



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 checked="" 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 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): 7625 SAWMILL RD. DUBLIN, OH 43016 | |
| Tax ID/Parcel Number(s): 273 - 011340 - 80 | Parcel Size(s) (Acres): 18.052 ac. |
| Existing Land Use/Development: RETAIL | |

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

| |
|---|
| Proposed Land Use/Development: RESTAURANT |
| Total acres affected by application: 2,122 s.f. |

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

| | |
|---|-------------------|
| Name (Individual or Organization): JEFF UNGER @ PLAZA PROPERTIES INC. | |
| Mailing Address: (Street, City, State, Zip Code) | |
| Daytime Telephone: 614-237-3726 | Fax: 614-237-3219 |
| Email or Alternate Contact Information: jungar@plazaproperties.com | |

FILE COPY
09-1006U

RECEIVED

NOV 16 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: ELISA BAYHA Applicant is also property owner: yes no

Organization (Owner, Developer, Contractor, etc.): NEPTUNE DESIGN GROUP

Mailing Address: (Street, City, State, Zip Code) 9311 E. VIA DE VENTURA BLVD., SCOTTSDALE, AZ 85258

Daytime Telephone: 480-362-4764 Fax: 480-452-0122

Email or Alternate Contact Information: elisa@neptunedg.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: CORY GILL

Organization (Owner, Developer, Contractor, etc.): NEPTUNE DESIGN GROUP

Mailing Address: (Street, City, State, Zip Code) 9311 E. VIA DE VENTURA BLVD., SCOTTSDALE, AZ 85258

Daytime Telephone: 480-362-4508 Fax: 480-452-0122

Email or Alternate Contact Information: cory@neptunedg.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, Cory Gill, the owner, hereby authorize _____ to act as my applicant or representative to be bound

Signature of _____

Check

Subscribed _____

State of _____

County of _____

DATE: 11-8-09 NO. 907390

RECEIVED FROM MENCHIES FROZEN YOGURT

ADDRESS 3982 POWELL ROAD, SE 152 POWELL 43065 DOLLARS \$ 1370-

FOR RENT 09-100 CU FOR CHK# 1013

| ACCOUNT | | HOW PAID | |
|-----------------|--|-------------|--------------|
| AMT. OF ACCOUNT | | CASH | |
| AMT. PAID | | CHECK | <u>1370-</u> |
| BALANCE DUE | | MONEY ORDER | |

BY: [Signature]

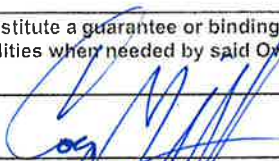
VII. AUTHC application. property des

I, _____ 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: 11/13/09

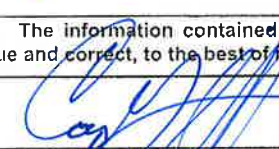
VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I CORY GILL, 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.

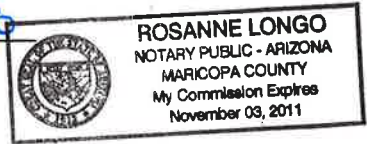
Signature of applicant or authorized representative:  Date: 11/13/09

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

I CORY GILL, 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: 11/13/09

Subscribed and sworn to before me this 13th day of November, 20 2009
 State of ARIZONA
 County of Maricopa Notary Public Rosanne Longo



| FOR OFFICE USE ONLY | | | |
|--|-------------------------------|---------------------------------------|-------------------------|
| Amount Received: <u>\$ 1370</u> | Application No: <u>09-100</u> | P&Z Date(s): | P&Z Action: |
| Receipt No: <u>907390</u> | Map Zone: <u>1</u> | Date Received: <u>11-16-09</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 Conditional Use</u> | | | |
| N, S, E, W (Circle) Side of: <u>Sawmill Road</u> | | | |
| N, S, E, W (Circle) Side of Nearest Intersection: <u>Hard Road</u> | | | |
| Distance from Nearest Intersection: <u>1,500</u> | | | |
| Existing Zoning District: <u>PUD</u> | | Requested Zoning District: <u>N/A</u> | |



ELISA BAYHA

P 480.362.4764

F 480.452.0122

elisa@neptunedg.com

www.neptunedesigngroup.com

CITY OF DUBLIN Via De Ventura
Scottsdale, AZ 85258

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Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

City of Dublin, OH
Land Use & Long Range Planning
Conditional Use Permit

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

Plan Examiner: Claudia D. Husak, AICP

Phone: 614-410-4675

Project Name: Menchie's Frozen Yogurt

Project Address: KROGER MARKETPLACE
7545 SAWMILL RD
DUBLIN, OH 43016-8632

11/16/2009

Conditional Use Application Statement:

Briefly describe the property and its intended use.

- The Tenant space #121 at Kroger Marketplace is permitted as a restaurant use for Menchie's Frozen Yogurt. The tenant improvement provides a self-serve frozen yogurt concept to the residents of Dublin, OH. A unique concept that is friendly and interactive will provide families and individuals with the opportunity to enjoy healthy treats while utilizing their creativity to build their own personalized snack.

Briefly state the necessity or desirability of the proposed use to the neighborhood or community.

- Menchie's offers the community and neighborhood a brand new experience in dining! Providing the purest and creamiest "real" yogurt flavors, featuring live and active cultures, Menchie's is a new take on frozen treats. Low in fat, and high in calcium, Menchie's Frozen Yogurt makes for both the perfect snack, or a delicious meal in itself. Menchie's also serves a variety of tasty fruit sorbets, as well as low-carb and sugar-free yogurts. We'll provide an unforgettable experience in a family and kid friendly, safe environment. Menchie's loves being the ultimate fro-yo destination, but we truly pride ourselves on being a part of the local community. Menchie's is the perfect place for the post-soccer game celebration or the Little League victory. Local schools depend on Menchie's to help fundraise for programs and events; and for every regular customer that walks into a Menchie's, there's a friendly trained staff member to assist in their creative process.

Briefly state the relationship of the proposed use to adjacent property and land use.

- Kroger Marketplace is a brand new development located on a previously undeveloped 9 acre plot. The adjacent properties consist of residences and neighboring smaller strip centers. Menchie's itself will serve as the only Dessert or Frozen Yogurt establishment in the vicinity where there previously was none.



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Briefly state how the proposed use will relate to the Dublin Community Plan and any other development standards applicable to the property.

- Kroger Marketplace is a brand new development classified under the Dublin Community Plan as a *Town Center* which includes high-density development with nearby freeway access to serve Dublin and the regional market. Developments include approx 200,000 square feet of total gross leasable space. Where appropriate to the area and the street network, the Town Center may include large-scale single uses, utilizing appropriate pedestrian oriented site layout and architecture. The previously undeveloped land will now supply residents of Dublin with a wide variety of services varying from retail outlets to health clubs, salons, restaurants, chiropractors, pet care as well as a food market. In this way the development will offer amenities to the neighborhood residents in a new and convenient Town Center.

PROVIDE TWO (2) COPIES OF A LIST OF PROPERTY OWNERS WITHIN 150 FEET

- Menchie's is located in the new Kroger Marketplace development. It is positioned such that there are no neighboring properties within 150 ft of the property line of the development.

If further information is requested, please feel free to contact us. Thanks so much.

Sincerely,

Elisa Bayha
Neptune DG
480.362.4764



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KICCA Modello registrato - Registered model

Sedia impilabile multuso con:

- 8 versioni di telaio
- scocca in polipropilene (in 7 colori)
- scocca in polipropilene con sedile imbottito
- scocca in polipropilene con sedile e schienale imbottito

Multipurpose stackable chair, with:

- 8 frame versions
- polypropylene shell (available in 7 colours)
- polypropylene shell with padded seat
- polypropylene shell with padded seat and back

Chaise empilable à différents usages avec:

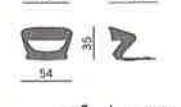
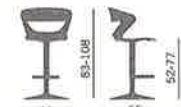
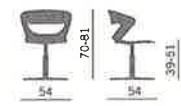
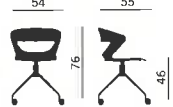
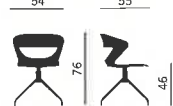
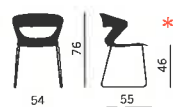
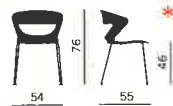
- 8 versions de piétement
- coque en polypropylène (disponible en 7 couleurs)
- coque en polypropylène avec assise rembourrée
- coque en polypropylène avec assise et dossier rembourré

Stapelbarer Mehrzweckstuhl mit:

- 8 Gestellausführungen
- Schale aus Polypropylen lieferbar in 7 Farben
- Polstersitz
- Sitz und Rücken gepolstert

Silla multuso apilable con:

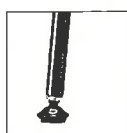
- 8 versiones de estructura
- concha en polipropileno (disponible en 7 colores)
- concha en polipropileno con asiento tapizado
- concha en polipropileno con asiento y respaldo tapizados



*Impilabile
(solo in polipropilene)
*Stackable
(only in polypropylene)



Polipropilene
Polypropylene



Verniciato col. alluminio
Aluminium color painted



Verde
Green
Vert
Grün
Verde



Blu
Blue
Bleu
Blau
Azul



Sedile imbottito
Padded seat



Cromato
Chromed



Rosso
Red
Rouge
Rot
Rojo



Grigio
Grey
Gris
Grau
Gris



Sedile-schienale imbottito
Padded seat-back



KTAVI



Arancio
Orange
Orange
Orange
Naranja



Nero
Black
Noir
Schwarz
Negro

Bistro #901

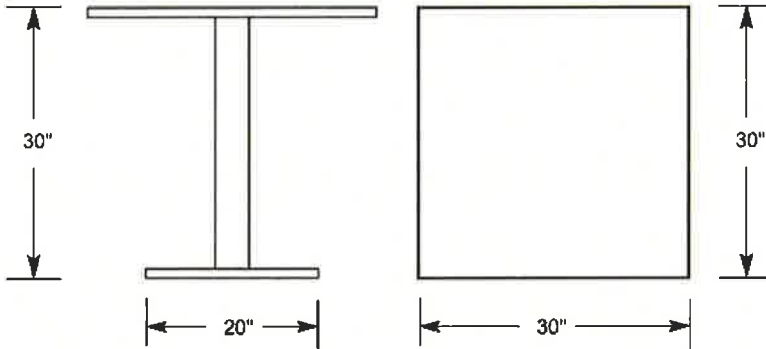
Design: **A. Ciabatti**



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Item # 901 Patented
Outdoor/Indoor Table
Pedestal: Solid Steel
Column: Tubular Steel
Top: Steel
Finish: See Price List
Feet: Plastic
Weight Each: 39 Lbs
Units Per Box: 1
Box Volume: 2.6 Cubic Ft.
Assembly Required



Bistro # 900/#902 Bistro # 900H/902H

With a goal of constant product improvement emuamericas reserves the right to make changes or modifications to the design or the specifications of their products at any time and without prior notice.

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CLARENCE E. MINCO II

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MAP(GIS)

CITY OF DUBLIN..
Parcel Info
Land Use and
Long Range Planning
 5800 Shiering Road
 Dublin, Ohio 43016-1236
Building
 614-410-4600
 614-410-4600
 Fax: 614-410-4600
 Web Site: www.dublin.oh.us

| Parcel ID | Map Routing Number | Owner | Location |
|---------------|--------------------|---|----------------------|
| 273-011340-90 | 273-0071C -067-93 | SAWMILL HARD CENTER LLC | 7521 -617 SAWMILL RD |

Proximity Report Results

7939452/6270140
 The selection distance was **150 feet**.
 The selected parcel was **273-011340**.

To view a table showing the **11 parcels** within the displayed proximity, scroll down.

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



Image Date: Tue Nov 17 08:35:31 2009

- [Sketch](#)
- [Photo](#)
- [Transfer History](#)
- [Area Sales Activity](#)
- [Area Rentals](#)
- [Tax Information](#)
- [Levy Info](#)
- [Tax Distribution](#)
- [Rental Contact](#)
- [Tax Estimator](#)
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[Tax Estimator by School/District](#)



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.

Data updated on:
 2009-11-17 07:10:11

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 |
|------------|----------------------------------|----------------------|
| 273-012152 | CITY OF DUBLIN OHIO | |
| 590-196383 | FAULKNER PETER D | 2707 STONE LAKE DR |
| 590-251717 | FIRSTMERIT BANK NA | 7490 SAWMILL RD |
| 273-012153 | LTF REAL ESTATE CO INC | 3825 HARD RD |
| 273-012154 | LTF REAL ESTATE CO INC | |
| 590-251716 | M & E REMDR LLC | 7480 SAWMILL RD |
| 273-011301 | RESIDENCE AT SCIOTO CROSSING LLC | -921 HARD RD |
| 273-011340 | SAWMILL HARD CENTER LLC | 7521 -617 SAWMILL RD |
| 273-011339 | SAWMILL HARD CENTER LLC | SAWMILL RD |
| 273-008422 | SAWMILL PARTNERS INVESTMENT CO | SAWMILL RD |
| 590-128611 | WEC 98H-38 L L C | 7470 SAWMILL RD |



273-012152 CITY OF DUBLIN OHIO
 590-196383 FAULKNER PETER D
 590-251717 FIRSTMERIT BANK NA
 273-012153 LTF REAL ESTATE CO INC
 590-128611 LTF REAL ESTATE CO INC
 590-128611 M & E REMDR LLC
 273-012154 RESIDENCE AT SCIOTO CROSSING LLC
 273-012154 SAWMILL HARD CENTER LLC
 273-012154 SAWMILL HARD CENTER LLC
 273-008121 SAWMILL PARTNERS INVESTMENT CO
 590-128611 WEC 98H-38 L L C

2707 STONE LAKE DR
 7490 SAWMILL RD
 3825 HARD RD
 7480 SAWMILL RD
 -921 HARD RD
 7521 -617 SAWMILL RD
 SAWMILL RD
 SAWMILL RD
 7470 SAWMILL RD

DUBLIN, OH 43016
 DUBLIN, OH 43016
 DUBLIN, OH 43016
 COLUMBUS, OH 43235
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 DUBLIN, OH 43016
 DUBLIN, OH 43016
 DUBLIN, OH 43016
 COLUMBUS, OH 43235

CITY OF DUBLIN OHIO
 PETER FAULKNER
 FIRSTMERIT BANK NA
 LTF REAL ESTATE CO INC
 LTF REAL ESTATE CO INC
 MAX & ERMAS RESTAURAN
 FIRST AMERICAN COMMERC
 SCHOTTENSTEIN PROP GR
 SCHOTTENSTEIN PROP GR
 SCHOTTENSTEIN PROP GR
 WEC 98H-38 LLC 6161-0



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