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:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☑ Preliminary Development Plan / Rezoning (Section 153.053)
- ☑ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☐ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ 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): Avery Place/Reserve "B"	
Tax ID/Parcel Number(s): 273-011309-00	Parcel Size(s) (Acres): 2.930-Acres
Existing Land Use/Development: Vacant	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Neighborhood support retail center
Total acres affected by application: 2.930

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

Name (Individual or Organization): Avery Perimeter LLC	
Mailing Address: (Street, City, State, Zip Code) 1533 Lake Shore Drive, Columbus, Ohio 43204	
Daytime Telephone: 614-488-4424	Fax: 614-488-0603
Email or Alternate Contact Information: paulg@daimlergroup.com	

FILE COPY

RECEIVED
12-073Z/PDP/FDP
OCT 08 2012
CITY OF DUBLIN
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: Avery Perimeter LLC	Applicant is also property owner: yes ☑ no ☐
Organization (Owner, Developer, Contractor, etc.): c/o/ The Daimler Group, Inc.	
Mailing Address: (Street, City, State, Zip Code) 1533 Lake Shore Drive, Columbus, Ohio 43204	
Daytime Telephone: 614-488-4424	Fax: 614-488-0603
Email or Alternate Contact Information: paulg@daimlergroup.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: Paul G. Ghidotti	
Organization (Owner, Developer, Contractor, etc.): The Daimler Group, Inc.	
Mailing Address: (Street, City, State, Zip Code) 1533 Lake Shore Drive	
Daytime Telephone: 614-488-4424	Fax: 614-488-0603
Email or Alternate Contact Information: paulg@daimlergroup.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 _____, 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.

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.

I Paul G. Ghidotti, 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:	Date: 10/8/12

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 Paul G. Ghidotti, 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:	Date: 10/8/12

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

I Paul G. Ghidotti, 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:	Date: 10/8/12

Subscribed and sworn to before me this 8 day of October, 20 12

State of Ohio

County of Franklin

Notary Public Andrea Gilani

ANDREA GILANI - NOTARY PUBLIC
COMM. EXP: APRIL 8, 2014
STATE OF OHIO

FOR OFFICE USE ONLY			
Amount Received: $2775	Application No: 12-073	P&Z Date(s):	P&Z Action:
Receipt No: 18943	Map Zone: 4	Date Received: 10/8/12	Received By: CDH
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of: Perimeter			
N, S, E, W (Circle) Side of Nearest Intersection: Avery-Muirfield Dr.			
Distance from Nearest Intersection: 700 ft.			
Existing Zoning District: PCD		Requested Zoning District:	

September 26, 2012

DESCRIPTION OF R ESERVE "B" OF AVERY PLACE
ALONG PERIMETER DRIVE, WEST OF AVERY–MUIRFIELD DRIVE,
CITY OF DUBLIN, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin in Virginia Military Survey 2999 and 3452 and being all of Reserve "B", as shown upon the plat entitled Avery Place, of record in Plat Book 104, Pages 94 & 95, said Reserve "B" being a portion of an original 24.335 acre tract of land conveyed to Avery Perimeter LLC, by deed of record in Instrument 200304020095677, all records referenced to the Recorder's Office, Franklin County, Ohio.

containing 2.930 acres of land, more or less and being subject to all easements and restrictions of record and being all of P.N. 273-011309. Of said 2.930 acres, 2.210 acres is within Virginia Military Survey 2999 and 0.720 acre is within Virginia Military Survey 3452.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in September, 2004 and verified in September, 2012. Basis of bearings is the plat entitled Avery Place, of record in Plat Book 104, Pages 94 & 95, Recorder's Office, Franklin County, Ohio.

Kevin L. Baxter
Ohio Surveyor #7697

STATE OF OHIO
KEVIN L. BAXTER
S-7697
REGISTERED
SURVEYOR

12-066/Reserve-B

Proximity Report Results

6848754/8320311
The selection distance was **300 feet.**
The selected parcel was **273-011309.**

To view a table showing the **15 parcels** within the displayed proximity, scroll down.

Get Report
Print Window
Back to Proximity Report

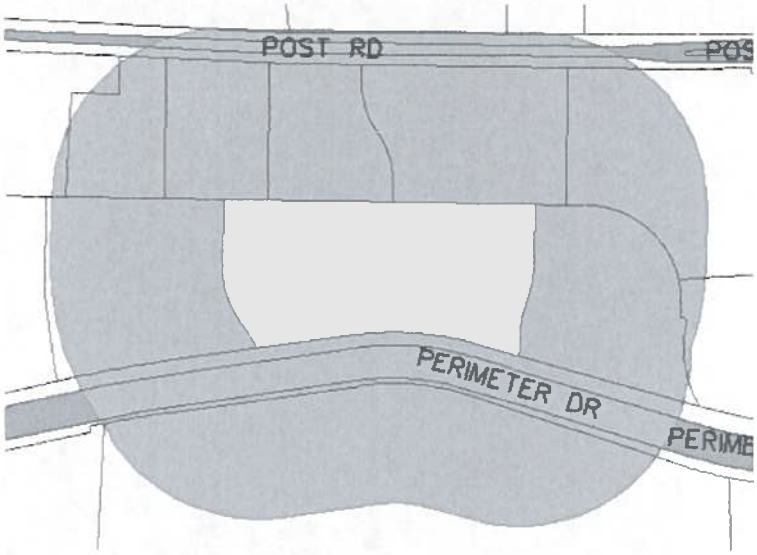

Image Date: Wed Sep 26 10:16:37 2012

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 data. Users of this map are notified that the public primary information source 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.

Proximity Parcels

Hint: To copy this report to another program:
1. Hold down the left mouse buttton 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
273-012056	6455 POST ROAD LLC	POST RD
273-011547	6600 PERIMETER DRIVE LLC	6600 PERIMETER DR
273-011309	AVERY PERIMETER LLC	PERIMETER DR
273-011305	CHAMPAIGN NATIONAL BANK	6400 PERIMETER DR
273-004286	DUBLIN GERIATRIC CARE CO	6430 POST RD
273-008208	DUBLIN OAKS LIMITED	7000 -090 HOSPITAL DR
273-011304	HUNTINGTON NATIONAL BANK	6705 AVERY MUIRFIELD DR
273-012135	JEK MANAGEMENT LTD	6425 POST RD
273-000378	NORTHWEST PRESBYTERIAN CHURCH PCA I	6488 POST RD
273-011780	OHIOHEALTH CORP	HOSPITAL DR
273-011344	OSU EYE PHYSICIANS & SURGEONS LLC	6435 POST RD
273-012055	PERIMETER MOB LLC	POST RD
273-011303	PMDM-AVERY LLC	6695 -755 AVERY MUIRFIELD DR
273-007471	PRESBYTERIAN CHURCH IN AMERICA FOUN	6400 POST RD
273-011306	TRIPLET ROSE HOLDING CO LLC	6415 POST RD

powered by MetaMAP

RECEIVED
OCT 08 2012
CITY OF DUBLIN
PLANNING
12-073 Z/PDP/FDP

273-012056	6455 POST ROAD LLC	POST RD	DUBLIN, OH 43017	6455 POST ROAD LLC	
273-011547	6600 PERIMETER DRIVE LLC	6600 PERIMETER DR	DUBLIN, OH 43017	6600 PERIMETER DRIVE LLC	
273-011309	AVERY PERIMETER LLC	PERIMETER DR	DUBLIN, OH 43017	AVERY PERIMETER LLC	
273-011305	CHAMPAIGN NATIONAL BANK	6400 PERIMETER DR	DUBLIN, OH 43017	CHAMPAIGN NATIONAL BANK	
273-004286	DUBLIN GERIATRIC CARE CO	6430 POST RD	DUBLIN, OH 43016	DUBLIN GERIATRIC CARE CO	A
273-008208	DUBLIN OAKS LIMITED	7000 -090 HOSPITAL DR	DUBLIN, OH 43017	DON CASTO	A
273-011304	HUNTINGTON NATIONAL BANK	6705 AVERY MUIRFIELD DR	DUBLIN, OH 43017	HUNTINGTON NATIONAL BANK	B
273-012135	JEK MANAGEMENT LTD	6425 POST RD	DUBLIN, OH 43017	JEK MANAGEMENT LTD	
273-000378	NORTHWEST PRESBYTERIAN CHURCH PCA INC	6488 POST RD	DUBLIN, OH 43017	NORTHWEST PRESBYTERIAN	C
273-011780	OHIOHEALTH CORP	HOSPITAL DR	DUBLIN, OH 43016	OFFICE OF GENERAL COUNSEL	O
273-011344	OSU EYE PHYSICIANS & SURGEONS LLC	6435 POST RD	DUBLIN, OH 43017	OSU EYE PHYSICIANS &	S
273-012055	PERIMETER MOB LLC	POST RD	DUBLIN, OH 43017	PERIMETER MOB LLC	
273-011303	PMDM-AVERY LLC	6695 -755 AVERY MUIRFIELD DR	DUBLIN, OH 43017	PMDM AVERY	
273-007471	PRESBYTERIAN CHURCH IN AMERICA FOUNDATION INC TR	6400 POST RD	DUBLIN, OH 43016	PRESBYTERIAN CHURCH IN	A
273-011306	TRIPLET ROSE HOLDING CO LLC	6415 POST RD	DUBLIN, OH 43017	TRIPLE ROSE HOLDING CO	L