stored on the property and then sent out into the community as needed. The proposed use has access to major thoroughfares and therefore will not need to access other surrounding streets to leave and enter the site.

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.

The area has more than adequate public facilities and services to serve the proposed use and will not make additional demands on the existing services to operate from its proposed location.

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

No, the proposed truck and van rental establishment will not be detrimental to the economic welfare of the community upon the commencement of its operation.

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, fumes, glare, odor or other characteristic not comparable to the use permitted in the base zoning district.

No, the proposed use will not include any activities that would be detrimental to any persons; property or the general welfare of the community due to any emissions or activities that would be derived by the operation of the truck and van rental establishment on the site.

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.

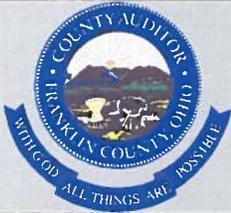
Yes, the vehicle approaches to the site will be coordinated so as not to create any interference with traffic on surrounding public and/or private streets.

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

No, the proposed use will not be detrimental to any of the existing property values in the immediate area.

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

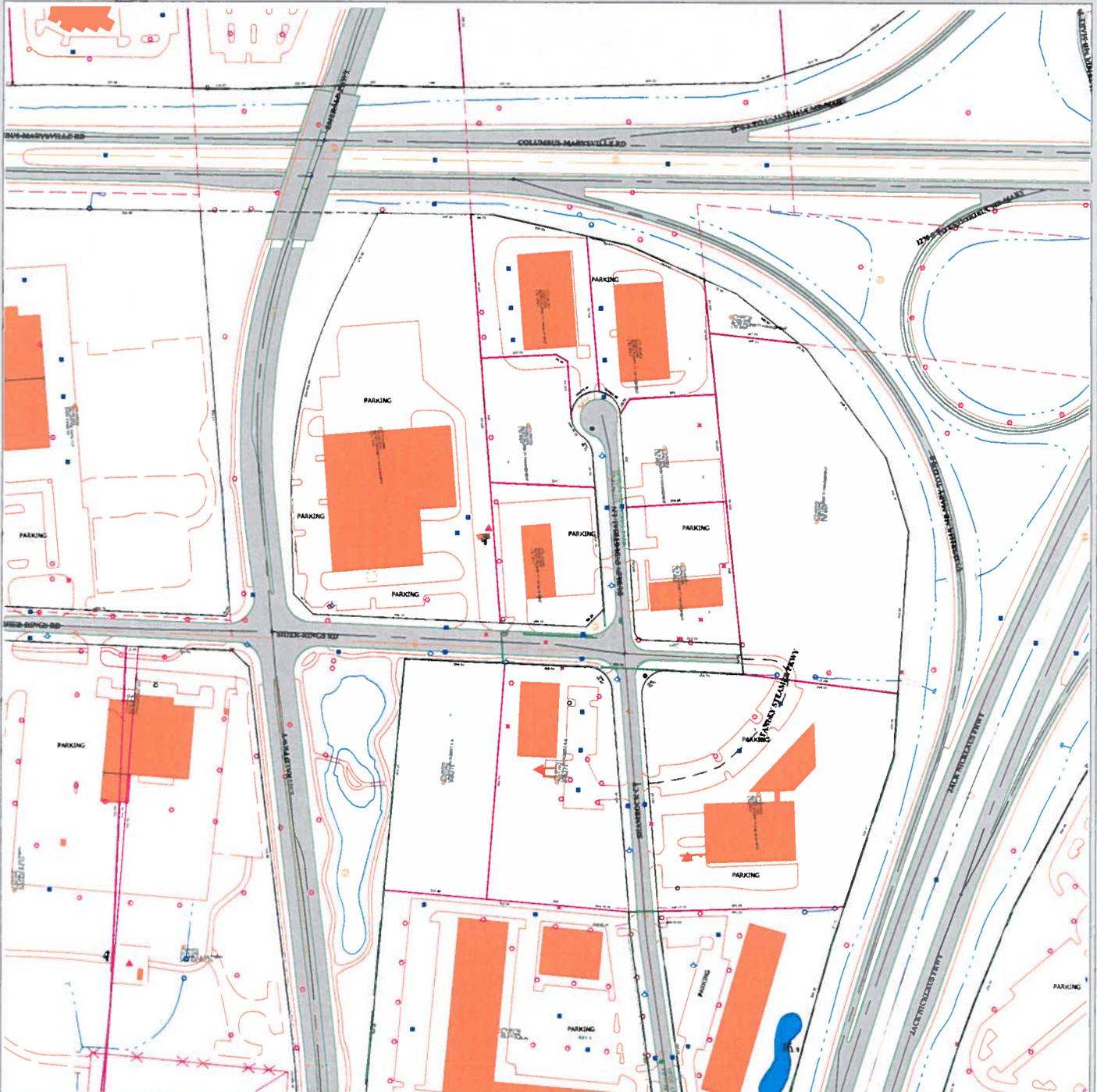
No, the proposed van and truck rental establishment will not impede the normal and orderly development and further improvements to surrounding properties for those uses permitted in the Technology Flex district.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 10/4/13



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

FILE COPY



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 10/4/13



Disclaimer

Scale = 100



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

FILE COPY



39 E. Main Street, Suite 101
New Albany, OH 43054
(614) 245-8273 fax. (614) 245-8791

March 4, 2014

City of Dublin
Planning and Zoning Commission
5800 Shier-Rings Road
Dublin, OH 43016

**Enterprise Rental
5560 Shier Rings Road
Dublin, OH 43016**

Conditional Use Applicant Statement:

The Property located at the above referenced address is currently a vacant building of 9,000 square feet sitting on approximately 1.4 acres. The building currently has 5 overhead style doors up to a height of 12'.

The proposed use is for an Enterprise Rental Facility that will occupy approximately 6,500 square feet of the building leaving the remaining of the building unleased.

During the typical business hours there will be 5 employees:

Typical Hours:	M-F	7:00 a.m. to 5:00 p.m.
	Sat	9:00 a.m. to 12:00 p.m.
	Sun	Closed

There will on average be 10-12 trucks on site available for rental. Trucks will vary in size from cargo van, pickup truck and box trucks.

The site will have employees park in the rear with the truck parking in the center of the parking area as denoted on the site plan in a cross hatched area.

Typical site circulation will enter off of Dublin Industrial Lane and park toward the Shier-Rings parking spaces for patrons with employees parking in the rear of the site.

Landscaping has been added to provide 100% opacity per the site plan. Existing trees are being utilized in the front of the building with supplemental trees added. Dublin Industrial Lane will have additional trees as well as the east boundary as shown on the site plan. This will effectively screen the trucks and the overhead doors of the building as a minimum planting height of 8' to grow to 12'.

5560 Shier-Rings

Exhibit A

Order ID: 737185

LEGAL DESCRIPTION

Parcel number: 273-000331-00

The real property described

PARCEL I

Situated in the County of Franklin, in the State of Ohio, and in the City of Dublin:

Situated in Virginia Military Survey No. 2542 and being part of the 9.581 Acre Tract as conveyed to A.R. Mitchell be deed of record in Deed Book 3006, page 427, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point marking the northwest corner of the herein described tract, in the west line of said 9.581 Acre Tract, said point being located South 4 degrees 19 minutes 12 seconds East, 551.91 ft. from an iron pin at the northwest corner of said 9.581 Acre Tract in the south limited access right-of-way line of U. S. Route 33 and Ohio Route 161, said iron pin also being located 110.00 ft. right of center station 163 + 56.22 of U. S. Route 33 relocated, as shown upon Sheet 12 of 24 of Ohio Department of Highways right-of-way plans for FRA-270-7.47N, and also shown on a survey map dated May 22, 1969, prepared by C.F. Bird and R.J. Bull, Ltd., Consulting Engineers, Surveyors; said point beginning also being located in the easterly line of the Roland E. & Martha Johnston 25.25 Acre Tract;

Thence and from said point of beginning, with the northerly line of the herein described tract, South 87 degrees 33 minutes 21 seconds East, 214.00 ft. to a point;

Thence and with the easterly line of the herein described tract, parallel to said west line of the 9.581 Acre Tract, South 4 degrees 19 minutes 12 seconds East, 307.47 ft. to a point in the northeasterly right-of-way line of SHIER-RINGS ROAD, as shown upon Sheet 7 of 24 Ohio Department of Highways right-of-way plans for FRA-270.7.47N;

Thence and with the southerly line of the herein described tract, and with part of said northerly right-of-way line of SHIER-RINGS ROAD, North 87 degrees 33 minutes 21 seconds West, 214.00 ft. to a point in said west line of the 9.581 Acre Tract, and in the east line of said Roland E. & Martha Johnston 25.25 Acre tract;

Thence and with the westerly line of the herein described tract, and with part of said west line of the 9.581 Acre Tract, and with part of the east line of said 25.25 Acre Tract, North 4 degrees 19 minutes 12 seconds West, 307.47 ft. to the place of beginning.

NOTE: Part of the above tract, being a "curb cut" at northwest corner of Shier-Rings Road and Dublin Industrial Lane, was dedicated by Plat of Dublin Industrial Park, of record in Plat Book 45, page 123, Recorder's Office, Franklin County, Ohio.

Less and excepting an adverse recorded 04/04/2000 in Instrument no. 200004040065053

Subject to any restrictions, easements and/or adversedes that pertain to this property.

5560 Shier Rings Rd

Property Owners Within 150 ft of 5560 Shier-Rings Rd

Parcel ID	Owner	Address
273-000351	Bates Property Management LTD	5500 Stanley Steamer Parkway, Dublin, OH 43016
273-000352	Bates Property Management LTD	5500 Stanley Steamer Parkway, Dublin, OH 43016
273-000354	Bates Property Management LTD	5500 Stanley Steamer Parkway, Dublin, OH 43016
273-000355	Bates Property Management LTD	5500 Stanley Steamer Parkway, Dublin, OH 43016
273-000885	Bates Property Management LTD	5500 Stanley Steamer Parkway, Dublin, OH 43016
273-001591	Bates Property Management LTD	5500 Stanley Steamer Parkway, Dublin, OH 43016
273-001592	Robert & Shirley Landthorn	6229 Memorial Dr. Dublin, OH 43017
273-001593	Bates Property Management LTD	5500 Stanley Steamer Parkway, Dublin, OH 43016