



**CORRIDOR DEVELOPMENT DISTRICT (CDD)/
CONDITIONAL USE APPLICATION**
(Code Section 153.115, 153.246)

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

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 Corridor Development District/Conditional Use 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:

- Corridor Development District (Section 153.115)
- Conditional Use (Section 153.246)
- Other (Please Describe) _____

II. PROPERTY INFORMATION: This section must be completed.

Property Address: 4565 W. DUBLIN-GRAWVILLE ROAD	
Tax ID/Parcel Number(s): 273-008269	Parcel Size (Acres): 14.73 AC
Existing Land Use/Development: MIXED USE COMMERCIAL	
Proposed Land Use/Development: MIXED USE COMMERCIAL	
Existing Zoning District: CC - COMMUNITY COMMERCIAL	

III. CORRIDOR DEVELOPMENT DISTRICT/CONDITIONAL USE STATEMENT: Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following sections.

A. Please briefly explain the proposed corridor development district and/or conditional use: SEE ATTACHMENT
B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:
C. Briefly state how the proposed development will relate to the Dublin Community Plan and other applicable plans:
D. For Corridor Development District requests, briefly address how the proposed development and uses meet the review criteria for approval by the Planning and Zoning Commission as stated in [Section 153.015(E)(4)], which are listed below: (a) The proposed uses are permitted uses as so specified by the zoning in force for the subject land. (b) The proposed development is in accord with the Sawmill 161 Quadrant Plan and other appropriate plans for the area. (c) The proposed development will be in keeping with the existing and/or proposed land use character and the physical development potential of the area. (d) The proposed development meets or exceeds the development standards [Section 153.115 (D)].
E. For Conditional Use requests, please explain how the proposed development conforms to the review criteria set forth in Section 153.236(C) as adopted by City Council in Ordinance 117-03 (Amended):

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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.
- IF SITE IS IN A PLANNED DISTRICT, PLEASE SUBMIT 14 COPIES OF THE APPROVED 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.

Name (Individual or Organization): TSARR, LLC (DEAN KISSOS / JIM CRAMER)	
Mailing Address: 132 NORTH WOODS BLVD., SUITE C-2 (Street, City, State, Zip Code) COLUMBUS, OHIO 43235	
Daytime Telephone: (614) 430-9967	Fax: (614) 430-9961
Email or Alternate Contact Information: dkissos@k2realitygroup.com	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting the Corridor Development District or Conditional Use, if different than the property owner(s).


Name: EVAN ANDREWS	
Organization (Owner, Developer, Contractor, etc.): MONTGOMERY INN (TENANT)	
Mailing Address: 9406 MAIN STREET (Street, City, State, Zip Code) CINCINNATI, OH 45242	
Daytime Telephone: (513) 791-1942	Fax: (513) 985-2002
Email or Alternate Contact Information: eandrews@montgomeryinn.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.

Name: DEAN BAUMGARTNER	
Organization: FORD & ASSOCIATES ARCHITECTS	
Mailing Address: 1500 W. FIRST AVE. (Street, City, State, Zip Code) COLUMBUS, OHIO 43212	
Daytime Telephone: (614) 488-6252	Fax: (614) 488-9963
Email or Alternate Contact Information: dbaumgartner@fordarchitects.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, Dean G. Kisses on Behalf of TSARR, LLC, the owner, hereby authorize Dean G. Kisses 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:  Date: 6/24/08

Subscribed and sworn to before me this 24th day of June, 20 08
 State of Ohio
 County of Franklin

Jennifer K. Brock
 Notary Public




JENNIFER K. BROCK
 Notary Public, State of Ohio
 My Commission Expires 05-06-2011

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.

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

I, EVAN J. ANDREWS, 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:  Date: 6/28/08

Subscribed and sworn to before me this 23 day of June, 20 08
 State of Ohio
 County of Hamilton

Joel C. Hanzel
 Notary Public



JOEL C. HANZEL
 Notary Public, State of Ohio
 My Commission Expires 02-28-09

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

FOR OFFICE USE ONLY			
Amount Received: <u>\$11000</u>	Application No: <u>08-06224/CDD</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>6244</u>	MIS Fee No: <u>map zone: 2</u>	Date Received: <u>6/24/08</u>	Received By: <u>RES</u>
Type of Request:	<u>Corridor Development District/Conditional Use</u>		
N, S, E, W (Circle) Side of:	<u>West Dublin-Granville Road</u>		
Nearest Intersection:	<u>Dale Drive & West Dublin-Granville Road</u>		
Distance from Nearest Intersection:	<u>0 ft. - S @ R.R. - at terminus of Dale Drive</u>		

FORD & ASSOCIATES

A R C H I T E C T S

June 24, 2008

Ms. Claudia Husak
City of Dublin – Planning
5800 Shier Rings Road
Dublin, Ohio 43016

Re: **Montgomery Inn – Patio / Structure**
4565 West Dublin – Granville Road
Dublin, Ohio 43017

Dear Claudia:


Montgomery Inn is submitting Corridor Development District (CDD) / Conditional Use application for proposed outdoor patio / structure for their restaurant located in the Shoppes at River Ridge development. This letter is in response to CDD application section III statement request. The outdoor dining area allowed for this building within the development is to be 1000 sq. ft. located at north side of restaurant building. The design character of the patio / structure is consistent with the previously approved restaurant building relative to roof form, railing detail, post detail, retaining wall detail, and landscaping. The proposed patio / structure materials (shingle, railing, trim board, & retaining wall) will also match the restaurant building materials. Montgomery Inn foresees a maximum occupant capacity of 100 people for the patio (1 person / 10 sq. ft.). The proposed patio (size, location, and occupancy) was considered in the original restaurant building design and site design relative to access, parking, landscaping, and restaurant operation.

Montgomery Inn intends to maximize seasonal outdoor seating use by use of side curtain enclosures (clear vinyl for maximum vision area). Patio / structure will have ceiling lighting, ceiling fans, and potential radiant heat units consistent for seasonal patio use. Patio furniture will consist of free standing chairs and rectilinear tables to allow maximum seating flexibility. Final furniture selections (design / material) have not been made at this time.

Hours of operation for outdoor seating area will coincide with restaurant hours of operation for customer 'serving'. Building and outdoor seating area will have sound system for standard restaurant background music, event broadcast, and customer notification. Montgomery Inn intends to pursue opportunities that may include live music, live / remote radio broadcasts (media personality, sport personality, etc.), special events, and private party functions.

Please contact me with any questions, or for any additional information you may require to complete the application review. Thank you for your assistance.

Sincerely,
FORD & ASSOCIATES ARCHITECTS, INC.


Dean L. Baumgartner, Architect

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CITY OF DUBLIN
LAND USE & PLANNING
LONG P...

1500 WEST FIRST AVENUE
COLUMBUS, OHIO 43212

614.488.6252

FAX 614.488.9963

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cc: Evan Andrews / Dean Gregory / Tom Gregory, Montgomery Inn
Dean Kissos / Jim Cramer, K2 Group
Jim Kaparos / Bill Yoder, Lincoln Construction
Todd Cunningham / Scott McBrayer, EMH&T
Matt Simpson, Floyd Browne

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14.051 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 3, Township 2, Range 19 United States Military Lands, being all of the 14.051 acre tract conveyed to The Shoppes at River Ridge, LLC by deeds of record Instrument Numbers 200505120091072, 200505120094073, and 200505120091074 (all references are to the records of the Recorder's Office, Franklin County, Ohio), and more particularly described as follows:

Beginning, for Reference, at a monument in the centerline intersection of U.S. Route 161 (Dublin-Granville Road) and Dale Drive, also being in the north line of a 2.519 acre tract conveyed to The City of Dublin by deed of record in Instrument Number 199911150285244, ;

thence North 86° 41' 19" West, with the centerline of said U.S. Route 161, a distance of 303.98 feet to a point;

thence South 03° 18' 41" West, with the westerly line of that original 2.519 acre tract conveyed to Wendy's International Inc. by deed of record in Deed Book 3443, Page 321, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

thence South 86° 41' 19" East, a distance of 24.94 feet, to an iron pin set;

thence South 76° 23' 01" East, a distance of 111.80 feet, to an iron pin set;

thence South 86° 41' 19" East, a distance of 114.04 feet, to an iron pin set;

with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", and chord that bears South 41° 41' 50" East a distance of 35.36 feet, to an iron pin set;

thence South 03° 18' 41" West, a distance of 175.00 feet, to an iron pin set;

thence South 86° 41' 19" East, a distance of 60.00 feet, to an iron pin set;

thence North 03° 18' 41" East, a distance of 20.50 feet, to an iron pin set;

with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", and chord that bears North 48° 18' 10" East, a distance of 35.36 feet, to an iron pin set;

thence South 86° 41' 19" East, a distance of 1.00 feet, to an iron pin set;

with a curve to the left having a radius of 124.50 feet, an arc length of 128.57 feet, a central angle of 59° 10' 10", and chord that bears North 63° 43' 32" East, a distance of 122.93 feet, to an iron pin set;

thence North 34° 08' 31" East, a distance of 23.29 feet, to an iron pin set;

with a curve to the right having a radius of 75.50 feet, an arc length of 77.97 feet, a central angle of 59° 10' 10", and chord that bears North 63° 43' 36" East, a distance of 74.55 feet, to an iron pin set;

thence South 86° 41' 19" East, a distance of 450.39 feet, to a 5/8" Rebar Found (capped "WOOLPERT") in the westerly line of "Wood Hill Condominium", a plat of record in Cor. 199911150285244, Page 32, Page 14;

thence South 03° 12' 32" West, a distance of 574.02 feet to a point;

thence North 86° 56' 13" West, a distance of 1059.76 feet to a point;

thence North 18° 16' 19" West, a distance of 401.53 feet to a point;

thence South 86° 54' 23" East, a distance of 212.39 feet to a point;

thence North 03° 18' 41" East, a distance of 261.41 feet to the TRUE POINT OF BEGINNING. Containing 14.051 acres, more or less.

EVANS, MECHWART, HAMBLETON AND TILTON, INC.

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