



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 type="checkbox"/> Final Development Plan (Section 153.053(E))	<input checked="" 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): 4565 W. DUBLIN-GRANVILLE ROAD	
Tax ID/Parcel Number(s): 273-0082969	Parcel Size(s) (Acres): 3.617 AC. (157,569 SQ. FT.)
Existing Land Use/Development: COMMUNITY COMMERCIAL	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: COMMUNITY COMMERCIAL
Total acres affected by application: 3.617 AC.

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

Name (Individual or Organization): TSARR L.L.C.	
Mailing Address: (Street, City, State, Zip Code) 132 NORTHWOODS BLVD., SUITE 612 COLUMBUS, OHIO 43235	
Daytime Telephone: (614) 430-9967	Fax: (614) 430-9961
Email or Alternate Contact Information: jr@amer@k2realttygroup.com	

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RECEIVED**

**DEC 18 2009
09-113 CSSS
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: <u>EVAN ANDREWS</u>	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <u>MONTGOMERY INN</u>	
Mailing Address: (Street, City, State, Zip Code) <u>1406 MAIN STREET CINCINNATI, OHIO 45246</u>	
Daytime Telephone: <u>(513) 791-1942</u>	Fax: <u>(513) 985-2002</u>
Email or Alternate Contact Information: <u>candrews@montgomeryinn.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: <u>DEAN BAUMGARTNER</u>	
Organization (Owner, Developer, Contractor, etc.): <u>FORD & ASSOCIATES ARCHITECTS</u>	
Mailing Address: (Street, City, State, Zip Code) <u>1500 WEST FIRST AVE, COLUMBUS, OHIO 43212</u>	
Daytime Telephone: <u>(614) 488-6252</u>	Fax: <u>(614) 488-9963</u>
Email or Alternate Contact Information: <u>dbaumgartner@fordarchitects.com</u>	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

James Cramer - TSARR, LLC, the owner, hereby authorize
Evan Andrews & Dean Baumgartner 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: 12/18/09

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 18th day of December, 2009

State of Ohio

County of Franklin

Notary Public Robyn D. Harp



Robyn D. Harp
 Notary Public, State of Ohio
 My Commission Expires 09-09-2014

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.

<u>DEAN BAUMGARTNER</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: <u>[Signature]</u> Date: <u>12.18.09</u>

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, DEAN BAUMGARTNER, 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: 12.18.09

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

I, DEAN BAUMGARTNER, 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: 12.18.09

Subscribed and sworn to before me this 18th day of December, 20 09
 State of Ohio
 County of Franklin

Notary Public [Signature]
 Robyn D. Harp
 Notary Public, State of Ohio
 My Commission Expires 09-09-2014



FOR OFFICE USE ONLY			
Amount Received: <u>\$610</u>	Application No: <u>08-113555</u>	P&Z Date(s):	P&Z Action: <u>[Signature]</u>
Receipt No: <u>203915</u>	Map Zone: <u>V</u>	Date Received: <u>12-18-09</u>	Received By: <u>[Signature]</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>CORRIDOR DEVELOPMENT DISTRICT - SIGNAGE</u>			
N, S, E, W (Circle) Side of: <u>West Dublin - Granville Road</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>West Dublin Granville Road & Riverside Drive</u>			
Distance from Nearest Intersection: <u>700 feet southeast</u>			
Existing Zoning District: <u>U</u>		Requested Zoning District: <u>/</u>	

CORRIDOR DEVELOPMENT DISTRICT SIGN SUPPLEMENTAL APPLICATION REQUIREMENTS

PLEASE COMPLETE THE FOLLOWING FOR EACH PROPOSED SIGN:

Sign Location/Address: <u>4565 W. DUBLIN-GRANDVILLE ROAD</u>			
Sign Copy/Message: <u>MONTGOMERY INN</u>			
Sign Contractor:		Telephone:	
Mailing Address:			
Sign Type: <input type="checkbox"/> Monument/Ground <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Window <input type="checkbox"/> Projecting <input type="checkbox"/> Entry Feature <input type="checkbox"/> Other _____			
Permit Type: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> REPLACEMENT <input type="checkbox"/> OTHER			
Size of Sign Face: HEIGHT <u>2'-3"</u> X WIDTH <u>16'-10"</u> = TOTAL AREA (sq. ft.) <u>38'-0"</u>			
Setback from Right-of-Way:	Lot Frontage:	Building Frontage:	Width of Tenant Space:
Height to Top of Sign from Grade: <u>13'-0"</u>			
Sign Colors: (1) <u>SW 2802 ROOKWOOD RED</u> (2) <u>SW 625B TRICOLOR BLACK</u> (3) <u>WHITE (TEXT)</u>			
Sign Illumination: <input type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input checked="" type="checkbox"/> NONE * AN OPAQUE BACKGROUND IS REQUIRED ON ALL SIGNS			

§ 153.115 CORRIDOR DEVELOPMENT DISTRICT SIGN APPROVAL CRITERIA.

- (h) *Signage* Sign material, shape, color and illumination shall be indicated and consistent with the Dublin Sign Code and other signage in the area. The signage shall take into account architectural style, general design, arrangement, texture, material and color so that the image of Dublin is maintained as a quality community. Evaluation of the appearance of a project shall be based on the quality of its design and its relationship to its surroundings.

To: Mrs. Rachel Ray, Planner I
City of Dublin

From: Dean Baumgartner
Ford & Associates Architects

Date: December 22, 2009

Re: **Corridor Development District Signage Application Statement**
The Shoppes at River Ridge
Pad 'D' – Montgomery Inn – Breezeway
4565 West Dublin-Granville Road
Dublin, Ohio 43017

Application is for modification to previously approved Corridor Development District Signage for Montgomery Inn located at the Shoppes at River Ridge.

Applicant requests approval for a second 38 sq. ft. sign to be located on the east face of Montgomery Inn restaurant building. Proposed sign would face shopping center 'interior' vehicular and pedestrian traffic areas, and will greatly enhance identity of building tenant within the 'interior' of the development. Existing 50 sq. ft. sign is located on west face of restaurant building overlooking Riverside Drive, which does not provide any identity of building tenant from 'interior' of the development.

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DEC 18 2009

CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

1500 WEST FIRST AVENUE
COLUMBUS, OHIO 43212

614.488.6252
FAX 614.488.9963

14.051 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 3, Township 2, Range 19 United States Military Lands, being all of the 14.051 acre tract conveyed to The Shoppes at River Ridge, LLC by deeds of record Instrument Numbers 200505120091072, 200505120094073, and 200505120091074 (all references are to the records of the Recorder's Office, Franklin County, Ohio), and more particularly described as follows:

Beginning, for Reference, at a monument in the centerline intersection of U.S. Route 161 (Dublin-Granville Road) and Dale Drive, also being in the north line of a 2.519 acre tract conveyed to The City of Dublin by deed of record in Instrument Number 199911150285244, ;

thence North 86° 41' 19" West, with the centerline of said U.S. Route 161, a distance of 303.98 feet to a point;

thence South 03° 18' 41" West, with the westerly line of that original 2.519 acre tract conveyed to Wendy's International Inc. by deed of record in Deed Book 3443, Page 321, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

thence South 86° 41' 19" East, a distance of 24.94 feet, to an iron pin set;

thence South 76° 23' 01" East, a distance of 111.80 feet, to an iron pin set;

thence South 86° 41' 19" East, a distance of 114.04 feet, to an iron pin set;

with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", and chord that bears South 41° 41' 50" East a distance of 35.36 feet, to an iron pin set;

thence South 03° 18' 41" West, a distance of 175.00 feet, to an iron pin set;

thence South 86° 41' 19" East, a distance of 60.00 feet, to an iron pin set;

thence North 03° 18' 41" East, a distance of 20.50 feet, to an iron pin set;

with a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90° 00' 00", and chord that bears North 48° 18' 10" East, a distance of 35.36 feet, to an iron pin set;

thence South 86° 41' 19" East, a distance of 1.00 feet, to an iron pin set;

with a curve to the left having a radius of 124.50 feet, an arc length of 128.57 feet, a central angle of 59° 10' 10", and chord that bears North 63° 43' 32" East, a distance of 122.93 feet, to an iron pin set;

thence North 34° 08' 31" East, a distance of 23.29 feet, to an iron pin set;

with a curve to the right having a radius of 75.50 feet, an arc length of 77.97 feet, a central angle of 59° 10' 10", and chord that bears North 63° 43' 36" East, a distance of 74.55 feet, to an iron pin set;

thence South 86° 41' 19" East, a distance of 450.39 feet, to a 5/8" Rebar Found (capped "WOOLPERT") in the westerly line of "Wood Hill Condominium", a plat of record in Cond. Plat Book 32, Page 14;

thence South 03° 12' 32" West, a distance of 574.02 feet to a point;

thence North 86° 56' 13" West, a distance of 1059.76 feet to a point;




thence North 18° 16' 19" West, a distance of 401.53 feet to a point;

thence South 86° 54' 23" East, a distance of 212.39 feet to a point;

Proximity Report Results

9296263/4530028
 The selection distance was **500 feet**.
 The selected parcel was **273-008269**.

To view a table showing the **45 parcels** within the displayed proximity, scroll down.

-  Get Report
-  Print Window
-  Back to Proximity Report

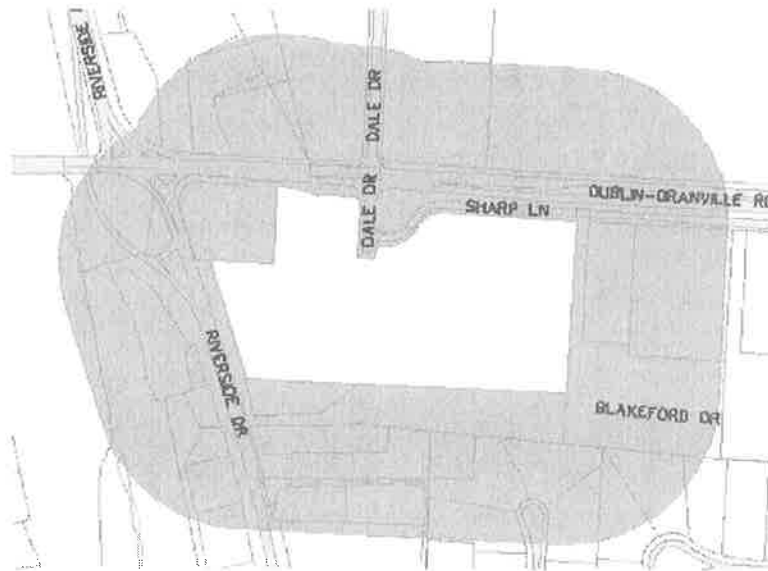


Image Date: Wed Feb 18 11:27:14 2009

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:

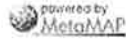
1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
273-008868	BRUESHABER LARRY J & ELIZABETH C CO	4340 DALE DR
273-000020	CITY OF COLUMBUS	FRANKLIN ST
273-008373	CITY OF COLUMBUS	RIVERSIDE DR
273-000020	CITY OF COLUMBUS	FRANKLIN ST
273-008336	DAVID-BROWN LIMITED	6310 RIVERSIDE DR
273-008366	E-BOT LLC	3410 MARTIN RD
273-008325	FOUR FIVES LLC	6300 RIVERSIDE DR
212-000129	FRANKLIN COUNTY COMM	RIVERSIDE DR
273-008369	GRIFFITH DONN W & GAYLE P	6465 MARTIN PL
273-008801	GRIFFITH DONN W & GAYLE P	MARTIN PL
273-008355	HARING SCOTT D & SUZANNE B	3280 LILLY MAR CT
273-008860	HARRISBURG PIKE DEVELOPMENT CO	4300 W DUBLIN GRANVILLE RD
273-008267	HITESMAN PATRICK W	6350 RIVERSIDE DR
273-008359	HITESMAN PATRICK W	6332 RIVERSIDE DR
273-008267	HITESMAN PATRICK W	6350 RIVERSIDE DR
273-008907	IACONO FAMILY L P	4271 -285W DUBLIN GRANVILLE RD
273-008859	JOSEPH RONALD G JOSEPH MARCIA	4300 W DUBLIN GRANVILLE RD
273-008371	KROMER THOMAS R & DANA M	6450 MARTIN PL
273-008354	LOCKE GLENETA M	3274 LILLY MAR CT
273-008357	MRW INVESTMENTS LLC	6365 RIVERSIDE DR
273-008266	OAKLAND NURSERY INC	4261 DUBLIN GRANVILLE RD
273-009068	OHIO ASSOCIATION OF CHIEFS OF POLIC	6277 RIVERSIDE DR
273-009076	RANSOM H R INC	RIVERSIDE DR
273-009075	RANSOM H R INC	RIVERSIDE DR
273-009134	RIVERPARK GROUP LLC	6400 RIVERSIDE UNIT A DR
273-009135	RIVERPARK GROUP LLC	6400 RIVERSIDE UNIT B DR
273-009134	RIVERPARK GROUP LLC	6400 RIVERSIDE UNIT A DR
273-008970	RIVERS EDGE ONE	6371 -375 RIVERSIDE DR
273-008326	RIVERS EDGE ONE	6375 RIVERSIDE DR
273-008356	ROTH BEATRICE A	3288 LILLY MAR CT
273-008370	STEVENSON GREGORY M TR	6476 MARTIN PL
273-008269	TSARR LLC	6436 -335 RIVERSIDE DR
273-008994	VILLAGE SQUARE RETAIL LLC	6504 -550 RIVERSIDE DR

Proximity Report Results

273-008833	VILLAGE SQUARE RETAIL LLC	6496 RIVERSIDE DR
273-008834	VILLAGE SQUARE RETAIL LLC	6500 -550 RIVERSIDE DR
273-008832	VILLAGE SQUARE RETAIL LLC	6400 RIVERSIDE DR
273-008856	VILLAGE SQUARE RETAIL LLC	6490 RIVERSIDE DR
273-008858	VILLAGE SQUARE RETAIL LLC	6400 RIVERSIDE DR
273-008838	VILLAGE SQUARE RETAIL LLC	6400 RIVERSIDE DR
273-008857	VILLAGE SQUARE RETAIL LLC	6500 RIVERSIDE DR
273-008831	VILLAGE SQUARE RETAIL LLC	6400 RIVERSIDE DR
273-008264	WENDYS INTERNATIONAL INC	6480 RIVERSIDE DR
273-008805	WENDYS INTERNATIONAL INC	1 DAVE THOMAS BL
273-008368	WOOD JAMES L	6449 MARTIN PL
273-008913	WOODS VIRGINIA L	81 BLAKEFORD DR



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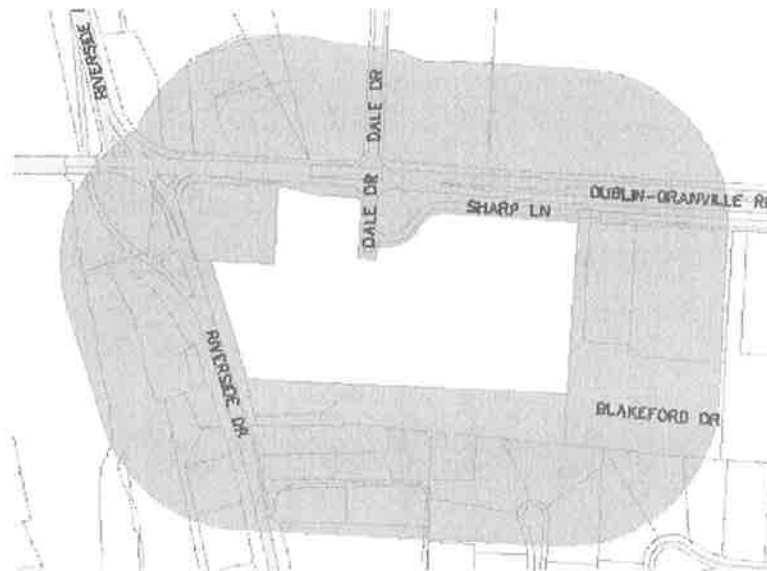


Image Date: Wed Feb 18 11:27:14 2009

Disclaimer

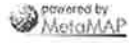
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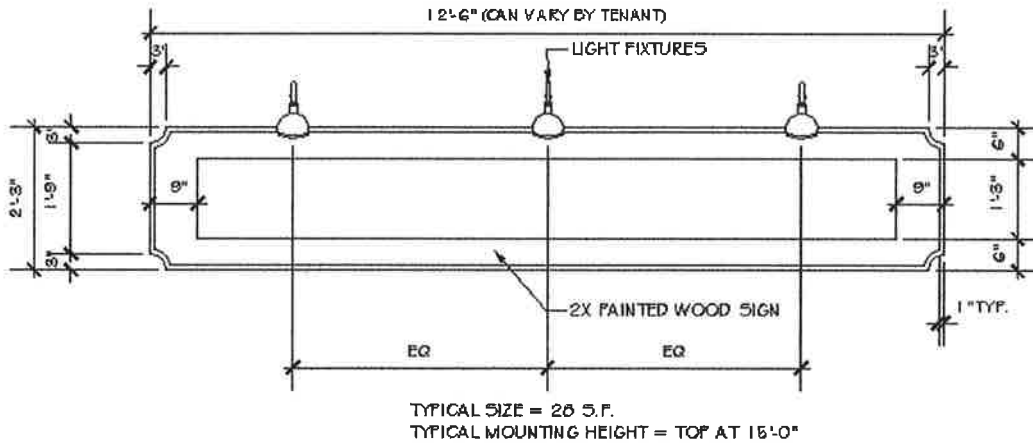
Proximity Parcels

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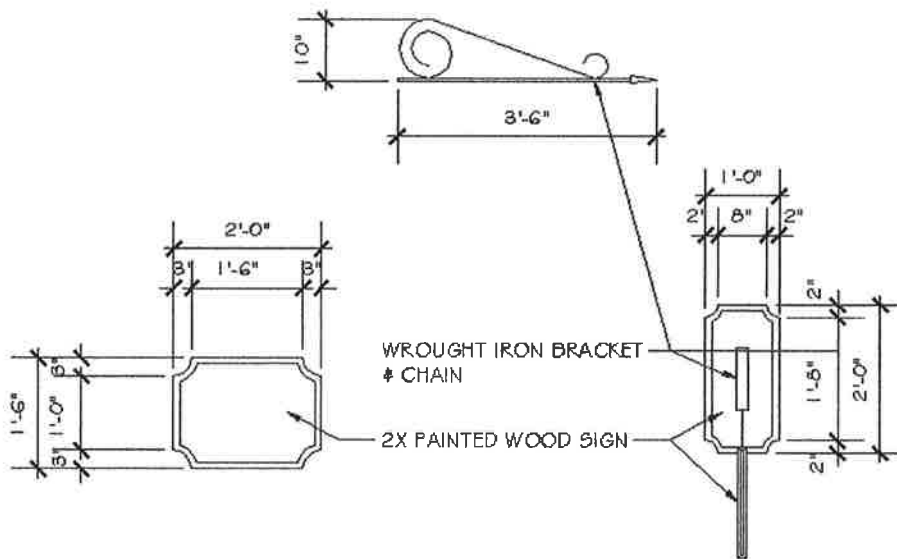
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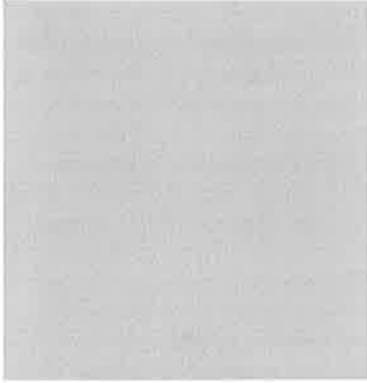




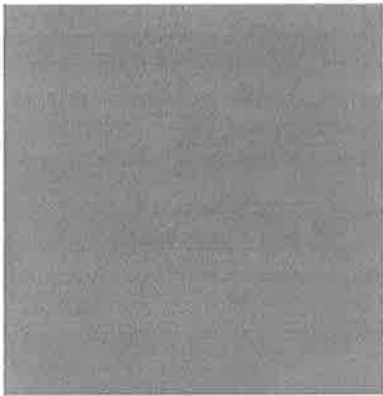
Wall Mounted Signage – Required for all tenants



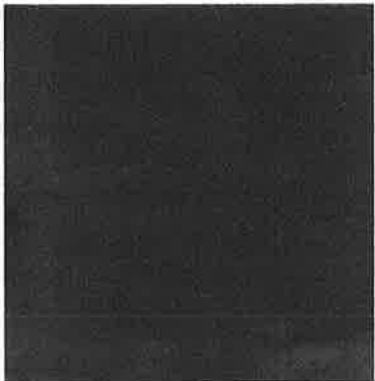
Wall Mounted Bracket Signage - optional



Sherwin Williams Paint – Rookwood Clay SW 2823



Sherwin Williams Paint – Rookwood Dark Brown SW 2808



Sherwin Williams Paint – Tricorn Black SW 6258

Signage base colors based on awning colors:



Sherwin Williams Paint – Regatta Blue SW 6517



Sherwin Williams Paint – Rookwood Red SW 2802



Sherwin Williams Paint – Dard Hunter Green SW 0041

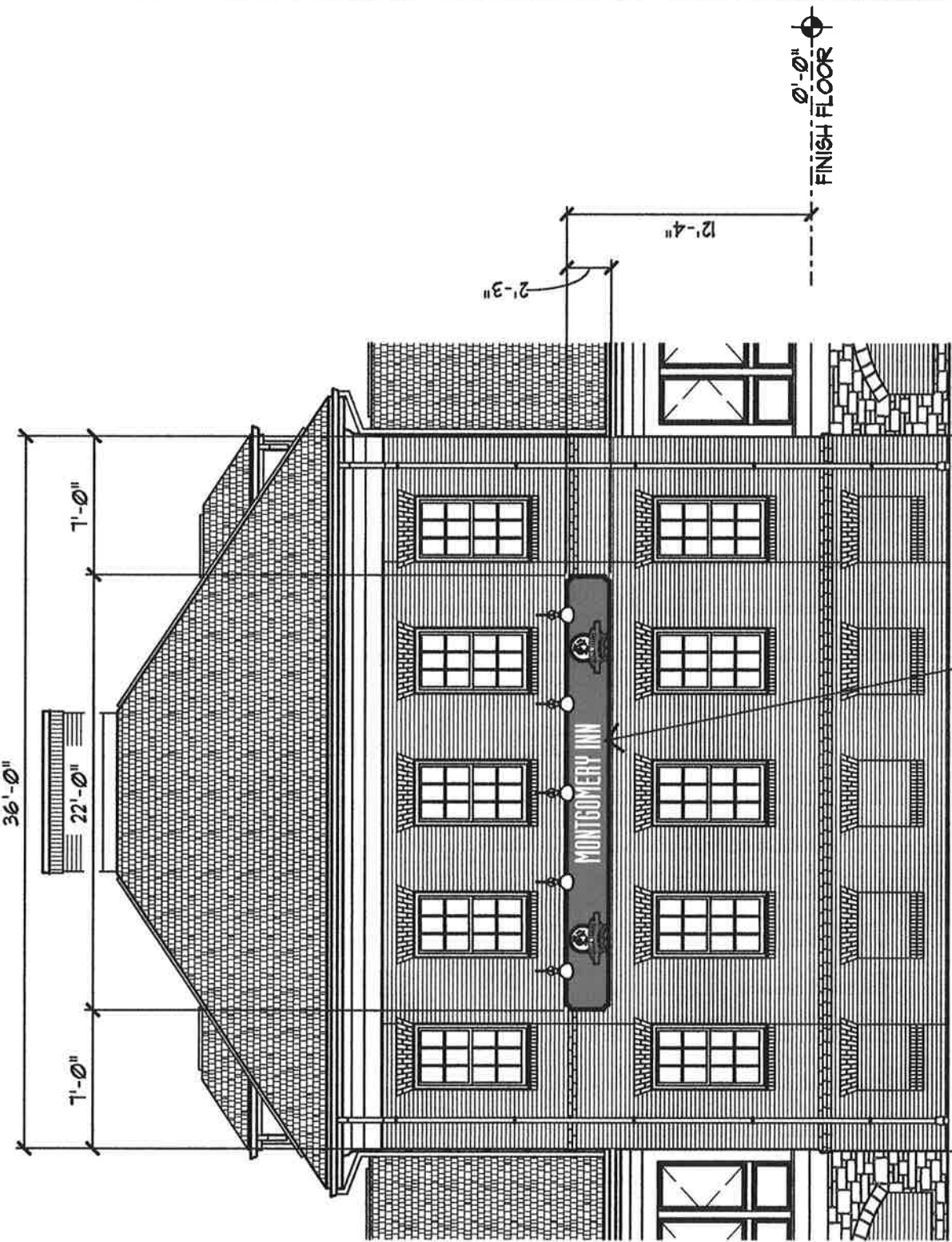


Examples of wall mounted signage and bracket signage

JOB NUMBER: 08088.07	
DATE: NOV. 20, 2007	
SHEET NO.: SG-1	

MONTGOMERY INN
 The Shoppes At River Ridge
 4565 West Dublin-Granville Road
 Dublin, Ohio
 for MONTGOMERY INN
 9408 Main Street, Cincinnati, Ohio 45242

FORD & ASSOCIATES
 ARCHITECTS
 1500 WEST FIRST AVENUE
 COLUMBUS, OHIO 43212
 614.488.9852
 614.488.9863 (Fax)



EXISTING WEST BUILDING TENANT SIGNAGE AREA
 22'-0" L. x 2'-3" H. (5000 SF.)
 PAINTED HIGH DENSITY URETHANE WITH RAISED LETTERS

EXISTING TENANT SIGN - WEST

PARTIAL WEST BUILDING ELEVATION

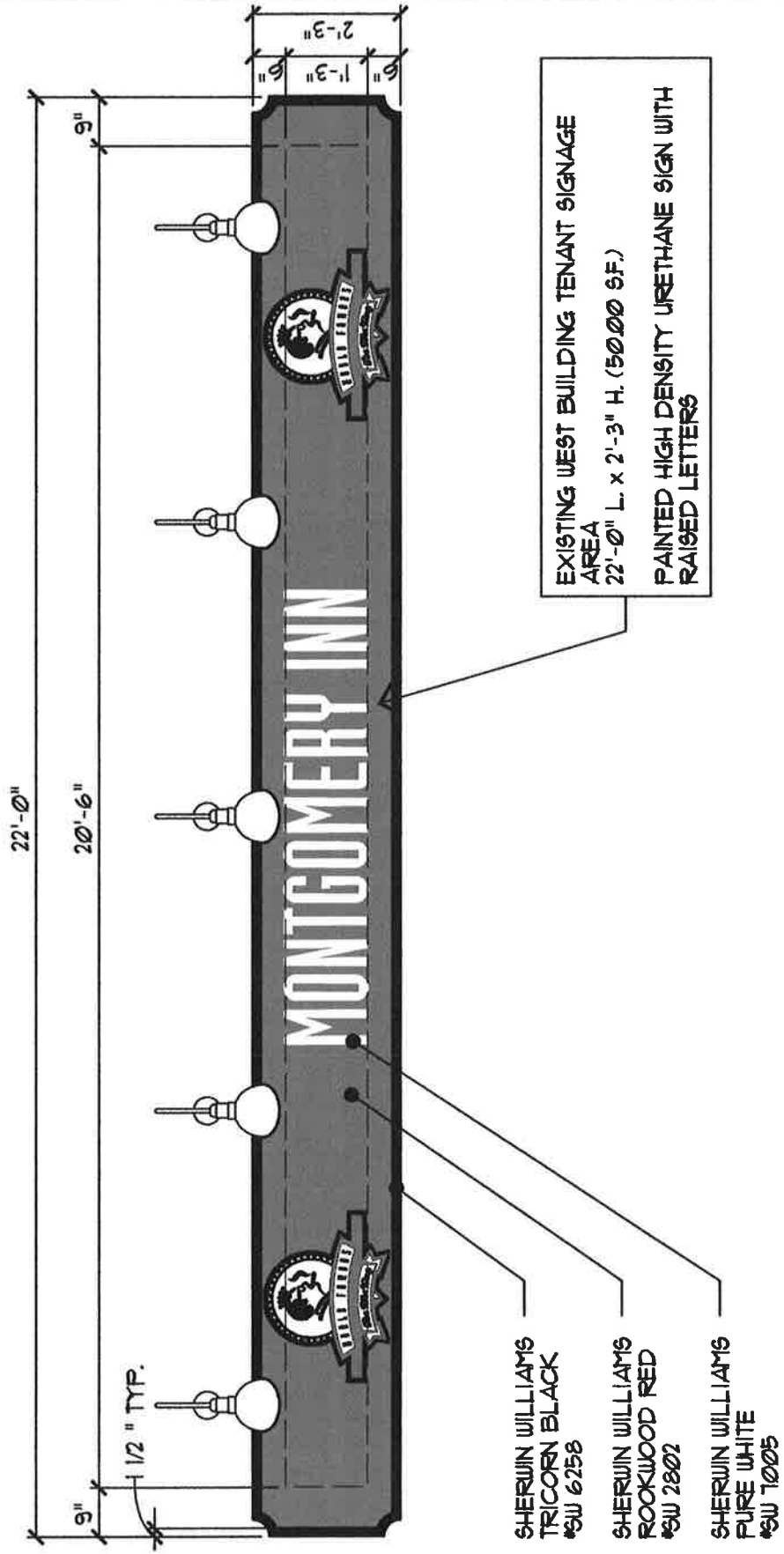
SCALE: 1/8" = 1'-0"



SG-2	SHEET NO:
00088.07	DATE: NOV. 20, 2007
JOB NUMBER:	

MONTGOMERY INN
 The Shoppes At River Ridge
 4565 West Dublin-Granville Road
 Dublin, Ohio
MONTGOMERY INN
 9408 Main Street, Cincinnati, Ohio 45242

FORD & ASSOCIATES
ARCHITECTS
1500 WEST FIRST AVENUE COLUMBUS, OHIO 43212 614.488.6252 614.488.9963 (Fax)



EXISTING TENANT SIGN - WEST

A SCALE: 5/8" = 1'-0"

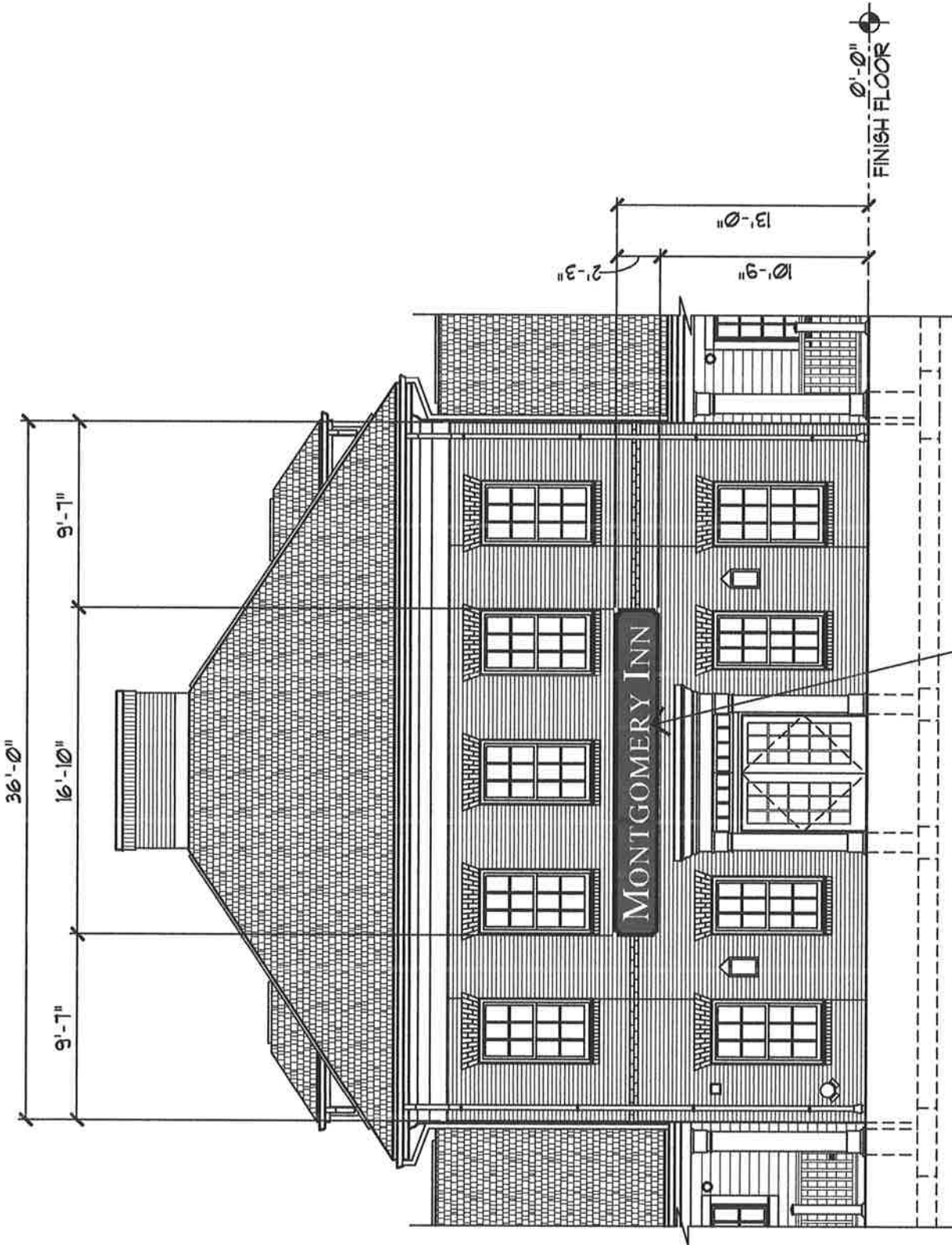
JOB NUMBER: 08053.04	
DATE: DEC. 22, 2009	SHEET NO: SG-3

MONTGOMERY INN
 The Shoppes At River Ridge
 4565 West Dublin-Granville Road
 Dublin, Ohio
 for
MONTGOMERY INN
 9406 Main Street, Cincinnati, Ohio 45242

FORD & ASSOCIATES

ARCHITECTS

1500 WEST FIRST AVENUE
 COLUMBUS, OHIO 43212
 614.488.6252
 614.488.9963 (Fax)



PROPOSED EAST BUILDING TENANT SIGNAGE
 AREA
 16'-10" L. x 2'-3" H. (3800 SF.)
 PAINTED WOOD SIGN WITH RAISED LETTERS

PROPOSED TENANT SIGN - EAST

PARTIAL EAST BUILDING ELEVATION

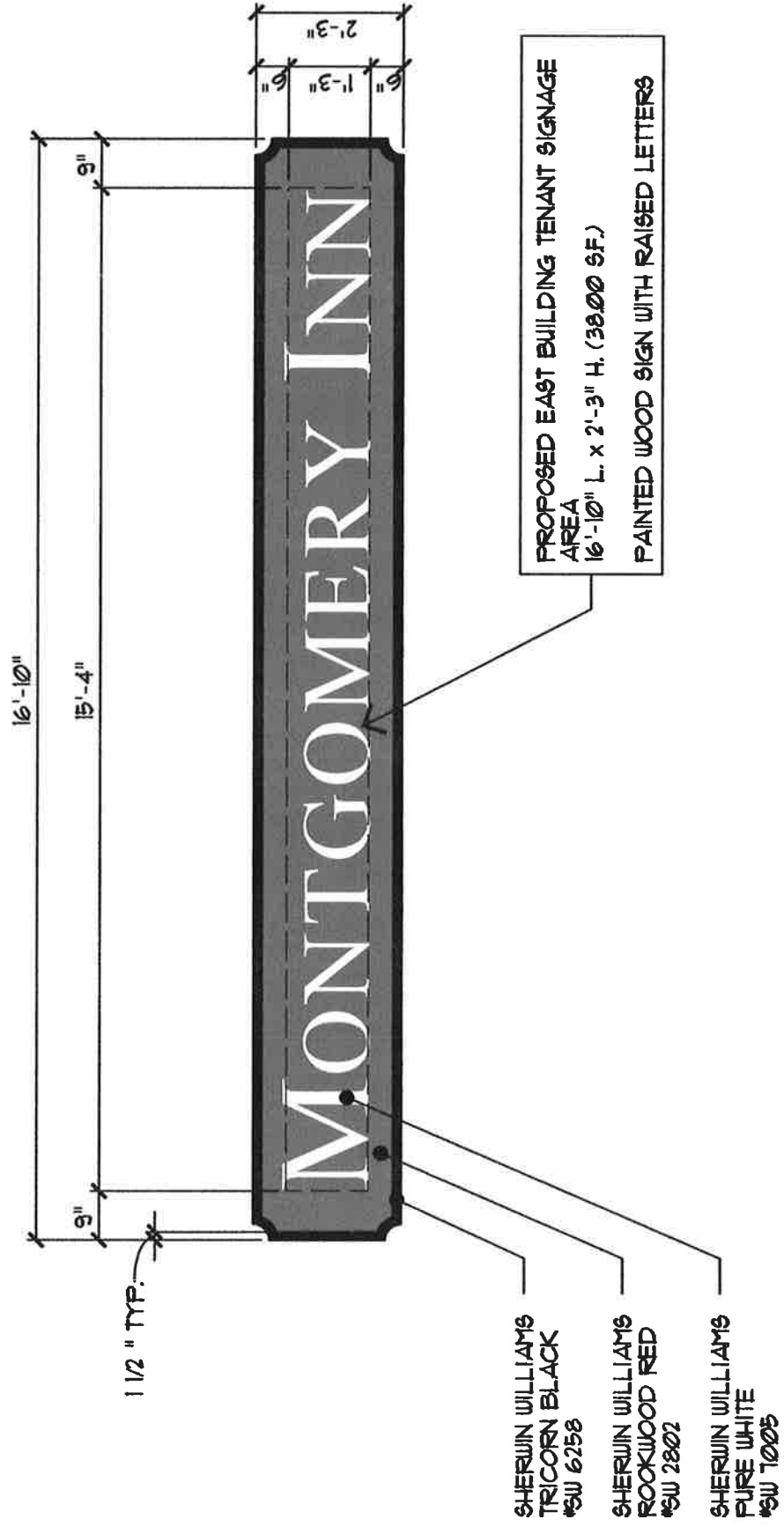
SCALE: 1/8" = 1'-0"



JOB NUMBER	08063.04
DATE	DEC. 22, 2009
SHEET NO.	SG-4

MONTGOMERY INN
 The Shoppes At River Ridge
 4565 West Dublin-Granville Road
 Dublin, Ohio
MONTGOMERY INN
 9408 Main Street, Cincinnati, Ohio 45242

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PROPOSED TENANT SIGN - EAST

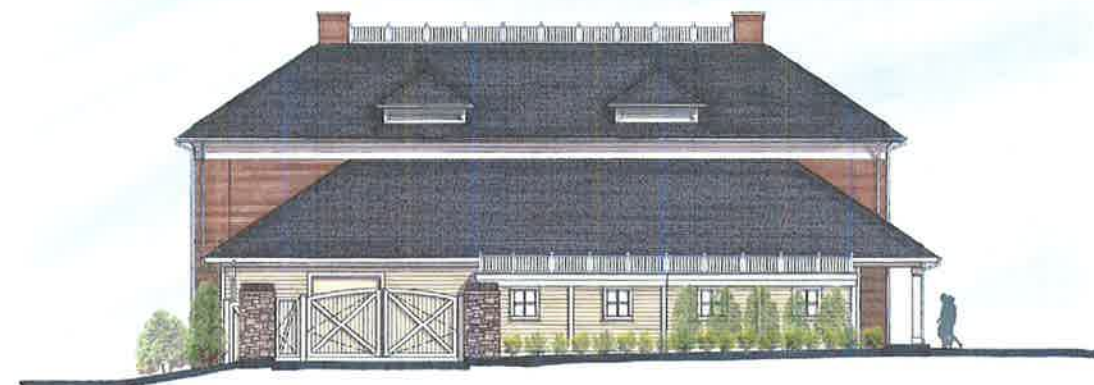
B SCALE: 3/8" = 1'-0"



A PROPOSED EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



B PROPOSED NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



C PROPOSED SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



D PROPOSED WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

