



# 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 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 checked="" 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): 6751 Commerce Parkway, Dublin, OH 43017	
Tax ID/Parcel Number(s):  273-004085	Parcel Size(s) (Acres):  2.715 acres
Existing Land Use/Development: Office Building	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:	Office building and primary and secondary school
Total acres affected by application:	2.715 acres

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

Name (Individual or Organization): Peter M. Klein	
Mailing Address: 6543 Commerce Parkway Ste T (Street, City, State, Zip Code) Dublin, Ohio 43017	
Daytime Telephone: 614 792-9907	Fax: 614 792-9927
Email or Alternate Contact Information:	

**RECEIVED**

FEB 16 2010  
10-008 Z  
CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

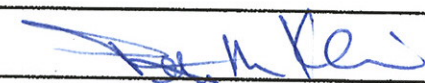
**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Pam Baragona Robinson	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Natural Learning Montessori Academy	
Mailing Address: 6751 Commerce Parkway (Street, City, State, Zip Code) Dublin, Ohio 43017	
Daytime Telephone: 614 889-0811	Fax: 614 793-0676
Email or Alternate Contact Information: nlmaschool@hotmail.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: Donald T. Plank, Esq.	
Organization (Owner, Developer, Contractor, etc.): Plank & Brahm, LPA	
Mailing Address: 145 East Rich Street (Street, City, State, Zip Code) Columbus, Ohio 43215 -5240	
Daytime Telephone: 614 228-4546	Fax: 614 229-5287
Email or Alternate Contact Information: dplank@plankbrahm.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, <u>Peter M. Klein</u> , the owner, hereby authorize	
<u>Donald T. Plank</u> 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: <u>X</u> 	Date: <u>11/05/09</u>

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 5th day of November, 20 09

State of Ohio

County of Franklin


Notary Public 



Amy K. Kuhn, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

Stamp or Seal

**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, <u>Peter M. Klein</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>X</u> 	Date: <u>11/05/09</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, <u>Peter M. Klein</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>11/05/09</u>

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

I, <u>Pam Baragona Robinson</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>2/12/09</u>

Subscribed and sworn to before me this 12<sup>th</sup> day of February, 2010

State of Ohio

County of Franklin

Notary Public

*[Signature]*

Stamp or Seal



Stacy L. Dennis  
Notary Public, State of Ohio  
My Commission Expires 11-02-2013

<b>FOR OFFICE USE ONLY</b>			
Amount Received:	Application No: <u>10-008Z</u>	P&Z Date(s): <u>March 18, 2010</u>	P&Z Action: <u>(tentatively)</u>
Receipt No:	Map Zone:	Date Received: <u>2-6-10</u>	Received By: <u>[Signature]</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>REZONING</u>			
N, S, E, W (Circle) Side of: <u>Commercial Pkwy</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Post Rd</u>			
Distance from Nearest Intersection: <u>At intersection</u>			
Existing Zoning District: <u>LI Dist.</u>		Requested Zoning District: <u>SO District</u>	

\$4,560

## STANDARD DISTRICT REZONING 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 an appropriate alternative electronic format.
- TWO (2) ORIGINAL SIGNED AND NOTARIZED APPLICATION FORMS AND SUPPORTING MATERIALS CONSISTING OF:
  - TWO (2) COPIES OF THE REZONING STATEMENT INCLUDING RESPONSES TO THE FOLLOWING:
    - Briefly explain the existing zoning and the proposed change. Specify into which zoning district the applicant intends to rezone the property.
    - Briefly state how the proposed rezoning and development relates to the existing land use character of the vicinity.
    - Briefly state how the proposed rezoning and development relates to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then provide justification for the proposed deviation from the Community Plan.
    - Explain how the proposed rezoning meets the requirement for the standard zoning district into which the applicant intends to rezone the property.
    - If a previous application to rezone the property has been denied by City Council within the last twelve months, list when and state the basis for reconsideration as noted in Code Section 153.234.
  - TWO (2) COPIES OF A LEGAL DESCRIPTION FOR EACH PARCEL INCLUDED.
  - TWO (2) COPIES OF A LIST OF 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 complete address. It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review.

### **Information for school rezoning in Dublin**

The subject property was originally zoning LI, Limited Industrial District in November 1985. The property was subsequently granted a conditional use permit that allowed offices uses on October 26, 1986. It was noted in the minutes that office use was preferred to other uses that could be accommodated under the LI zoning. The parcel is developed with an office building.

This request for rezoning to Suburban Office use is being made to accommodate the use of the existing office building.

The new zoning which permits office development is much more in line with the existing surrounding office properties that have been developed over the past 25 years. There are no indications that industrial uses would be acceptable or desirable in the area. This change is typical of suburban markets that develop over a period of years and change directions into more desirable and productive uses.

The community plan for this area is for commercial and office uses. The limited industrial uses are not considered the best for the area.

The rezoning of the parcel permits the applicants to lease the office building for primary and secondary school uses, as well as accommodate general medical office uses in the remainder of the building.

The change of zoning to suburban office is much more compatible with the zoning on the surrounding properties.

POOR ORIGINAL

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin and Village of Dublin, being 2.715 acres out of that 31.380 acre tract conveyed to Jentgen-Klein Company by a deed of record as found in Official Records Volume 5771, beginning at page B-01 in the Recorder's Office of Franklin County, Ohio, and being more fully described as follows:

Beginning, for reference, at the northwesterly corner of said 31.380 acre tract, said point being in the centerline of Post Road, and running thence with the westerly boundary S 4 degrees 10' 39" E, a distance of 508.00 feet to a point; thence N 85 degrees 49' 21" E, a distance of 223.79 feet to a point; thence S 4 degrees 10' 39" E, a distance of 35.00 feet to the true point of beginning; thence N 57 degrees 33' 02" E, a distance of 283.68 feet to a point, thence S 30 degrees 38' 40" W, a distance of 35.00 feet to a point of curvature; thence with a curve to the left having a radius of 125.00 feet, a central angle of 84 degrees 28' 52", and a chord bearing S 11 degrees 35' 46" E, a distance of 168.06 feet to a point of reverse curvature; thence with a curve to the right having a radius of 75.00 feet, a central angle of 49 degrees 39' 33", and a chord bearing S 29 degrees 00' 25" E, a distance of 62.99 feet to a point of tangency; thence S 4 degrees 10' 39" E, a distance of 241.81 feet to a point, thence S 40 degrees 49' 21" W, a distance of 49.50 feet to a point; thence S 85 degrees 49' 21" W, a distance of 243.00 feet to a point; thence N 4 degrees 10' 39" W, a distance of 395.00 feet to the point of true beginning and containing 2.715 acres of land more or less.

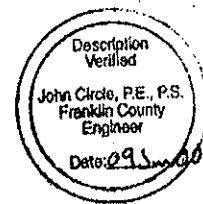
TOGETHER with a non-exclusive easement for ingress and egress by vehicular and pedestrian traffic over and across a 28.00 foot wide strip of land adjacent to the southerly boundary of the aforesaid 2.715 acre parcel, which strip of land is also adjacent to and northerly of the southerly boundary of Lot No. 2-A of Metro North Business Park as shown upon the preliminary (unrecorded) plat thereof, (a reduced size copy of which is attached hereto as Exhibit "B") running N 85 degrees 49' 21" E for a distance of 501.79 feet and extending from the westerly boundary of said Lot No. 2-A to the easterly boundary of said Lot No. 2-A (also being the westerly right-of-way of Commerce Parkway).

N-90-CCC

All of

(273)

4085



**Proximity Report Results**

1624145/9176329



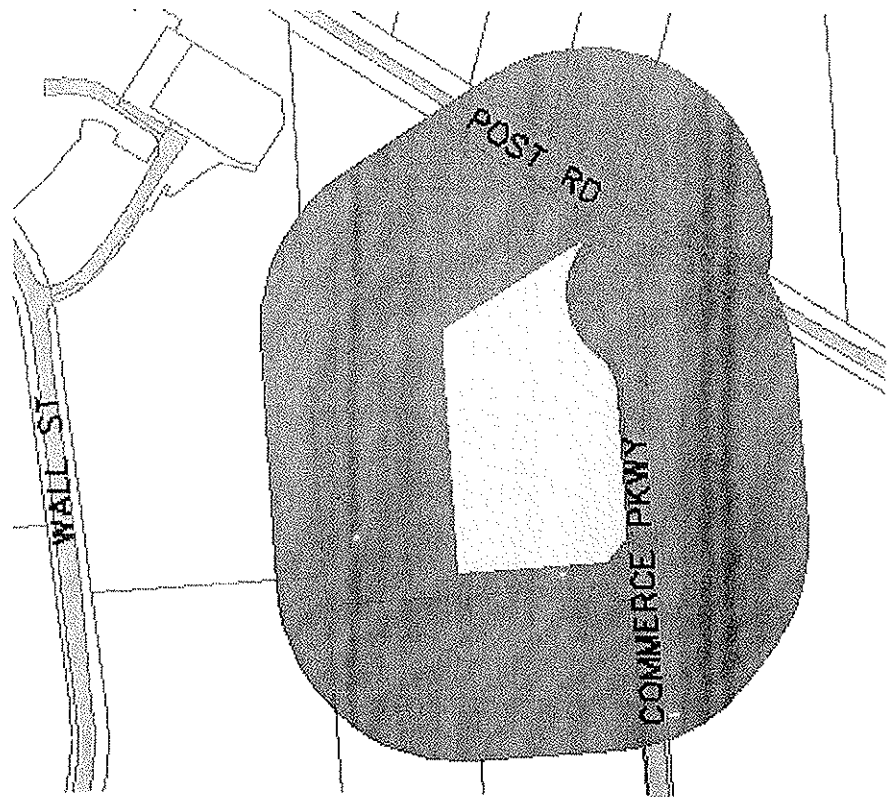
The selection distance was **300 feet**.The selected parcel was **273-004085**.To view a table showing the **15 parcels** within the displayed proximity, scroll down. [Get Report](#) [Print Window](#) [Back to Proximity Report](#)

Image Date: Wed Sep 23 16:28:36 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 this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The cartographic mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any errors.

**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
273-000791	CITY OF DUBLIN	5868 POST RD
273-000364	CITY OF DUBLIN	5800 POST RD
273-012191	CITY OF DUBLIN OHIO	POST RD
273-000790	CITY OF DUBLIN OHIO	5886 POST RD
273-012191	CITY OF DUBLIN OHIO	POST RD
273-012291	CITY OF DUBLIN OHIO ET AL	POST RD
273-003965	JENTGEN-KLEIN COMPANY	6631 COMMERCE PW
273-003968	JENTGEN-KLEIN COMPANY	COMMERCE PW
273-003965	JENTGEN-KLEIN COMPANY	6631 COMMERCE PW
273-003968	JENTGEN-KLEIN COMPANY	COMMERCE PW
273-003967	JENTGEN-KLEIN COMPANY	COMMERCE PW
273-004085	KLEIN PETER M	6751 COMMERCE PW
273-009872	PERIMETER A LTD	5700 PERIMETER DR

273-007304 TRIPLEX CO  
273-007303 TRIPLEX CO

6631 COMMERCE PW  
6543 COMMERCE PW



273-000791	CITY OF DUBLIN	5868 POST RD	DUB
273-000364	CITY OF DUBLIN	5800 POST RD	DUB
273-012191	CITY OF DUBLIN OHIO	POST RD	DUB
273-000790	CITY OF DUBLIN OHIO	5886 POST RD	DUB
273-012191	CITY OF DUBLIN OHIO	POST RD	DUB
273-012291	CITY OF DUBLIN OHIO ET AL	POST RD	DUB
273-003965	JENTGEN-KLEIN COMPANY	6631 COMMERCE PW	DUB
273-003968	JENTGEN-KLEIN COMPANY	COMMERCE PW	DUB
273-003965	JENTGEN-KLEIN COMPANY	6631 COMMERCE PW	DUB
273-003968	JENTGEN-KLEIN COMPANY	COMMERCE PW	DUB
273-003967	JENTGEN-KLEIN COMPANY	COMMERCE PW	DUB
273-004085	KLEIN PETER M	6751 COMMERCE PW	DUB
273-009872	PERIMETER A LTD	5700 PERIMETER DR	DUB
273-007304	TRIPLEX CO	6631 COMMERCE PW	DUB
273-007303	TRIPLEX CO	6543 COMMERCE PW	DUB