

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 checked="" type="checkbox"/> Conditional Use (Section 153.236)
<input checked="" 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): 0 Sawmill Road, located NW of intersection of Sawmill Road and Summer Drive	
Tax ID/Parcel Number(s): Portion of 273-008385	Parcel Size(s) (Acres): 3.33±
Existing Land Use/Development: Undeveloped	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Bank
Total Acres to be Rezoned: N/A

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

Name (Individual or Organization): Sawmill Partners Investment Co. No. II	
Mailing Address: (Street, City, State, Zip Code) 1798 Frebis Avenue, Columbus, Ohio 43206	
Daytime Telephone: (614) 238-2001	Fax:
Email or Alternate Contact Information: nvollman@aol.com	

RECEIVED

FILE COPY JUN 23 2009
09-054 FSP/w
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: Doug Maier, Project Manager	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): JP Morgan Chase Bank	
Mailing Address: 1111 Polaris Parkway - Floor 1J (Street, City, State, Zip Code) Columbus, Ohio 43240-2050	
Daytime Telephone: (614) 213-9190	Fax: (614) 248-8690
Email or Alternate Contact Information: douglas.e.maier@chase.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 Street - Ste. 725 - Columbus, OHio 43215 (Street, City, State, Zip Code)	
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, <u>Sawmill Partners Investment Co. No. II</u> , the owner, hereby authorize the attorneys with the law firm of <u>Smith & Hale LLC</u> 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: _____

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 _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

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, <u>Sawmill Partners Investment Co. No. II</u> , 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: <u>[Signature]</u> <u>CAIG GOODWIN</u>	Date: <u>6/22/09</u>

AGENT FOR THE OWNER

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>Aaron L. Underhill</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:	Date:

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

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

Subscribed and sworn to before me this _____ day of _____, 20_____

State of _____

Stamp or Seal

County of _____ Notary Public _____

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

FOR OFFICE USE ONLY			
Amount Received: <u>1850</u>	Application No: <u>09-054 Follow</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>907214</u>	Map Zone: <u>1</u>	Date Received: <u>09/23/09</u>	Received By: <u>6/23/2009</u>
City Council (First Reading): <u>/</u>		City Council (Second Reading): <u>/</u>	
City Council Action: <u>/</u>		Ordinance Number: <u>/</u>	
Type of Request: <u>Final Development Plan / Conditional Use</u>			
N, S, E, W (Circle) Side of: <u>Sawmill Road</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Sawmill Road & Emerald Parkway</u>			
Distance from Nearest Intersection: <u>0 - at intersection</u>			
Existing Zoning District: <u>PUD</u>		Requested Zoning District: <u>/</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.

OWNER AUTHORIZATION

I, Craig Goodwin, on behalf of Sawmill Partners Investment Co. No. II (the "Owner"), the owner of real property known as Franklin County Parcel Identification Number 273-008385, which is generally located south of Emerald Parkway and west of and adjacent to Sawmill Road in Dublin, Ohio (the "Property"), hereby authorizes the attorneys with the law firm of Smith & Hale LLC (the "Agents") to act as the Owner's representative in all matters pertaining to the processing and approval of the final development plan and conditional use applications, including modifying the project. The Owner agrees to be bound by all representations and agreements made by the designated Agents.

By: *Craig Goodwin*
Print Name: Craig Goodwin
Title: Director of Commercial Properties
Agent for Owner

STATE OF OHIO
COUNTY OF Franklin: SS

Before me, a Notary Public, personally came Sawmill Partners Investment Co. No. II, by Craig Goodwin, its Director of Commercial Properties who acknowledged the foregoing Affidavit as his voluntary act and deed on behalf of the company.

In witness whereof, I have hereunto subscribed my name and affixed my seal on this 23rd day of June, 2009.

Sonya L. Barlow
Notary Public



SONYA L. BARLOW
Notary Public, State of Ohio
My Commission Expires 4-25-11

PROJECT LIMITS SAWMILL PARTNERS INVESTMENT COMPANY NO. II

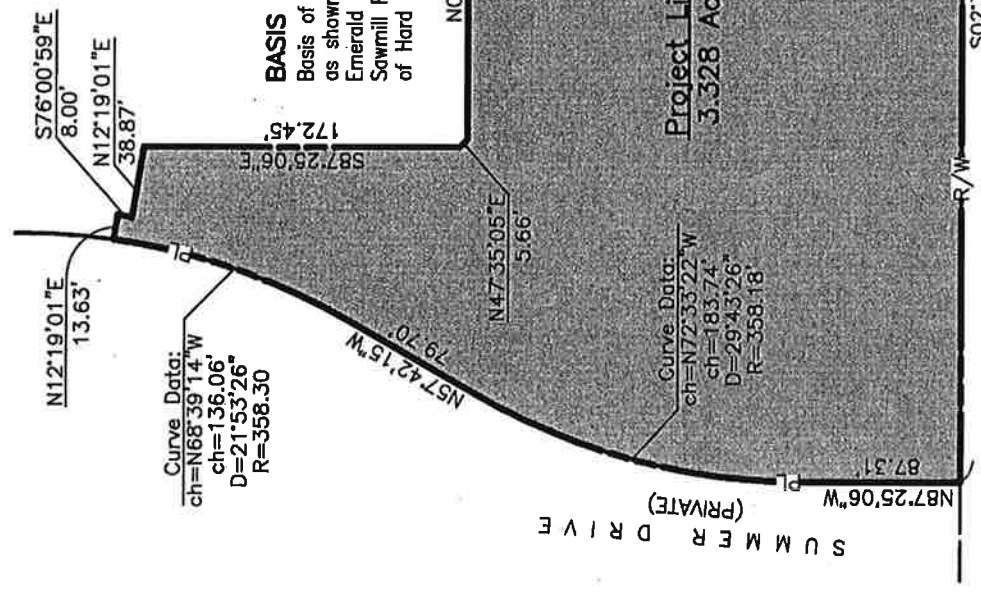
QUARTER SECTION 2, TOWNSHIP 2 NORTH, RANGE 19 WEST,
UNITED STATES MILITARY LANDS
City of Dublin, Franklin County, Ohio
3.328 Acres



Scale: 1" = 100'

BASIS OF BEARING:

Basis of Bearing: Centerline of Sawmill Road as shown on Roadway Dedication Plat of Emerald Parkway, Wyandotte Woods Boulevard, Sawmill Road and the Vacation of 0.086 Acres of Hard Road in Plat Book 107, Page 11.



AREA
Project Limits
Area=3.328 Ac.

Legend

- PL Property Line
- CL Centerline
- R/W Right-of-Way
- ☒ Franklin County Mon.

Point Of Commencement
FCGS 7769

S02°34'54"W 263.36'

True Point Of Beginning

PREPARED BY:

E.P. FERRIS
AND
ASSOCIATES
INC.

CONSULTING CIVIL ENGINEERS AND SURVEYORS
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999

(614) 299-2992 Fax

**PHASE I
PROJECT LIMITS
3.328 ACRES**

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Quarter Section 2, Township 2 North, Range 19 West, United States Military Lands and being a part of a 75.549 acre tract as conveyed to Sawmill Partners Investment Company No. II as described in Official Record 7883 E06, record references to those of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a Franklin County Monument known as FCGS 7769, which is located at the centerline of construction intersection of Sawmill Road and the centerline of Right-of-way of Saltergate Drive.

Thence southerly with the centerline of Sawmill Road, South $02^{\circ} 34' 54''$ West, 263.36 feet;

Thence westerly perpendicular to said centerline, North $87^{\circ} 25' 06''$ West, 67.50 feet to a point in the westerly right-of-way line of Sawmill Road and being the **TRUE POINT OF BEGINNING**;

Thence southerly with the westerly right-of-way line of Sawmill Road, South $02^{\circ} 34' 54''$ West, 550.00 feet to the intersection of the westerly right-of-way line of Sawmill Road and the northerly right-of-way line of Summer Drive;

Thence westerly with the northerly right-of-way line of Summer Drive, North $87^{\circ} 25' 06''$ West, 87.31 feet;

Thence westerly continuing with the northerly right-of-way line of Summer Drive with a curve to the right having a radius of 358.18 feet, a central angle of $29^{\circ} 43' 26''$, an arc length of 185.82 feet and a chord which bears North $72^{\circ} 33' 22''$ West, 183.74 feet;

Thence northwesterly continuing with the northerly right-of-way line of Summer Drive, North $57^{\circ} 42' 15''$ West 79.70 feet;

Thence westerly continuing with the northerly right-of-way line of Summer Drive with a curve to the left having a radius of 358.30 feet, a central angle of $21^{\circ} 53' 26''$ an arc length of 136.89 feet, and a chord which bears North $68^{\circ} 39' 14''$ West 136.06 feet;

Thence northerly leaving the northerly right-of-way line of Summer Drive and crossing the portion of said 75.549 acre tract, North $12^{\circ} 19' 01''$ East 13.63 feet;

thence continuing across the portion of said 75.549 acre tract the following ten (10) courses:

- 1) South 76° 00' 59" East, 8.00 feet;
- 2) North 12° 19' 01" East, 38.87 feet;
- 3) South 87° 25' 06" East, 172.45 feet;
- 4) North 47° 35' 05" East, 5.66 feet;
- 5) North 02° 35' 05" East, 197.17 feet;
- 6) South 87° 24' 55" East, 28.77 feet;
- 7) North 02° 35' 05" East, 102.76 feet;
- 8) South 87° 25' 06" East, 145.00 feet;
- 9) North 37° 39' 39" East, 80.03 feet;
- 10) South 87° 25' 06" East, 50.00 feet to the **POINT OF BEGINNING**, containing 3.328 acres, more or less;

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Basis of Bearing: Centerline of Sawmill Road as shown on Roadway Dedication Plat of Emerald Parkway, Wyandotte Woods Boulevard, Sawmill Road and the Vacation of 0.086 Acres of Hard Road in Plat Book 107, Page 11.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on June 22, 2009.

Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230

Date

APPLICANT

JPMorgan Chase Bank
Attn: Doug Maier
1111 Polaris Parkway – Floor 1J
Columbus, OH 43240-2050

PROPERTY OWNER

Sawmill Partners Investment Co. No. II
1798 Frebis Avenue
Columbus, OH 43206

ATTORNEYS

Ben W. Hale, Jr. &
Aaron L. Underhill
Smith & Hale LLC
37 West Broad Street, Ste. 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Apostolic Christian Church of
Columbus
7860 Sawmill Road
Dublin, OH 43016

Joshua A. Clark
2757 Sawmill Meadows Avenue
Dublin, OH 43016

Cushman Cordle
7616 Sawmill Road
Dublin, OH 43016

Joseph J. Dargo
7762 S. Essex Gate Drive
Dublin, OH 43016

Peter D. Faulkner
2707 Stone Lake Drive
Dublin, OH 43016

Marianne D. & Robert W. Lang
3844 Carberry Drive
Dublin, OH 43016

Michael J. McGlone
2757 Sawmill Forest Avenue
Dublin, OH 43016

Olde Sawmill Square Shopping
Center
7644 Sawmill Road
Dublin, OH 43016

Reserve Condominiums at Scioto
Crossing Association
7850 Scioto Crossing Blvd.
Dublin, OH 43016

Residence at Scioto Crossing LLC
921 Hard Road
Dublin, OH 43016

Carl & Tecora Rogers
7900 Sawmill Road
Dublin, OH 43016

SP-I Miami Properties LLC
2743 Sawmill Forest Avenue
Dublin, OH 43016

Scioto Crossing Development LLC
3895 Stoneridge Lane
Dublin, OH 43017

SDB Investments I LLC
7630 Sawmill Road
Dublin, OH 43016

Michael S. & Debbie K. Walsh
2756 Sawmill Meadows Avenue
Dublin, OH 43016

Amanda M. Troy
7762 Sawmill Road
Dublin, OH 43016

JP Morgan Chase Bank – Sawmill Road

FINAL DEVELOPMENT PLAN APPLICATION STATEMENT

June 23, 2009

A. Briefly explain the proposed development:

The proposed development is located west of and adjacent to Sawmill Road, to the south of Emerald Parkway and to the north of the Kroger Center. It calls for the construction and operation of a retail banking operation with an associated drive-thru. The proposed building contains 4,214 square feet.

B. Briefly state how the proposed development relates to the existing and future land use character of the vicinity:

The subject property is zoned PUD with retail banking as a permitted use. The general area near the site includes heavy retail development along Sawmill Road. The Kroger Center is found to the south of the property and consists of a shopping center with outparcels. To the east across Sawmill Road are various retail uses found in the City of Columbus. Apartment units are found to the east and multi-family condominiums to the north. This proposal calls for the development of only a portion of the developable site. It is anticipated that the balance of the parcel will develop with retail uses in the future.

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:

Since this property has an existing zoning to accommodate the proposed use, the Community Plan does not apply to the proposal.

D. Briefly explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission as stated in Section 153.055(B).

This proposal meets the Final Development Plan approval criteria set forth in Section 153.055(B). It meets the standards in the approved zoning text and preliminary development plan, with two exceptions: First, this project seeks a reduction in the required number of stacking spaces for its drive-thru and ATM lanes from eight to five. Second, the applicant seeks some deviations from the Code's sign requirements as demonstrated in the attached sign package.

The development makes for safe and efficient pedestrian and vehicular circulation within the site and to the adjacent property by providing for the improvement of Summer

Drive, providing access to future development on the same parcel, and installing bike paths along the Sawmill Road frontage. The project will be adequately served with utilities and meets Code-required provisions for open space.

Chase Sawmill fdp stmt
(alu) (6/23/09)

CONDITIONAL USE APPLICATION

JP Morgan Chase Bank, Sawmill Road

June 23, 2009

Background

The subject parcel (the "Property") is zoned PUD with retail banking as a permitted use. This conditional use request is for a four-lane drive-thru for teller and ATM transactions in association with a proposed retail banking operation. One lane will be dedicated to business banking transactions, two lanes may be utilized for any type of transaction, and the remaining lane will be dedicated to ATM transactions. This application also includes a request to reduce the stacking requirement for each of the drive-thru lanes from eight spaces to five spaces.

Conditional Use Request

The applicant requests approval of a conditional use to permit it to develop and operate four drive-thru lanes (each with five stacking spaces) on the north side of its building.

Supporting Statement

The use of the site for retail banking purposes is permitted under the applicable zoning. Based on today's market conditions, drive-thrus are essential to the success of a bank's business. Retail banking operations with drive-thrus are prevalent to the north and south of the subject site along the Sawmill Road corridor. Therefore, this proposal is harmonious with existing development in the area.

The drive-thru use will comply with applicable zoning standards, except that a reduction in the required number of stacking spaces is being requested. The applicant's experience indicates that the presence of four drive-thru lanes, including a single lane dedicated to business transactions and another dedicated to ATM transactions, increases the efficiency of customer traffic flow. Since the bank is able to quickly serve its customers with these options, waiting time is significantly reduced and therefore the need to accommodate a greater amount of stacking is eliminated.

The use will not be hazardous to or have a negative impact on existing or future surrounding uses. Since the use is located to the north of the building it is found at the furthest possible distance from the public and private road network and has little potential to interfere with traffic. Due to the heavy retail nature of the surrounding area, the drive-thru use will not make a substantial impact on any other uses in the area. Furthermore, the layout of this use ensures the orderly development of the remainder of the parcel in the future.

Chase Sawmill Cond Use.stmt