

# INFORMAL REVIEW APPLICATION



**CITY OF DUBLIN.**

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

Phone/ TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

**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 Informal Review process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.

**I. 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	<b>Proposed Zoning District:</b> PUD

**II. APPLICANT:** Please complete if applicable. This is the person(s) who is requesting Informal Review 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:</b> (Street, City, State, Zip Code) 6325 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	


THIS COPY  
**RECEIVED**

JUN 24 2008

CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

08-059INF

**FOR OFFICE USE ONLY**

Amount Received: N/A	Application No: 08-059INF	P&Z Date(s):	P&Z Action:
Receipt No: N/A	MIS Fee No: MAD ZONE	Date Received: 6-24-08	Received By: 
Type of Request: INFORMAL REVIEW			
N, S, E, W (Circle) Side of: PERIMETER LOOP RD			
Nearest Intersection: MERCEDES DRIVE			
Distance from Nearest Intersection: AT THE INTERSECTION			

FILE COPY

**RECEIVED**

JUN 24 2008

CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING  
08-059INF

08-059INF MAG

Midwestern Auto Group  
6335 Perimeter Loop Road  
Dublin, OH 43017

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

Ohio Central Credit Union  
6033 Perimeter Drive  
Dublin, OH 43017

DBD 6000 Venture LLC  
6000 Venture Drive  
Dublin, OH 43017

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

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

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

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

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

EMC Dublin LLC  
150 North Wacker Drive  
Chicago, IL 60606

Dwayne Hawkins  
6001 35<sup>th</sup> Street North  
St. Petersburg, FL 33714

Capital Automotive Reit  
Attn: Portfolio Management  
8270 Greensboro Dr. Ste. 950  
McLean, VA 22102

FILE COPY

RECEIVED

JUN 24 2008

CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

08-059INF

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;

FILE COPY

RECEIVED

JUN 24 2008

CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

08-059219

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 156.04 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 AWL 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 466.33 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 465.00 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;

FILE COPY

RECEIVED

JUN 24 2008

CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

08-059 JN 9

EXHIBIT "A" continued

thence N 2° 56' 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° 56' 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° 56' 07" W, as shown of record in Plat Book 85, Pages 51, 52 and 53, Recorder's Office, Franklin County, Ohio.

*Ted L. Robinson*  
Ted L. Robinson  
Ohio Surveyor #5361



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

FILE COPY

RECEIVED

JUN 24 2008

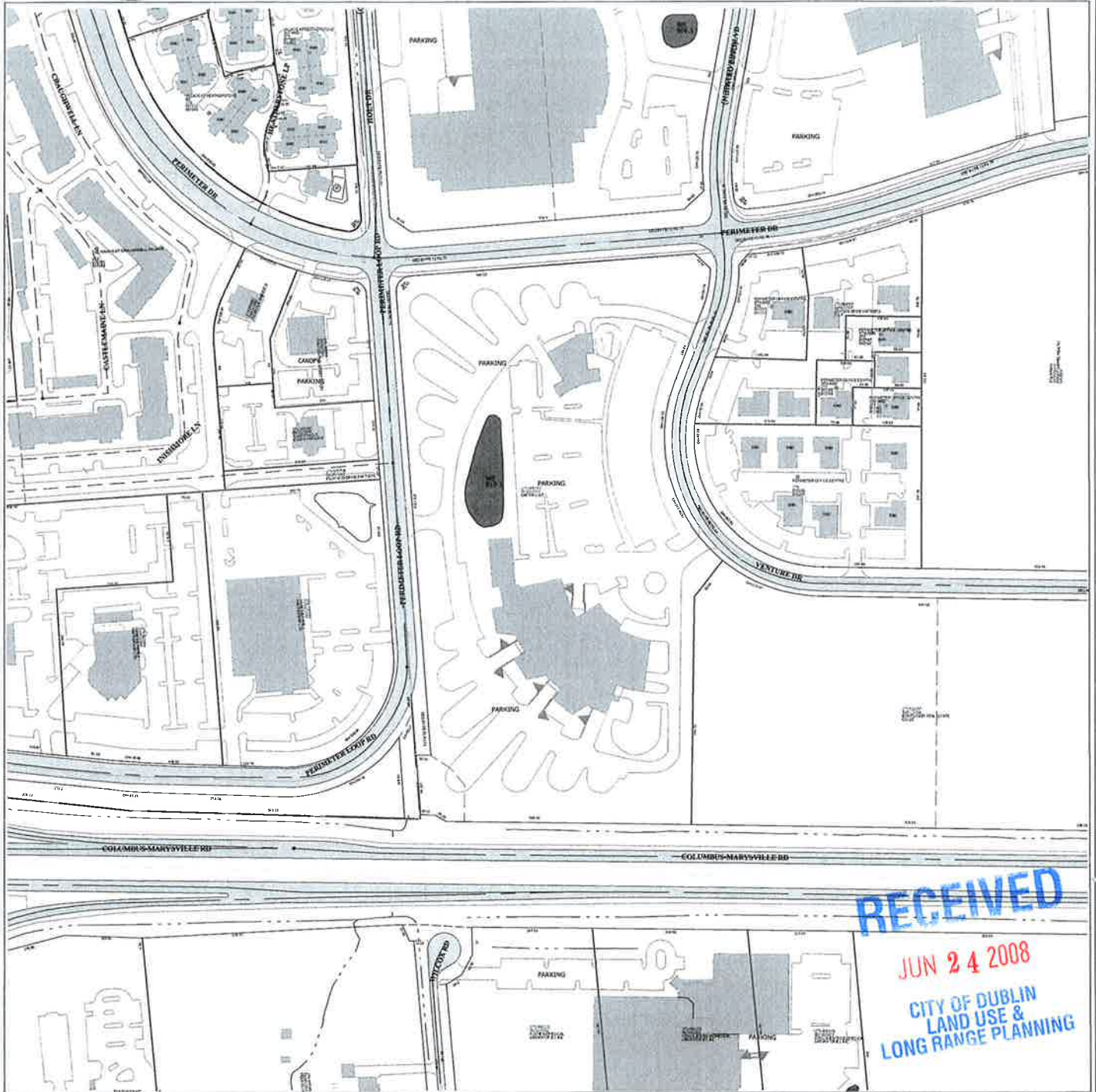
CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING  
08059 JNF



# 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