Paid $2620.00 ck - 7/2014 Lm

Case # 14 - 071 DP-BSC

City of Dublin

APPLICATION FOR **DEVELOPMENT**

☑ 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)

☐ Basic Plan Review ☐ Minor Project
☑ Development Plan Review ☐ Site Plan Review

☐ Waiver Review ☐ Master Sign Plan
☐ Open Space Fee-in-Lieu ☐ Parking Plan
☐ City Council Appeal ☐ Administrative Departure

Wireless Applications
☐ New Tower ☐ Co-Location
☐ Alternative Structure ☐ 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 ☐ Rezoning
☐ Administrative Appeal
☐ Project involving modifications to property within the Architectural Review District
☐ Other:_____

☐ **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): Intersection of Dale Dr and Riverside Dr.	
Tax ID/Parcel Number(s): 273-008994 273-008834	Parcel Size(s) in Acres: +/- 3.3 Acres +/- 1.6 Acres
Existing Land Use/Development: Commercial Development	Zoning District: BSD Scioto River Neighborhood District

☐ 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): BPACQ LLC	
Mailing Address: 555 Metro Place N Ste 600 Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance: 7/9/2014	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

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14-071 DP-BSC
CITY OF DUBLIN
PLANNING

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

Name: (Individual or Organization) Nelson Yoder	
Mailing Address: 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

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

Name: (Individual or Organization)	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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

I, _____, the **owner**, hereby authorize _____ 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:	Date:

☐ Check this box if the original Authorization for Owner's Applican(s)/Representative(s) is attached as a separate document.

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Signature of Owner or Authorized Representative:	Date: 7/9/2014

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

I, Nelson Yoder, 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:	Date: 7/9/2014

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin

NOTARIAL SEAL Notary Public Seal Kelsey R. Winzeler Notary Public, State of Ohio My Commission Expires 04-22-2019

City of Dublin

Case # _____-_____

APPLICATION FOR **DEVELOPMENT**

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- ☐ **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): 6720 Riverside Dr.	
Tax ID/Parcel Number(s): 273-012471	Parcel Size(s) in Acres: +/- 15.1 Acres
Existing Land Use/Development: Commercial Development	Zoning District: BSD Scioto River Neighborhood District

☐ 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): Scioto Tuller Acquisition, LLC	
Mailing Address: 555 Metro Place N Ste 600 Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.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:	

JUL 09 2014
14-071 DP-BSC
CITY OF DUBLIN
PLANNING

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

Name: (Individual or Organization) Nelson Yoder	
Mailing Address: 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

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

Name: (Individual or Organization)	
Mailing Address:	
Daytime Telephone:	Fax:
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V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

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Signature of Owner or Authorized Representative:	Date: 7/9/2014

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

I, Nelson Yoder, 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:	Date: 7/9/2014

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 9th day of July, 20 14

State of Ohio

County of Franklin

NOTARIAL SEAL (Notary Public Seal)

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

City of Dublin

Case # _____-_____

APPLICATION FOR **DEVELOPMENT**

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- ☐ **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): 4500 Dale Dr	
Tax ID/Parcel Number(s): 273-008998	Parcel Size(s) in Acres: +/- 1.7 Acres
Existing Land Use/Development: Commercial Development	Zoning District: BSD Scioto River Neighborhood District

☐ 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): FHIT, LLC	
Mailing Address: 42 Woodcroft Trail Beavercreek, Ohio 45430	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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:	

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PLANNING

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

Name: (Individual or Organization) Nelson Yoder	
Mailing Address: 555 Metro Place N, Ste. 600, Dublin, Ohio 43017	
Daytime Telephone: 614-335-2020	Fax: 614-850-9191
Email or Alternate Contact Information: NYoder@crawfordhoying.com	

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

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State of Ohio

County of Franklin

NOTARY SEAL STATE OF OHIO

Kelsey R. Winzeler
Notary Public, State of Ohio
My Commission Expires 04-22-2019

City of Dublin

Case # _____-_____

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I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): 4351 Dale Dr	
Tax ID/Parcel Number(s): 273-008867	Parcel Size(s) in Acres: +/- 2.0 Acres
Existing Land Use/Development: Commercial Development	Zoning District: BSD Scioto River Neighborhood District

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Name (Individual or Organization): Dublin Imaging and Sports Medicine Building, LTD	
Mailing Address: 1695 Old Henderson Road Columbus, Ohio 43220	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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:	

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State of Ohio

County of Franklin

NOTARIAL SEAL STATE OF OHIO

Notary Public Signature

Kelsey R. Winzeler
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My Commission Expires 04-22-2019

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Case # _____-_____

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I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): Riverside Dr.	
Tax ID/Parcel Number(s): 273-012463 273-012427	Parcel Size(s) in Acres: +/- 1.1 Acres +/- 12.9 Acres
Existing Land Use/Development: Commercial Development	Zoning District: BSD Scioto River Neighborhood District

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Name (Individual or Organization): City of Dublin Ohio	
Mailing Address: 5200 Emerald Pkwy Dublin, Ohio 43017	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance:	Next Decision Due Date:
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State of Ohio

County of Franklin

{Notary Public Seal}

NOTARIAL SEAL STATE OF OHIO

Kelsey R. Winzeler
Notary Public, State of Ohio
4-22-2019

ZONING DESCRIPTION OF
17.28 ACRES

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 2, Township 2, Range 19, United States Military Lands, being part of that 15.097 acre tract conveyed to Scioto Tuller Acquisition, LLC by deed of record in Instrument Number 201308160140286, that 12.884 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201212310201439, that 1.318 acre tract conveyed to Peace Hanson, LLC by deed of record in Instrument Number 201006220077436, that 4.567 acre tract conveyed to Dale Drive Properties LLC by deed of record in Instrument Number 201405020054216, that 5.120 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201306110096726, and that 7.182 acre tract conveyed to BPACQ, LLC by deed of record in Instrument Number 201306110096728, all of that 1.678 acre tract conveyed to FHIT, LLC by deed of record in Instrument Number 200707270131599, that 1.200 acre tract conveyed to Central Ohio Transit Authority by deed of record in Official Record 29294B09 and Lot No. 1 of "Dale Center", a subdivision of record in Plat Book 58, Page 81, as conveyed to Dublin Imaging and Sports Medicine Building, Ltd. by deed of record in Official Record 32840H16, and part of Dale Drive (to be vacated), (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, at a magnetic nail set in the centerline intersection of Tuller Road (variable right-of-way width) and Tuller Ridge Drive (60 feet wide), of record in Plat Book 71, Page 60;

Thence with the centerline of said Tuller Ridge Drive, the following courses and distances:

South 03° 26' 58" West, a distance of 40.00 feet to a magnetic nail set at a point of curvature;

With the arc of said curve to the left, having a central angle of 09° 00' 00", a radius of 500.00 feet, an arc length of 78.54 feet, a chord bearing and distance of South 01° 03' 02" East, 78.46 feet to a point of tangency;

South 05° 33' 02" East, a distance of 163.24 feet to a magnetic nail set at a point of curvature;

With the arc of said curve to the right, having a central angle of 09° 00' 00", a radius of 500.00 feet, an arc length of 78.54 feet, a chord bearing and distance of South 01° 03' 02" East, 78.46 feet to a magnetic nail set at a point of tangency;

South 03° 26' 58" West, a distance of 467.47 feet to a PK nail found at a point of curvature; and

With the arc of said curve to the left, having a central angle of 28° 46' 59", a radius of 625.00 feet, an arc length of 313.97 feet, a chord bearing and distance of South 10° 56' 32" East, 310.68 feet to a point;

Thence South 64° 39' 59" West, across the right-of-way of said Tuller Ridge Drive, a distance of 30.00 feet to an iron pin set in the southwesterly right-of-way line thereof, being in a northeasterly line of said 15.097 acre tract and the northwesterly corner of that 0.821 acre tract conveyed to The City of Dublin, Ohio by deed of record in Instrument Number 201212310201439;

Thence with the line common to said 15.097 and 0.821 acre tracts, with the arc of a curve to the right, having a central angle of 28° 58' 08", a radius of 370.00 feet, an arc length of 187.07 feet and a chord bearing and distance of South 10° 50' 57" East, 185.09 feet to a point;

Thence South 03° 38' 07" West, with said common line, a distance of 50.64 feet to the TRUE POINT OF BEGINNING;

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Thence South 03° 38' 07" West, continuing with said common line, a distance of 397.80 feet to a point of curvature;

Thence continuing with said common line and partially across said 4.567 acre tract, with the arc of a curve to the left, having a central angle of 09° 22' 58", a radius of 530.00 feet, an arc length of 86.79 feet, a chord bearing and distance of South 01° 03' 22" East, 86.70 feet to a point of tangency;

Thence South 05° 44' 51" East, across said 4.567 acre tract, a distance of 139.32 feet to a point of curvature;

Thence across said 4.567 acre tract, with the arc of a curve to the left, having a central angle of 08° 02' 29", a radius of 530.00 feet, an arc length of 74.39 feet, a chord bearing and distance of South 09° 46' 06" East, 74.32 feet to a point on the arc of a curve;

Thence across said 4.567 acre tract, with the arc of a curve to the left, having a central angle of 03° 35' 52", a radius of 581.75 feet, an arc length of 36.53 feet, a chord bearing and distance of South 15° 45' 49" East, 36.53 feet to a point of compound curvature in the northerly right-of-way line of said Dale Drive;

Thence across the right-of-way of said Dale Drive, with the arc of a curve to the left, having a central angle of 14° 24' 08", a radius of 566.18 feet, an arc length of 142.32 feet, a chord bearing and distance of South 24° 45' 50" East, 141.95 feet to a point of on the arc of a curve in the northerly line of said Lot 1;

Thence with the southerly right-of-way line of said Dale Drive, the northerly line of said Lot 1, with the arc of a curve to the right, having a central angle of 33° 24' 45", a radius of 370.00 feet, an arc length of 215.77 feet, a chord bearing and distance of South 23° 26' 01" East, 212.72 feet to a point;

Thence North 86° 52' 35" West, with the southerly line of said Lot 1, a distance of 330.32 feet to a point in the easterly line of said 7.182 acre tract;

Thence South 14° 01' 13" East, with said easterly line, a distance of 43.78 feet to a point;

Thence across said 7.182 acre tract, the following courses and distances:

South 75° 25' 24" West, a distance of 59.73 feet to a point;

North 14° 01' 13" West, a distance of 12.47 feet to a point;

South 76° 05' 46" West, a distance of 14.07 feet to a point;

South 13° 54' 14" East, a distance of 28.83 feet to a point;

South 77° 00' 05" West, a distance of 75.22 feet to a point;

North 13° 56' 59" West, a distance of 27.46 feet to a point;

South 75° 58' 44" West, a distance of 285.48 feet to a point on the arc of a curve; and

with the arc of a curve to the right, having a central angle of 03° 12' 42", a radius of 678.00 feet, an arc length of 38.01 feet, a chord bearing and distance of North 19° 32' 40" West, 38.00 feet to a point of compound curvature;

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Thence across said 7.182 and 5.120 acre tract, with the arc of a curve to the right, having a central angle of 13° 57' 57", a radius of 1545.50 feet, an arc length of 376.71 feet, a chord bearing and distance of North 10° 57' 20" West, 375.78 feet to a point of tangency;

Thence North 03° 58' 22" West, partially across said 5.120 acre tract and said Dale Drive, a distance of 108.02 feet to a point;

Thence North 00° 41' 01" West, partially across said Dale Drive and said 1.318 acre tract, a distance of 87.14 feet to a point;

Thence North 03° 58' 22" West, across said 1.318 acre tract, a distance of 74.26 feet to a point of curvature;

Thence continuing across said 1.318 acre tract, with the arc of a curve to the left, having a central angle of 00° 17' 02", a radius of 6129.50 feet, an arc length of 30.37 feet, a chord bearing and distance of North 04° 06' 53" West, 30.37 feet to a point on the arc of a curve;

Thence partially across said 1.318 acre tract, said 15.097 acre tract and said 12.884 acre tract, with the arc of a curve to the left, having a central angle of 03° 04' 13", a radius of 6131.70 feet, an arc length of 328.58 feet, a chord bearing and distance of North 04° 08' 03" West, 328.54 feet to a point on the arc of a curve;

Thence across said 12.884 acre tract, with the arc of a curve to the left, having a central angle of 00° 44' 38", a radius of 6139.00 feet, an arc length of 79.71 feet, a chord bearing and distance of North 07° 41' 47" West, 79.71 feet to a point;

Thence North 83° 30' 28" East, across said 12.884 and 15.097 acre tract, a distance of 455.97 feet to a point of curvature;

Thence across said 15.097 acre tract, with the arc of a curve to the right, having a central angle of 08° 23' 42", a radius of 1832.50 feet, an arc length of 268.50 feet, a chord bearing and distance of North 87° 42' 19" East, 268.26 feet to the TRUE POINT OF BEGINNING, containing 17.28 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

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