



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

January 2007

EXHIBIT "B"
REZONING APPLICATION
(Code Section 153.234)

TO EXPIRE _____
ORDINANCE NUMBER _____

CITY COUNCIL (FIRST READING) _____
CITY COUNCIL (PUBLIC HEARING) _____
CITY COUNCIL ACTION _____

NOTE: All applications are reviewed by Land Use and Long Range Planning for completeness prior to being processed. Applications that are incomplete will **not** be accepted. Applicants are encouraged to contact Land Use and Long Range Planning for assistance and to discuss the rezoning process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.

I. PLEASE CHECK THE TYPE OF APPLICATION:

- Preliminary Development Plan (Section 153.053)
- Other (Please Describe) High Density POD of the Central Ohio Innovation District

II. PROPERTY INFORMATION: This section must be completed.

Property Address: Northeast of intersection of Shier-Rings Road and Eiterman Road		
Tax ID/Parcel Number(s): 274-001353	Parcel Size (Acres):	4.18±
Existing Land Use/Development: Vacant		
Proposed Land Use/Development: Uses permitted in High Density POD District		
Existing Zoning District:	Requested Zoning District: HDP	Total Acres to be Rezoned: 4.18±

III. REZONING STATEMENT: Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following sections.

A. Please briefly explain the proposed rezoning and development:	Please see attached statement.
B. Briefly state how the proposed rezoning and development relates to the existing and potential future land use character of the vicinity:	
C. Briefly state how the proposed rezoning and development relates to the Dublin Community Plan and, if applicable, how the proposed rezoning meets the criteria for Planned Districts [Section 153.052(B)]:	
D. Briefly address how the proposed rezoning and development meet the review criteria for Preliminary Development Plan approval by the Planning and Zoning Commission as stated in [Section 153.055(A)] (SEE ATTACHMENT A):	

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Has a previous application to rezone the property been denied by City Council within the last twelve months? Yes No

If yes, list when and state the basis for reconsideration as noted by Section 153.234(A)(3):

IV. PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: Please submit **large** (24X36) and **small** (11X17) sets of plans. Please make sure all plans are stapled and collated. Large plans should also be folded. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

- TWO (2) ORIGINAL SIGNED AND NOTARIZED APPLICATIONS AND THIRTEEN (13) COPIES** Please notarize agent authorization, if necessary.
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY**
- FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP** indicating property owners and parcel numbers for all parcels within **500 FEET** of the site (Maximum Size 11X17). Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF A LIST OF CONTIGUOUS PROPERTY OWNERS WITHIN 300 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 address (Maximum Size 11X17). It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT**
- FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:**
 - a. North arrow and bar scale.
 - b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
 - c. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.).
 - d. Size of the site in acres/square feet.
 - e. All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
 - f. Existing and proposed zoning district boundaries.
 - g. Use of land and location of structures on adjacent properties.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:**
 - a. Grading Plan.
 - b. Landscaping Plan.
 - c. Lighting Plan.
 - d. Utility and/or Stormwater Plan.
 - e. Tree Survey, Tree Preservation and Tree Replacement Plans
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS** with proposed colors and materials noted.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING:**
 - a. Location of signs and sign type (wall, ground, projecting, or window).
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
 - c. Copy layout and lettering styles (fonts) of signage.
 - d. Materials and manufacturer to be used in fabrication.
 - e. Total area of sign face (including frame)
 - f. Type of illumination
- MATERIAL/COLOR SAMPLES** (swatches, photos, plans, or product specifications). Include manufacturer name and product number.

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V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): LS Dublin Realty LLC	
Mailing Address: (Street, City, State, Zip Code) 635 Brooksedge Blvd., Westerville, OH 43081	
Daytime Telephone: (614) 818-4900	Fax: (614) 818-4901
Email or Alternate Contact Information:	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting the zone change if different than the property owner(s).

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

VII. REPRESENTATIVE(S) OF OWNER/APPLICANT: Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name: Aaron L. Underhill, Esq.	
Organization: Smith & Hale LLC	
Mailing Address: (Street, City, State, Zip Code) 37 West Broad Street, Suite 725, Columbus, OH 43215	
Daytime Telephone: (614) 221-4255	Fax: (614) 221-4409
Email or Alternate Contact Information: aunderhill@smithandhale.com	

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

I, LS Dublin Realty LLC, the owner, hereby authorize
the attorneys with the law firm of Smith & Hale LLC to act as my applicant/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: By: Jennifer C. Foley Thomas Date: 11-24-08

Subscribed and sworn to before me this 24th day of November, 2008
 State of Ohio
 County of Franklin

Notary Public: Orelia M. Howard



Orelia M. Howard
 Notary Public, State of Ohio
 My Commission Expires 08-29-10

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

X. UTILITY DISCLAIMER: The City of The Owner/Applicant acknowledges the approval of this request for rezoning 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.

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

Aaron L. Underhill, attorney, 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: Aaron L. Underhill Date: 11/24/08

Subscribed and sworn to before me this 24th day of November, 2008
 State of Ohio
 County of Franklin

Notary Public: Natalie C. Patrick



Natalie C. Patrick
 Notary Public, State of Ohio
 My Commission Expires 09-04-10

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION BY THE CITY OF DUBLIN PLANNING AND ZONING COMMISSION.

FOR OFFICE USE ONLY			
Amount Received: <u>\$4,300</u>	Application No: <u>08-1072</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>7426</u>	MAP ZONE: <u>4</u>	Date Received: <u>11/25/08</u>	Received By: <u>RES</u>
Type of Request: <u>Rezoning - COIC - HDP</u>	FILE COPY		
N, S, E, W (Circle) Side of: <u>Shier - Kings Road</u>			
Nearest Intersection: <u>Shier Kings Road @ Titman Rd.</u>			
Distance from Nearest Intersection: <u>at intersection - 0 mi</u>			

NOV 25 2008
 108-1072
 CITY OF DUBLIN
 LAND USE &
 LONG RANGE PLANNING

ATTACHMENT A: PRELIMINARY DEVELOPMENT PLAN APPROVAL CRITERIA

§ 153.055 PLAN APPROVAL CRITERIA.

(A) Preliminary development plan. In the review of proposed planned developments, the Planning and Zoning Commission and City Council shall determine whether or not the preliminary development plan complies with the following criteria. In the event the Planning and Zoning Commission determines that the proposed preliminary development plan does not comply with a preponderance of these criteria, the Planning and Zoning Commission shall disapprove the application:

- (1) The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code;
- (2) The proposed development is in conformity with Community Plan, Thoroughfare Plan, Bikeway Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
- (3) The proposed development advances the general welfare of the city and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
- (4) The proposed uses are appropriately located in the city so that the use and value of property within and adjacent to the area will be safeguarded;
- (5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
- (6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
- (7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
- (8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
- (9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
- (10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the city;
- (11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
- (12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
- (13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the city;
- (14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
- (15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area;
- (16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

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08-1072

CITY OF DUBLIN
PLANNING AND ZONING
LONG RANGE PLANNING



JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

MAP ID: au

DATE: 11/25/08



Disclaimer

Scale = 400



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 sources 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.

Real Estate / GIS Department

LS DUBLIN REALTY LLC

REZONING APPLICATION STATEMENT

November 25, 2008

A. Briefly explain the proposed development:

The proposed rezoning consists of 4.18± acres located to the northeast of and adjacent to the intersection of Shier-Rings Road and Eiterman Road. This is a request for a rezoning to a High Density POD District within the Central Ohio Innovation Center.

B. Briefly state how the proposed development relates to the existing and future land use character of the vicinity:

This rezoning seeks to place the subject into the High Density POD District of the Central Ohio Innovation Center. The City of Dublin's Future Land Use Plan recommends high density office and research and development uses for this property. While the applicant does not have specific plans for the development of its land at this time, it desires to zone it in conformance with the Community Plan in order to place it on competitive footing with other property in the area with this zoning designation. Recently the city of Dublin similarly zoned its real property holdings in the area to this designation.

C. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance Standards:

As mentioned above, this rezoning will allow for uses permitted in the High Density POD District in accordance with the recommendation of the Community Plan. When a proposal for development is brought forward, it will be subject to review and approval through the process outlined in the Central Ohio Innovation District section of the code.

D. Briefly explain how the proposed rezoning and development meet the review criteria for Preliminary Development Plan approval by the Planning and Zoning Commission as stated in Section 153.055(B).

Not applicable.



OWNER/APPLICANT

LS Dublin Realty LLC
635 Brooksedge Blvd.
Westerville, OH 43081

ATTORNEY

Aaron L. Underhill
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Bates Property Management Ltd.
5500 Stanley Steemer Parkway
Dublin, OH 43016

Richard Dipaolo, Jr.
6708 Bantry Court
Dublin, OH 43016

Robert Wood, Jr.
6692 Bantry Court
Dublin, OH 43016

Township of Washington, Ohio
5965 Wilcox Place, Suite B
Dublin, OH 43016

Michael Skelton, Jr.
6700 Bantry Court
Dublin, OH 43016

Fellowship Baptist Church of
Dublin
6720 Shier-Rings Road
Dublin, OH 43016

Jean Hoffman, TOD
6756 Stone Circle Way
Dublin, OH 43016

Anthony Gioffre, et al.
6262 Eiterman Road
Dublin, OH 43016

Carl Palmer
6704 Bantry Court
Dublin, OH 43016

Joseph Holdriek
6696 Bantry Court
Dublin, OH 43016

Vincent Cahill
6752 Stone Circle Way
Dublin, OH 43016

Jack Seibert
6744 Stone Circle Way
Dublin, OH 43016

Joel Payton
6736 Stone Circle Way
Dublin, OH 43016

Theodore Sekinger
6728 Stone Circle Way
Dublin, OH 43016

Matthew Kearns
6684 Bantry Court
Dublin, OH 43016

Jennifer Skelton
6748 Stone Circle Way
Dublin, OH 43016

Joseph Ewing
6740 Stone Circle Way
Dublin, OH 43016

Herbert Kirchner
6732 Stone Circle Way
Dublin, OH 43016

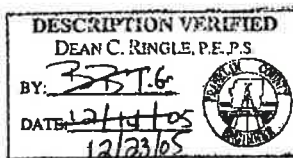
Kenneth Becker
6688 Bantry Court
Dublin, OH 43016

James Oddi
6680 Bantry Court
Dublin, OH 43016

Landstrategies-eiterman.lbl (ncp)
11/19/08 F:\Docs\s&hlabels\2008

December 13, 2005

DESCRIPTION OF 4.182 ACRES
NORTH OF SHIER RINGS ROAD
EAST OF EITERMAN ROAD
CITY OF DUBLIN, OHIO



Situated in the State of Ohio, County of Franklin, City of Dublin, being all that remains of that original 4.868-acre tract as described in a deed to Hearthstone Management Company, of record in Official Record Volume 14789, Page C02, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at Franklin County Geodetic Survey Monument No. 7752 at the centerline intersection of Eiterman Road and Shier Rings Road; thence North 04°17'52" West, along the centerline of Eiterman Road, a distance of 484.32 feet to a PK nail found at the southwesterly corner of that 5.002-acre tract as described in a deed to Eiterman/Post Limited Liability Company, of record in Instrument No. 199802230039207; thence North 73°39'53" East, along the southerly line of said 5.002-acre tract, a distance of 35.78 feet to an iron pin set in the easterly right-of-way line of Eiterman Road established by deed of record in Instrument No. 200106220140840, said iron pin being at the **TRUE PLACE OF BEGINNING**;

Thence North 73°39'43" East, continuing along said southerly line, a distance of 376.70 feet to an iron pin found (capped "PK Moore #5883") at the northwesterly corner of that 5.117-acre tract as described in a deed to Fellowship Baptist Church of Dublin, of record in Official Record Volume 18349, Page B16;

Thence South 04°18'14" East, along the westerly line of said 5.117-acre tract, a distance of 535.32 feet to an iron pin set in the northerly right-of-way line of Shier Rings Road, 35.00 feet north of centerline;

Thence South 85°41'57" West, along said right-of-way line, a distance of 333.47 feet to an iron pin set at an angle point;

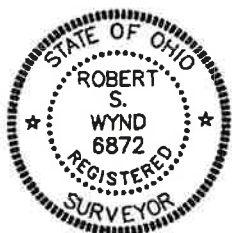
Thence North 49°17'57" West, continuing along said right-of-way line, a distance of 49.50 feet to a 5/8" rebar found (no cap) in the easterly right-of-way line of Eiterman Road, 35.00 feet east of centerline;

Thence North 04°17'52" West, along said right-of-way line, a distance of 421.77 feet to the **TRUE PLACE OF BEGINNING** and containing 4.182 acres of land.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, North 04°17'52" West for Eiterman Road.

Iron pins set consist of a 1" (O.D.) pipe, 30" long with a plastic cap inscribed "M-E COMPANIES/S-6872".

This description was prepared by M•E Companies, Inc., Civil Engineering Group, based on information obtained from an actual field survey performed in December 2005.



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All of
(272)
356

M•E Companies, Inc.
Civil Engineering Group

By: [Signature]
Robert S. Wynd
Registered Surveyor No. 6872

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AUDITOR, FRANKLIN COUNTY, OHIO

Joseph W. Testa, Auditor

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PID: 274-001353
Ls Dublin Realty LLC
Shier Rings Rd
Dublin, OH 43002

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- [Parcel History ▶](#)
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- [Building Info](#)
- [Building Sketch](#)
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2008 New Values

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Current Map: 988' x 727'

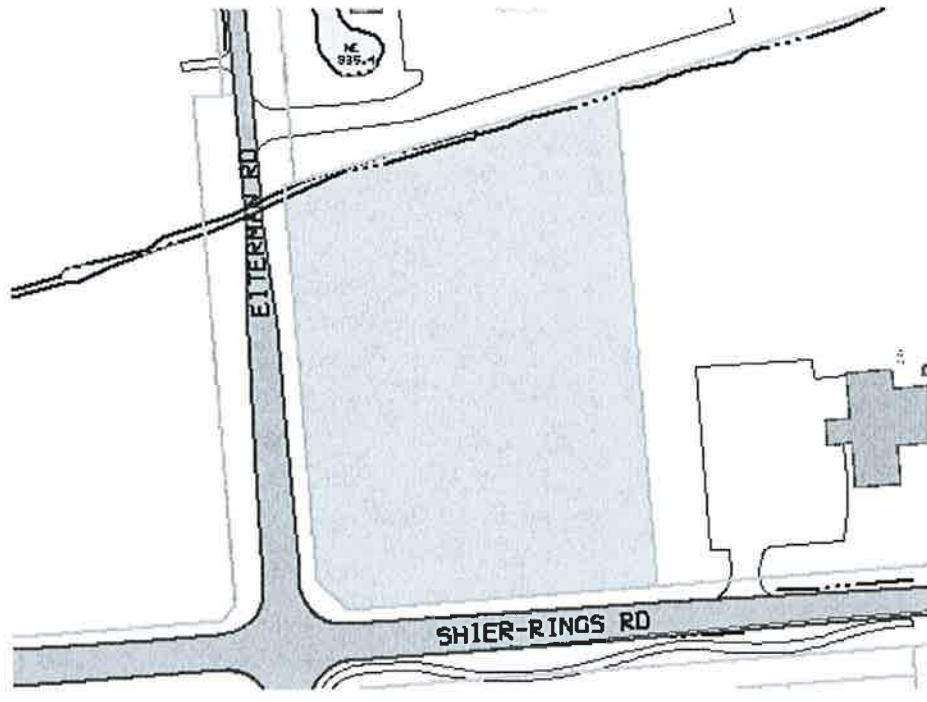


Image Date: Wed Nov 19 11:32:06 2008

Ortho Photographs taken in 2007

[Real Estate Page](#)

The closest fire station from the center of this map is 1.1 miles away. See [below](#) for more details. Measurements are over straight-line distances.

Hint: To view a color-coded display of the property values of the parcels on the current map, select the Theme Maps option.

Link to:

- [County Recorder Documents](#)
- [City of Dublin GIS](#)



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08-107Z

LONG RANGE PLANNING

Closest Fire Departments	
Washington Township - 91	1.1 miles
Columbus Station 34	2.2 miles
Washington Township - 95	2.5 miles

Disclaimer

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