

Central Irrigation Supply, Inc. Narrative

Address: 6190 Enterprise Court, Dublin, Ohio 43016

1. A legal description of the property – Attached, page 2.
2. Project description describing the proposed Planned Unit Development, outlining the basic scope, character, and nature of the project. Please state how the proposed Planned Unit Development relates to existing land use character of the vicinity, to the Dublin Community Plan, and any other applicable standards such as the Residential Appearance Standards.

Central Irrigation Supply, Inc. is currently located at 6254 Corporate Center Dr, Dublin, OH 43016. Central is looking to remain in Dublin, and relocate/ expand at 6190 Enterprise Court, Dublin, Ohio 43016 in Lot Number 4B of the Dublin Commerce Park Re-subdivision, PPN # 273-012244-00.

By expanding/ relocating into the existing 6,960 square foot stand-alone warehouse building, Central Irrigation will be able to continue to better serve their loyal customers. As part of this relocation, Central is proposing to occupy the property as it currently exists.

3. State how the proposal is consistent with the development plan for the Planned District.

Central Irrigation will not be changing any physical features of the property. Central will be occupying an existing structure for wholesale/ distribution.

4. Explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission §153.055(B)

No physical modifications are being made the existing structure.

5. Describe the property and its intended use. Please provide operational details including hours of operation, number of employees and/or students etc.

Hours of Operation: Mon - Fri: 7:00 a.m. – 5:00 p.m. Sat: 7:00 a.m. - 12:00 p.m. 3 total employees

6. State the necessity or desirability of the proposed use to the neighborhood or community (EKK):

By expanding/ relocating into the existing 6,960 square foot stand-alone warehouse building within the same zoned district (Tech/ Flex) as our current location within Dublin, Central Irrigation will be able to continue to better serve their loyal customers.

7. State how the proposed use relates to adjacent properties, existing land uses in the vicinity, and the Dublin Community Plan or other applicable standards

There will be no changes affecting the adjacent properties, existing land uses, and the Dublin Community Plan.

14864

Conveyance	<b>TRANSFERRED</b> 07-08-2022 MICHAEL STINZIANO AUDITOR FRANKLIN COUNTY, OHIO
Mandatory: \$2837.50	
Permissive: \$5675.00	
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR	

**LIMITED WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that **DRT ASSOCIATES, LLC**, an Ohio limited liability company (“Grantor”), for One Dollar and other valuable consideration (\$1.00 and O.V.C.) paid, grants, with limited warranty covenants to **PNL DUBLIN, LLC**, a Delaware limited liability company (“Grantee”) whose tax mailing address is 2100 Ross Avenue, STE 2900, Dallas, TX 75201, Attn. Joel Roman, the following real property (the “Premises”) whose legal description is as follows:

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

Being Lot Number 4B of Dublin Commerce Park Resubdivision of a portion of Lot 4, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 112, pages 10 and 11, Recorder's Office, Franklin County, Ohio.

PPN: 273-012244-00

Also known as: 6190-6200 Enterprise Court, Dublin, OH 43016

Prior Instrument Reference: Instrument No. 199905210129324 of the Deed Records of Franklin County, Ohio.

To have and to hold the above-granted and bargained Premises, with the appurtenances thereunto belonging, unto Grantee, its successors and assigns forever.

Subject to (i) real estate taxes and assessments, both general and special, which are not yet due and payable; (ii) restrictions, covenants, conditions, limitations, leases, easements and reservations of record, but only to the extent that such are valid, subsisting and, in fact, affect the Premises; (iii) zoning and use ordinances; and (iv) all legal highways.







