

1980 - HY of Dublin

CORRIDOR DEVELOPMENT DISTRICT SUPPLEMENTAL APPLICATION REQUIREMENTS

ONE (1) CD CONTAINING ELECTRONIC COPIES OF ALL APPLICATION MATERIALS REQUIRED FOR SUBMISSION. Files must be labeled and submitted as PDFs or JPEGS, or other appropriate electronic format.

ONE (1) ORIGINAL SIGNED AND NOTARIZED PLANNING AND ZONING COMMISSION APPLICATION FORM AND SUPPORTING MATERIALS CONSISTING OF:

ONE (1) COPY OF THE APPLICATION STATEMENT INCLUDING RESPONSES TO THE FOLLOWING:

- Briefly explain how the proposed development relates to the Corridor Development District.
- Briefly state how the proposed development relates to the existing land use character of the vicinity.
- Briefly state how the proposed development relates to the Dublin Community Plan and any other applicable plans or development standards.
- Explain how this proposal meets the review criteria for Corridor Development District approval by the Planning and Zoning Commission [Code Section 153.115].

ONE (1) COPY OF A LEGAL DESCRIPTION FOR EACH PARCEL INCLUDED.

TWO (2) COPIES OF A LIST OF PROPERTY OWNERS WITHIN 150 FEET OF THE PERIMETER OF THE PROPERTY BASED ON THE COUNTY AUDITOR'S CURRENT TAX LIST, INCLUDING PARCEL NUMBER, OWNER NAME (NOT MORTGAGE COMPANY OR TAX SERVICE), AND COMPLETE ADDRESS. IT IS THE POLICY OF THE CITY OF DUBLIN TO NOTIFY SURROUNDING PROPERTY OWNERS OF PENDING APPLICATIONS UNDER PUBLIC REVIEW. THIS MUST ALSO BE PROVIDED IN A DIGITAL FORMAT.

IF APPLICABLE, ONE (1) COPY OF THE APPROVED DEVELOPMENT TEXT. *→ NEED SMALL SETS AS YOU*

FOURTEEN (14) SMALL (11x17) and SEVEN (7) LARGE (22x34) COPIES OF THE SITE PLAN INCLUDING:

- Boundaries and dimensions of the site.
- Size and location of existing and proposed structures.
- Use of land and location of structures on adjacent properties.

Proposed use of all parts of the lot and structures including access ways, walks, and off-street parking and loading spaces, lighting, sign locations, screening, landscaping that demonstrate compliance with development standards.

FOURTEEN (14) SMALL (11x17) and ~~FOURTEEN (14)~~ ^{24x36} LARGE (22x34) COPIES OF PLANS INDICATING THE FOLLOWING: *F*

- All yard requirements including side and rear yard setbacks for buildings and pavement.
- Lot coverage including structures, pedestrian areas, parking areas and other hard surfaced or paved areas.
- All proposed structures with square footages, tenant types and expected entrance, service, and pedestrian areas for each phase of development.
- Traffic and circulation identifying points of ingress and egress onto public roadways and the overall traffic distribution scheme.
- Parking layout including number of spaces (summed by row), access points and circulation, and expected pedestrian access routes from parking areas to structures.
- Proposed utility plan including stormwater, trash collection systems, and the lighting system.
- Landscape plan indicating types and sizes of plant material, proposed locations, mounding and landscaping requirements and features.
- Architectural elevations indicating general design, arrangement, texture, materials, and colors. *AN ELEVATIONS*
- Proposed signs indicating sign material, shape, color, and illumination.



CITY OF DUBLIN

Land Use and
Long Range Planning
5900 Shier-Rings Road
Dublin, Ohio 43016-1236

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

February 2009

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): 3600 TULLER RD, DUBLIN OH 43017	Parcel Size(s) (Acres):
Tax ID/Parcel Number(s): 123 - 009044	
Existing Land Use/Development: CC / REST	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:

Total acres affected by application:

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

Name (Individual or Organization): BOB EVANS
Mailing Address: (Street, City, State, Zip Code) 3726 SOUTH HIGH ST. COLUMBUS, OH 43207
Daytime Telephone: 614 800 272 7675 Fax:
Email or Alternate Contact Information: JAMIE@JUDGEBOBEVANS.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>JAMES P. JUDGE</u>	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <u>BOB EVANS</u>	
Mailing Address: (Street, City, State, Zip Code) <u>3776 S. HIGH ST. COLUMBUS OH 43</u>	
Daytime Telephone: <u>614 205-1983</u>	Fax: <u>614 409 2128</u>
Email or Alternate Contact Information: <u>JAMIE - JUDGE@BOBEVANS.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.

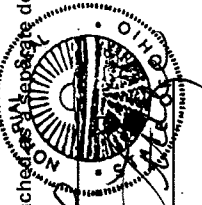
Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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, Kathleen E. North, the owner, hereby authorize JAMIE JUDGE 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: Kathleen North Date: 7/20/2010

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached to this document R Michelle Little
 Subscribed and sworn before me this 20 day of July, 2010
 State of Ohio Notary Public, State of Ohio
 County of Franklin My Commission Expires 11-9-11



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, Kathleen E. North, 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: Kathleen North Date: 7/20/2010

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, Kathleen E. North, 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: Kathleen E. North Date: 7/20/2010

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

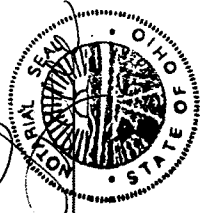
I, Kathleen E. North, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: Kathleen North Date: 7/20/2010

Subscribed and sworn to before me this 20 day of July, 2010

State of OHIO Notary Public R. Michelle Little

County of Franklin



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:		

Application Statement

The purpose of this application is to replace the failing artificial slate roof on the Bob Evans located at 3830 Tuller Road, Dublin, OH

The existing Bob Evans location was opened in January of 1988. The roof is an artificial slate roof containing asbestos. The existing roof is failing and needs replaced due to age.

The existing roof roughly matches the shed roof of Dublin Village Center located to the Southeast of the Bob Evans location. The roof at the Dublin Village Center is also failing and will need to be replaced in the near future as there are many tiles cracked, chipped or missing.

The commercial buildings in the Corridor Development District (CDD) have a variety of roof styles and material. Many of the buildings only have flat roofs while a few do have gabled roofs and/or shed roofs. The gabled roofs have a range of material from standing seam metal roofs to asphalt shingles. Color of roofs ranges from green to brown.

Bob Evans is requesting to replace the artificial slate roof with a dimensional shingle roof. By replacing the roof with a dimensional shingle roof, we will be tying our buildings looks to several other buildings within the CDD that have dimensional shingle roofs including many of the shops at the new Shoppes at River Ridge located on W Dublin Granville Road. One of the more notable locations at this new center is the Montgomery Inn.

Code Section 153.115, Corridor Development District (CDD), does not state roofing materials permissible on buildings within the CDD. We believe that a dimensional shingle roof does "Maintain the image of the city as a quality community."

The following commercial buildings within the CDD have shingle roofs. Some of these are non-dimensional shingles.

- Animal Care Center 6924 Riverside Drive
- Brickstone Commons 4230 Tuller Drive
- Charles Penzone 6671 Village Parkway
- The Shoppes at River Ridge including Montgomery Inn 4565 W Dublin Granville Rd
- Oakland Nurseries 4261 W Dublin Granville Rd
- The Spa of River Ridge 6400 Riverside Drive
- Dublin Medical Center 4351 Dale Drive
- Enchanted Care Learning Center 4370 Dale Drive
- Standley Law Group 6300 Riverside Drive

- Tree of Life Christian School 2900 Martin Drive
- OSU Medical Services at Stoneridge 3900 Stoneridge Lane
- IDG Jewelers 3755 W Dublin Granville Rd
- Digger & Finch 6720 Riverside Drive

The dimensional shingle roof material that we will be using is a Certainteed Landmark Plus Dimensional Shingle in the Georgetown Gray. This shingle carries a 40-year warranty from the manufacturer.

As a result of the above information, we are recommending the following materials and methods for the roof replacement project. The roof replacement project should be completed in the following order: 1. Remove existing roof materials and underlayment. 2. Install new underlayment. 3. Install dimensional shingle roof material. 4. Install new roof flashing and gutters. 5. Install new roof vents. 6. Install new roof ridge cap. 7. Install new roof eaves. 8. Install new roof fascia. 9. Install new roof soffits. 10. Install new roof paint. The roof replacement project should be completed in the following order: 1. Remove existing roof materials and underlayment. 2. Install new underlayment. 3. Install dimensional shingle roof material. 4. Install new roof flashing and gutters. 5. Install new roof vents. 6. Install new roof ridge cap. 7. Install new roof eaves. 8. Install new roof fascia. 9. Install new roof soffits. 10. Install new roof paint.

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PARCEL # 273-009044 -

PROPERTY ADDRESS: 3830 TULLER RD, DUBLIN OHIO

OWNER NAME : BOB EVANS FARMS, INC

OWNER ADDRESS: 3776 S. HIGH ST., COLUMBUS, OH 43207

PROPERTIES WITHIN 150 FEET

1) PARCEL # 273-009055-00

PROPERTY ADDRESS: 6825 DUBLIN CENTER DR

OWNER NAME: LUCAS DUBLIN PARK, LTD

OWNER ADDRESS: ONE MERCER ROAD, P.O. BOX 9601
NATICK, MA 01760

2) PARCEL # 273-009043-00

PROPERTY ADDRESS: 3800 TULLER ROAD

OWNER NAME: PROGRESSIVE REALTY ASSOCIATES, L.P.

OWNER ADDRESS: P.O. BOX 1919

WICHITA FALLS, TX 76307

3) PARCEL # 273-008957-00

PROPERTY ADDRESS: 3890 TULLER ROAD

OWNER NAME: S-ONE LLC

OWNER ADDRESS: 2 MIRANOVA PLACE, SUITE 220
COLUMBUS, OH 43215

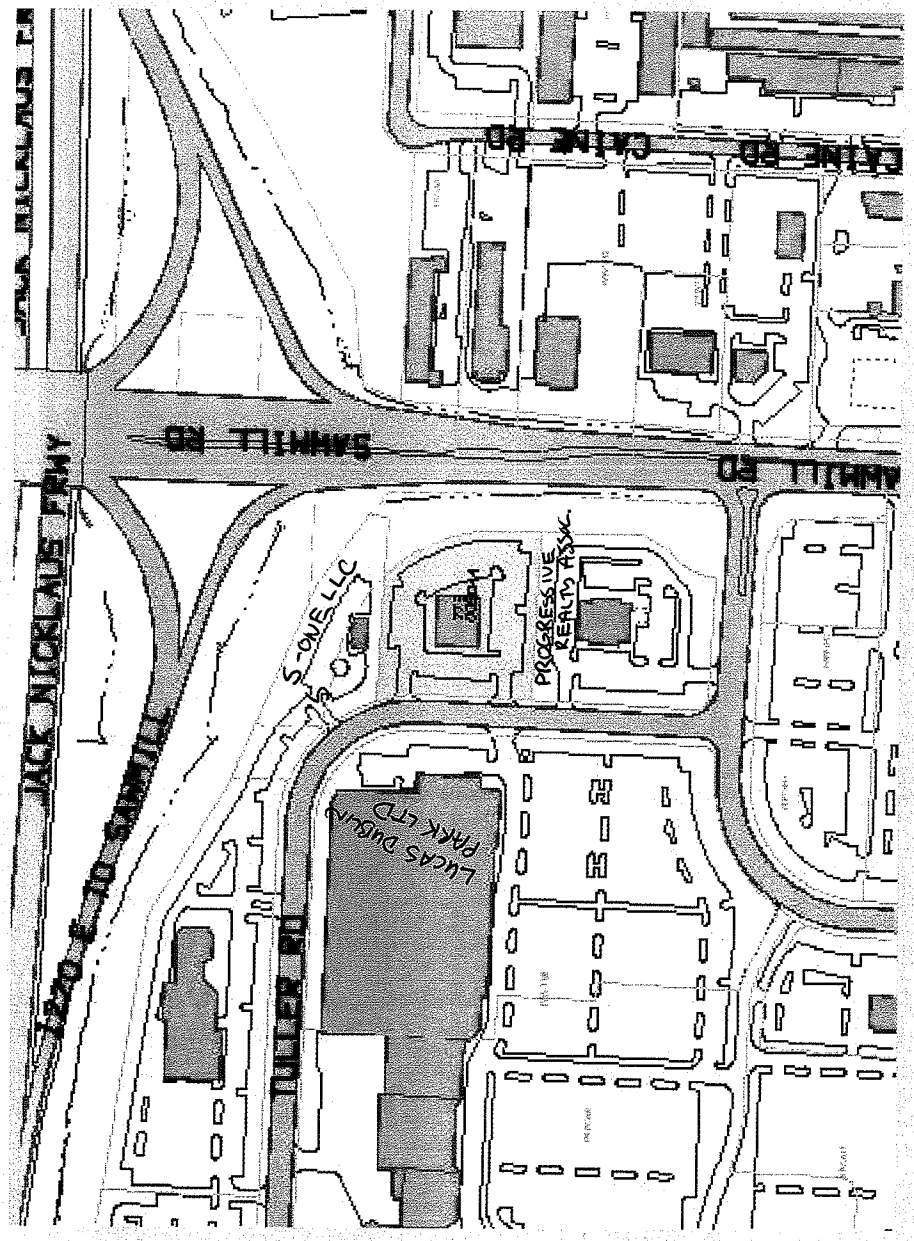
Clarence E. Mingo, II
Franklin County Auditor

Property Report

Generated on 07/13/10 at 04:58:07 PM

Parcel ID **273-009044-00** Map Routing No **273-0071D -040-03** Card No **1** Location **03830 TULLER RD**

GIS



Disclaimer

This drawing 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 drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

March 26, 1987

DESCRIPTION OF 1.600 ACRES OF LAND
LOCATED NORTH OF DUBLIN CENTER
DRIVE BETWEEN TULLER ROAD AND
SAWMILL ROAD, IN THE VILLAGE OF
DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, Village of Dublin, being in Quarter Township 2, Township 2 North, Range 19 West, United States Military Lands, containing 1.600 acres of land, more or less, said 1.600 acres being out of that 41.724 acre tract of land conveyed to Continental Sawmill Limited Partnership by deed of record in Official Record 06439F17, said 1.600 acres being part of Lot No. 1 as the same is numbered and delineated upon the recorded plat of the Lands of Chauncey McGurer, of record in Plat Book 12, Page 27, part of said 1.600 acres being part of vacated Tuller Road (0.997 acre) by the Village of Dublin, Ohio Ordinance No. 26-87 passed on March 2, 1987 and shown (crosshatched) on the recorded plat of the Dedication of Part of Tuller Road and Easements, of record in Plat Book 66, Page 13, all being of record in the Recorder's Office, Franklin County, Ohio, said 1.600 acres of land being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Tuller Road and Dublin Center Drive as said intersection is shown and delineated upon the recorded plat of said Dedication of Part of Tuller Road and Easements; thence N-2°51'21"E, with the centerline of said Tuller Road, a distance of 344.62 feet to a point; thence S-87°08'39"E, a distance of 30.00 feet to a 3/4-inch (I.D.) iron pipe at the true point of beginning in an easterly right-of-way line of said Tuller Road;

Thence, from said true point of beginning, N-2°51'21"E, with an easterly right-of-way line of said Tuller Road, a distance of 185.43 feet to a 3/4-inch (I.D.) iron pipe at a point of curvature;

Thence northwardly, with an easterly right-of-way line of said Tuller Road and with the arc of a curve to the left having a radius of 230.00 feet, a central angle of 19°44'59" and a chord that bears N-7°01'08"W, a chord distance of 78.89 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-87°08'39"E, a distance of 211.44 feet to a 3/4-inch (I.D.) iron pipe in a curve in an easterly line of said 41.724 acre tract, the same being in a westerly line of that 2.27 acre tract of land designated as PARCEL NO. 4115 A-WD and described in the deed to the State of Ohio, of record in Deed Book 2993, Page 192, Recorder's Office, Franklin County, Ohio;

Thence southwardly, with an easterly line of said 41.724 acre tract and with a westerly line of said 2.27 acre tract, the same being the arc of a curve to the right having a radius of 280.00 feet, a central angle of 46°10'06" feet and a chord that bears S-20°13'42"E, a chord distance of 219.57 feet to a 3/4-inch (I.D.) iron pipe at a point of tangency;

Thence S-2°51'21"W, with an easterly line of said 41.724 acre tract and with a westerly line of said 2.27 acre tract, a distance of 61.16 feet to a 3/4-inch (I.D.) iron pipe;

0-71-D
ALL OF
948
PERRY
DUBLIN
CORP.

18-19-87

DESCRIPTION OF 1.600 ACRES OF LAND (Cont'd)

Thence N-87°08'39"W, a distance of 284.00 feet to the true point of beginning and containing 1.600 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby certify that the foregoing description was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in August and September of 1985 and in March of 1987.

All of the survey markers noted in the foregoing description were in place in March of 1987.

The bearings given in the foregoing description correspond to the bearings given for the centerline of survey made by the Ohio Department of Highways for Interstate Route I-270 (FRA.-270-10.33N)

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

BY Jimmie L. Davis
Jimmie L. Davis
Professional Surveyor No. 6942

