



**CITY OF DUBLIN,**

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600  
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Web Site: www.dublin.oh.us

# FINAL DEVELOPMENT PLAN/ AMENDED FINAL DEVELOPMENT PLAN APPLICATION

[Code Sections 153.053 (E)]

TO EXPIRE \_\_\_\_\_

**NOTE:** All applications are reviewed by Land Use and Long Range Planning for completeness prior to being processed. Applications that are incomplete will **not** be accepted. Applicants are encouraged to contact Land Use and Long Range Planning for assistance and to discuss the PUD Final (and/or Amended) Development Plan process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.

**I. PLEASE CHECK THE TYPE OF APPLICATION:**

- PUD Final Development Plan [Section 153.053 (E)]
- PUD Amended Final Development Plan [Section 153.053 (E) and (G)]
- Other (Please Describe) \_\_\_\_\_

**II. PROPERTY INFORMATION:** This section must be completed.

<b>Property Address:</b>	6325 Perimeter Loop Road		
<b>Tax ID/Parcel Number(s):</b>	273-008212	<b>Parcel Size (Acres):</b>	14.78±
<b>Existing Land Use/Development:</b>	Automobile Sales & Service		
<b>Proposed Land Use/Development:</b>	Automobile Sales & Service		
<b>Existing Zoning District:</b>	PUD		

**III. DEVELOPMENT PLAN STATEMENT:** Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following sections.

<b>A. Please briefly explain the proposed development:</b>	Please see attached statement
<b>B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:</b>	
<b>C. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards:</b>	
<b>D. Briefly address how the proposed rezoning and development meet the review criteria for Final Development Plan approval by the Planning and Zoning Commission as stated in [Section 153.055(B)], (SEE ATTACHMENT A):</b>	

**IV. PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW:** Please submit **large** (24X36) and **small** (11X17) sets of plans. Please make sure all plans are stapled and collated. Large plans should also be folded. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

- ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES** Please notarize agent authorization, if necessary.
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY**
- FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP** indicating property owners and parcel numbers for all parcels within **500 FEET** of the site (Maximum Size 11X17). Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF A LIST OF CONTIGUOUS PROPERTY OWNERS WITHIN 150 FEET** of the perimeter of the property based on the County Auditor's current tax list, including parcel number, owner name (not Mortgage Company or Tax Service), and address (Maximum Size 11X17). It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT**
- FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:**
  - a. North arrow and bar scale.
  - b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
  - c. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.).
  - d. Size of the site in acres/square feet.
  - e. All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
  - f. Existing and proposed zoning district boundaries.
  - g. Use of land and location of structures on adjacent properties.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:**
  - a. Grading Plan.
  - b. Landscaping Plan.
  - c. Lighting Plan.
  - d. Utility and/or Stormwater Plan.
  - e. Tree Survey, Tree Preservation and Tree Replacement Plans
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS** with proposed colors and materials noted.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING:**
  - a. Location of signs and sign type (wall, ground, projecting, or window).
  - b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
  - c. Copy layout and lettering styles (fonts) of signage.
  - d. Materials and manufacturer to be used in fabrication.
  - e. Total area of sign face (including frame)
  - f. Type of illumination
- MATERIAL/COLOR SAMPLES** (swatches, photos, plans, or product specifications). Include manufacturer name and product number.

**V. CURRENT PROPERTY OWNER(S):** This section must be completed. Please attach additional sheets if needed.

<b>Name (Individual or Organization):</b> Car MAG LLC	
<b>Mailing Address: (Street, City, State, Zip Code)</b> c/o Midwestern Auto Group 6335 Perimeter Loop Road, Dublin, OH 43017	
<b>Daytime Telephone:</b> (614) 889-2571	<b>Fax:</b> (614) 793-7963
<b>Email or Alternate Contact Information:</b>	

**VI. APPLICANT:** Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

<b>Name:</b> Tim Galli; Executive Vice President	
<b>Organization (Owner, Developer, Contractor, etc.):</b> Midwestern Auto Group	
<b>Mailing Address: (Street, City, State, Zip Code)</b> 6335 Perimeter Loop Road Dublin, OH 43017	
<b>Daytime Telephone:</b> (614) 889-2571	<b>Fax:</b> (614) 793-7963
<b>Email or Alternate Contact Information:</b> tgalli@magcars.com	

**VII. REPRESENTATIVE(S) OF OWNER/APPLICANT:** Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

<b>Name:</b> Ben W. Hale, Jr. and Aaron L. Underhill, attorneys	
<b>Organization:</b> Smith & Hale LLC	
<b>Mailing Address: (Street, City, State, Zip Code)</b> 37 West Broad Street, Suite 725, Columbus, OH 43215	
<b>Daytime Telephone:</b> (614) 221-4255	<b>Fax:</b> (614) 221-4409
<b>Email or Alternate Contact Information:</b> aunderhill@smithandhale.com	

**VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I, Car MAG, LLC, the owner, hereby authorize  
the attorneys with the law firm of Smith & Hale LLC to act as my applicant/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: By: Tim Gall Date: 5.19.08

Subscribed and sworn to before me this 19<sup>th</sup> day of May, 20 08  
 State of Ohio  
 County of Franklin



**IX. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

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

I, Aaron L. Underhill, attorney, 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: By: Aaron Underhill Date: 5/20/08

Subscribed and sworn to before me this 20 day of May, 20 08  
 State of Ohio  
 County of Franklin



NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received: <u>\$400</u>	Application No: <u>08-052</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>7562</u>	MIS Fee No: <u>None</u>	Date Received: <u>5/20/08</u>	Received By: <u>JMR</u>
Type of Request: <u>Amended Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Perimeter Loop Rd</u>			
Nearest Intersection: <u>Mercedes Drive</u>			
Distance from Nearest Intersection: <u>at the intersection</u>			

## ATTACHMENT A: FINAL DEVELOPMENT PLAN APPROVAL CRITERIA

### § 153.055 PLAN APPROVAL CRITERIA.

**(B) Final development plan. In the review of proposed planned developments, the Planning and Zoning Commission shall determine whether or not the proposed development, as depicted on the final development plan, complies with the following:**

- (1) The plan conforms in all pertinent respects to the approved preliminary development plan provided however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);**
- (2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;**
- (3) The development has adequate public services and open spaces;**
- (4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code;**
- (5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;**
- (6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the PUD and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;**
- (7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;**
- (8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters;**
- (9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage;**
- (10) The Commission believes the project to be in compliance with all other local, state and federal laws and regulations.**

**EXHIBIT "A"**

**DESCRIPTION OF 14.780 ACRE TRACT AT S.E. CORNER OF  
PERIMETER DRIVE & WILCOX ROAD, DUBLIN, OHIO  
FOR BRENTLINGER ENTERPRISES**

Situated in the State of Ohio, County of Franklin and in the City of Dublin in Virginia Military Survey No. 2999 and being all or a portion of the following two (2) tracts of land conveyed to Brentlinger Enterprises:

1. 14.543 acres out of a 14.550 acre tract conveyed by deed, of record as Instrument No. 199708140071435 and re-recorded as Instrument No. 19971120148133; Recorder's Office, Franklin County, Ohio,
2. all of a .240 acre tract conveyed by deed, of record as Parcel No. 18-EL (formerly Parcel No. 18 AWD) (0.237 acre by recent survey) as Instrument No. 199710010107944, Recorder's Office, Franklin County, Ohio,

all bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe set at a point of curvature at the south end of the curve connecting the east line of Wilcox Road (80 feet wide) with the south line of Perimeter Drive (80 feet wide), as shown upon the plat of "Post Road, Wilcox Road, Perimeter Drive & Easements Dedication Plat", of record in Plat Book 85, Pages 51, 52 and 53, Recorder's Office, Franklin County, Ohio, and as shown upon the plat of "Dedication of Discovery Boulevard, Perimeter Drive, Wall Street and Easements", of record in Plat Book 72, Pages 79 and 80, Recorder's Office, Franklin County, Ohio;

thence northeasterly along said connecting curve, along the curved northwest line of said original 14.550 acre tract and with a curve to the right, data of which is: radius = 30.00 feet and delta = 90° 00' 00", a chord distance of 42.43 feet bearing N 42° 03' 53" E to a 3/4-inch I.D. iron pipe set at the point of tangency at the east end of said connecting curve;

thence N 87° 03' 53" E along the south line of Perimeter Drive and along the north line of said original 14.550 acre tract a distance of 584.20 feet to a 3/4-inch I.D. iron pipe set at a point of connection with the west line of proposed Venture Drive (80 feet wide);

thence S 45° 54' 01" E along said west line a distance of 43.91 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;

thence southerly along a curved west line of proposed Venture Drive, along a curved east line of said original 14.550 acre tract and with a curve to the right, data of which is: radius = 220.00 feet and delta = 21° 24' 42", a chord distance of 81.74 feet bearing S 11° 50' 26" W to a 3/4-inch I.D. iron pipe set at the point of tangency;

EXHIBIT "A" continued

thence S 22° 32' 47" W along the west line of proposed Venture Drive and along an east line of said original 14.550 acre tract a distance of 158.04 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;

thence southerly along a portion of a curved west line of proposed Venture Drive, along a curved east line of said original 14.550 acre tract and with a curve to the left, data of which is: radius = 330.00 feet and sub-delta = 71° 33' 40", a sub-chord distance of 385.89 feet bearing S 13° 14' 02" E to a 3/4-inch I.D. iron pipe set at a corner of said original 14.550 acre tract;

thence S 40° 59' 07" W radial to said curve and along an east line of said original 14.550 acre tract a distance of 92.66 feet to a 3/4-inch I.D. iron pipe set at a corner of said original 14.550 acre tract;

thence S 2° 01' 48" W perpendicular to the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161, perpendicular to a north line of a 0.561 acre tract of land conveyed as Parcel No. 18 AVL to State of Ohio by deed of record in Deed Book 2812, Page 483, Recorder's Office, Franklin County, Ohio, and along an east line of said original 14.550 acre tract a distance of 468.33 feet to a 3/4-inch I.D. iron pipe set in the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161, in a north line of said 0.561 acre tract and at the southeast corner of said original 14.550 acre tract, as said limited access right-of-way line is shown upon Sheet 12 of 14 of Ohio Department of Transportation right-of-way plans for FRA-33-0.34, said iron pipe being 105.00 feet northerly by perpendicular measurement from the centerline of U.S. Route 33 and Ohio Route 161;

thence N 87° 58' 11" W along the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161, along a portion of a north line of said 0.561 acre tract, along a south line of said original 14.550 acre tract and along a south line of said 0.237 acre tract a distance of 502.56 feet to a 3/4-inch I.D. iron pipe set at an angle point in the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161, at the northwest corner of said 0.561 acre tract and at a corner of said 0.237 acre tract (passing a point at a southwest corner of said original 14.550 acre tract and at the southeast corner of said 0.237 acre tract at 485.00 feet);

thence N 56° 14' 47" W along a north limited access right-of-way line of U.S. Route 33 and Ohio Route 161 and along a south line of said 0.237 acre tract a distance of 24.72 feet to a 3/4-inch I.D. iron pipe set at an angle point in the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161 and at a corner of said 0.237 acre tract;

thence N 87° 58' 11" W along the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161 and along a south line of said 0.237 acre tract a distance of 30.11 feet to a 3/4-inch I.D. iron pipe set in the centerline of Wilcox Road and at the southwest corner of said 0.237 acre tract, said iron pipe being 118.00 feet northerly by perpendicular measurement from the centerline of U.S. Route 33 and Ohio Route 161;

EXHIBIT "A" continued


thence N 2° 58' 07" W along the centerline of Wilcox Road and along the west line of said 0.237 acre tract a distance of 122.47 feet to a P.K. Nail set at the northwest corner of said 0.237 acre tract and at the southwest corner of the east one-half of dedicated Wilcox Road;

thence S 87° 58' 11" E along a north line of said 0.237 acre tract and along the south end of said dedicated portion of Wilcox Road a distance of 30.11 feet to a 3/4-inch I.D. iron pipe set at a corner of said 0.237 acre tract, at a southwest corner of said original 14.550 acre tract and at the southeast corner of said dedicated portion of Wilcox Road;

thence N 2° 58' 07" W along the east line of Wilcox Road and along a west line of said original 14.550 acre tract a distance of 952.27 feet to the place of beginning;

containing 14.780 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in July, 1997. Basis of bearings is the east line of Wilcox Road, being N 2° 58' 07" W, as shown of record in Plat Book 85, Pages 51, 52 and 53, Recorder's Office, Franklin County, Ohio.

  
Ted L. Robinson  
Ohio Surveyor 5361



0-108-A  
ALL  
(273)  
008212  
01 May 02  
AD

**PROPERTY OWNER**

CAR MAG LLC  
c/o Midwestern Auto Group  
6335 Perimeter Loop Road  
Dublin, OH 43017

**APPLICANT**

Midwestern Auto Group  
6335 Perimeter Loop Road  
Dublin, OH 43017

**ATTORNEY**

Aaron L. Underhill  
Smith & Hale LLC  
37 West Broad Street, Suite 725  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS**

Discovery MC Investments  
C B Richard Ellis  
155 East Broad Street, 2<sup>nd</sup> Floor  
Columbus, OH 43215

EMC Dublin LLC  
150 North Wacker Drive  
Chicago, IL 60606

Venture Drive Partners II L P  
4248 Tuller Road  
Dublin, OH 43017

Muirfield Drive Partners  
c/o John McKitrick  
2333 Gulf of Mexico Drive  
Longboat, FL 34228

Dwayne Hawkins  
6001 34<sup>th</sup> Street, North  
St, Petersburg, FL 33714

Ohio Central Credit Union  
6033 Perimeter Drive  
Dublin, OH 43017

Paolo Cugini  
155 Green Meadows Drive, South  
Westerville, OH 43081

Capital Automotive Reit  
Attn: Portfolio Management  
8270 Greensboro Drive, Suite 950  
McLean, VA 22102

DBD 6000 Venture LLC  
6000 Venture Drive  
Dublin, OH 43017

**MIDWESTERN AUTO GROUP**

**AMENDED FINAL DEVELOPMENT PLAN APPLICATION STATEMENT**

**6325 PERIMETER LOOP ROAD**

**III. Development Plan Statement**

**A. Please briefly explain the proposed development:**

The proposed development consists of an existing automobile sales and service facility operated by Midwestern Auto Group. This application calls for the redesign and expansion of the dealership to update the branding for the Aston Martin, Jaguar, and Land Rover product lines, and to provide square footage for the relocation of the Volvo line to this site. The project is found within the boundaries of Subarea J of the Perimeter Center PUD. High-quality architecture and landscaping will form the basis of an upgraded site plan.

**B. Briefly state how the proposed development relates to the existing and future land use character of the vicinity:**

This application continues the use of a permitted automobile sales and service facility. Other dealerships are also found in the area along U.S. Route 33 and State Route 161. Therefore, the use fits in with the existing nature of the area. It also conforms to the future character of the area, which generally can be expected to include various commercial uses along the freeway and in the Avery Road corridor.

**C. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance Standards:**

The use of the site is not changing with this application. However, the Community Plan designates this area as "General Commercial." The uses that are present in such a district include retail uses such as automobile sales and service.

**D. Briefly explain how the proposed rezoning and development meet the review criteria for Final Development Plan approval by the Planning and Zoning Commission as stated in Section 153.055(B).**

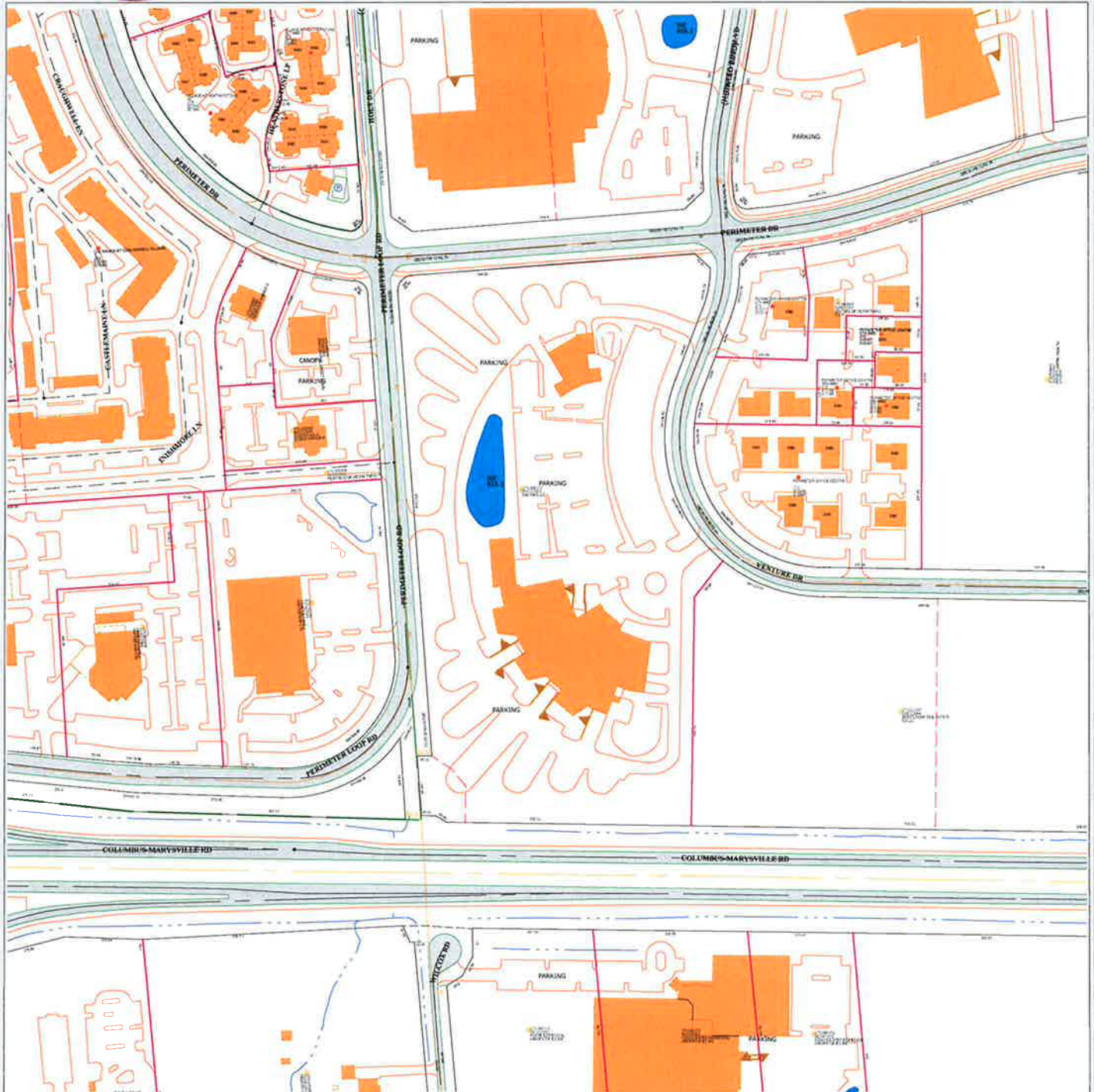
The plan as filed applies in all pertinent respects with the approved PUD text that is applicable to the site. Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent properties by preserving existing curbcuts. Since there is an existing facility on the site, all relevant and necessary public utilities and services are available for this site. Architecture and landscaping will be updated to reflect brand imaging within the context of Dublin.



# JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

MAP ID: au

DATE: 5/19/08



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