



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 checked="" 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 type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" 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): 7000-7090 Hospital Dr., Dublin, OH 43016	
Tax ID/Parcel Number(s): 273-008208	Parcel Size(s) (Acres): 15.053
Existing Land Use/Development: Avery Square Shopping Center	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Additional outparcel/retail area
Total acres affected by application: 0.6 acres

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

Name (Individual or Organization): Dublin Oaks Limited	
Mailing Address: (Street, City, State, Zip Code)	191 W. Nationwide Blvd., Suite 200 Columbus, OH 43215
Daytime Telephone: (614) 228-5331	Fax: (614) 469-8224
Email or Alternate Contact Information: cfraas@castoinfo.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: Charles Fraas		Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Casto		
Mailing Address: (Street, City, State, Zip Code) 191 W. Nationwide Blvd., Suite 200, Columbus, OH 43215		
Daytime Telephone: (614) 227-3485	Fax: (614) 221-4454	
Email or Alternate Contact Information: cfraas@castoinfo.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: Charles Fraas	
Organization (Owner, Developer, Contractor, etc.): Casto	
Mailing Address: (Street, City, State, Zip Code) 191 W. Nationwide Blvd., Suite 200, Columbus, OH 43215	
Daytime Telephone: (614) 227-3485	Fax: (614) 221-4454
Email or Alternate Contact Information: cfraas@castoinfo.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.

<p>I _____, 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.</p>	
Signature of Current Property Owner:	Date:

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

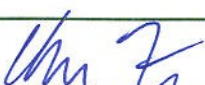
Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

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

<p>I Charles Fraas _____, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.</p>	
Signature of applicant or authorized representative: 	Date: 1/19/10

Dublin Planning and Zoning Commission Application (con't.)

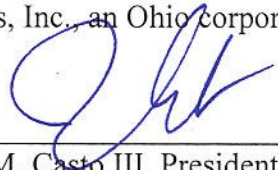
Section VI. Authorization for Owner's Applicant or Representative(s)

I, Don M. Casto III, President of CRI Holdings, Inc, Managing Member of Dublin Oaks Limited, the owner, hereby authorizes Charles Fraas, to act as my applicant or representative 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:

Dublin Oaks Limited, an Ohio limited liability company

By: CRI Holdings, Inc., an Ohio corporation, Managing Member

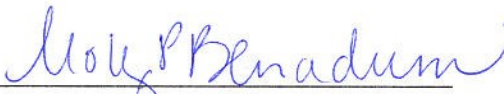
By: 

Don M. Casto III, President

Date: January 18, 2010

State of Ohio
County of Franklin

Subscribed and sworn before me this 18 day of January, 2010.



Notary Public



MOLLY P. BENADUM
Notary Public, State of Ohio
My Commission Expires 12-09-2011

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 <u>Charles Fraas</u> _____, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u><i>Charles Fraas</i></u>	Date: <u>1/19/10</u>

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

I <u>Charles Fraas</u> _____, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u><i>Charles Fraas</i></u>	Date: <u>1/19/10</u>

Subscribed and sworn to before me this 19 day of January, 20 10

State of Ohio

County Franklin

Notary Public *Molly P. Benadum*

Stamp or Seal



MOLLY P. BENADUM
Notary Public, State of Ohio
My Commission Expires 12-09-2011

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

Informal Plan Review Statement

Please briefly explain the proposed development outlining the basic scope, character and nature of the project:

We are requesting to locate a commercial building on the proposed development area at Avery Square. This building may be single- or multi-tenant in nature. The use of the building would be consistent with the uses in the center and in neighboring commercial centers. The architecture would utilize the same architectural style and materials as the buildings at Avery Square. In discussions with the city about the proposed Kroger fuel facility, staff encouraged additional retail in the location shown on the plan. Since that portion of the parking lot is rarely used we agreed with staff that a complementary building would add to the project.

Briefly state how the proposed development relates to the existing land use character of the vicinity:

The entire area surrounding the proposed development is commercial in nature. Thus, a commercial building would complement the existing land use character of the surrounding property. The architectural style and materials of Avery Square would be utilized.

Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable requirements. If the plan is inconsistent with the Dublin Community Plan or any other requirements provide justification for the proposed deviation:

The proposal is consistent with the Dublin Community Plan in that the Plan designates the entire shopping center as General Commercial. Although the Community Plan notes that General Commercial is less desirable than Mixed Use, this center is stable and relatively new. As a result this center will remain a viable commercial center for many years to come. There is no room at the center or in the general area to create a neighborhood or village center in that largely all of the land has been recently developed. It is very close to the US-33/Avery-Murifield Drive interchange, and surrounded by a regional hospital and medical office to the south, premium and standard office to the west and north and additional

general commercial land uses to the north and east. Just beyond these uses are a convalescent facility, a church and high density residential. Even though the center is not a mixed use project itself, the center is one component of a mixture of uses in the immediate area.

Situated in the State of Ohio, County of Franklin, City of Dublin, being located in Virginia Military Survey Numbers 2999 and 3452 and being 10.207 acres of that tract of land as conveyed to Hospital Properties, Inc., an Ohio Corporation Not for Profit by deed of record in Official Record 13642G19, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at the centerline of Perimeter Road at the intersection of the westerly property line of that subdivision entitled "Perimeter Center", as shown of record in Plat Book 72, Pages 47 and 48;

thence South 4° 37' 38" East, a distance of 115.38 feet to a point;

thence South 85° 22' 22" West, a distance of 72.61 feet to an iron pin set;

thence being along the proposed westerly right-of-way line of Avery-Muirfield Road, the following courses (3) and distances:

South 4° 55' 34" East, a distance of 124.90 feet to an iron pin set at a point of curvature of a curve to the left;

Southeasterly along the arc of said curve (Delta = 2° 34' 53", Radius = 5789.58 feet), a chord bearing and distance of South 6° 13' 00" East, 260.82 feet to an iron pin set at a point of reverse curvature; and,

Southwesterly along the arc of said curve to the right (Delta = 92° 52' 49", Radius = 50.00 feet), a chord bearing and distance of South 38° 55' 58" West, 72.47 feet to an iron pin set at a point of tangency in the northerly proposed right-of-way line of Perimeter Loop Road;

thence being along the proposed northerly right-of-way line of Perimeter Loop Road, the following courses (2) and distances:

South 85° 22' 22" West, a distance of 137.70 feet to an iron pin set at a point of curvature of a curve to the left;

Southwesterly along the arc of said curve (Delta = 22° 00' 00", Radius = 420.00 feet), a chord bearing and distance of South 74° 22' 22" West, 160.28 feet to an iron pin set at the "True Point of Beginning" for the tract herein intended to be described;

thence leaving said "True Point of Beginning" and continuing along said proposed northerly right-of-way line of Perimeter Loop Road, the following courses (3) and distances:

Southwesterly continuing along the arc of said curve (Delta = 6° 57' 51", Radius = 420.00 feet), a chord bearing and distance of South 59° 53' 27" West, 51.02 feet to an iron pin set at a point of compound curvature;

Southwesterly along the arc of said curve to the left (Delta = 56° 43' 39", Radius = 397.85 feet), a chord bearing and distance of South 28° 02' 41" West, 378.01 feet to an iron pin set at a point of tangency; and,

Continued....

South 0° 19' 08" East, a distance of 49.15 feet to an iron pin set;

thence North 87° 14' 12" West, leaving said proposed right-of-way line, a distance of 835.68 feet to an iron pin set;

thence North 7° 27' 09" West, a distance of 248.37 feet to an iron pin set;

thence North 2° 45' 06" East, a distance of 195.50 feet to an iron pin set;

thence South 87° 14' 54" East, a distance of 352.08 feet to an iron pin set;

thence North 2° 45' 06" East, a distance of 23.69 feet to an iron pin set;

thence North 19° 29' 51" West, a distance of 35.45 feet to an iron pin set;

thence South 87° 14' 54" East, a distance of 640.33 feet to an iron pin set at a point of curvature of a curve to the right;

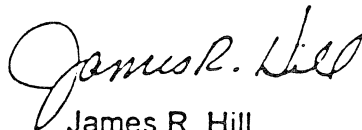
thence Southeasterly along the arc of said curve (Delta = 60° 37' 16", Radius = 100.00 feet), a chord bearing and distance of South 56° 56' 16" East, 100.94 feet to an iron pin set at a point of tangency;

thence South 26° 37' 38" East, a distance of 31.14 feet to the place of beginning, containing 10.207 acres of land, more or less.

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

The bearings are based on the same meridians as the bearings shown upon the Recorded Plat entitled "Perimeter Center", in Plat Book 72, Pages 47 and 48, in which the centerline of Perimeter Drive has a bearing of North 85° 22' 22" East, Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



James R. Hill

Registered Surveyor No. 6919

JRH/mf

List of Adjacent Property Owners (within 150')

<u>Parcel ID#</u>	<u>Owner</u>	<u>Address</u>
273-011547	6600 Perimeter Drive LLC	6600 Perimeter Dr., Ste. A Dublin, OH 43017
273-011308	Avery Perimeter LLC	1533 Lakeshore Dr. Columbus, OH 43204
273-011305	Champaign National Bank	6400 Perimeter Dr. Dublin, OH 43016
273-008209	Dublin Oaks Limited	CASTO Amy Ryczko Suite 200 191 W. Nationwide Blvd. Columbus, OH 43215
273-008208	Dublin Oaks Limited	CASTO Amy Ryczko Suite 200 191 W. Nationwide Blvd. Columbus, OH 43215
273-008207	Dublin Oaks Limited	CASTO Amy Ryczko Suite 200 191 W. Nationwide Blvd. Columbus, OH 43215
273-011304	Huntington National Bank	7 Easton Oval Columbus, OH 43219
273-011780	OhioHealth Corp.	1087 W. Dennison Ave, Columbus, OH 43201
273-010472	Walgreen Co.	200 Wilmot Rd. Riverwoods, IL 60015