

APPLICATION FOR DEVELOPMENT

PLEASE CHECK THE TYPE OF REVIEW

- West Innovation Districts
(Zoning Code Sections 153.037 - 153.043)
- Bridge Street Corridor Districts
(Zoning Code Sections 153.057- 153.066)
- Wireless Communication Facility (Chapter 99)

PLEASE CHECK THE APPLICATION TYPE

- Basic Plan Review
- Development Plan Review
- Waiver Review
- Open Space Fee-in-Lieu
- City Council Appeal
- Minor Project
- Site Plan Review
- Master Sign Plan
- Parking Plan
- Administrative Departure

Wireless Applications

- New Tower
- Alternative Structure
- Co-Location
- Temporary

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- Conditional Use
- Administrative Appeal
- Project involving modifications to property within the Architectural Review District
- Other: _____
- Rezoning

SUBMISSION REQUIREMENTS

- Fee** (refer to the approved fees list)
- Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- Submission Requirements** for each type of application (refer to checklists)
- Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION:

Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): 5125 Post Rd Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-002463	Parcel Size(s) in Acres: 3.03
Existing Land Use/Development: 410- Motel	Zoning District: BCS-Commercial

- Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.
- Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION:

Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): Buckeye Lodging LLC	
Mailing Address: Buckeye Lodging LLC ATTN Red Roof Inn Tax Dept. 8960 Gilg St New Albany, OH 43054	
Daytime Telephone: 614-764-3933	Fax:
Email or Alternate Contact Information: john@customsigncenter.com	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) Custom Sign Center, Inc - John Gavin	
Mailing Address: 3200 Valleyview Dr Columbus, OH 43204	
Daytime Telephone: 614-279-6700	Fax: 614-279-7525
Email or Alternate Contact Information: john@customsigncenter.com	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization) John Gavin	
Mailing Address: 3200 Valleyview Dr Columbus, OH 43204	
Daytime Telephone: 614-300-4263	Fax: 614-279-7525
Email or Alternate Contact Information: john@customsigncenter.com	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, Taylor Fox, the **owner**, hereby authorize John Gavin to act as a **representative(s)** in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: <u>[Signature]</u>	Date: 4/21/2014
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Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

VI. 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 enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, John Gavin, the **owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative: <u>[Signature]</u>	Date: 4/21/2014
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VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, John Gavin, 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 Current Property Owner or Authorized Representative: <u>[Signature]</u>	Date: 4/21/2014
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Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 23 day of April, 2018

State of OHIO

County of FRANKLIN



[Signature]

RECORD LEGAL DESCRIPTION

Situated in the City of Dublin, County of Franklin, State of Ohio, described as follows:

Tract I:

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey No. 2542 and being a part of the original 40.325 acre tract conveyed to John L., John W. and Ann M. McKittrick, trustees by deed of record in Deed Book 3557, page 673, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a p.k. nail at Station 28 + 99.56 (FRA-270-7.47N) in the centerline of Post Road and the northerly line of said original 40.325 acre tract at the northeasterly corner of the 2.892 acre tract conveyed to Dublin Investment Company by deed of record in Official Record Volume 4239, page g17;

Thence the following two (2) courses and distances along the said centerline of Post Road and northerly line of said original 40.325 acre tract:

1. Thence South 62 deg 49' 45" East, a distance of 118.24 feet to a p.k. nail marking a point of curvature;
2. Thence along a curve to the left having a radius of 1432.7 feet, and a central angle of 5 deg 14' 29", the chord to which bears South 65 deg 26' 57" East, a distance of 130.99 feet to a p.k. nail;

Thence South 8 deg 15' 00" West, a distance of 474.89 feet, across the said original 40.325 acre tract (passing an iron pin on line, in the southerly right-of-way line, at a distance of 30.85 feet) to an iron pin in the northerly limited access right-of-way line at Ohio Route 161-U.S. Route 33 (FRA-270-7.47);

Thence the following two (2) courses and distances along the said northerly limited access right-of-way line:

1. Thence South 89 deg 04' 04" West, a distance of 237.61 feet, to an iron pin, said iron pin being 120.00 feet left of survey centerline Station 194+00;
2. Thence North 86 deg 38' 35" West, a distance of 35.56 feet, to an iron pin at the southeasterly corner of the said 2.892 acre tract;

Thence the following two (2) courses and distances along the easterly line of said 2.892 acre tract:

1. Thence North 8 deg 15' 00" East, a distance of 496.35 feet, to an iron pin at an angle point;
2. Thence North 27 deg 10' 15" East, a distance of 100.00 feet (passing an iron pin on line in the said southerly right-of-way line of Post Road at a distance of 50.00 feet) to the place of beginning, containing 3.292 acres, more or less, of which 0.202 acres, more or less, lies within the right-of-way of Post Road.

According to a survey prepared by R.D. Zande & Associates, Ltd., by Larry W. Pennington, Registered Surveyor No. 6096, dated July 6, 1994.

And excepting therefrom the following described tract conveyed to the City of Dublin by General Warranty Deed recorded as instrument Number 199807300191533, Recorder's Office, Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, township of Washington and in the City of Dublin, being in V.M.S. 2542, being part of a 3.292 acre tract conveyed to Red Roof Inns, Inc., by Official Record Volume 4831, page d07, of the Franklin County recorder's office, and being more particularly described as follows:

Beginning at a point in the centerline of Post Road said point being the northwest corner of said 3.292 acre, said corner also being the northeast corner of a 6.394 acre tract conveyed to Host Restaurants, Inc., by Official Record Volume 6367, page E05 of the Franklin County Recorder's Office, said iron pipe being the True Place of Beginning;

Thence along the centerline of Post Road and the grantor's northerly property line South 62 deg 50' 57" East, a distance of 120.89 feet (South 62 deg 49' 45" East, a distance of 118.24 feet - per deed of record) to a point, said point being P.C. Station 30+19.79;

Thence continuing along the centerline of Post Road and the grantor's northerly property line southeasterly 130.30 feet along the arc of a curve deflecting to the left having a radius of 1432.70 feet and a chord which bears South 65 deg 27' 17" East, a distance of 130.25 feet (South 65 deg 26' 57" East, a distance of 130.99 feet - per deed of record) to a point on the grantor's easterly property line;

Thence leaving the centerline of Post Road and the grantor's northerly property line and along the grantor's easterly property line South 08 deg 15' 34" West, (South 08 deg 15' 00" West - per deed of record), a distance of 40.62 feet to a point 39.50 feet right of centerline of survey Station 31+59.40;

Thence leaving the grantor's easterly property line and across the grantor's property northerly 143.50 feet along the arc of a curve deflecting to the right, having a radius of 1472.20 feet and a chord which bears North 65 deg 38' 30" West, a distance of 143.44 feet to a point 39.50 feet right of centerline of survey Station 30+19.79;

Thence continuing across the grantor's property South 27 deg 09' 03" West, a distance of 10.50 feet to a point, said point being 50.00 feet right of centerline of survey Station 30+19.79;

Thence continuing across the grantor's property North 62 deg 50' 57" West, a distance of 117.80 feet to a point 50.00 feet right of centerline of survey Station 29+01.97;

Thence along the existing right-of-way line of Post Road, North 62 deg 50' 57" West, a distance of 3.15 feet to an iron pipe found on the grantor's westerly property line, said iron pipe being 50.00 feet right of centerline of survey Station 28+98.88;

Thence leaving the existing right-of-way line of Post Road and along the grantor's westerly property line North 27 deg 12' 42" East, (North 27 deg 10' 15" East - per deed of record), a distance of 50.00 feet to the True Place of Beginning and containing 0.263 acres, more or less, from Auditor's Parcel Number 273-002463, including the present right-of-way which occupies 0.204 acres, more or less.

The basis of bearing of North 89 deg 04' 04" East, for this project is based on the centerline bearing of US 33/SR 161, as shown on centerline plat for Franklin County FRA-270-7.47 N, on file with the Ohio Department Of Transportation, District 6.

Being more particularly described as follows:

Commencing for reference at the intersection of the East right-of-way line of Interstate 270 with the centerline of Post Road;

Thence South 62 deg 49' 45" East, approximately 808.24 feet along the centerline of said road to a point of curvature in said centerline;

Thence southeasterly, along the arc of a curve deflecting to the left, having a radius of 1432.70 feet, a central angle of 05 deg 14' 29" and a chord which bears South 65 deg 26' 57" East, 130.99 feet to a point;

Thence South 08 deg 15' 00" West, leaving said centerline, 40.62 feet to a 1/2" rebar set in the South line of said Post Road at the Principal Place Of Beginning for the parcel of land herein being described:

Thence South 08 deg 15' 00" West, leaving said right-of-way, 434.27 feet to a 1/2" capped rebar set in the northerly line of State Route 161 (A.K.A. U.S. No. 33);

Thence South 89 deg 04' 04" West, along said limited access right-of-way 237.61 feet to a 1/2" capped rebar set at an angle point in said limited access right-of-way;

Thence North 86 deg 38' 35" West, along said limited access right-of-way, 35.56 feet to a 1" iron pipe found;

Thence North 08 deg 15' 00" East, leaving said limited access right-of-way, 496.35 feet to a 1" iron pipe found;

Thence North 27 deg 10' 15" East, 50.00 feet to a 1/2" capped rebar set in the southerly line of the aforesaid South right-of-way of Post Road;

Thence along the South right-of-way of Post Road the following courses and distances:

1. South 62 deg 49' 37" East, 117.80 feet to a 1/2" capped rebar set;
2. Thence North 27 deg 10' 23" East, 10.50 feet to a 1/2" capped rebar set;
3. Thence southeasterly, 144.70 feet along the arc of a curve deflecting to the left, having a radius of 1472.20 feet, and a chord which bears South 65 deg 37' 10" East, 144.64 feet to the principal place of beginning for the above described parcel of land and containing 3.0317 acres (132,059 square feet) of land.

Surveyed by Timothy R. Durr P.S. No. S-7788 for Millman Surveying, Inc. in October of 1999.

Tract II - Ingress/Egress And Utilities Easement Area as described in easement recorded in Volume 4831, page d19, Recorder's Office, Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2542, and being portions of the following two (2) tracts of land conveyed to John L., John W. and Ann M. McKittrick, trustees:

1. An original 0.975 acre tract of land conveyed by deed of record in Deed Book 3557, page 471, Recorder's Office, Franklin County, Ohio and

2. An original 40.325 acre tract of land conveyed by deed of record in Deed Book 3557, page 673, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a p.k. nail set at Station 28+24.56 in the centerline of Post Road and in the North line of said original 40.325 acre tract, said point being South 62 deg 49' 45" East, a distance of approximately 615 feet from a point at the northwest corner of said original 40.325 acre tract and at the intersection of the centerline of Post Road with the East right-of-way line of Interstate Route 270, the last said point also being 190.51 feet right of centerline Station 697+89.93 of Interstate Route 270, all stationing being shown upon sheet 18 of 24 of Ohio Department Of Transportation right-of-way plans for FRA-270-7.47 N;

Thence South 62 deg 49' 45" East, along the centerline of Post Road and along a portion of the North line of said original 40.325 acre tract, a distance of 50.00 feet to a p.k. nail set (passing a p.k. nail found in the centerline of "OCLC Drive" to the North at 25.00 feet);

Thence South 27 deg 10' 15" West, perpendicular to the centerline of Post Road and perpendicular to the North line of said original 40.325 acre tract, a distance of 100.00 feet to a point of curvature (passing a point in the South right-of-way line of Post Road at 50.00 feet);

Thence southwesterly with a curve to the right, data of which is radius equals 25.00 feet and delta equals 71 deg 04' 45", a chord distance of 290.63 feet bearing South 62 deg 42' 38" West, to the point of tangency of said curve;

Thence North 81 deg 45' 00" West, a distance of 59.86 feet to a point;

Thence North 8 deg 15' 00" East, a distance of 50.00 feet to a 3/4 inch I.D. iron pipe set;

Thence South 81 deg 45' 00" East, a distance of 59.86 feet to a 3/4 inch I.D. iron pipe set at a point of curvature;

Thence northeasterly with a curve to the left, data of which is radius equals 200.00 feet and delta equals 71 deg 04' 45", a chord distance of 232.51 feet bearing North 62 deg 42' 38" East, to a 3/4 inch I.D. iron pipe set at the point of tangency of said curve;

Thence North 27 deg 10' 15" East, perpendicular to the centerline of Post Road and perpendicular to the North line of said original 40.325 acre tract, a distance of 100.00 feet to the place of beginning (passing a 1/4 inch I.D. iron pipe set in the South right-of-way line of Post Road at 50.00 feet);

Containing 0.504 acre of land, more or less.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C. F. Bird and R. J. Bull, Ltd., Consulting Engineers And Surveyors, Worthington, Ohio, from an actual survey performed in the field in April, 1983.

Tract III - Ingress/Egress And Utilities Easement Area as described in easement recorded in Volume 4831, page D19, Recorder's Office, Franklin County Ohio:

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2542, and being a portion of an original 40.325 acre tract of land conveyed to John L., John W. and Ann M. McKittrick, trustees, by deed of record in Deed Book 3557, page 673, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a p.k. nail set at Station 28+74.56 in the centerline of Post Road and in the North line of said original 40.325 acre tract, said point being South 62 deg 49' 45" East, a distance of approximately 665 feet from a point at the North w corner of said original 40.325 acre tract and at the intersection of the centerline of Post Road with the East right-of-way line of Interstate Route 270, the last said point also being 190.51 feet right of centerline Station 697+89.93 of Interstate Route 270, all stationing being shown upon sheet 18 of 24 of Ohio Department Of Transportation right-of-way plans for FRA-270-7.47 N;

Thence South 62 deg 49' 45" East, along the centerline of Post Road and along a portion of the North line of said original 40.325 acre tract, a distance of 25.00 feet to a p.k. nail set;

Thence South 27 deg 10' 15" West, perpendicular to the centerline of Post Road and perpendicular to the North line of said original 40.325 acre tract, a distance of 100.00 feet to a 3/4 inch I.D. iron pipe set at the True Place of Beginning of the easement herein intended to be described (passing a point in the South right-of-way line of Post Road at 50.00 feet);

Thence South 8 deg 15' 00" West, a distance of 52.86 feet to a point;

Thence North 62 deg 49' 45" West, a distance of 47.19 feet to a point in a curve;

Thence northeasterly with a curve to the left, data of which is radius equals 250.00 feet and sub-delta equals 11 deg 32' 13", a sub-chord distance of 50.25 feet bearing North 32 deg 56' 22" East, to the point of tangency of said curve;

Thence South 62 deg 49' 45" East, a distance of 25.00 feet to the True Place of Beginning;

Containing 0.040 acre of land.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird and R.J. Bull, Ltd., Consulting Engineers and Surveyors, Worthington, Ohio, from an actual survey performed in the field in April 1983.