



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

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input checked="" 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 checked="" 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): Tuller Road and Tuller Ridge Road	
Tax ID/Parcel Number(s): 273-009080	Parcel Size(s) (Acres): 6.34 acres
Existing Land Use/Development: undeveloped	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Skilled nursing facility
Total acres affected by application: 6.35 acres

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

Name (Individual or Organization): Tuller Henderson LLC	
Mailing Address: 3248 Henderson Road, Columbus, Ohio 43220 (Street, City, State, Zip Code)	
Daytime Telephone: 614-545-5500	Fax: 614-545-1320
Email or Alternate Contact Information:	

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: Allan Vrable	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Vrable Healthcare	
Mailing Address: 3248 Henderson Road, Columbus, Ohio 43220 (Street, City, State, Zip Code)	
Daytime Telephone: 614-545-5500	Fax: 614-545-1320
Email or Alternate Contact Information: akvrable@vrablehealthcare.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: James R. Muckle	
Organization (Owner, Developer, Contractor, etc.): Vrable Healthcare	
Mailing Address: 3248 Henderson Road, Columbus, Ohio 43220 (Street, City, State, Zip Code)	
Daytime Telephone: 614-545-5500	Fax: 614-545-1320
Email or Alternate Contact Information: jrmuckle@vrablehealthcare.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, Teller Henderson, LLC, the owner, hereby authorize James R. Muckle 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: James Menden Date: 12/20/12

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 20TH day of DECEMBER, 20

State of OHIO

County of FRANKLIN

Notary Public

Carl Meyer, Jr.



CARL E. MEYER, JR.
Attorney At Law
Notary Public - State Of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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, James R. Muckle, General Counsel, 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: James R. Muckle Date: 12/20/12

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 <u>Tuller Henderson LLC</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>James Mervit</i></u>	Date: <u>12/20/12</u>

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

I <u>James R. Muckle</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>James R. Muckle, Board Chair</i></u>	Date: <u>12/20/12</u>

Subscribed and sworn to before me this 20TH day of DECEMBER, 20 12

State of OHIO

County of FRANKLIN

Notary Public *Carl Meyer, Jr.*



CARL E. MEYER, JR.
 Attorney At Law
 Notary Public - State Of Ohio
 My commission has no expiration date
 Sec. 147.03 R.C.

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:	

6.34 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Quarter Township 2, Township 2, Range 19, United States Military Lands, being part of Lot 3 of "Lands of Chauncey McGurer", a subdivision of record in Plat Book 12, Page 27, being part of that 5.097 acre tract conveyed to Tuller Henderson, LLC by deed of record in Instrument Number 200412080279020 and part of that land conveyed to Invictus Land Holding, LLC by deed of record in Instrument Number 200007070134979, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, at the intersection of the south right-of-way line of Tuller Road, being the south line of that tract of land conveyed to the City of Dublin by deed of record in Official Record 19906D11, with the west right-of-way line of Tuller Ridge Drive as the same is designated and delineated in Plat Book 71, Page 60;

thence, with the arc of a curve to the right having a radius of 25.00 feet, a central angle of $34^{\circ}17'17''$ and a chord that bears South $16^{\circ}16'35''$ East, a chord distance of 14.74 feet (arc distance of 14.96 feet) to a point;

thence with the arc of a curve to the left having a radius of 530.00 feet, a central angle of $06^{\circ}25'06''$ and a chord that bears South $02^{\circ}20'30''$ East, a chord distance of 59.34 feet (arc distance of 59.37 feet) to a point;

thence South $05^{\circ}33'02''$ East, a distance of 163.24 feet to a point;

thence with the arc of a curve to the right having a radius of 470.00 feet, a central angle of $09^{\circ}00'00''$ and a chord that bears South $01^{\circ}03'02''$ East, a chord distance of 73.75 feet (arc distance of 73.83 feet) to a point;

thence South $03^{\circ}26'58''$ West, a distance of 254.31 feet to a point;

thence with the arc of a curve to the right having a radius of 20.00 feet, a central angle of $87^{\circ}03'47''$ and a chord that bears South $46^{\circ}58'51''$ West, a chord distance of 27.55 feet (arc distance of 30.39 feet) to a point;

thence with the arc of a curve to the left having a radius of 837.50 feet, a central angle of $22^{\circ}03'56''$ and a chord that bears South $79^{\circ}28'46''$ West, a chord distance of 320.55 feet (arc distance of 322.54 feet) to a point;

thence South $68^{\circ}26'48''$ West, a distance of 12.54 feet to a point;

thence with the arc of a curve to the right having a radius of 20.00 feet, a central angle of $89^{\circ}59'58''$ and a chord that bears North $66^{\circ}33'13''$ West, a chord distance of 28.28 feet (arc distance of 31.42 feet) to a point;

thence North $21^{\circ}33'14''$ West, a distance of 147.42 feet to a point;

thence with the arc of a curve to the right having a radius of 470.00 feet, a central angle of $25^{\circ}39'49''$ and a chord that bears North $08^{\circ}43'19''$ West, a chord distance of 208.76 feet (arc distance of 210.52 feet) to a point;

thence North $04^{\circ}06'35''$ East, a distance of 297.54 feet to a point;

thence with the arc of a curve to the right having a radius of 20.00 feet, a central angle of $89^{\circ}20'22''$ and a chord that bears North $48^{\circ}46'46''$ East, a chord distance of 28.12 feet (arc distance of 31.19 feet) to a point;

thence South $86^{\circ}33'02''$ East, a distance of 408.60 feet to a point the point of beginning and containing 6.34 acres of land, more or less.

This description is no intended to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

PROPERTY OWNERS WITHIN 150' OF SITE PID 273-009080

#	Parcel ID	Owner Name	Address
1	273-012295	BVH Associates LLC	4590 Indianola Ave., Cols. 43214
2	273-008958	Century Life of America	c/o CB Richard Ellis, Attn: Rebecca Marshall 280 N. High Street, 17th Flr, Cols. 43215
3	273-009322	City of Dublin	5200 Emerald Pkwy, Dublin 43017-1066
4	273-009079	G&I VI Sycamore Ridge LLC	c/o DRA Advisors LLC, 220 E. 42nd St., 27th Flr, NY, NY 10017
5	273-009101	Invictus Land Holding LLC	3248 W. Henderson Rd., Cols. 43220
6	273-009095	Columbus Industrial Owner I LLC	11111 Santa Monica Blvd. S Los Angeles, CA 90025
7	273-008908	David A. & Joellen Thomas	1700 Dunn Rd., London, OH 43140
8	273-008247	Thomas Family LP	7780 Brock Rd., Plain City, OH 43064
9	273-009080	Tuller Henderson LLC	1605 NW Professional Plaza, Cols. 43220
10	273-008244	Tuller Henderson LLC	1605 NW Professional Plaza, Cols. 43220

VRABLE HEALTHCARE PUD

Final Development Plan Statement

A. Explain the proposed development and how the proposal relates to existing development in the vicinity:

The proposed Final Development Plan provides institutional uses, including skilled nursing, rehabilitation and assisted living facilities in conjunction with ancillary office uses. These uses will blend effectively with existing mixed use development in the vicinity, which includes office development along Tuller Road to the north, office and multi-family to the east of Tuller Ridge Drive, additional residential and commercial uses further to the east and south.

B. State how the proposed FDP relates to the Dublin Community Plan and the approved PDP. If there is a modification from the PDP, explain the nature and location of the proposed modification.

The future land use designation for this area in the 2007 *Community Plan* is “Mixed Residential-Medium Density,” with a density around five units to the acre. Portions of the site are also shown as open space in the plan. Prior to the rezoning of the parcel in 2012 to PUD, the zoning classification of the property was CC, Community Commercial District. The PUD zoning and this Final Development Plan will provide institutional uses which are clearly more in line with the recommendation of the Community Plan.

The skilled nursing, rehabilitation and assisted living facilities planned for this site plan are more beneficial to the community than typical residential development. Not only do they serve the aging population of the City, but the nature of these uses will have significantly less impact on traffic. Additionally, no school-aged children will be generated from this development, creating additional tax revenue for the school system but no corresponding duty to spend money on new students.

The proposed development and the architecture will complement the quality of buildings already found in Dublin. Furthermore the transportation network will be improved, by providing for a portion the East West Road (John Shields Parkway) through the Vrable site, as proposed in the Bridge Street Corridor Study.

As the PDP for this project was moving in a parallel track to the Bridge Street Corridor Study (BSCS), and later adoption of the Bridge Street Corridor Code Section, there are a couple of modifications from the PDP that are presented in the Final Development Plan. A signage modification from the text is indicated in item E (below). Other modifications to the overall FDP include the following from the Planning Commission’s Record of Action on January 19, 2012.

- i) *The applicant will be required to conduct an access study as part of the FDP process.*
Response: Due to the Bridge Street Corridor Study (BSCS), the work prepared by the City and their traffic consultants as part of the BSCS and the planned roadways through the site, it was determined that the access study would not be necessary.

- j) *The applicant should continue to work with Planning and Engineering to determine the final layout and design of the cycle tracks and other streetscape elements.*

Response: This plan does not address the design of elements relating to the public streets as they are outside the scope of this FDP. The proposed adjacent roads are being reviewed and evaluated by the City and the applicant is working with the City on critical design elements.

C. Explain how the proposed development meets the review criteria for the FDP approval by the Planning and Zoning Commission (Code Section 153.055 (B)):

1. The plan conforms to the pertinent respects of the approved PDP and indicates modifications within this statement that the applicant wishes the Planning Commission to consider for approval.
2. The FDP provides for safe and efficient pedestrian and vehicular circulation within the site with appropriate connections to existing and future sidewalks and roadways.
3. The development provides for adequate public services and open spaces.
4. The development is sensitive to the natural characteristics of the site and utilizes the existing site topography in the design of the building and overall site plan in a manner that complies with the Code.
5. The development provides adequate lighting per code through the use of parking lot lighting, pedestrian lighting, building and signage lighting.
6. The proposed signs for the FDP are presented in a comprehensive package that is complementary to the building architecture and is incorporated within the site plan to facilitate safe and orderly pedestrian and vehicular circulation.
7. The landscape plan not only provides for the code requirements but also emphasizes outdoor courtyards and landscape areas for visitors, residents and employees of the facility. Buffers and landscape are provided along the property perimeter and are also fully integrated throughout the site.
8. Adequate storm drainage is provided and has been coordinated with the City's engineering staff to provide solutions that are acceptable to both the City and other governmental entities.
9. The project will be developed in a single phase.
10. We believe the plan presented complies with all other local, state and federal laws and regulations.

D. For an amended development plan explain how the proposal is different from the approved FDP:

N/A

E. Explain how the proposal is consistent or inconsistent with the development text for the Planned District:

The proposal is consistent with the development text for the Planned District. It provides for the permitted uses, meets all development standards including lot coverage, setbacks, parking and loading, waste, refuse, screening, landscaping, lighting and architecture. The Final Development Plan is inconsistent with the text in terms of the signage and presents a more comprehensive package for signage than what was anticipated and known at the time of the PDP. We have submitted signage for the Planning Commission's consideration and hope the proposal signage meets the Planning Commission's approval.

1.3.13