

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 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 checked="" 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): 6665 Sawmill Road, Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-008257-00	Parcel Size(s) (Acres): 3.269
Existing Land Use/Development: 429 other retail structures → ^{CC} Community Commercial	
IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:	
Proposed Land Use/Development: N/A	
Total Acres to be Rezoned: N/A	

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

Name (Individual or Organization): DHC Holding Co. LLC Sean Gouhin	
Mailing Address: (Street, City, State, Zip Code) 6755 Sawmill Road, Dublin, OH 43017	
Daytime Telephone: (614) 764-4040	Fax: (614) 889-4946
Email or Alternate Contact Information: SGouhin@Adminplususa.com	

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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: <u>Brian K. Hammen</u>	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <u>Goodwill Columbus</u>	
Mailing Address: (Street, City, State, Zip Code) <u>1331 Edgehill Road, Columbus, OH 43212</u>	
Daytime Telephone: <u>(614) 583-0341</u>	Fax: <u>(614) 294-6895</u>
Email or Alternate Contact Information: <u>Brian.Hammen@gwcols.com</u>	

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:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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, Sean M Goshin, the owner, hereby authorize Brian K. Hammen, Goodwill Columbus 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: [Signature] Date: 9/8/08

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 8th day of Sept, 20 08
 State of OHIO
 County of FRANKLIN Notary Public [Signature]



ALAN KURT WOLERY
 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, Brian K Hammen, 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: [Signature] Date: SEP 16 2008

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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>Brian K. Hammen</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: <u>Brian K. Hammen</u>	Date: <u>Sept. 8, 2008</u>

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

I, <u>Brian K. Hammen</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>Brian K. Hammen</u>	Date: <u>Sept. 8, 2008</u>

Subscribed and sworn to before me this 8 day of Sept, 2008
 State of Ohio
 County of Franklin Notary Public Milligan



Stamp of **DIANE L. MILLIGAN**
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES OCTOBER 4, 2011

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

FOR OFFICE USE ONLY			
Amount Received: <u>\$770</u>	Application No: <u>08-090</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>6346</u>	Map Zone: <u>2</u>	Date Received: <u>9/16/08</u>	Received By: <u>RES</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Corridor Development District</u>			
N, S, E, W (Circle) Side of: <u>Sawmill Road</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>NW side of Sawmill/Village Parkway</u>			
Distance from Nearest Intersection: <u>130 feet</u>			
Existing Zoning District: <u>C</u>		Requested Zoning District: <u>N/A</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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 08-090 CDP

Checked By: Kaehe' Wisner

Case: 08-090 CDD

CORRIDOR DEVELOPMENT DISTRICT SUPPLEMENTAL APPLICATION REQUIREMENTS

PLEASE SUBMIT THE FOLLOWING FOR CITY REVIEW: All application materials must be stapled and collated at the time of submission. Large plans must also be folded. Planning may later request the submission of revised plans that incorporate review comments. Additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

ONE (1) CD CONTAINING ELECTRONIC COPIES OF ALL APPLICATION MATERIALS REQUIRED FOR SUBMISSION. Files must be labeled and submitted as PDFs or JPEGs.

ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION FORM AND SUPPORTING MATERIALS CONSISTING OF:

ONE (1) COPY OF THE APPLICATION STATEMENT INCLUDING RESPONSES TO THE FOLLOWING:

- Briefly explain the corridor development district development.
- Briefly state how the proposed development relates to the existing land use character of the vicinity.
- Briefly state how the proposed development relates to the Dublin Community Plan and any other applicable plans or development standards.
- Explain how this proposal meets the review criteria for Corridor Development District approval by the Planning and Zoning Commission [Code Section 153.115].

ONE (1) COPY OF A LEGAL DESCRIPTION OF THE PROPERTY

ONE (1) COPY OF A LIST OF PROPERTY OWNERS WITHIN 300 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 complete address. It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review.

IF APPLICABLE, ONE (1) COPY OF THE APPROVED DEVELOPMENT TEXT

FOURTEEN (14) SMALL (11x17) and FOURTEEN (14) LARGE (22x34) COPIES OF THE SITE PLAN INCLUDING:

- Boundaries and dimensions of the lot
- Size and location of existing and proposed structures
- Use of land and location of structures on adjacent properties
- Proposed use of all parts of the lot and structures including accessways, walks, and off-street parking and loading spaces
- Sign locations

FOURTEEN (14) SMALL (11x17) and FOURTEEN (14) LARGE (22x34) COPIES OF PLANS INDICATING THE FOLLOWING:

- All proposed structures with square footages, tenant types and expected entrance, service, and pedestrian areas for each phase of development
- Traffic and circulation identifying points of ingress and egress onto public roadways and the overall traffic distribution scheme
- Parking layout including number of spaces (summed by row), access points and circulation, and expected pedestrian access routes from parking areas to structures
- Proposed utility plan including storm drainage retention or detention, trash collection systems, and the lighting system
- Landscape plan
- Architectural elevations indicating general design, arrangement, texture, materials, and colors
- Proposed signs indicating sign material, shape, color, and illumination

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CORRIDOR DEVELOPMENT DISTRICT SUPPLEMENTAL APPLICATION REQUIREMENTS

§ 153.115 CORRIDOR DEVELOPMENT DISTRICT APPROVAL CRITERIA.

(4) *Planning and Zoning Commission review.* The Planning and Zoning Commission shall review the plan as to whether the following four conditions are met:

- (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 set forth in division (D) of this section.

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08-090COP



breaking barriers, building futures

September 8, 2008

City Of Dublin
5800 Shier Rings Road
Dublin, Ohio 43017

Re: CDD application
Goodwill Store
6665 Sawmill Road
Dublin, Ohio 43017

Proposed construction:

We are proposing the installation of an aluminum framed, fabric covered awning above the north entrance doors in conformance with applicable construction and color regulations.

Other awning construction within the CDD District:

The proposed awning is consistent with other fabric covered awnings within the district in both size and construction. Colors of the fabric used on the awnings currently within the CDD District vary. The proposed fabric color is consistent with the sign color approved in a previous CDD application.

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EXHIBIT A - LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Quarter Township 2, Township 2 North, Range 19 West, United States Military Lands, containing 3.262 acres of land, more or less, said 3.262 acres being part of Lot No. 2 as the same is numbered and delineated upon the recorded plat of the Lands of Chauncey McGurer, of record in Plat Book 12, page 27, said 3.262 acres being out of that 5.754 acre tract of land described in the deed to Rite Rug Company (undivided 1/2 interest), of record in Official Record 04412F09, said 5.754 acres also being described in the deed to Sun Acquisition Corp. (undivided 1/2 interest), of record in Official Record 08025C05, said Sun Acquisition Corp. now being Sun Television and Appliances, Inc., by virtue of an Affidavit, of record in Official Record 09505J18, Recorder's Office, Franklin County, Ohio, said 3.262 acres of land being more particularly described as follows:

Beginning, for reference, at a point in a westerly right-of-way line of Sawmill Road at an angle point (northeasterly corner) in the right-of-way boundary of Federated Boulevard as the same is shown and delineated upon the recorded plat of Dublin Village Center (Dedication of Federated Boulevard, Dublin Center Drive, Tuller Road and Easements), of record in Plat Book 65, pages 27 and 28, said beginning point also being the southeasterly corner of that 0.133 acre tract of land described in the deed to the Village of Dublin, of record in Official Record 04437I06, both being of record in the Recorder's Office, Franklin County, Ohio, said reference point beginning being in the southerly line of said Quarter Township 2 and in the northerly line of Quarter Township 3; thence N. 2° 30' 24" W., with a westerly right-of-way line of said Sawmill Road and with the easterly line of said 0.133 acre tract, a distance of 65.00 feet to a 1/4-inch (I.D.) iron pipe at the true point of beginning at the northeasterly corner of said 0.133 acre tract;

Thence, from said true point of beginning, with the boundary of said 0.133 acre tract, the following five (5) courses and distances:

1. S. 38° 19' 57" W. a distance of 45.82 feet to a 1/4 inch (I.D.) iron pipe;
2. S. 72° 41' 54" W. a distance of 44.94 feet to a 1/4 inch (I.D.) iron pipe;
3. N. 89° 07' 40" W. a distance of 128.29 feet to a 1/4 inch (I.D.) iron pipe;
4. N. 86° 26' 50" W. a distance of 464.44 feet to a 1/4 inch (I.D.) iron pipe;
5. N. 53° 39' 06" W. a distance of 24.00 feet to a 1/4 inch (I.D.) iron pipe at the northwesterly corner of said 0.133 acre tract in the westerly line of said 5.754 acre tract, the same being in the easterly right-of-way line of Dublin Center Drive, sixty feet in width;

Thence N. 2° 59' 55" E. with the easterly right-of-way line of said Dublin Center Drive and with the westerly line of said 5.754 acre tract, a distance of 200.77 feet to a 1/4 inch (I.D.) iron pipe;

Thence S. 86° 23' 21" E. crossing said 5.754 acre tract, parallel with and 215.00 feet southerly from, as measured at right angles, the northerly line of that 0.909 acre tract as described in the deed to Rite Rug Co. and Sun Television and Appliances, Inc., of record in Official Record 09505J04, Recorder's Office, Franklin County, Ohio, a distance of 666.26 feet to a 1/4 inch (I.D.)

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iron pipe in an easterly line of said 5.75 acre tract the same being in a westerly right-of-way line of said Sawmill Road;

Thence S. 2° 37' 06" E. with a westerly right-of-way line of said Sawmill Road and with an easterly line of said 5.754 acre tract, a distance of 154.35 feet to the true point of beginning and containing 3.262 acres of land, more or less.

Parcel Number: 273-008257



0-71-D
-11 of
(273)
8257



TOGETHER WITH those easements contained in Reciprocal Easement Agreement of record in Official Record 13269H20.

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Map Search Real Estate Search Auditor Home

Proximity Report Results

The selection distance was **300 feet**.
 The selected parcel was **273-008257**.

To view a table showing the **15 parcels** within the displayed proximity, scroll down.

- [Get Report](#)
- [Print Window](#)
- [Back to Proximity Report](#)

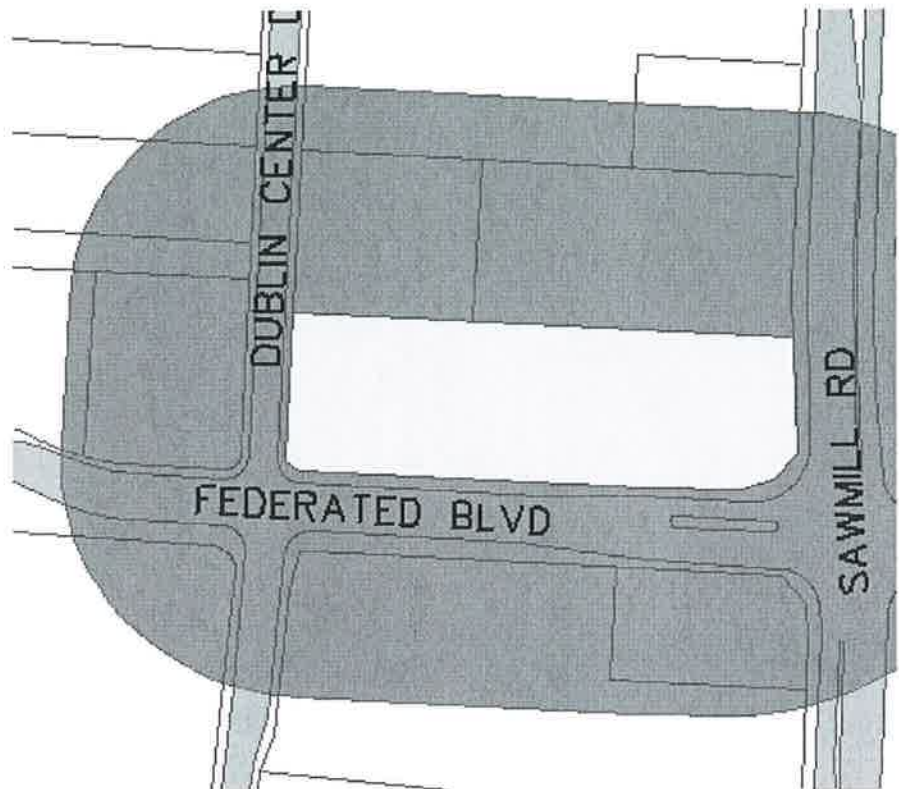


Image Date: Fri Sep 12 09:19:45 2008

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 this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The computer mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any errors.

Proximity Parcels

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
 2. Drag the mouse to the bottom-left corner of the desired area.
 3. Let go of the mouse button.
 4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
273-009093	6685 SAWMILL ROAD LLC	6685 -693 SAWMILL RD
590-158951	CHIPOTLE MEXICAN GRILL OF COLORADO	6590 SAWMILL RD
273-008258	DALE HOLDING CO OF COLUMBUS LLC	6715 SAWMILL RD
273-008377	DALE HOLDING CO OF COLUMBUS LLC	6707 SAWMILL RD
273-009118	DDR CONTINENTAL LP	6615 -627 DUBLIN CENTER DR
273-009130	DDR CONTINENTAL LP	DUBLIN CENTER DR
273-009128	DDR CONTINENTAL LP	DUBLIN CENTER DR
273-008257	DHC HOLDING CO LLC	6655 -665 SAWMILL RD
273-009081	HUNTINGTON NATIONAL BANK	6601 FEDERATED BL

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273-008334	KFC US PROPERTIES INC	6611 SAWMILL RD
590-124502	KIR NORTHWEST SQUARE LP	6700 SAWMILL RD
273-009084	LOWES HOME CENTERS INC	6555 DUBLIN CENTER DR
273-010864	MEADOWBROOK CHRISTIAN FELLOWSHIP	6608 DUBLIN CENTER DR
590-208806	PLAZAMILL L P	2643 -763 SAWMILL PLACE BL
273-009085	WOODS ASHTON L P	6569 SAWMILL RD



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