

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"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input checked="" 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 type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input 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): 0000 and 4012 W. Dublin-Granville Road	
Tax ID/Parcel Number(s): 273-008306-00 and 273-008307-00	Parcel Size(s) (Acres): 0.5297 acres and 0.547 acres
Existing Land Use/Development: Vacant commercial land (undeveloped)	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Vehicle wash site
Total acres affected by application: 1.0767 acres

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

Name (Individual or Organization): Shamrock Auto Spa, LLC	
Mailing Address: (Street, City, State, Zip Code)	12100 Tollgate Rd. Pickerington, Ohio 43147
Daytime Telephone: Please contact representative	Fax:
Email or Alternate Contact Information:	

FILE COPY
RECEIVED
JUL 21 2009
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: Same as Section III	Applicant is also property owner: yes <input 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: Michael L. Close, Esq. and Thomas L. Hart, Esq.	
Organization (Owner, Developer, Contractor, etc.): Wiles, Boyle, Burkholder & Bringardner Co, LPA	
Mailing Address: (Street, City, State, Zip Code) 300 Spruce Street, Floor One, Columbus, Ohio 43215-1173	
Daytime Telephone: (614) 221-5216	Fax: (614) 221-0624
Email or Alternate Contact Information: mclose@wileslaw.com and thart@wileslaw.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.

<input checked="" type="checkbox"/> Shamrock Auto Spa, LLC _____, the owner, hereby authorize Michael L. Close and Thomas L. Hart _____ 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: <i>Michael L. Bowen</i>	Date: 6-17-09

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 17th day of June, 20 09

State of Ohio

County of Franklin

Notary Public *Deborah A. Sekerak*



Deborah A. Sekerak
Notary Public, State of Ohio
My Commission Expires
November 26, 2012

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

<input checked="" type="checkbox"/> Shamrock Auto Spa, 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: <i>Michael L. Bowen</i>	Date: <i>6-17-09</i>

FILE COPY RECEIVED

JUL 21 2009
09-06-09
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

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 Shamrock Auto Spa, LLC _____, 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: <i>W. R. Bowen</i>	Date: <i>6-17-09</i>

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

I Shamrock Auto Spa, LLC _____, 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: <i>W. R. Bowen</i>	Date: <i>6-17-09</i>

Subscribed and sworn to before me this 17th day of June, 2009

State of Ohio

County of Franklin

Notary Public *Deborah A. Sekerak*



Deborah A. Sekerak
Notary Public, State of Ohio
My Commission Expires
November 26, 2012

FOR OFFICE USE ONLY			
Amount Received: <i>2880</i>	Application No: <i>09-066</i>	P&Z Date(s):	P&Z Action:
Receipt No: <i>107252</i>	Map Zone:	Date Received: <i>7-21-09</i>	Received By: <i>CDH</i>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <i>Concept Plan</i>			
N, S, E, W (Circle) Side of: <i>West Dublin Granville Rd</i>			
N, S, E, W (Circle) Side of Nearest Intersection: <i>David Rd</i>			
Distance from Nearest Intersection: <i>0'</i>			
Existing Zoning District: <i>R-4</i>		Requested Zoning District: <i>PUD</i>	

FILE COPY

RECEIVED

JUL 21 2009
09-066-09
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

**SUPPLEMENT FOR "REZONING STATEMENT" SECTION
IN SHAMROCK AUTO SPA, LLC CONCEPT PLAN APPLICATION**

II(A) Scope, Character, and Nature of the Project

Applicant intends to use this site for a "state of the art" automatic touch-free vehicle wash. The vehicle wash will be full-service, and customers do not exit their vehicles at any time during the process. A comprehensive maintenance and marketing program using "top of the line" wash solutions and finish protectants is planned. Early estimates indicate that approximately 216 vehicles would use the site each day for approximately 333 days of the year. The vehicle wash is intended for use by non-commercial vehicles.

II(B) Project Relation to Existing Land Use Character of Vicinity

The subject property is currently undeveloped commercial vacant land. The property is located within the Tuller Road Area according to the 1997 Community Plan. Pursuant to the Tuller Road Area Plan, "[t]he majority of the area is developed with a mix of uses including a major retail and entertainment component, corporate headquarters (Wendy's International), hotels, office/warehouse space, and residential development. A large multi-family development is included with a few scattered single-family homes . . ." There are several development projects in the immediate area including the Shoppes at River Ridge, Star Village/La Scala, and Shamrock Crossing. A vehicle wash would add to the future character of the vicinity by providing a service to the many consumers, employees, and residents that visit, work, and live in the community.

II(C) Project Relation to Dublin Community Plan

The subject parcel is located within the Tuller Road Area of the 1997 Community Plan. The Applicant and architect were mindful of the high standards that have been established by other development projects in the immediate area in proposing the land use and building design for this project. The proposed project will dovetail nicely into these projects including the Shoppes at River Ridge, Star Village/La Scala, and Shamrock Crossing. The Applicant recognizes the importance of the State Route 161 corridor and the immediate area being a major entry point into the City. The Applicant's project will meet the stated challenge of the Tuller Road Area Plan which includes developing "a coordinated mix of office, research and development, retail and multi-family residential uses" and enhancing "the approach to Old Dublin from the east."

#171707



Contiguous Property Owners

Parcel ID No. 273-010405-00
Benchmark Development Corp.
4053 Maple Road
Amherst, NY 14226

Parcel ID Nos. 273-009084-00 and 273-008310-00
Lowe's Home Centers, Inc.
PO Box 1111
N. Wilkesboro, NC 28659

Parcel ID No. 273-008309-00
City of Dublin
5200 Emerald Parkway
Dublin, OH 43017-1066

Parcel ID No. 273-008308 & 273-012251
Germain Real Estate Co., LLC
4250 Morse Crossing
Columbus, OH 43219

Parcel ID No. 273-012198 & 273-008375
Shamrock Crossing LLC
565 Metro Place S., Suite 480
Dublin, OH 43017

Parcel ID No. 273-008305
Abha Jindal
7949 Stonehurst Drive
Dublin, OH 43016

Parcel ID No. 273-008304
Scott Donnabelle Tr.
PO Box 191
Dublin, OH 43017

Parcel ID No. 273-008296
Stoneridge Medical Office Center LLC
4051 W. Dublin Granville Rd.
Dublin, OH 43017

Parcel No. 273-009147
Aaron Rents, Inc.
309 E. Paces Ferry Road NE
Atlanta, GA 30305

#171707

FILE COPY

RECEIVED

JUL 21 2009
09-066CP
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

Contiguous Property Owners

Parcel ID No. 273-010405-00
Benchmark Development Corp.
4053 Maple Road
Amherst, NY 14226

Parcel ID Nos. 273-009084-00 and 273-008310-00
Lowes Home Centers, Inc.
PO Box 1111
N. Wilkesboro, NC 28659

Parcel ID No. 273-008309-00
City of Dublin
5200 Emerald Parkway
Dublin, OH 43017-1066

Parcel ID No. 273-008308 & 273-012251
Germain Real Estate Co., LLC
4250 Morse Crossing
Columbus, OH 43219

Parcel ID No. 273-012198 & 273-008375
Shamrock Crossing LLC
565 Metro Place S., Suite 480
Dublin, OH 43017

Parcel ID No. 273-008305
Abha Jindal
7949 Stonehurst Drive
Dublin, OH 43016

Parcel ID No. 273-008304
Scott Donnabelle Tr.
PO Box 191
Dublin, OH 43017

Parcel ID No. 273-008296
Stoneridge Medical Office Center LLC
4051 W. Dublin Granville Rd.
Dublin, OH 43017

Parcel No. 273-009147
Aaron Rents, Inc.
309 E. Paces Ferry Road NE
Atlanta, GA 30305

#171707



Proximity Report Results

2711791/3534240
 The selection distance was 150 feet.
 The selected parcel was 273-008306.

To view a table showing the 12 parcels within the displayed proximity, scroll down.

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

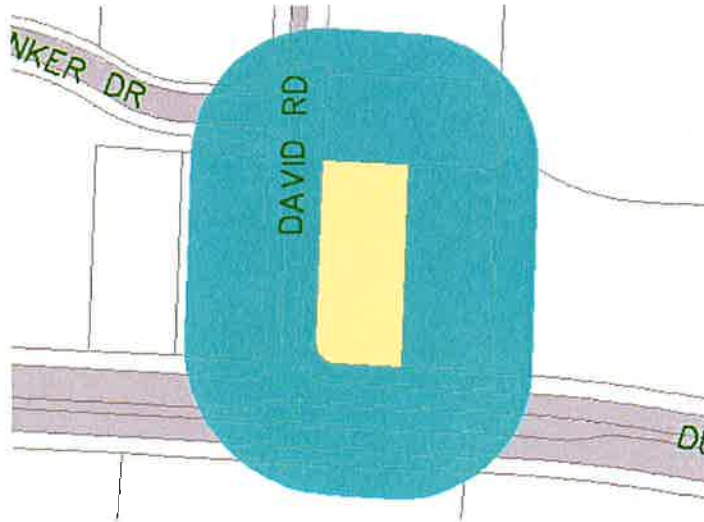


Image Date: Fri Jun 12 10:58:43 2009

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
273-009147	AARON RENTS INC	DUBLIN GRANVILLE RD
273-010405	BENCHMARK DEVELOPMENT CORP	6555 DUBLIN CENTER DR
273-008309	CITY OF DUBLIN	6580 DAVID RD
273-008308	GERMAIN REAL ESTATE CO LLC	6595 DAVID RD
273-012251	GERMAIN REAL ESTATE CO LLC	SAWMILL RD
273-008305	JINDAL ABHA	4056 DUBLIN GRANVILLE RD
273-009084	LOWES HOME CENTERS INC	6555 DUBLIN CENTER DR
273-008310	LOWES HOME CENTERS INC	6592 DAVID RD
273-008307	SHAMROCK AUTO SPA LLC	4012 W DUBLIN GRANVILLE RD
273-008306	SHAMROCK AUTO SPA LLC	DUBLIN GRANVILLE RD
273-008375	SHAMROCK CROSSING LLC	W DUBLIN GRANVILLE RD
273-008296	STONERIDGE MEDICAL OFFICE CENTER LL	4015 -059 DUBLIN GRANVILLE RD



FILE COPY

RECEIVED




JUL 21 2009

DF-Allen
 CITY OF DUBLIN
 LAND USE &
 LONG RANGE PLANNING

Proximity Report Results

5590209/3534240
 The selection distance was 2000 feet.
 The selected parcel was 273-008306.

To view a table showing the 191 parcels within the displayed proximity, scroll down.

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

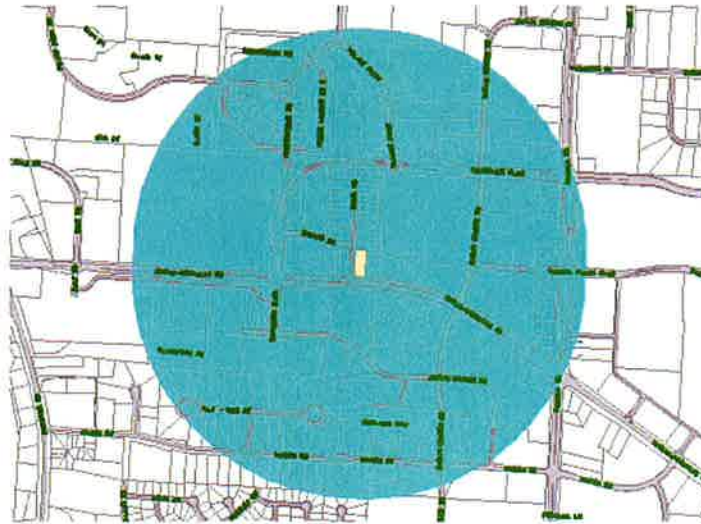


Image Date: Fri Jun 12 10:56:14 2009

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
273-009093	6685 SAWMILL ROAD LLC	6685 -693 SAWMILL RD
273-009147	AARON RENTS INC	DUBLIN GRANVILLE RD
273-008341	ADAMS WILMA F	3165 LILLY MAR CT
273-009036	ARBORS OF DUBLIN APARTMENTS L P	MARTIN RD
590-154254	ARBORS OF DUBLIN APARTMENTS L P	2979 GREEN ARBOR LN
273-009124	ARCUS DATA SECURITY INC	4260 TULLER RIDGE DR
273-008363	ASPERY TONY L KENNER GLENDA	3275 LILLY MAR CT
590-231114	BACCHUS VENTURES LP	3740 W DUBLIN GRANVILLE RD
273-010405	BENCHMARK DEVELOPMENT CORP	6555 DUBLIN CENTER DR
590-231822	BK-CC LLC	6390 SAWMILL RD
273-009088	BYERS REALTY LLC	6801 VILLAGE PW
273-008270	CALHOUN CHARLES E TR CALHOUN DONNA	3185 MARTIN RD
273-008280	CF VENTURES LTD	4209 W DUBLIN GRANVILLE RD
273-009119	CHELSEA RP LTD	6671 VILLAGE AV
273-008872	CIOTOLA FAMILY LP II	4209 -219 DUBLIN GRANVILLE RD
273-008329	CIOTOLA MARIA	6451 SAWMILL RD
273-012183	CITY OF DUBLIN	SHAMROCK BL
273-012182	CITY OF DUBLIN	SHAMROCK BL
273-012181	CITY OF DUBLIN	SHAMROCK BL
273-009721	CITY OF DUBLIN	3895 STONERIDGE LN
273-008309	CITY OF DUBLIN	6580 DAVID RD
273-009324	CITY OF DUBLIN	6675 DAVID RD
273-009749	CITY OF DUBLIN	6675 DAVID RD
273-008277	CITY OF DUBLIN OHIO	DAVID RD
273-008316	CITY OF DUBLIN OHIO	6672 DAVID RD
273-008277	CITY OF DUBLIN OHIO	DAVID RD
273-012174	CLOCKTOWER REAL ESTATE LLC	W DUBLIN GRANVILLE RD
273-012175	CLOCKTOWER REAL ESTATE LLC	W DUBLIN GRANVILLE RD
273-012176	CLOCKTOWER REAL ESTATE LLC	W DUBLIN GRANVILLE RD
273-012175	CLOCKTOWER REAL ESTATE LLC	W DUBLIN GRANVILLE RD
273-012174	CLOCKTOWER REAL ESTATE LLC	W DUBLIN GRANVILLE RD
273-009750	COLUMBUS SOUTHERN POWER CO	6675 DAVID RD
273-008314	COLUMBUS SOUTHERN POWER COMPANY	6649 DAVID RD
273-008287	COLUMBUS SOUTHERN POWER COMPANY	6655 DAVID RD
273-008288	COLUMBUS SOUTHERN POWER COMPANY	6675 DAVID RD



273-008287	COLUMBUS SOUTHERN POWER COMPANY	6655 DAVID RD
273-008314	COLUMBUS SOUTHERN POWER COMPANY	6649 DAVID RD
273-008313	COLUMBUS SOUTHERN POWER COMPANY	6644 DAVID RD
273-008286	COLUMBUS SOUTHERN POWER COMPANY	6656 DAVID RD
273-008315	COLUMBUS SOUTHERN POWER COMPANY	6668 DAVID RD
273-009154	CONTINENTAL SAWMILL L L C	DUBLIN CENTER DR
273-008873	COUGHLIN KEVIN J & CYNTHIA M	3191 MARTIN RD
273-008258	DALE HOLDING CO OF COLUMBUS LLC	6715 SAWMILL RD
273-008377	DALE HOLDING CO OF COLUMBUS LLC	6707 SAWMILL RD
273-012170	DAUGHERTY MARY C	6708 COOPERSTONE DR
273-009152	DDR CONTINENTAL LP	DUBLIN CENTER DR
273-009121	DDR CONTINENTAL LP	VILLAGE PW
273-009127	DDR CONTINENTAL LP	6669 DUBLIN CENTER DR
273-009094	DDR CONTINENTAL LP	6635 -689 DUBLIN CENTER DR
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
273-009129	DDR CONTINENTAL LP	6569 -599 DUBLIN CENTER DR
273-009153	DDR CONTINENTAL LP	DUBLIN CENTER DR
273-009045	DDR CONTINENTAL LP	6800 FEDERATED BL
273-009054	DDR CONTINENTAL LP	6711 -815 DUBLIN CENTER DR
273-009121	DDR CONTINENTAL LP	VILLAGE PW
273-009152	DDR CONTINENTAL LP	DUBLIN CENTER DR
273-008364	DELLNER NORMAN S DELLNER JEANNE K	3279 LILLY MAR CT
273-008318	DEMOS MICHAEL J & BERNADETTE M	3141 MARTIN RD
273-009146	DEPT OF MEDICINE FOUNDATION INC	3900 STONERIDGE LN
273-008257	DHC HOLDING CO LLC	6655 -665 SAWMILL RD
273-008332	DOGWOOD ENTERPRISES L P	6515 SAWMILL RD
273-008333	DOGWOOD ENTERPRISES L P	6515 SAWMILL RD
273-008317	DOWALTER RICHARD M TR DOWALTER LOLA	3151 MARTIN RD
590-228428	DREXEL DELAWARE LIMITED PARTNERSHIP	6440 SAWMILL RD
273-008360	DUBLIN CHRISTIAN CHURCH	2900 MARTIN RD
273-008324	DUBLIN CHRISTIAN CHURCH	2956 MARTIN RD
273-009606	DUBLIN CHRISTIAN CHURCH	2900 MARTIN DR
273-008322	DUBLIN CHRISTIAN CHURCH	2900 MARTIN RD
273-008261	DUBLIN-SAWMILL PROPERTIES G P	6301 -333 SAWMILL RD
273-008343	EDWARDS MICHELLE	3141 LILLY MAR CT
273-008262	EKSTROM DOROTHY A	3281 LILLY MAR CT
273-008328	EMRO MARKETING CO	SAWMILL RD
273-008327	EMRO MARKETING CO	3750 W DUBLIN GRANVILLE RD
273-008282	FAIR JOHN C & JILL S THOMAS	3173 MARTIN RD
273-008874	FARRELL CLIFFORD M & MARY E MOORE	3199 MARTIN RD
590-174856	FIETE WILLIAM A & ROBERTA J	3146 RIMMER DR
273-008340	FORD DANE T FORD LAURA C	3185 LILLY MAR CT
273-009150	G&I VI SYCAMORE RIDGE LLC	6700 TULLER RIDGE DR
590-271294	GB-JJ LLC	6400 SAWMILL RD
273-008347	GEORGE ANDREW N GEORGE JENNIFER H	3154 LILLY MAR CT
273-008279	GERMAIN PROPERTIES OF COLUMBUS INC	3885 W DUBLIN GRANVILLE RD
273-012185	GERMAIN REAL ESTATE CO LLC	SHAMROCK BL
273-012184	GERMAIN REAL ESTATE CO LLC	SHAMROCK BL
273-008308	GERMAIN REAL ESTATE CO LLC	6595 DAVID RD
273-008312	GERMAIN REAL ESTATE CO LLC	6599 DAVID RD
273-008285	GERMAIN REAL ESTATE CO LLC	6629 DAVID RD
273-008308	GERMAIN REAL ESTATE CO LLC	6595 DAVID RD
273-012251	GERMAIN REAL ESTATE CO LLC	SAWMILL RD
273-008285	GERMAIN REAL ESTATE CO LLC	6629 DAVID RD
273-008312	GERMAIN REAL ESTATE CO LLC	6599 DAVID RD
273-009145	GFS MERGER III LLC	3901 W DUBLIN GRANVILLE RD
273-008275	GRIFFITH DONN W	3849 DUBLIN GRANVILLE RD
273-008344	HAMOUDI ALA B & AYSER C	3125 LILLY MAR CT
273-008355	HARING SCOTT D & SUZANNE B	3280 LILLY MAR CT
273-012245	HICKEY DAVID M HICKEY ANNEMARIE	4208 W HOBBS LANDING DR
273-009144	HODZIC HASAN A HODZIC KOVINKA	3117 MARTIN RD
273-012193	HOLCOMB SUSAN D	6716 COOPERSTONE DR
273-008274	HOLLEY MARY	3259 MARTIN RD



590-227172	HOMBACH STEPHEN C	6840 RIVERSIDE GLEN CT
273-009081	HUNTINGTON NATIONAL BANK	6601 FEDERATED BL
273-008907	IACONO FAMILY L P	4271 -285W DUBLIN GRANVILLE RD
273-008330	INTERRA (DUBLIN) LLC	6465 SAWMILL RD
273-012290	ITALIA HOMES INC	-905 MARTIN RD
273-012289	ITALIA HOMES INC	MARTIN RD
273-012288	ITALIA HOMES INC	MARTIN RD
273-008305	JINDAL ABHA	4056 DUBLIN GRANVILLE RD
273-008342	JONES ANDREW S & SHARON L CO-TRS	3155 LILLY MAR CT
273-008334	KFC US PROPERTIES INC	6611 SAWMILL RD
273-008371	KROMER THOMAS R & DANA M	6450 MARTIN PL
273-009149	LEX INVESTMENTS	W DUBLIN GRANVILLE RD
273-008354	LOCKE GLENETA M	3274 LILLY MAR CT
273-009084	LOWES HOME CENTERS INC	6555 DUBLIN CENTER DR
273-008310	LOWES HOME CENTERS INC	6592 DAVID RD
273-008311	LOWES HOME CENTERS INC	6598 DAVID RD
273-008284	LOWES HOME CENTERS INC	6630 DAVID RD
273-012068	M/I HOMES OF CENTRAL OHIO ET AL	6720 E HOBBS LANDING DR
273-012066	M/I HOMES OF CENTRAL OHIO ET AL	4170 TROUTBROOK DR
273-012068	M/I HOMES OF CENTRAL OHIO ET AL	6720 E HOBBS LANDING DR
273-012067	M/I HOMES OF CENTRAL OHIO LLC	4201 TROUTBROOK DR
273-012064	M/I HOMES OF CENTRAL OHIO LLC	6752 COOPERSTONE DR
273-012070	M/I HOMES OF CENTRAL OHIO LLC	6725 COOPERSTONE DR
273-012063	M/I HOMES OF CENTRAL OHIO LLC	6756 COOPERSTONE DR
273-012071	M/I HOMES OF CENTRAL OHIO LLC	W HOBBS LANDING DR
273-012062	M/I HOMES OF CENTRAL OHIO LLC	6760 COOPERSTONE DR
273-012065	M/I HOMES OF CENTRAL OHIO LLC	6748 COOPERSTONE DR
273-012285	M/I HOMES OF CENTRAL OHIO LLC	6684 COOPERSTONE DR
273-012069	M/I HOMES OF CENTRAL OHIO LLC	6745 E HOBBS LANDING DR
273-012072	M/I HOMES OF CENTRAL OHIO LLC	COOPERSTONE DR
273-012063	M/I HOMES OF CENTRAL OHIO LLC	6756 COOPERSTONE DR
273-008348	MASONBRINK STEVE ET AL	3168 LILLY MAR CT
273-009325	MAY RONALD L	2986 GLENLOCH CR
273-008353	MCQUADE BRETT T MCQUADE CATHERINE M	3260 LILLY MAR CT
273-010864	MEADOWBROOK CHRISTIAN FELLOWSHIP	6608 DUBLIN CENTER DR
590-227173	MEEHAN LYNN A & THOMAS J IV	6847 RIVERSIDE GLEN CT
273-008992	MEIJER REALTY CO	MARTIN RD
273-012199	METSUN THREE DUBLIN OH SENIOR LIVIN	4175 STONERIDGE LN
273-008352	MOON LAURIE J MOON DAVID I	3248 LILLY MAR CT
273-009083	MPO PROPERTIES LLC	6547 SAWMILL RD
590-174853	MYERS DAVID L MYERS JACQUELINE A F	6800 COWAN ST
273-009090	NATIONAL CHURCH RESIDENCES OF DUBLI	4105 STONERIDGE LN
590-174855	NOORKAH THOMAS R & BETH A H	3138 RIMMER DR
273-008266	OAKLAND NURSERY INC	4261 DUBLIN GRANVILLE RD
273-009148	OHIO HEALTHCARE FEDERAL CREDIT UNIO	3995 W DUBLIN GRANVILLE RD
273-008361	OHIO-S M VENTURE L P	6285 SAWMILL RD
590-208806	PLAZAMILL L P	2643 -763 SAWMILL PLACE BL
273-008349	PRICE NICHOLAS A PRICE AMY L	3186 LILLY MAR CT
273-008362	RAPP ROBERT W & LAURA E	BRAXMAR PL
273-008338	RAPP ROBERT W & LAURA E	6401 BRAXMAR PL
273-008321	RIGGS MARK D & CHERYL K BOWMAN	3245 MARTIN RD
273-009135	RIVERPARK GROUP LLC	6400 RIVERSIDE UNIT B DR
273-008356	ROTH BEATRICE A	3288 LILLY MAR CT
273-012229	RUPP REAL ESTATE ASSOCIATES LLC	6525 SAWMILL DR
273-008335	S&F DEVELOPMENT CO	6477 SAWMILL RD
273-009470	SCHEIBER PAUL J	2970 GLENLOCH CR
273-008345	SCHUSTER ANDREAS W TR SCHUSTER DARA	3100 LILLY MAR CT
273-008304	SCOTT DONNABELLE TR	4070 DUBLIN GRANVILLE RD
273-008307	SHAMROCK AUTO SPA LLC	4012 W DUBLIN GRANVILLE RD
273-008306	SHAMROCK AUTO SPA LLC	DUBLIN GRANVILLE RD
273-012198	SHAMROCK CROSSING LLC	STONERIDGE LN
273-008375	SHAMROCK CROSSING LLC	W DUBLIN GRANVILLE RD
273-008346	SHARP SUSAN	3140 LILLY MAR CT
273-012149	SIMS ELLEN M	6723 COOPERSTONE DR

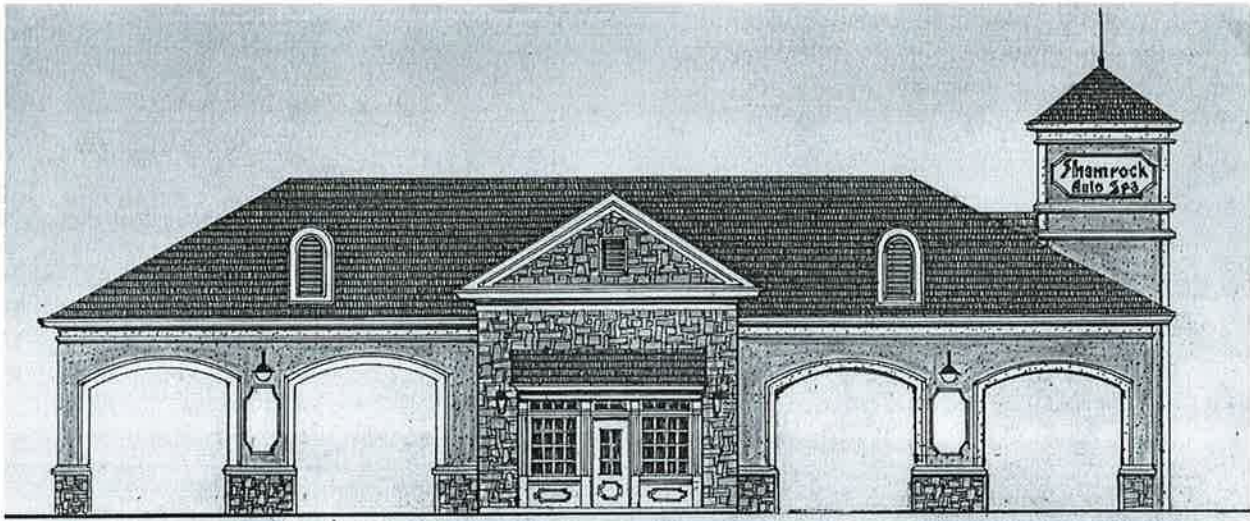


273-009142	SNB DEVELOPMENT CO	3133 MARTIN RD
273-009143	SNB DEVELOPMENT CO	3125 MARTIN RD
273-009142	SNB DEVELOPMENT CO	3133 MARTIN RD
273-009143	SNB DEVELOPMENT CO	3125 MARTIN RD
273-009082	STATE SAVINGS BANK	3800 DUBLIN GRANVILLE RD
273-009512	STATE SAVINGS CO	SAWMILL RD
273-008370	STEVENSON GREGORY M TR	6476 MARTIN PL
273-012138	STEWART ANDREW J	6752 COOPERSTONE DR
273-008296	STONERIDGE MEDICAL OFFICE CENTER LL	4015 -059 DUBLIN GRANVILLE RD
273-009323	STONERIDGE MEDICAL OFFICE CENTER LL	4105 STONERIDGE LN
273-008296	STONERIDGE MEDICAL OFFICE CENTER LL	4015 -059 DUBLIN GRANVILLE RD
273-008339	TERMEER RICHARD D & MARILYN J	6400 BRAXMAR PL
273-008268	THRIFTY DELTA INC	MARTIN RD
590-174854	TIZZANO CHRISTOPHER A & CAROLE A	3130 RIMMER DR
273-008269	TSARR LLC	6436 -335 RIVERSIDE DR
273-010406	TUMBLEWEED INC	6505 DUBLIN CENTER DR
273-008358	UHA CORPORATION LLC	3755 DUBLIN GRANVILLE RD
273-008263	VETRICK THOMAS A VETRICK CLARE	3207 MARTIN RD
273-012264	WAGONER JOHNNY R WAGONER NANCY C	6676 COOPERSTONE DR
273-008350	WEESE ELBON H & MARTHA A CO-TRS	3200 LILLY MAR CT
273-008805	WENDYS INTERNATIONAL INC	1 DAVE THOMAS BL
273-008351	WOLFE PAUL B & LOUISE E	3220 LILLY MAR CT
273-009085	WOODS ASHTON L P	6569 SAWMILL RD
273-008913	WOODS VIRGINIA L	81 BLAKEFORD DR
273-008331	WRIGHT DONALD K	6495 SAWMILL RD
590-227174	YOGESWARAN SINNATHURAI YOGESWARAN A	6841 RIVERSIDE GLEN CT
273-012218	YONNOTTI-ANSEL PAULA L ANSEL ROGER	4232 W HOBBS LANDING DR



RECEIVED

JUL 21 2009
 09-06605
 CITY OF DUBLIN
 LAND USE &
 LONG RANGE PLANNING



Project Summary

Shamrock Auto Spa has been designed to support the Tuller Road Area consistent with the 1997 Dublin Community Plan ("Community Plan") and to closely integrate into the recently approved Shamrock Crossing planned development. Shamrock Auto Spa supports the Community Plan's goals to include:

- **Use future road improvements to create a focal point** - Shamrock Auto Spa will utilize the newly developed Bankers Drive to provide access to the property.
- **Terminate views with buildings and orient buildings to the street** - Shamrock Auto Spa has created elevations for the Dublin-Granville and David Roads that create a sense of entry, and the eastern elevation optimizes the adjacent property elevation and landscape in the architectural design.
- **Create linkages between uses** - Shamrock Auto Spa optimizes the Dublin-Granville Road bike path with a complement of waterfalls and seating areas to support the pedestrian traffic, with no automobile traffic interruption.
- **Minimize the number of rear elevations that front onto significant streets** - Shamrock Auto Spa has exterior elevations that front all streets conducive to the design elements included in Shamrock Crossing.

Applicant intends to use the 1.085 acre undeveloped parcel located within the Tuller Road Area of the 1997 Community Plan for a "state-of-the-art" automatic touch-free vehicle wash. The vehicle wash will be full service, fully automated, where customers do not exit their vehicles at any time during the process. A comprehensive maintenance and marketing program using "top of the line" wash solutions and finish protectants is planned. Included with the vehicle wash is an available web based payment system that allow customers to enter a password for access with no monies exchanged during the process.

RECEIVED

JUL 21 2009
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

Shamrock Auto Spa Development Plan

It is estimated that approximately 216 vehicles would use the site each day for approximately 333 days of the year. The vehicle wash is intended for use by non-commercial vehicles exclusively.

There are several development projects in the immediate area including the Shoppes at River Ridge, Star Village/La Scala, and Shamrock Crossing. The architectural, lighting and landscape plan were developed with those as approved for Shamrock Crossing to insure a cohesive design along Dublin-Granville Road. A vehicle wash would add to the future character of the vicinity by providing a service to the many consumers, employees, and residents that visit, work, and live in the community.

Architectural Renderings and Elevations

West Elevation Facing David Road:

The West elevation will be the primary visual entry of the Shamrock Auto Spa which led to the extensive use of stone, a glass entry, and stucco. The design was created following the approval of Shamrock Crossing in support of that applicant's stated vision. That application stated, "Shamrock Crossing will help define. . .the Tuller Road Area and will lay a framework of excellence for future development along the corridor." This design clearly supports their work and goal of excellence. Along the perimeter of the property on the West elevation will be extensive use of manicured lawn with trees and plants to create a sense of green space.

INSERT PICTURES #1 and #2

East Elevation:

The East elevation will be shielded by the raised elevation of the adjacent property to the east and the existing mature evergreen landscape. This has allowed the use of stucco as the primary exterior finish, complemented with a false entrance to the building. Additional landscape elements are included on this side of the property to include manicured lawn and four additional trees.

INSERT PICTURES #3 and #4

South Elevation Facing Dublin-Granville Road:

The South elevation facing Dublin-Granville Road has been created to instill a sense of a professional business, to include incorporating a tower as used in Shamrock Crossing, and windows with shutters to match the simulated entry door. The use of stone, stucco and siding create depth and dimension to the design, which will be fronted with the decorative three tier fountain along the bike path on Dublin-Granville Road. The setback for the building was created to promote the use of mounding that supports the tiered fountain, and the height was used to create a perceived closeness to Dublin-Granville Road.

INSERT PICTURES #5 and #6

North Elevation Facing Bankers Drive:

The North elevation facing Bankers Drive continues the use of windows and shutters as seen on the South elevation. The use of stone and siding create consistency to the materials in Shamrock Crossing and provide a rear elevation of high quality.

INSERT PICTURES #7 and #8

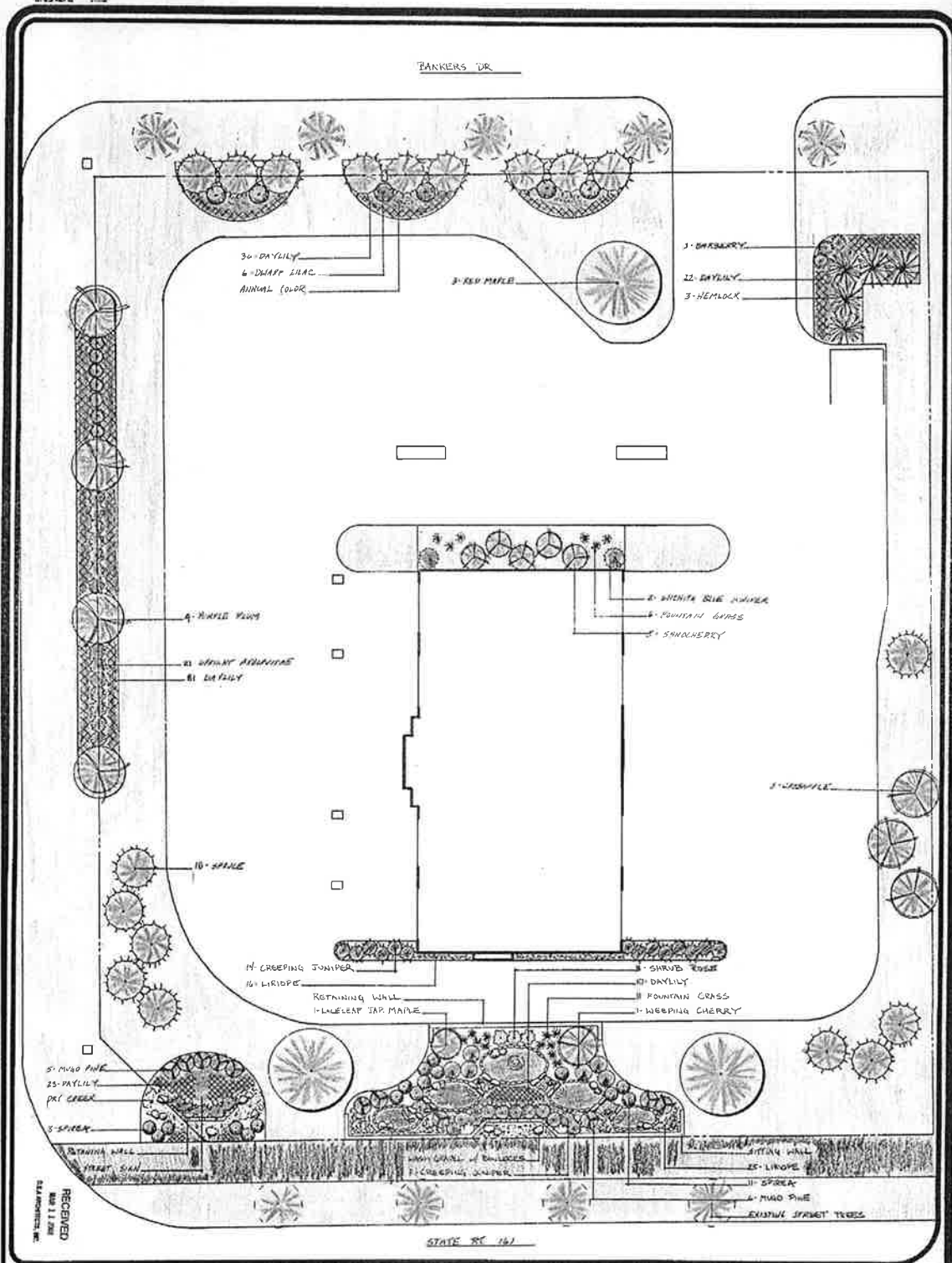
Landscape Plan:

The landscape architecture is designed to create significant green space to soften the feel of the vehicle stacking. The only entrance and exit for the property is located on Bankers Drive, which will eliminate traffic on Dublin-Granville and David Roads. This complements our strategy that the Shamrock Auto Spa is not a destination requiring direct access from Dublin-Granville Road, rather it is a business that is used in conjunction with other destinations of the Dublin residents.

One of the primary features of the landscape plan is the creation of a three tiered fountain built into the mounding along Dublin-Granville Road. The set-back on Dublin-Granville Road was extended to 44' from the bike path to support this design, including 27' for the landscape and mounding. The remaining sides include a 15' landscape, mounding and lawn area from the property lines (in addition to the existing street trees) to create significant green space on all sides of the property.

A pedestrian sitting wall is included along the fountain frontage to provide a comfortable resting place for pedestrians and bicyclists. Shade will be provided with red maple trees on each side of the fountain. Landscaping and lawn are also included along the North elevation of the building facing Bankers Drive to enhance the green space feel of the property.

Shamrock Auto Spa Development Plan



SHAMROCK AUTO SPA
STATE ROUTE 161 & DAVID ROAD
DUBLIN, OHIO

SHEET 1 OF 2
DATE: 1/10/02
SCALE: 1/8" = 1'-0"

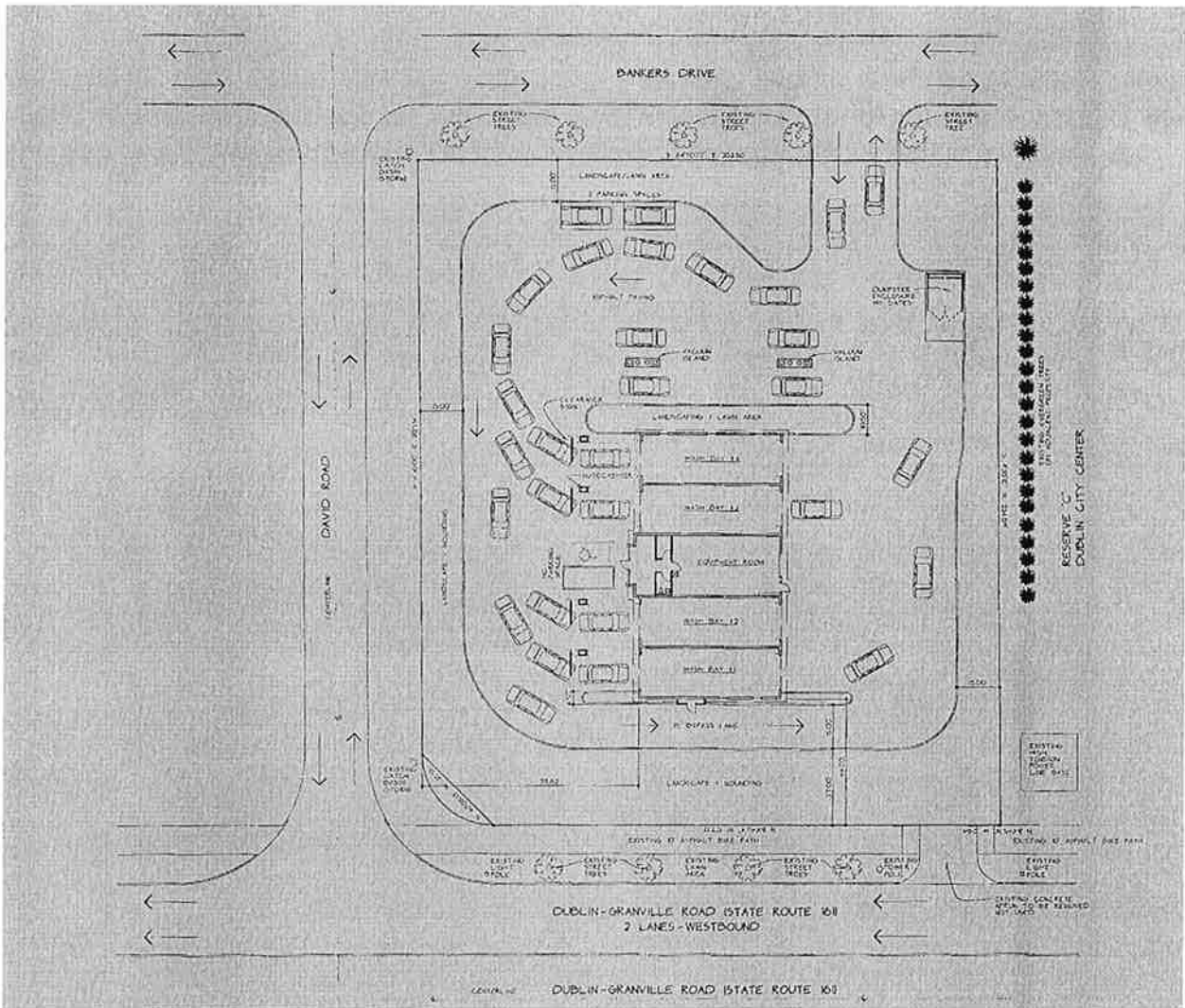


Site Plan:

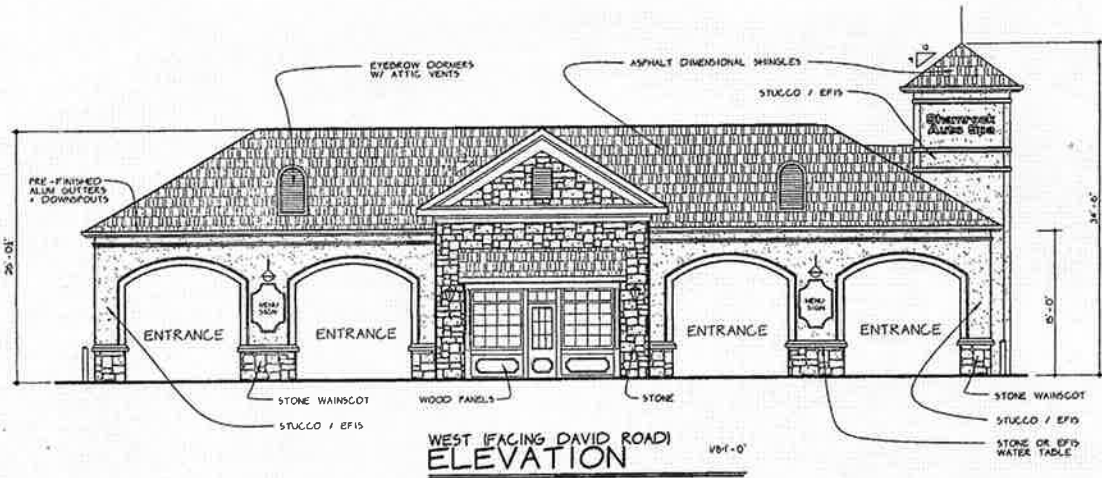
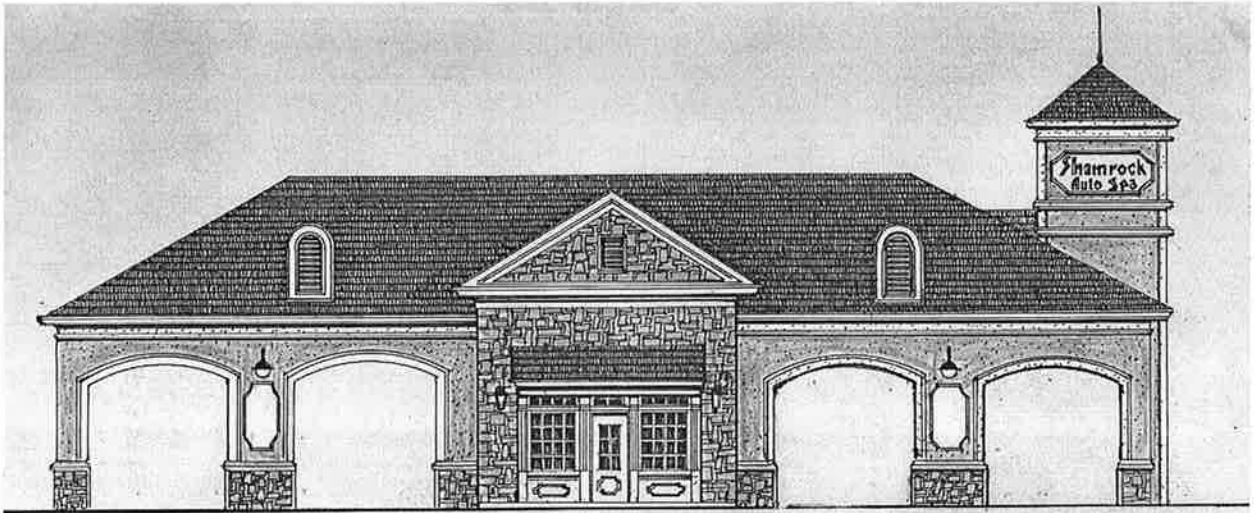
The development of a four-bay auto wash was designed to reduce the vehicle stacking during peak hours of operation. The business plan calls for 216 vehicles per average day, or less than 18 vehicles per hour in a twelve hour period, even though the wash is available twenty-four hours per day. The current stacking capacity is 26 vehicles at any one time, thus over compensating for even the most optimistic forecasts.

Space is available for a 15' vehicle by-pass lane, two vacuum islands, and handicapped employee parking.

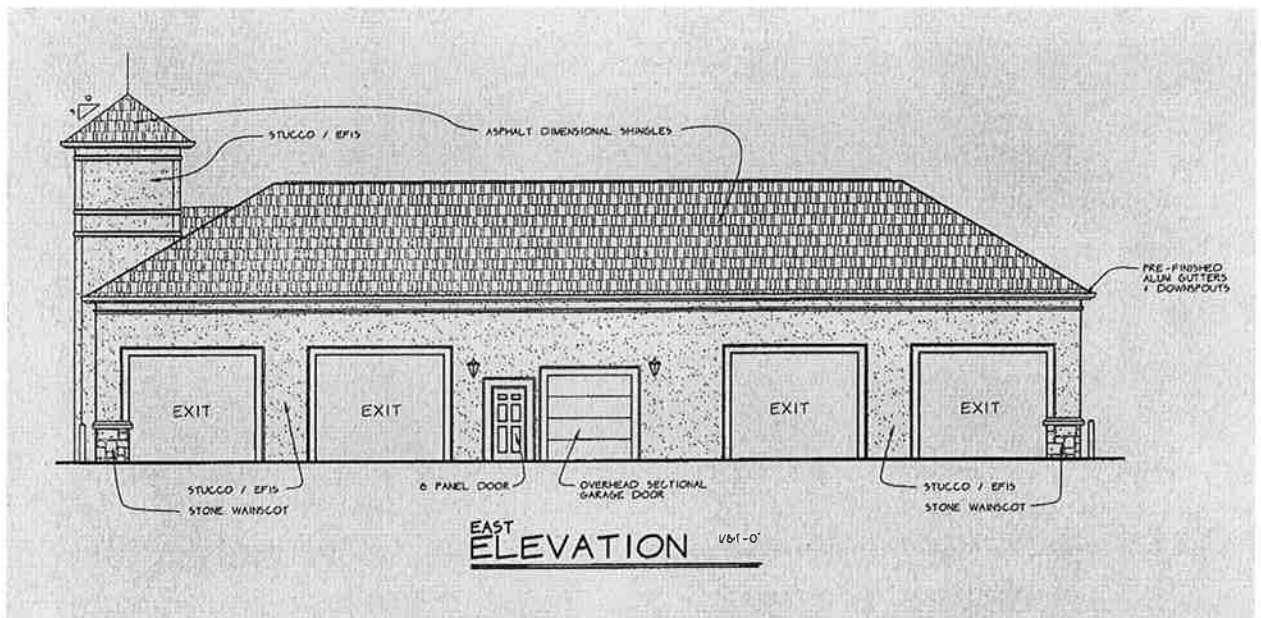
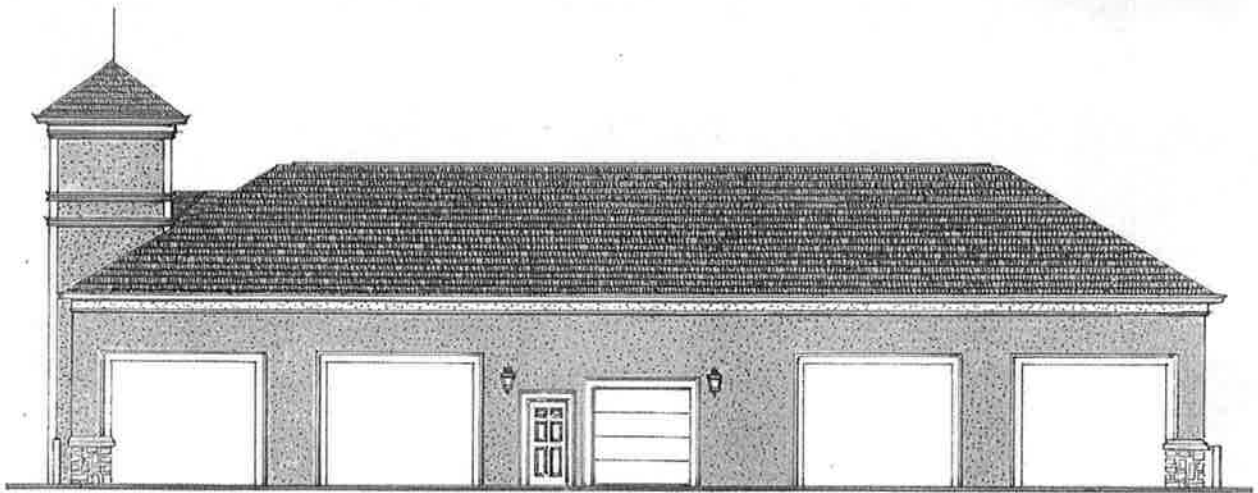
The site is 1.085 acres, with the building to include a total of 5,000 square feet under roof. In addition there will an enclosed dumpster located on the eastern edge of the property which will also be shielded by the existing evergreens along the property line.



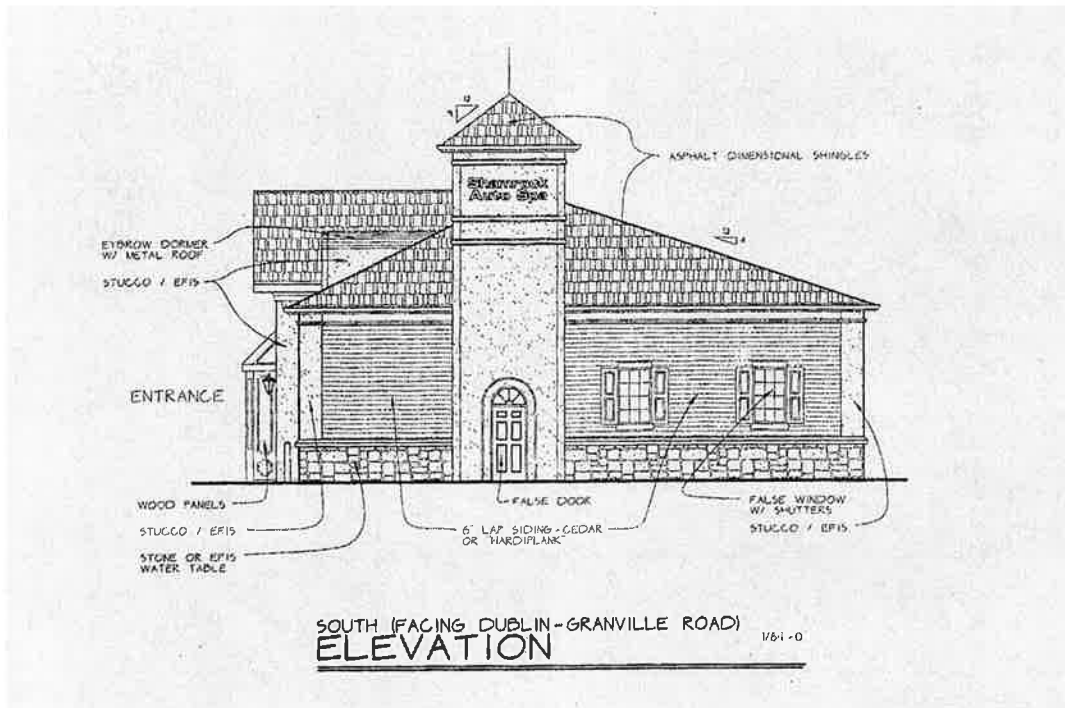
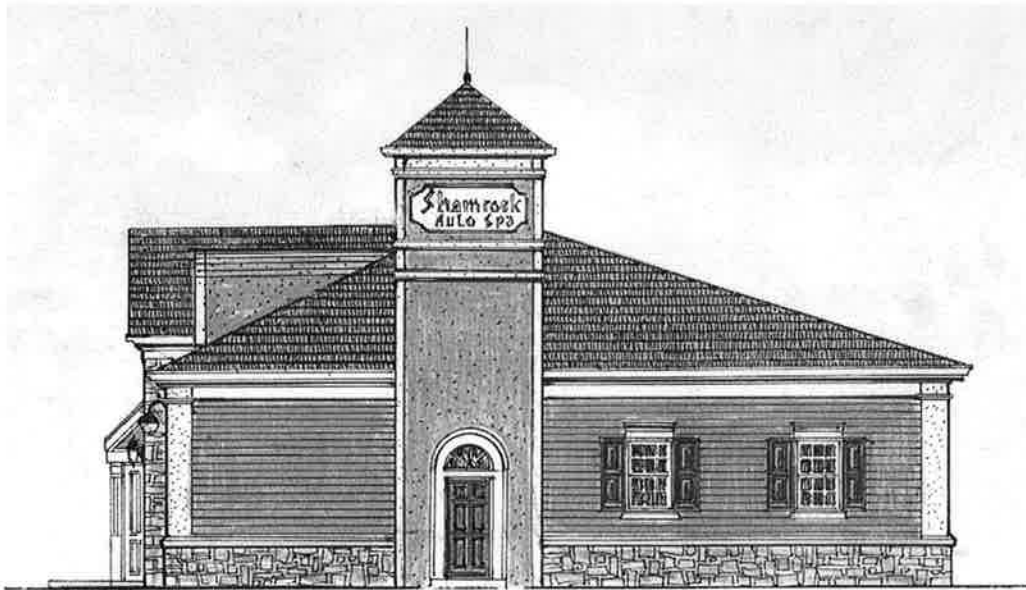
PICTURES #1 AND #2



PICTURES #3 AND #4

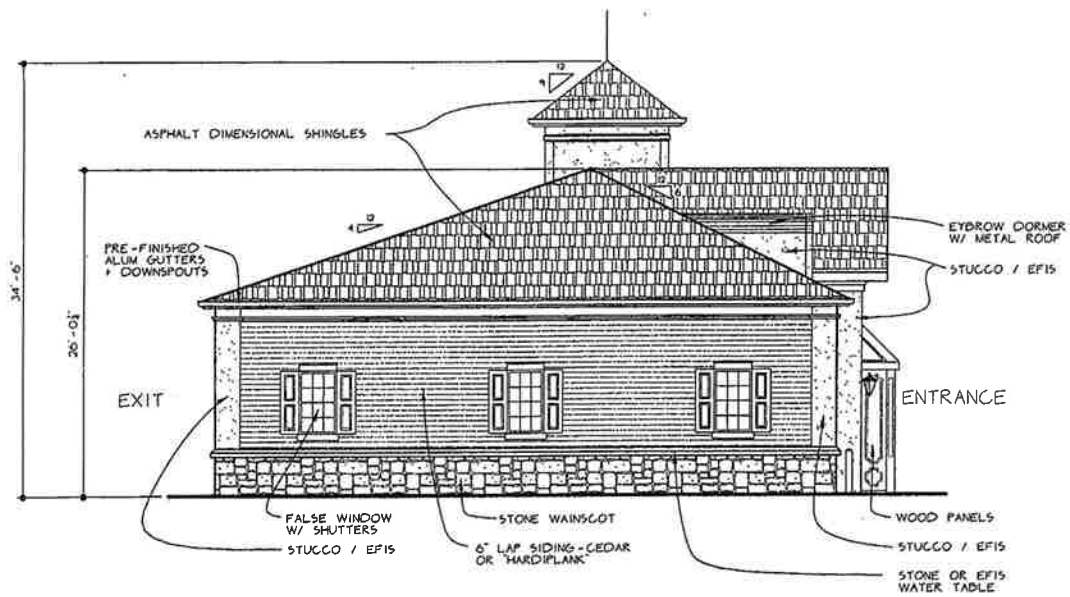
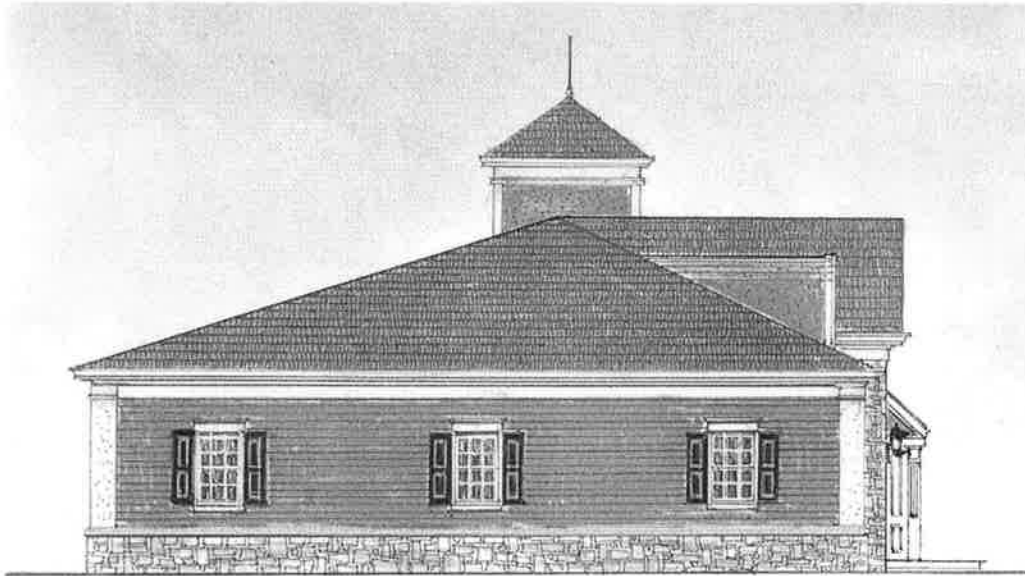


PICTURES #5 AND #6



SOUTH (FACING DUBLIN-GRANVILLE ROAD)
ELEVATION 1/8" = 1'-0"

PICTURES #7 AND #8



**NORTH (FACING BANKER DRIVE)
ELEVATION** 1/8" = 1'-0"