



PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

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

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input checked="" 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 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): See attached Exhibit A	
Tax ID/Parcel Number(s): 273-001054-00; 60043307017000; 60043307012000; 60043401014000; 60043401015000; and 60043401010000	Parcel Size(s) (Acres): 9.946 acres; 18.915 acres; 14.673 acres; 2.035 acres; 4.474 acres; and 1.32 acres per Franklin County and Delaware County Auditors' websites
Existing Land Use/Development: R-1 Restricted Suburban Residential and PUD	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: PUD with estate lots and single family cluster housing
Total acres affected by application: 51.70 acres (plus proposed purchase of City property equal to 0.6 acres)

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

Name (Individual or Organization): See attached Exhibit A	
Mailing Address: See attached Exhibit A (Street, City, State, Zip Code)	
Daytime Telephone: Please contact representative	Fax:
Email or Alternate Contact Information:	

09-093CP
FILE COPY
RECEIVED
OCT 20 2009
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: Same as Part III	Applicant is also property owner: yes <input type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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: Michael L. Close, Esq.	
Organization (Owner, Developer, Contractor, etc.): Wiles, Boyle, Burkholder & Bringardner Co., LPA	
Mailing Address: (Street, City, State, Zip Code) 300 Spruce Street, Floor One, Columbus, OH 43215	
Daytime Telephone: (614) 221-5216	Fax: (614) 221-0624
Email or Alternate Contact Information: mclose@wileslaw.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.

I, Robert D. Walter, an officer of *Walt*, the owner, hereby authorize Michael L. Close 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: *Walt* Authorized Representative Date: 10-19-09

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 19th day of October, 20 09

State of OHIO

County of Franklin

Notary Public *Katherine L. Jenkins*



Katherine L. Jenkins
Notary Public, State of Ohio
My Commission Expires 10-10-2011

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives is 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, Robert D. Walter, 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: *Walt* Date: 10-19-09

RECEIVED

OCT 20 2009

CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING


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>Robert D. Walter</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>[Signature]</i></u>	Date: <u>10-19-09</u>

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

I, <u>Robert D. Walter</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>[Signature]</i></u>	Date: <u>10-19-09</u>

Subscribed and sworn to before me this 19th day of October, 2009
 State of OHIO
 County of Franklin

Notary Public *[Signature]*


Katherine L. Jenkins
 Notary Public, State of Ohio
 My Commission Expires 10-10-2011

FOR OFFICE USE ONLY			
Amount Received: <u>2880</u>	Application No: <u>09-093</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>907348</u>	Map Zone:	Date Received: <u>10-20-09</u>	Received By: <u>CDH</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Concept Plan Review</u>			
N, S, <input checked="" type="radio"/> E, W (Circle) Side of: <u>Dublin Rd</u>			
<input checked="" type="radio"/> N, S, E, W (Circle) Side of Nearest Intersection: <u>Memorial Drive</u>			
Distance from Nearest Intersection: <u>0'</u>			
Existing Zoning District: <u>PUD and R-1</u>		Requested Zoning District: <u>PUD</u>	

RECEIVED

OCT 20 2009

CITY OF DUBLIN
 LAND USE &
 LONG RANGE PLANNING

EXHIBIT A

II. Property Information

Property Addresses:

Dublin Road, Dublin, OH 43017
Memorial Drive, Dublin, OH 43017
4900 Deer Run Dr., Dublin, OH 43017
5000 Deer Run Dr., Dublin, OH 43017
Deer Run Dr., Dublin, OH 43017

III. Current Property Owners (Names and Mailing Addresses):

Wasatch Partners LLC
P.O. Box 7182
Dublin, OH 43017

Deer Run Land LLC
P.O. Box 7182
Dublin, OH 43017

Deer Run Associates LLC
P.O. Box 7182
Dublin, OH 43017

Dublin Ohio Deer Run Estates
c/o Deer Run Owners Association
P.O. Box 7182
Dublin, OH 43017

RECEIVED
OCT 20 2009
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

**WASATCH ESTATES REZONING STATEMENT
(Conceptual Plan Review)**

I. Scope, Character and Nature of the Project

The applicant proposes a 51.7 acre Planned Unit Development comprised of three sections, including two separate sections of estate lots and an architecturally significant, single-family cluster community with a large percentage of open space. The overall density of the project would be +/- 0.7 dwelling units per acre. With the proposed balance of natural feature preservation, low-development intensity and clustering of buildings in a specific area, the plan can be appropriately characterized as a conservation development.

Subarea 1 (northern-most) is +/- 18.3 acres with a total of 4 estate lots. There are currently two homes on two of these lots that are served by the existing Deer Run Drive. The applicant occupies one of the existing homes and owns the other. A wooded ravine divides this Subarea from the balance of the site.

Subarea 2 (the middle area) is +/- 16.7 acres with 5 buildable estate lots proposed to be served by a cul-du-sac access road. This road would connect to the existing Deer Run Drive on the west side of the Subarea near Dublin Road. A significant portion of land on the southern boundary of this Subarea is proposed as a deed restricted/no build zone, along with common open space. The applicant has also expressed interest in the potential purchase of +/- 0.6 acres of City property bordering the eastern edge of this Subarea in order to further separate uses and create privacy.

Subarea 3 (southern-most) is +/- 16.7 acres and is proposed for development of a cluster community of 38 single-family homes. The applicant is considering the possibility of an architectural theme for this Subarea, such as a European-style village. Nearly 7 acres of open space, much of it wooded, are planned to buffer the cluster community from Memorial Drive to the south and Dublin Road to the west. A boulevard entry is proposed off Memorial Drive that is aligned with the existing street to the south. (Autumnwood Way – Amberleigh) Landscaped islands are planned for the internal street servicing the cluster housing.

FILE COPY
09-093CP

RECEIVED

OCT 20 2009

**CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING**

II. Relationship to Existing Land Use Character of the Vicinity

The proposed plan is consistent with medium and low density single-family residential development to the north (Kerry Glen), west (the Reserve and Muirfield Village) and south (Amberleigh). The majority of the property making up proposed Subarea 3, south of the ravine was zoned as part of the Amberleigh North Subdivision (phases 4 and 5). The existing zoning calls for 63 cluster condominiums in 3 and 4 unit buildings in phase 5 on 15.32 acres and 11 single-family lots in phase 4 of the Amberleigh North Plan (Z96-002). This plan called for empty-nester housing with architecture consistent with such projects as Weatherstone and The Mews. Currently, this portion of the site is undeveloped, with significant existing woods.

The applicant proposes the continuation of the existing large estate lot development that exists in Deer Run Estates, with the extension of Subarea 2 to the south of the ravine. The proposed single-family cluster housing development in Subarea 3 represents a less intense plan for the southernmost area with 38 cluster homes and approximately 40% open space replacing 63 condominium units and 11 single-family homes.

III. Relationship to Dublin Community Plan and Applicable Standards

The 2007 Dublin Community Plan marks the site as future "Residential Low Density" which is made up of a density of 0.5 to 1 unit per acre. The overall density of the proposed plan is 0.7 units per acre, with significant open space, natural feature and tree preservation.

The proposed development seeks to protect the site's unique land characteristics, including the ravine between Subareas 1 and 2 and existing woods. Through such preservation, and by concentrating most building in Subarea 3, along with limiting the ravine area to large, estate lot development, the proposal meets the Community Plan's definition of "Residential Low Density". The resulting balance of protecting natural and sensitive areas, while configuring buildings and integrating development in harmony with the existing character of the land, is expected to create opportunities for outstanding living environments.

Adjacent Property Owners

Parcel ID Nos. 273-010587-00; 273-009382-00; and 60043307017001
City of Dublin
5200 Emerald Parkway
Dublin, OH 43017

Parcel ID Nos. 273-010589-00 and 273-010588-00
Amberleigh North Community Assn.
3103 Philmont Ave.
Huntington Valley, PA 19006

Parcel ID No. 273-010586-00
Kevin & Karen O'Connor
8388 Somerset Way
Dublin, OH 43017

Parcel ID No. 273-010580-00
Romi & Hema Bhasin
4680 Vista Ridge Dr.
Dublin, OH 43017

Parcel ID No. 273-001383-00
Jeffrey A. & Paula A. Cerny
8410 Tibbermore Ct.
Dublin, OH 43017

Parcel ID No. 273-001382-00
My Dotrong
8422 Tibbermore Ct.
Dublin, OH 43017

Parcel ID No. 273-001381-00
Dominic L. Cimino
8438 Tibbermore Ct.
Dublin, OH 43017

Parcel ID No. 273-000449-00
MacDonald P. & Cheryl A. Wick
8351 Dublin Rd.
Dublin, OH 43017

Parcel ID No. 60043307010000
William D. & Maureen L. Duecker
8719 Glenamoy Cir.
Dublin, OH 43017

09-093CP
FILE COPY
RECEIVED
OCT 20 2009
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

Parcel ID No. 60043307009000
Gary P. Gunderman & Chris Kelley
8708 Glenamoy Cir.
Dublin, OH 43017

Parcel ID No. 60043307001000
John R. & Lara L. Crotty
5049 Glenaire Dr.
Dublin, OH 43017

Parcel ID No. 60043401016000
Martha Anne Brogan
5033 Glenaire Dr.
Dublin, OH 43017

Parcel ID No. 60043401017000
Shigeo & Ting-Ing L. Okajima
5017 Glenaire Dr.
Dublin, OH 43017

Parcel ID No. 60043401008000
Roger L. & Emily J. Curry
10820 Edgewood Dr.
Dublin, OH 43017

Parcel ID No. 60043401007000
Jerry Ellis & Judy Ellis, Trustee
10815 Edgewood Dr.
Dublin, OH 43017

Parcel ID No. 60043307002000
Stanley & Bettyann Bunk
5065 Glenaire Dr.
Dublin, OH 43017

Parcel ID Nos. 60043306001000 and 60043304001000
The Reserve Association
8518 Stonechat Loop
Dublin, OH 43017

Parcel ID No. 273-001403-00
Muirfield Association Inc.
Sue Leonard
8372 Muirfield Dr.
Dublin, OH 43017-8590