



Planning | 2017  
Case # 19 - 081Z-PDP

**PLANNING APPLICATION**

This is the general application form for Boards and Commissions. In addition, applicants should submit a checklist with the requirements for the application type indicated below. Attach additional sheets if necessary.

**I. REVIEW REQUESTED:**

- Administrative Appeal
- Administrative Departure
- Amended Final Development Plan
- Amended Final Development Plan - Sign
- Architectural Review Board
- Basic Development Plan Review
- Basic Site Plan Review
- Building Code Appeal
- Community Plan Amendment
- Concept Plan
- Conditional Use
- Development Plan Review - Bridge Street District
- Development Plan Review - West Innovation District
- Demolition
- Final Development Plan
- Final Plat
- Informal Review
- Master Sign Plan
- Minor Modification
- Minor Project Review
- Minor Subdivision
- Non-Use (Area) Variance
- Preliminary Development Plan/PUD Rezoning
- Preliminary Plat
- Site Plan Review - Bridge Street District
- Site Plan Review - West Innovation District
- Special Permit
- Standard District Rezoning
- Use Variance
- Waiver Review
- Wireless Communications Facility
- Zoning Code Amendment

**II. PROPERTY INFORMATION:** Provide information about the property including existing and proposed development.

Property Address(es): NW Corner of Frantz and Rings Roads	
Tax ID/Parcel Number(s) (List All): 273010749	Parcel Size(s) in Acres (List Each Separately): +/- 13.5 acres out of 23.7 acres
Existing Land Use/Development: vacant	Existing Zoning District: OLR
Proposed Land Use/Development: office, commercial, public	Proposed Zoning District: PUD

**III. CURRENT PROPERTY OWNER(S):** Indicate the person(s) or organization(s) who own the property proposed for development.

Name (Individual or Organization): City of Dublin, Dana L. McDaniel, City Manager
Mailing Address (Street, City, State, ZIP): 5200 Emerald Parkway Dublin, OH 43017
Email/Phone Number: 614-410-4400

For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov



EVERYTHING GROWS HERE.

**IV. APPLICANT(S):** Complete this section if the person/organization representing the applicant/ property owner is different from the applicant.

**Not Applicable**

Name (Individual or Organization): Paul G. Ghidotti, Executive VP, The Daimler Group
Mailing Address (Street, City, State, ZIP): 1533 Lake Shore Drive, Columbus, OH 43204
Phone Number: 614-488-4424
Email: paulg@daimlergroup.com

**V. REPRESENTATIVE(S):** Complete this section if the person/ organization representing the applicant/ property owner is different from the applicant (such as the project manager or property owner's legal council).

**Not Applicable**

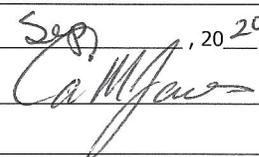
Name (Individual or Organization):
Mailing Address (Street, City, State, ZIP):
Phone Number:
Email:

**VI. PROPERTY OWNER'S AUTHORIZATION OF APPLICANT(S)/ AUTHORIZED REPRESENTATIVE:** The Property Owner listed in Section III must authorize the Applicant listed in Section IV and/or the Authorized Representative listed in Section V to act on the Owner's behalf with respect to this application.

**Not Applicable**

I Dana L. McDaniel, the **property owner**, hereby authorize Paul G. Ghidotti to act as my **representative(s)** in all matters pertaining to the processing and approval of this application, including modification to the application. I agree to be bound by all representations and agreements made by the designated representative (listed in Sections III and/or IV).

Original Signature of Property Owner (listed in Section II): 	Date: 9/3/2019
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Subscribed and sworn before me this 3 day of Sept, 2020  
 State of Ohio  
 County of Franklin Notary Public: 



Candace M. Jones  
 Notary Public, State of Ohio  
 My Commission Expires 02/01/21

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representative are essential to process the application. The Property Owner/ Applicant/ Authorized Representative (listed in Section II), hereby authorizes City representatives to enter, photograph, and post a notice on the property described in this application. This is optional, but strongly recommended.

I Dana L. McDaniel, the **property owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and post a notice on the property described in the application.

Original Signature of Property Owner or Authorized Representative: 	Date: 9/3/2019
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**VIII. APPLICANT'S AFFIDAVIT OF ACKNOWLEDGMENT:** This section must be completed with an **original signature** and **notarized**.

**Original Document Attached**

I Dana L. McDaniel, the **property 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 best of my knowledge and belief.

Original Signature of Property Owner or Authorized Representative:  Date: 9/3/2019

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
 State of Ohio  
 County of Franklin Notary Public \_\_\_\_\_

Stamp or Seal

**FOR OFFICE USE ONLY:**

Case Title: <u>POD - THE CORNERS</u>	Date Received: <u>9/4/19</u>
Case Number: <u>19-0812-PDP</u>	Next Decision Due Date (If Applicable):
Amount Received: <u>N/A</u>	
Receipt Number: <u>N/A</u>	Final Date of Determination:
Reviewing Body (Circle One): <b>ART</b> <b>ARB</b> <b>BZA</b> <b>CC</b> <u><b>PZC</b></u>	
Map Zone: <u>D-2</u>	Related Cases:
Determination or Action:	
Ordinance Number (If Applicable):	



## The Corners

The City of Dublin endeavors to rezone an approximately 13.46-acre parcel located along the west side of Frantz Road between Rings Road and Blazer Parkway. The site is currently vacant and the proposed plan would incorporate a mix of uses including commercial – with a primary focus on neighborhood, support retail, small scale, build-to-suit professional office and a small scale Dublin park. While no end users or specific uses have been identified for any of the commercial sites, it is our hope that the marketing effort will produce the type of neighborhood retail that will support area office employees and nearby residents.

A meaningful amount of density and/or sense of place will be critical to attract the higher end, highly sought after retailers at this new Dublin location. It is our hope that upon full build out that the site could include up to: (i) 24,000 sf of office, (ii) 47,000 sf of retail/commercial and (iii) an area Dublin park that takes advantage and improves upon the adjacent storm ponds located to the immediate west of the site. The office is expected to be build-to-suit and likely owner occupied as the area has a significant amount of existing vacant office space. This coupled with rising construction costs makes any type of speculative office development highly risky.

The City of Dublin proposes to rezone this area as a PUD, in keeping with the original intent of the Community Plan. The proposed development on this site follows the Community Plan and the recently enacted Dublin Corporate Area Plan created by the City to bring office development and retail/commercial uses for the community.

It is our hope that this Informal application will provide a foundation for moving forward with development of this site.



Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

# SURVEY OF ACREAGE PARCEL

SURVEY NUMBER 2419 (4852)

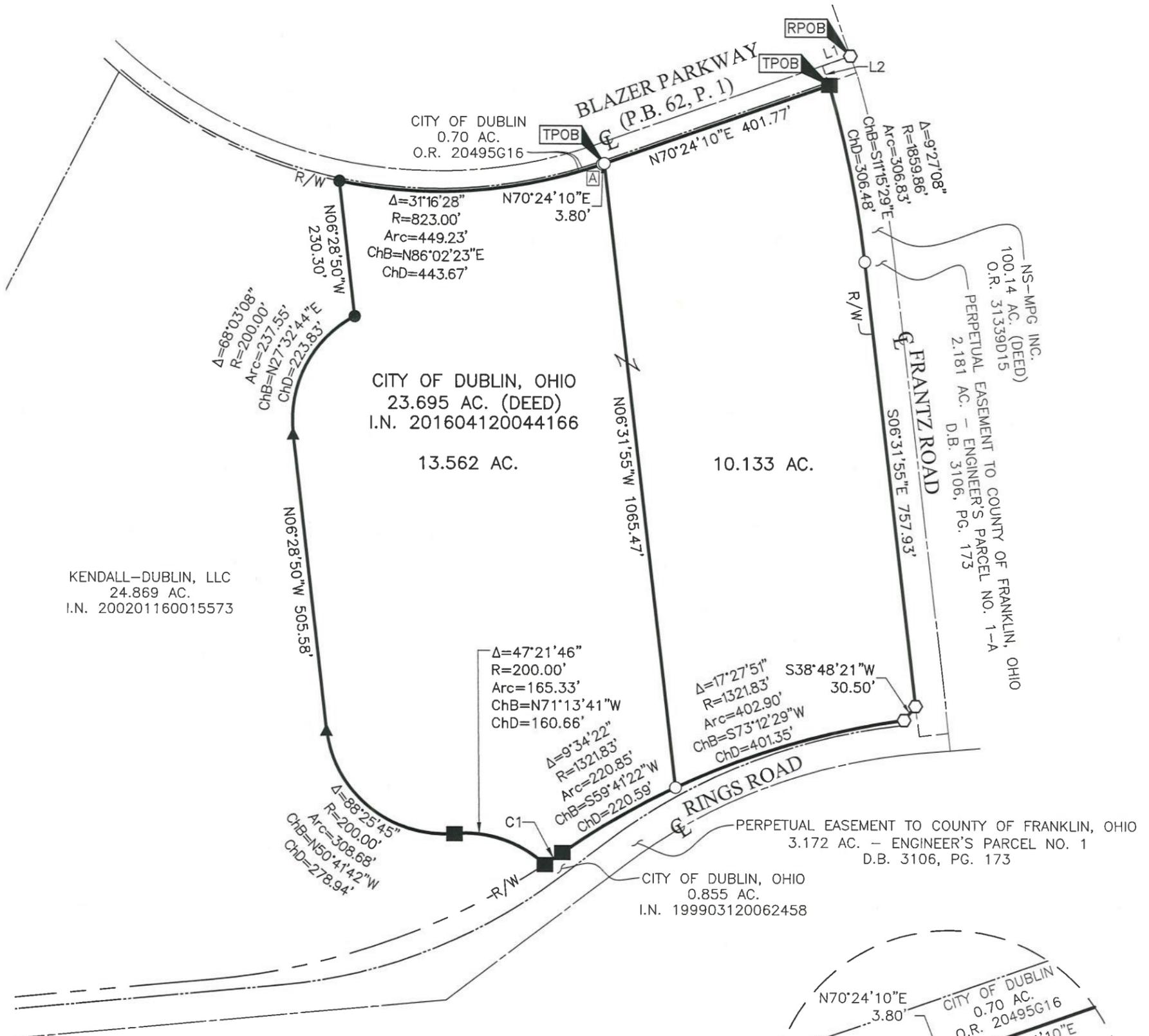
VIRGINIA MILITARY SURVEY

CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date: April 26, 2018

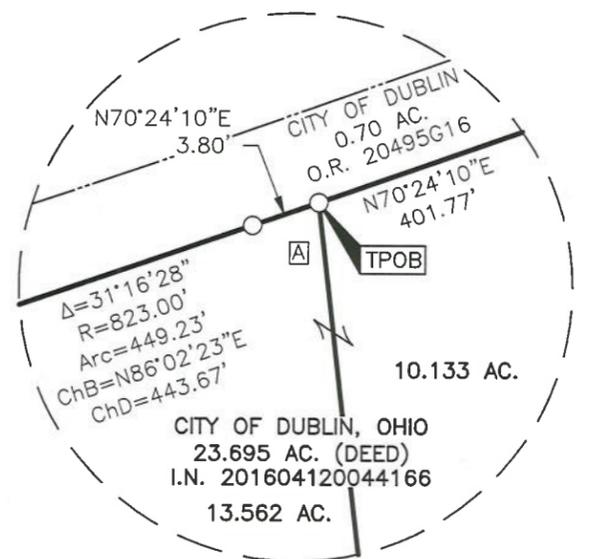
Job No: 2017-0259

Scale: 1" = 200'



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	1°40'04"	1224.83'	35.65'	S55°44'14"W	35.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S70°24'10"W	49.85'
L2	S19°35'50"E	35.01'



Detail "A"  
(Not To Scale)

**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey completed on April 5, 2016.

**BASIS OF BEARINGS:**

The bearings shown hereon are based on the centerline of Blazer Parkway and Frantz Road, bearing South 70° 24' 10" West as shown on that plat entitled "Dedication of Paul G. Blazer Memorial Parkway" of record in Plat Book 62, Page 1, Recorder's Office, Franklin County, Ohio.

- = STONE FND.
- = CHISELED "X"
- = 5/8" REBAR FND. CAPPED "BJB" UNLESS OTHERWISE STATED
- = I.P. SET
- ◆ = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



By John C. Dodgion  
 Professional Surveyor No. 8069

Date 04/26/2018