



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

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

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 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 checked="" 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): 6325 Perimeter Loop Road	
Tax ID/Parcel Number(s): 273-008212	Parcel Size(s) (Acres): 14.78±
Existing Land Use/Development: Automobile Sales and Service	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Automobile Sales and Service
Total Acres to be Rezoned: N/A

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

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

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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: Tim Galli, Executive Vice President		Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Midwestern Auto Group		
Mailing Address: 6335 Perimeter Loop Road (Street, City, State, Zip Code) Dublin, OH 43017		
Daytime Telephone: (614)889-2571	Fax: (614)793-7963	
Email or Alternate Contact Information: tgalli@magcars.com		

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: Ben W. Hale, Jr. and Aaron L. Underhill, attorneys	
Organization (Owner, Developer, Contractor, etc.): Smith & Hale LLC	
Mailing Address: 37 W. Broad St., Suite 725 (Street, City, State, Zip Code) Columbus, Ohio 43215	
Daytime Telephone: (614)221-4255	Fax: (614)221-4409
Email or Alternate Contact Information: aunderhill@amithandhale.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, Car MAG LLC, 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: Tim Galli 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 18 day of July, 20 08
 State of Ohio
 County of Franklin Notary Public [Signature]



FARIDA SHARIFF
 Notary Public
 State of Ohio
 My Commission Expires: 07/01/2009

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, Car MAG LLC, 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: Tim Galli Date: 7-18-08

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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, <u>Car MAG LLC</u> , 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: By: <u>Tim Galle</u>	Date: <u>7-18-08</u>

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

I, <u>Aaron L. Underhill, attorney</u> , 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: <u>Aaron L. Underhill</u>	Date:

Subscribed and sworn to before me this 18 day of July, 2008
 State of Ohio
 County of Franklin
 Notary Public [Signature]

FARIDA SHARIFF
 Notary Public
 State of Ohio
 My Commission Expires: 07/01/2009

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

FOR OFFICE USE ONLY			
Amount Received: <u>\$80.00</u>	Application No: <u>08-073AFDP</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>6279</u>	Map Zone: <u>4</u>	Date Received: <u>7/22/08</u>	Received By: <u>OP</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>AMENDED FINAL DEVELOPMENT PLAN</u>			
N, S, <u>(E)</u> W (Circle) Side of: <u>PERIMETER LOOP ROAD</u>			
N, <u>(S)</u> E, W (Circle) Side of Nearest Intersection: <u>MERCEDES DRIVE</u>			
Distance from Nearest Intersection: <u>AT THE INTERSECTION</u>			
Existing Zoning District: <u>PCD</u>		Requested Zoning District: <u>PCD</u>	

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.

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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 of the dealership to update the branding for the Porsche automobile product lines. The project is found within the boundaries of Subarea J of the Perimeter Center PUD.

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.

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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, 2nd 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 34th 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

DBD 6000 Venture LLC
6000 Venture Drive
Dublin, OH 43017

Fleda Anderson
6602 Heatherstone Loop
Dublin, OH 43017

BOR Associates LLC
5850 Venture Drive, Suite A
Dublin, OH 43017

Sherri Ridenour
6051 Perimeter Drive
Dublin, OH 43017

Consolidated Biomedical
Laboratories
P.O. Box 2230
Burlington, NC 27216

Waldron Investments LLC
6042 Quin Abbey Court East
Dublin, OH 43017

Gerald Ferguson
6601 Heatherstone Circle
Dublin, OH 43017

MSKB LLC
5970 Venture Drive
Dublin, OH 43017

Ivan Mounts
10775 Fitzgerald Outlet
Mount Sterling, OH 43143

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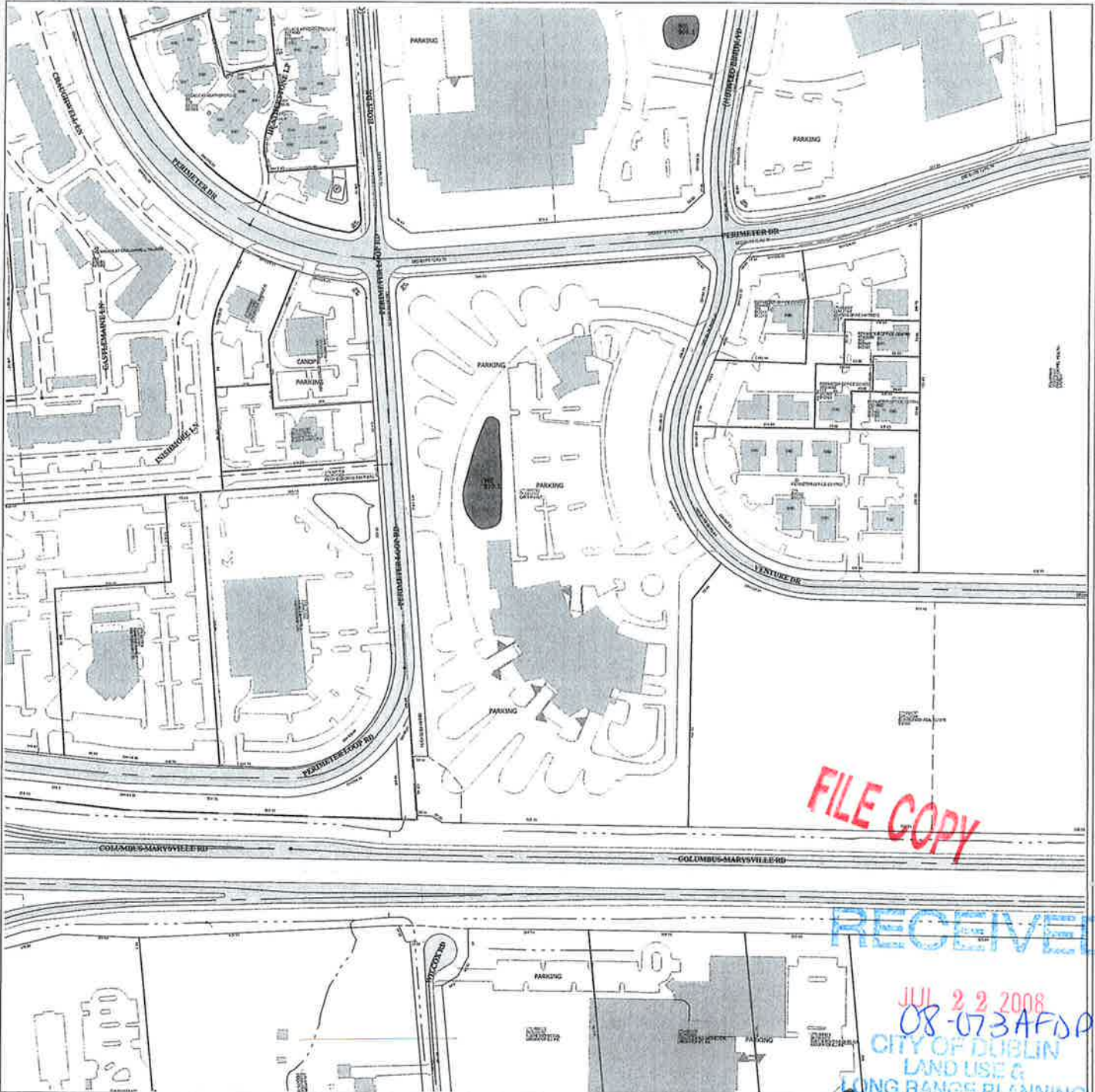
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JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

MAP ID: au

DATE: 5/19/08



Disclaimer

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.

Scale = 300



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 (60 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 (60 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;

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thence S 22° 32' 47" W along the west line of proposed Ventura 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 Ventura 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' 45" 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 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 502.58 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;

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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° 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° 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
Ted L. Robinson
Ohio Surveyor #5361



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