

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)



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

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Informal Review	<input type="checkbox"/> Right-of-Way Encroachment
<input checked="" type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> CDD Sign (Section 153.115)
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6565 Frantz Road	
Tax ID/Parcel Number(s): 273-001308 273-000114 273-000110 273-000788 273-000273	Parcel Size(s) (Acres): 98.19±
Existing Land Use/Development:	Office; light manufacturing; warehousing and distribution; conference center

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:	The applicant proposes to continue and expand the same uses as are currently found on the site. Additionally, it seeks to set the parameters for the long term development of the remainder of the site with office, R&D, and hotel uses.
Total Acres to be Rezoned:	

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization):	OCLC Online Computer Library Center, Inc.		
Mailing Address: (Street, City, State, Zip Code)	6565 Kilgour Place, Dublin, Ohio 43017		
Daytime Telephone:	614-764-6380	Fax:	614-718-7328
Email or Alternate Contact Information:			

RECEIVED

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08-672CP
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.


Name:	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	Aaron Underhill, attorney		
Organization (Owner, Developer, Contractor, etc.):	Smith & Hale LLC		
Mailing Address: (Street, City, State, Zip Code)	37 West Broad Street, Suite 725, Columbus, Ohio 43215		
Daytime Telephone:	614-221-4255	Fax:	614-221-4409
Email or Alternate Contact Information:	aunderhill@smithandhale.com		

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

I, OCLC Online Computer Library Center, Inc., the owner, hereby authorize the attorneys with the law firm of Smith & Hale LLC to act as my applicant or 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:  Date: 7/18/08

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document


Subscribed and sworn before me this 18th day of July, 2008
 State of Ohio
 County of Franklin Notary Public Stacey L. Wideman



STACEY L. WIDEMAN
 Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.

VII. 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.


I, OCLC Online Computer Library Center, Inc., the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: By:  Date: 7/18/08



VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, OCLC Online Computer Library, Inc., the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative:  Date: 7/12/08



IX. 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: Aaron L. Underhill Date: 7/17/08

Subscribed and sworn to before me this 17th day of July, 2008
 State of Ohio
 County of FRANKLIN Notary Public Paul V. Price

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FOLDER CONTAINING RECEIPT OF THIS APPLICATION
PAUL V. PRICE
 Notary Public, State of Ohio
 My Commission Expires 07-13-2012



FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

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 strongly encouraged to contact Land Use and Long Range Planning for assistance and to discuss the Planning and Zoning Commission approval process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.



JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

MAP ID: au

DATE: 7/21/08



Disclaimer

Scale = 500



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

CONCEPT PLAN SUMMARY

OCLC ONLINE COMPUTER LIBRARY, INC.

6565 FRANTZ ROAD

July 22, 2008

This concept plan application sets forth the long-term vision for the development of the OCLC campus, which consists of approximately 98 acres of real property generally located south of and adjacent to Interstate 270, north of State Route 161, and west of Historic Dublin. The site has historically provided strong economic benefits for the City through the operation of sizable office facilities, related light manufacturing and distribution services, and a conference center. Despite OCLC's presence on this site, a large majority of the property remains undeveloped. OCLC seeks to create a planned district in order to facilitate its expansion plans and to set the framework for the future development of the remainder of the campus.

Planning for the future development of the OCLC property is influenced by a number of factors. Of critical importance to the owner is the preservation of its ability to expand its office facility located on the western portion of the site, known as the Kilgour Building. Another significant goal is to create a campus feel while remaining sensitive to the property's need to allow traffic to pass through the area in light of its location in the middle of surrounding development. The City's plans for the reconstruction of the intersection of State Route 161 and Frantz Road/Post Road have provided a need to accommodate these plans. When the natural beauty of the site and its prominent location along the freeway are also considered, the result was the need for a careful balancing of these factors in order to create a plan. The attached concept plan considers all of the above factors.

While the site is currently zoned LI, Limited Industrial and would allow a wide range of manufacturing and other intense uses, the intent of this rezoning is to continue to permit OCLC's uses while facilitating the development of office and research-type uses that are more appropriate given the property's location. The plan as presented demonstrates a possible development scenario for OCLC's land. However, because the property can be expected to be developed over a lengthy period of time, this plan is meant to be flexible to accommodate changes in market conditions, development patterns, and the needs and the desires of the owner over time.

While OCLC and the City have worked closely to ensure that the concept plan balances the goals of the landowner with the various transportation objectives of the municipality, uncertainties with respect to the timing, funding, and approval of the anticipated improvements to State Route 161 and Frantz Road/Post Road yield a clear

need for OCLC to retain some flexibility regarding its development of the property. To that end, when the PUD is created the intent will be to yield flexibility for development before, during, and after community-driven traffic improvements are completed or if no such improvements are ever made. By taking this approach, both OCLC and the City can be assured that the sort of development that is contemplated by this concept plan can be achieved.

The Dublin Community Plan shows that the subject property is recommended for development of "Premium Office" uses. Such uses are characterized by high visibility, large numbers of employees, access to major arterials, and proximity to interchanges. More intense uses of the site should be allowed as compared to other office development in the City. OCLC's plan conforms to the recommendations of the Community Plan by creating a desirable location for high-quality office and high-tech uses with great potential for generating employment opportunities. All the while, this proposal provides OCLC with the ability to continue and expand its operations in a manner that is balanced with the development potential of the property. The site's proximity to Interstate 270 and State Route 161 provide for easy traffic accessibility to the site, making the property desirable to future users.

This concept plan seeks to foster development that is appropriate for the area. The office, research, and technology uses that will be permitted are much more desirable and appropriate than the heavier uses that are currently permitted under the site's Limited Industrial zoning classification. The types of uses that this plan will permit are intended to be more aesthetically pleasing than what is currently allowed and have greater potential to produce high-paying jobs for the community. Taken together, the goals to be achieved by this plan significantly upgrade the development potential of this property.

OCLC Concept Plan Stmt

(alu) (7/21/08)

July 21, 2008

**DESCRIPTION OF A 98.193 ACRE TRACT OF LAND
NORTH OF POST ROAD, EAST OF INTERSTATE 270,
DUBLIN, OHIO**

Situate in the State of Ohio, County of Franklin, City of Dublin in Virginia Military Survey No. 2542 and being all of the following three tracts of land:

1. a 46.764 acre tract of land conveyed as Tract No. 2 to OCLC Online Computer Library Center Incorporated by deed of record in Official Record 16551, Page F 20;
2. a 40.5029 acre tract of land conveyed to Online Computer Library Center by deed of record in Official Record 6123, Page A 15;
3. a 4.790 acre tract of land conveyed to OCLC Online Computer Library Center, Inc. by deed of record in Instrument 200711050191986;
4. a 2.774 acre tract of land conveyed to OCLC Online Computer Library Center Incorporated by deed of record in Official Record 29354, Page F 17;
5. a 0.503 acre tract of land conveyed as Tract No. 1 to OCLC Online Computer Library Center Incorporated by deed of record in Official Record 165514, Page F 20;
6. a 0.893 acre tract of land conveyed to OCLC Online Computer Library Center Incorporated by deed of record in Official Record 29374, Page F 13;

all references to Recorder's Office, Franklin County, Ohio, said tract bounded and described as follows:

Beginning, for reference, at a point at the intersection of the centerline of Post Road with the centerline of Frantz Road;

thence S 68° 47' 55" E along the centerline of Post Road a distance of 52.19 feet to a point at the southwest corner of said 0.503 acre tract and at the true place of beginning of the tract herein intended to be described;

thence N 21° 12' 05" E along a west line of said 0.503 acre tract a distance of 50.00 feet to a point of non-tangent curvature;

thence northwesterly, along the curved east right of way line of Frantz Road, along a curved west line of said 0.503 acre tract and with a curve to the right data of which is: radius = 25.00 feet, delta = 84° 27' 55" and length = 36.85 feet, a chord distance of 33.61 feet bearing N 26° 33' 57" W to the point of tangency;

thence N 15° 40' 00" E along the east right of way line of Frantz Road and along a west line of said 0.503 acre tract a distance of 165.05 feet to a point;

thence N 03° 05' 29" E along the east right of way line of Frantz Road and along a west line of said 0.503 acre tract a distance of 220.21 feet to a point;

thence N 01° 52' 00" E along the east right of way line of Frantz Road and along a west line of said 0.503 acre tract a distance of 0.55 feet to a point at the northwest corner of said 0.503 acre tract and at the southwest corner of said 4.790 acre tract;

thence continuing N 01° 52' 00" E along the east right of way line of Frantz Road and along the west line of said 4.790 acre tract a distance of 168.78 feet to a point at the northwest corner of said 4.790 acre tract and at a corner of said 46.764 acre tract;

thence N 01° 49' 14" E along the east right of way line of Frantz Road and along a west line of said 46.764 acre tract a distance of 75.05 feet to a point of curvature;

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thence northerly, along a curved northeasterly line of Frantz Road and along a curved southwesterly line of said 46.764 acre tract and with a curve to the left data of which is: radius = 430.00 feet, delta = 19° 34' 27" and length = 146.90 feet, a chord distance of 146.19 feet bearing N 07° 55' 13" W to a point at a corner of said 46.764 acre tract, in the west right of way line of Frantz Road and at a corner of said 40.5029 acre tract;

thence S 15° 34' 40" W along the west right of way line of Frantz Road and along an east line of said 40.5029 acre tract a distance of 148.33 feet to a point;

thence S 01° 52' 00" W along the west right of way line of Frantz Road and along an east line of said 40.5029 acre tract a distance of 243.78 feet to a point at the southeast corner of said 40.5029 acre tract and at the northeast corner of a 5.767 acre tract of land conveyed to Car Mag LLC by deed of record in Instrument 200012290262182;

thence N 63° 37' 30" W along a south line of said 40.5029 acre tract and along a north line of said 5.767 acre tract a distance of 185.07 feet to a point;

thence S 81° 17' 04" W along a south line of said 40.5029 acre tract and along a north line of said 5.767 acre tract a distance of 54.01 feet to a point;

thence S 77° 29' 40" W along a south line of said 40.5029 acre tract and along a north line of said 5.767 acre tract a distance of 236.81 feet to a point;

thence N 69° 26' 02" W along a south line of said 40.5029 acre tract and along a north line of said 5.767 acre tract a distance of 103.11 feet to a point;

thence N 77° 17' 15" W along a south line of said 40.5029 acre tract and along a north line of said 5.767 acre tract a distance of 96.38 feet to a point;

thence N 57° 47' 45" W along a south line of said 40.5029 acre tract, along a north line of said 5.767 acre tract and along a north line of a 1.868 acre tract conveyed to Roby Holding Company, LLC by deed of record in Instrument 200512280272468 a distance of 249.73 feet to a point;

thence S 85° 01' 30" W along a south line of said 40.5029 acre tract and along a north line of said 1.868 acre tract a distance of 128.76 feet to a point;

thence N 66° 11' 55" W along a south line of said 40.5029 acre tract and along a north line of said 1.868 acre tract a distance of 92.69 feet to a point at the northwest corner of said 1.868 acre tract;

thence S 22° 53' 24" W along an east line of said 40.5029 acre tract and along a west line of said 1.868 acre tract a distance of 242.80 feet to a point in the centerline of Post Road;

thence N 62° 53' 25" W along the centerline of Post Road and along a south line of said 40.5029 acre tract a distance of 152.25 feet to a point;

thence N 28° 37' 56" E along a west line of said 40.5029 acre tract and along an east line of a 2.9492 acre tract of land conveyed to Roby Holding Company, LLC by deed of record in Instrument 200512280272464 a distance of 245.86 feet to a point at the northeast corner of said 2.9492 acre tract;

thence N 51° 39' 03" W along a south line of said 40.5029 acre tract and along a north line of said 2.9492 acre tract a distance of 72.16 feet to a point;

thence N 65° 55' 54" W along a south line of said 40.5029 acre tract and along a north line of said 2.9492 acre tract a distance of 125.00 feet to a point;

thence N 51° 53' 44" W along a south line of said 40.5029 acre tract and along a north line of said 2.9492 acre tract a distance of 103.08 feet to a point;

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thence N 58° 31' 26" W along a south line of said 40.5029 acre tract and along a north line of said 2.9492 acre tract a distance of 54.29 feet to a point;

thence N 48° 06' 34" W along a south line of said 40.5029 acre tract and along a north line of said 2.9492 acre tract a distance of 24.24 feet to a point;

thence N 75° 40' 34" W along a south line of said 40.5029 acre tract and along a north line of said 2.9492 acre tract a distance of 90.66 feet to a point at the northwest corner of said 2.9492 acre tract, at the southwest corner of said 40.5029 acre tract and in the east limited access right of way line of Interstate 270 (FRA – 270 – 7.47N);

thence N 39° 30' 26" E along the east limited access right of way line of Interstate 270 and along a west line of said 40.5029 acre tract a distance of 35.58 feet to a point;

thence N 45° 25' 19" E along the east limited access right of way line of Interstate 270 and along a west line of said 40.5029 acre tract a distance of 195.71 feet to a point;

thence N 46° 51' 13" E along the east limited access right of way line of Interstate 270 and along a west line of said 40.5029 acre tract a distance of 293.93 feet to a point of curvature;

thence northeasterly, along the curved southeast limited access right of way line of Interstate 270, along the curved northwest line of said 40.5029 acre tract, along the curved northwest line of said 46.764 acre tract and with a curve to the right data of which is: radius = 7323.36 feet, delta = 20° 45' 47" and length = 2653.87 feet, a chord distance of 2639.38 feet bearing N 60° 20' 04" E to a point at the north corner of said 46.764 acre tract and at the northwest corner of a 12.831 acre tract of land conveyed to Cardinal Health, Inc. by deed of record in Instrument 199909210237886;

thence S 37° 04' 28" E along an east line of said 46.764 acre tract, along the west line of said 12.831 acre tract and along a west line of a 9.585 acre tract of land conveyed to Cardinal Health, Inc. by deed of record in Instrument 199909210237890 a distance of 413.19 feet to a point;

thence S 04° 57' 35" W along an east line of said 46.764 acre tract, along a west line of said 9.585 acre tract and along a west line of a 6.357 acre tract of land conveyed to Cardinal Health, Inc. by deed of record in Instrument 199909210237896 a distance of 292.36 feet to a point;

thence S 38° 56' 05" W along an east line of said 46.764 acre tract, along a west line of said 6.357 acre tract and along a west line of a 1.00 acre tract of land conveyed as Parcel No. 1 to Kent W. & Susan K. Kinzer by deed of record in Instrument 2006020900260893 a distance of 161.07 feet to a point;

thence S 17° 17' 05" W along an east line of said 46.764 acre tract, along a west line of said 1.00 acre tract and along the west line of a 0.43 acre tract conveyed as Parcel No. 2 to Kent W. & Susan K. Kinzer by said deed of record in Instrument 2006020900260893 a distance of 291.43 feet to a point;

thence S 06° 54' 55" E along an east line of said 46.764 acre tract a distance of 309.24 feet to a point;

thence S 55° 43' 55" E along an east line of said 46.764 acre tract a distance of 276.35 feet to a point;

thence S 06° 43' 05" W along an east line of said 46.764 acre tract and along a west line of an original 18.15 acre tract of land dedicated to Board of Education: Washington Local School District by deed of record in Deed Book 2067, Page 232 a distance of 334.91 feet to a point in the north line of said 1.964 acre tract;

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thence N 88° 56' 58" E along a portion of the north line of said 1.964 acre tract and along a south line of said original 18.15 acre tract a distance of 17.63 feet to a point at the northeast corner of said 1.964 acre tract;

thence S 16° 36' 58" W along the east line of said 1.964 acre tract and along a portion of a west line of said original 18.15 acre tract a distance of 161.55 feet to a point at the southeast corner of said 1.964 acre tract and at the northeast corner of a 1.3290 acre tract of land conveyed to City of Dublin by deed of record in Instrument 199904080088183;

thence S 68° 54' 06" W along a south line of said 1.964 acre tract and along the north line of said 1.3290 acre tract a distance of 301.10 feet to a point of curvature in the north right of way line of Shawan Falls Drive;

thence northerly, along the curved north right of way line of Shawan Falls Drive, along a curved south line of said 1.964 acre tract and with a curve to the left data of which is: radius = 70.00 feet, delta = 109° 07' 49" and length = 133.33 feet, a chord distance of 114.07 feet bearing N 75° 39' 48" W to a point at the southwest corner of said 1.964 acre tract and at a corner of a 2.5851 acre tract of land conveyed to United States Postal Service by deed of record in Official Record 4875, Pg. J 01;

thence N 00° 18' 30" E along the west line of said 1.964 acre tract and along an east line of said 2.5851 acre tract a distance of 226.95 feet to a point at the northwest corner of said 1.964 acre tract, at the northeast corner of said 2.5851 acre tract and in the south line of said 46.764 acre tract;

thence S 88° 56' 58" W along a south line of said 46.764 acre tract and along a north line of said 2.5851 acre tract a distance of 261.00 feet to a point at the northwest corner of said 2.5851 acre tract;

thence S 00° 33' 55" E along the west line of said 2.5851 acre tract, along an east line of said 46.764 acre tract, along the east line of said 4.790 acre tract and along the west line of a 0.9616 acre tract of land conveyed to Biscar Properties, LLC by deed of record in Instrument 199811170295482 a distance of 688.18 feet to a point at the southeast corner of said 4.790 acre tract, at the southwest corner of said 0.9616 acre tract and at the northeast corner of a 0.6846 acre tract of land conveyed to 250 Bridge Group by deed of record in Official Record 17901, Page I 10;

thence S 89° 11' 20" W along a south line of said 4.790 acre tract and along a north line of said 0.6846 acre tract a distance of 76.35 feet to a point of curvature;

thence southwesterly, along a curved south line of said 4.790 acre tract, along a curved north line of said 0.6846 acre tract and with a curve to the left data of which is: radius = 78.21 feet, delta = 44° 44' 59" and length = 61.08 feet, a chord distance of 59.54 feet bearing S 66° 48' 51" W to a point;

thence S 89° 34' 28" W along a south line of said 4.790 acre tract and along a north line of said 0.6846 acre tract a distance of 95.22 feet to a point at the southwest corner of said 4.790 acre tract, at the northwest corner of said 0.6846 acre tract and in the northeast line of said 0.893 acre tract;

thence S 44° 02' 14" E along the northeast line of said 0.893 acre tract and along the southwest line of said 0.6846 acre tract a distance of 308.47 feet to a point at the southeast corner of said 0.893 acre tract and at the southwest corner of said 0.6846 acre tract;

thence N 88° 58' 58" W along the south line of said 0.893 acre tract and along a south line of said 2.774 acre tract a distance of 400.81 feet to a point in the centerline of Post Road;

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thence N 68° 47' 55" W along a southwest line of said 2.774 acre tract and along the southwest line of said 0.503 acre tract a distance of 284.06 feet to the point of beginning;

containing 98.193 acres of land, more or less, and subject to all easements and restrictions of record.

The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House information in July, 2008. The above descriptions are for project definition only and not for transfer of real property. Basis of bearings is an assumed bearing of N 68° 47' 55" W applied to the centerline of Post Road.

A circular professional seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "PROFESSIONAL SURVEYOR" at the bottom. The inner circle contains the name "J. RAYMOND MILLER" and the number "8061". A horizontal line passes through the center of the seal, with a handwritten signature "Jay R. Miller" written over it to the left of the seal.

Jay R. Miller - Ohio Surveyor No. 8061