



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 checked="" 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): 4261 West Dublin-Granville Road	
Tax ID/Parcel Number(s): 273-008266-00	Parcel Size(s) (Acres): 3.177 Acres
Existing Land Use/Development: 407 OTHER COMMERCIAL	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:	Patio & arbor built on the front of the building.
Total acres affected by application:	approx 500 sq. feet

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

Name (Individual or Organization):	OAKLAND NURSERY INC
Mailing Address: (Street, City, State, Zip Code)	1156 OAKLAND PARK AVE.
Daytime Telephone:	614-268-3511
Fax:	614-268-3003
Email or Alternate Contact Information:	614-874-2400 oaklandpottery@

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oaklandnursery.com

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>SANDY WARNER</u>		Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <u>Oakland Nursery</u>		
Mailing Address: <u>4261 WEST DUBLIN-GRANVILLE RD</u> (Street, City, State, Zip Code) <u>DUBLIN, OHIO 43017</u>		
Daytime Telephone: <u>614-874-2400</u>	Fax: <u>614-874-2420</u>	
Email or Alternate Contact Information: <u>oaklandpottery@oaklandnursery.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, Paul Reimer, President of Oakland Nursery, the owner, hereby authorize _____ 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: Paul Reimer Date: 10, 12, 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 12th day of October, 20 09

State of Ohio

County of Franklin

Notary Public Lisa Maxwell



LISA MAXWELL
Notary Public, State of Ohio
My Commission Expires 03-10-2014

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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.

I, SANDRA CROCE WARNER, 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: Sandra Croce Warner Date: 11/14/09

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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, SANDRA CROCE WARNER, 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: *Sandra Croce Warner* Date: 11/13/09

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

I, SANDRA CROCE WARNER, 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: *Sandra Croce Warner* Date: 11/13/09

Subscribed and sworn to before me this 13th day of November, 2009
 State of Ohio
 County of Franklin Notary Public *Lisa Maxwell*



LISA MAXWELL
 Notary Public, State of Ohio
 My Commission Expires 03-10-2014

FOR OFFICE USE ONLY			
Amount Received: <u>800</u>	Application No: <u>09-102000</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>907385</u>	Map Zone: <u>1</u>	Date Received: <u>11-17-09</u>	Received By: <u>CDH</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Corridor Development District Review</u>			
N, S, E, W (Circle) Side of: <u>W. Dublin - Granville</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>1,750 feet Riverside Dr.</u>			
Distance from Nearest Intersection: <u>1,750 feet</u>			
Existing Zoning District: <u>CC</u>		Requested Zoning District: <u>/</u>	

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<u>LIST OF PROPERTY OWNERS WITHIN 150'</u>	<u>ADDRESS</u>	<u>PARCEL ID</u>
WENDY'S INTERNATIONAL INC	1 DAVE THOMAS BL	273-008805-80
WENDY'S INTERNATIONAL INC	1 DAVE THOMAS BL	273-008805-90
CF VENTURES LTD (LA SCALA'S)	4199 W. DUBLIN GRANVILLE RD.	273-008280-00
CIOTOLA FAMILY LP II	4209-219 W. DUBLIN GRANVILLE RD	273-008872-00
WOODS VIRGINIA L	81 BLAKEFORD DR.	273-008913-00
IACONO FAMILY L P	4269-285 W. DUBLIN GRANVILLE RD	273-008-907-00
TSARR LLC	6436 RIVERSIDE DRIVE	273-008-269-80
TSARR LLC	6436 RIVERSIDE DRIVE	273-008-269-90

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 CITY OF DUBLIN
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Oakland Nursery

1156 Oakland Park Avenue
Columbus, Ohio 43224

fax

Date: 11/17/09 Time: 1

No. of Pages (includes cover sheet): 4

Store: (614)-268-3511

Design: 268-3834

Interiorscapes: 268-9466

Irrigation: 268-3444

Wholesale: 268-1861

Fax #: (614)-268-3003

To:

Sandy
Land Use/Zoning

From:

Paul
Sandy Warner
Oakland Nursery

Remarks:

City of Dublin -

Please include this information
in our application which was dropped
off this morning.

Thanks -
Sandy Warner

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Thank You!

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Exhibit "A"

Legal Description

Being situated in the State of Ohio, County of Franklin, Village of Dublin and being a part of Lot 11, Section 3, Township 3 North, Range 18 West, United States Military Lands, and being all of a 3.89 acre tract conveyed to Frank's Nursery Sales, Inc. shown of record in Official Record 1433, Page 9-18, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a point on the centerline of West Dublin-Granville Road (State Route #161) at the northwesterly corner of an original 10 acre tract conveyed to Holding Corporation of Ohio shown of record in Deed Book 2718, Page 87, Recorder's Office, Franklin County, Ohio,

Thence South 84° 24' East, along the centerline of said West Dublin-Granville Road (northerly line of said original 10 acre tract), a distance of 514.13 feet to a point at the northwesterly corner of said 3.89 acre tract (northeasterly corner of said original 10 acre tract), and the northwesterly corner of a 8.488 acre tract conveyed to Richard A. Corha (Etal), shown of record in Deed Book 2350, Page 514, and the true point of beginning of this description,

Thence South 8° 32' West, along the easterly line of said 3.89 acre tract (easterly line of said original 10 acre tract) and along the westerly line of said 8.488 acre tract, passing an iron pin found on the southerly right-of-way line of said West Dublin-Granville Road at 10.00 feet, a total distance of 120.00 feet to an iron pin at the southwesterly corner of said 3.89 acre tract;

Thence North 84° 24' West, along the southerly line of said 3.89 acre tract, a distance of 120.00 feet to an iron pin at the southwesterly corner of said 3.89 acre tract.

Thence North 8° 33' East, along the westerly line of said 3.89 acre tract passing an iron pin on the southerly right-of-way line of said West Dublin-Granville Road at 100.00 feet, a total distance of 130.00 feet to a point on the centerline of said West Dublin-Granville Road, (northerly line of said original 10 acre tract), at the northwesterly corner of said 3.89 acre tract.

Thence South 84° 24' East, along the centerline of said West Dublin-Granville Road, and along the northerly line of said 3.89 acre tract (northerly line of said original 10 acre tract), a distance of 120.00 feet to the place of BEGINNING containing 3.89 acres, more or less, subject however to all highways and easements of record, and of records, easements, and restrictions in the respective utility offices,

Exhibit "A"

Here and Reciting the following Legal Description

Being a parcel of land lying on the right side of the centerline of a survey, made for the Ohio Department of Transportation and recorded in Plat Book Page , the records of Franklin County and being located within the following described points in the boundary thereof:

Situate in the State of Ohio, County of Franklin, City of Dublin and being a part of Quarter Township 3, Township 2 North, Range 19 West, United States Military Lands, and being a 0.713 acre portion of 3.89 acre tract as conveyed to Winthrop Partners 81, by deed of record in Official Record 02421D04, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a point of reference at the intersection of the centerline of S.R. 161 with the centerline of Dale Drive, said point at station 23+69.71;

Thence South 86 degrees 41 minutes 19 seconds East, a distance of 886.46 feet, along the centerline of said S.R. 161 to a point (S.R. 161 Station 32+56.17), said point being the northwesterly corner of the said 3.89 acre tract, said point being the northeasterly corner of a 0.252 acre tract as conveyed to the Village of Dublin, Ohio by deed of record in Official Record 5067B09, Recorder's Office, Franklin County, Ohio, and said point being also the True Point of Beginning of the herein described tract of land;

Thence South 86 degrees 41 minutes 19 seconds East, a distance of 319.80 feet, along the northerly line of the said 3.89 acre tract, and also continuing along the centerline of the said S.R. 161 to a point (S.R. 161 Station 35+75.98), said point being the northeasterly corner of the said 3.89 acre tract, and said point being also the northwesterly corner of a 3.259 acre tract as conveyed to Richard R. Cerna and Benito Clainis by deeds of record in Official Record 9880J04 and 15609D19, Recorder's Office, Franklin County, Ohio;

Thence South 03 degrees 19 minutes 41 seconds West, a distance of 97.00 feet, along the easterly line of the said 3.89 acre tract, and also along the westerly line of the said 3.259 acre tract to a point (S.R. 161 Station 35+76.06, 97:00 feet right);

Thence North 86 degrees 41 minutes 19 seconds West, a distance of 320.31 feet, crossing the said 3.89 acre tract to a point (S.R. 161 Station 32+55.75, 97:00 feet right), said point being in the westerly line of the said 3.89 acre tract, and said point being also in the easterly line of a 1.56 acre tract as conveyed to Incono Family L.P. by deed of record in Official Record 34290A17, Recorder's Office, Franklin County, Ohio;

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Exhibit "A"

Less and Excepting the following Legal Description:

Thence North 03 degree 33 minutes 43 seconds East, a distance of 97.00 feet, along the westerly line of the said 3.89 acre tract, along the easterly line of the said 1.56 acre tract, and also along the easterly line of the said 0.252 acre tract to the True Point of Beginning, containing 0.713 acres, more or less, subject to all easements, restrictions, and rights-of-way of record.

"Bearings were transferred by a field traverse originating on Franklin County Control Monuments "FRANK 73" and "FRANK 173", and are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983."

It is understood the above contains a total of 0.713 of an acre, more or less including the present road which occupies 0.220 of an acre, more or less.

The above described area contains 0.713 acre inks from Auditor's Parcel No. 273-8266 and is carried on the Tax Map as 3.89 acres.

This description is based on a survey of SR 161, made by Wenzler, Columbus, Ohio, for the State of Ohio in 1992 under the direction and supervision of Michael J. Purtee Ohio Registered Surveyor No. 7424.

Said stations being the Stations numbers as stipulated in the heretofore mentioned survey and as shown by plans on file in the Department of Transportation, Columbus, Ohio.

Grantor claims title by instrument (s) of record in O.R. ~~273-8266~~ Recorder's Office, Franklin County, Ohio.



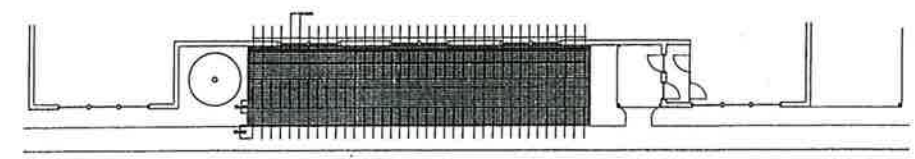
D-69-A
all of
(273)
8266

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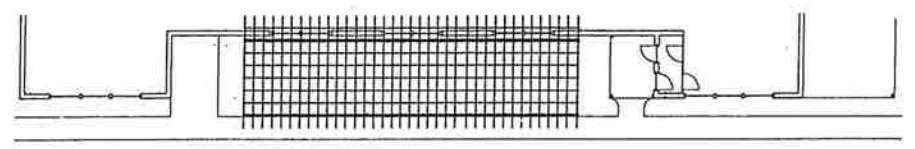
OAKLAND NURSERIES



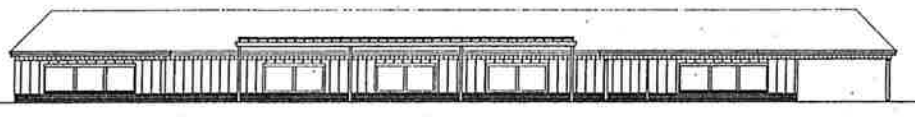
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF OAKLAND DESIGN ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED, TRANSMITTED, OR OTHERWISE USED WITHOUT THEIR WRITTEN PERMISSION.



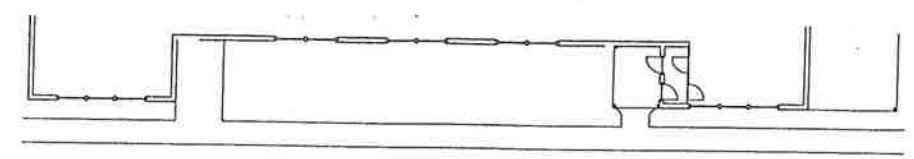
PLAN VIEW W/ PROPOSED ACCESS AND PATIO
Scale 1"=16'-0"



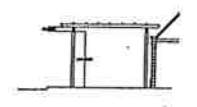
PROPOSED FACADE W/O PATIO



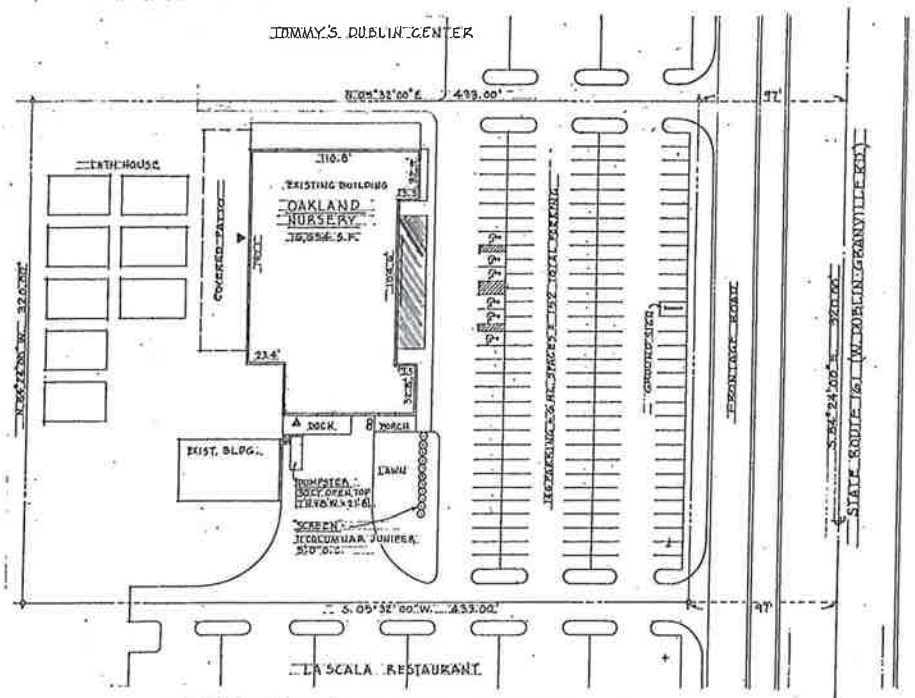
FACADE ELEVATION W/ PROPOSED PATIO
Scale 1"=16'-0"



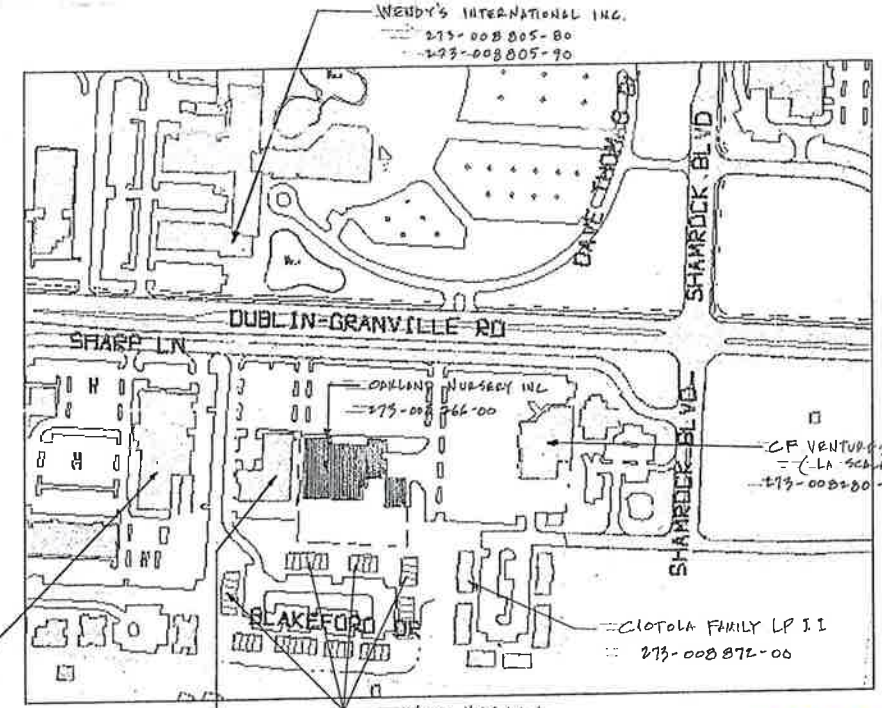
EXISTING NORTH ELEVATION



SIDE ELEVATION
Scale 1"=16'-0"



DWG 20 SITE PLAN
SCALE 1"=50'



TSR LLC
273-008269-80
273-008269-90

Clotola Family LP
273-008907-00

Woops Virginia L
273-008913-00

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REVISIONS	BY
12 Nov 2009	HAW

Oakland Nursery Dublin Facility
4261 West Dublin Granville Road
Dublin, Ohio 43017

landscape architecture
site planning
construction management
1188 Oakland Park Avenue
Columbus, Ohio 43224
(614) 288-3834

Oakland Design Associates

DRAWN	NICHOL J. WATSON
CHECKED	
DATE	2A Oct '09
SCALE	
JOB NO.	
SHEET	
OF SHEETS	

LIST OF PROPERTY OWNERS WITHIN 150'

ADDRESS

PARCEL ID

4288 W. Dublin-Granville Rd
43017

WENDY'S INTERNATIONAL INC
WENDY'S INTERNATIONAL INC

1 DAVE THOMAS BL
1 DAVE THOMAS BL

273-008805-80
273-008805-90

CF VENTURES LTD (LA SCALA'S)

4199 W. DUBLIN GRANVILLE RD.
43017

273-008280-00

~~CIOTOLA FAMILY LP II~~

same as above

~~4209-219 W. DUBLIN GRANVILLE RD~~

273-008872-00

WOODS VIRGINIA L

81 BLAKEFORD DR.
Dublin 43017

273-008913-00

IACONO FAMILY L P

*5590 Dublin Rd
43017*

~~4269-285 W. DUBLIN GRANVILLE RD~~

273-008-907-00

TSARR LLC
TSARR LLC

6436 RIVERSIDE DRIVE
6436 RIVERSIDE DRIVE

273-008-269-80
273-008-269-90

*132 N. Woods Blvd
Ste C-2
Cols. 43235*

Oakland Nursery Inc

*1156 Oakland Park Dr.
Cols 43224*

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CITY OF DUBLIN
LAND USE &
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**09-102CDD OAKLAND NURSERY -
ARBOR**

*SANDY WARNER
OAKLAND NURSERY
4261 W. DUBLIN-GRANVILLE
DUBLIN, OHIO 43017

*OAKLAND NURSERY INC.
1156 OAKLAND PARK DRIVE
COLUMBUS, OHIO 43224

WENDYS INTERNATIONAL INC.
1 DAVE THOMAS BLVD.
DUBLIN, OHIO 43017

CF VENTURES LTD
4199 W. DUBLIN GRANVILLE RD
DUBLIN, OHIO 43017

VIRGINIA L. WOODS
81 BLAKEFORD DRIVE
DUBLIN, OHIO 43017

IACONO FAMILY LP
5590 DUBLIN ROAD
DUBLIN, OHIO 43017

TSARR LLC
132 N. WOODS BLVD STE C-2
COLUMBUS, OHIO 43235

