



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

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 5601 & 5605 WOERNER TEMPLE RD. DUBLIN OH	
Tax ID/Parcel Number(s): 273 - 012127 - 90	Parcel Size(s) (Acres): 4.721
Existing Land Use/Development: COMMERCIAL/RETAIL	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: DAYCARE OUTDOOR PLAY AREA
Total acres affected by application: 4.721

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

Name (Individual or Organization): EMERALD ARC LLC	
Mailing Address: (Street, City, State, Zip Code) 8 E. LONG ST. 3RD FLOOR COLUMBUS, OH 43215	
Daytime Telephone: 614-884-0800	Fax: 614-884-0999
Email or Alternate Contact Information: TCOOKE@ANCHORCOS.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>MARY FRANCES CURTIS</u>	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <u>MANGO'S PLACE (TENANT)</u>	
Mailing Address: (Street, City, State, Zip Code) <u>1343 CAMERON AVE. LEWIS CENTER 43235</u>	
Daytime Telephone: <u>436-6306</u>	Fax:
Email or Alternate Contact Information: <u>MARYFRANCESCURTIS@YAHOO.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, LARRY GUNZBERG, the owner, hereby authorize MARY FRANCES CURTIS 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: 5/15/09

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 15th day of MAY, 2009

State of OHIO

County of FRANKLIN

Notary Public

[Signature]



Lori A. McNabb

Notary Public, State of Ohio

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process the application. The Owner/Applicant, as noted below, hereby authorizes City representatives to photograph and post a notice on the property described in this application. MVC Commission Expires 05-18-2013

I, LARRY GUNZBERG, 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: 5/15/09

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VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review 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, Larry Gussowick, 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: [Signature] Date: 5/15/09

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

I, Mary F. Curtis, 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: [Signature] Date: 5/21/09

Subscribed and sworn to before me this 22 day of May, 2009
 State of Ohio
 County of Franklin Notary Public [Signature]



KEVIN W. WAGNER
 Notary Public, State of Ohio
 My Commission Expires 6-8-2011

FOR OFFICE USE ONLY			
Amount Received: <u>\$ 1010</u>	Application No: <u>09-032</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>7560</u>	Map Zone: <u>4</u>	Date Received: <u>5-21-09</u>	Received By: <u>CDH</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Amended Final Development Plan</u>			
N, <u>S</u> E, W (Circle) Side of: <u>Woerner Temple Rd</u>			
N, S <u>E</u> W (Circle) Side of Nearest Intersection: <u>Emerald Parkway</u>			
Distance from Nearest Intersection: <u>600 feet</u>			
Existing Zoning District: <u>PGD</u>		Requested Zoning District: <u>/</u>	

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EXHIBIT "A"

Revised May 12, 1997
May 6, 1997

DESCRIPTION OF 2.314 ACRES
NORTH OF RINGS ROAD
WEST OF INTERSTATE ROUTE 270
CITY OF DUBLIN, OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, being 2.314 acres of that original 54.493 acre tract of land (by survey) as described in a deed to Frank F. Thomas, et al (4), of record in Deed Book 3137, Page 521 (also described as Parcel Four in a Certificate of Transfer, of record in Official Records Volume 7681, Page B11), all references herein being to records located in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set at a southwesterly corner of said 54.493 acre tract, the northwesterly corner of that 2 acre tract (2.434 acres by survey) as described in a Certificate of Transfer to Frank F. Thomas, of record in Official Records Volume 19868, Page H06 and in the easterly line of that original 54.795 acre tract as described in a deed to RR Partners, of record in Official Records Volume 31014, Page C03;

Thence North 5° 53' 49" West, along said easterly line, the westerly line of said 54.493 acre tract, a distance of 504.96 feet to an iron pin set in the (proposed) northerly right-of-way line of Woerner Temple Road, 100 feet in width;

Thence along said right-of-way line the following courses:

1. With the arc of a non-tangent curve to the right, having a radius of 550.00 feet, a central angle of 11° 14' 26", the chord of which bears South 50° 11' 09" East, a chord distance of 107.73 feet to an iron pin set at the point of tangency;
2. South 44° 33' 57" East, a distance of 421.07 feet to an iron pin set at a point of curvature;
3. With the arc of a curve to the left, having a radius of 450.00 feet, a central angle of 10° 40' 08", the chord of which bears South 49° 54' 00" East, a chord distance of 83.67 feet to an iron pin set in the northerly line of the aforementioned 2 acre tract;

Thence South 73° 30' 01" West, along said northerly line, a distance of 398.35 feet to the place of beginning and containing 2.314 acres of land.

Bearings herein are based on North 5° 53' 49" West for the westerly line of the parent 54.493 acre tract.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E ENG".

This description was prepared by M-E Civil Engineering, Inc. based on information obtained from actual field surveys of the premises.



M-E Civil Engineering, Inc.

By *[Signature]*
Robert S. Wynd, P.S.
Registered Surveyor No. 6872

City of Dublin
Conditionally approved: parcel
must be combined with coverage
to west (or south) to meet street
franchise requirements.

[Signature]
Barbara M. Clark
Planning Director

95310302.314\qLegal




114-A
1/22
314 Ac
w/ 1/2
702
273)

[Handwritten notes and signatures]

Proximity Report Results

1069946/7716368
The selection distance was **150 feet**.
The selected parcel was **273-012127**.

To view a table showing the **7 parcels** within the displayed proximity, scroll down.

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

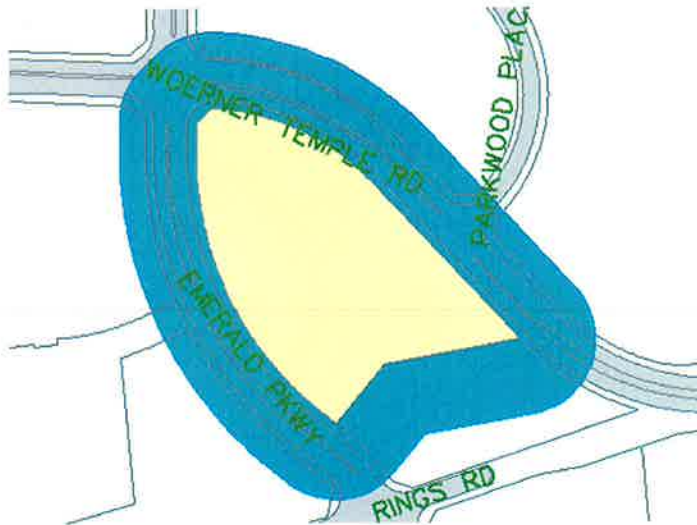


Image Date: Thu May 28 14:48:53 2009

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 source 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.

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
273-012234	DUKE REALTY OHIO	5800 PARKWOOD PL
273-010647	DUKE REALTY OHIO	5615 PARKWOOD PL
273-012127	EMERALD ARC LLC	5665 WOERNER TEMPLE RD
273-012205	RR PARTNERS	WOERNER TEMPLE RD
273-012207	RR PARTNERS	RINGS RD
273-005382	THOMAS MARIAN D TR	5600 RINGS RD
273-012206	TUTOR TIME 1 2 3 LLC	6365 EMERALD PW



Done!

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