



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

February 2009

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

## 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): Discovery Boulevard and Wall Street, Dublin, OH	
Tax ID/Parcel Number(s): The eastern 9.11 acres of parcel number: 273-00180	Parcel Size(s) (Acres): 9.11 Acres
Existing Land Use/Development: Mostly undeveloped land	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Suburban office and/or health care facility (Nursing care and/or assisted living facility)
Total acres affected by application: 9.11 acres

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

Name (Individual or Organization): Coffman Partners, LLC	
Mailing Address: 330 W Spring Street Suite 200 (Street, City, State, Zip Code) Columbus, OH 43215	
Daytime Telephone: 614 754 3000	Fax:
Email or Alternate Contact Information: ahackett@cranegroup.com	

RECEIVED  
13-019 CP  
MAR 18 2013

FILE COPY

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: Ganzhorn Real Estate Dublin, LLC	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Developer/Buyer	
Mailing Address: 1322B Manning Pkwy, Powell, OH 43065 (Street, City, State, Zip Code)	
Daytime Telephone: 614 839 7828	Fax: 614 423 2956
Email or Alternate Contact Information: ealvarez@ganzhorn.com and bakbar@ganzhorn.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:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

**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, <u>Barmi Akbar</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>Barmi Akbar</u>	Date: <u>3/19/13</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, BARMI AKBAR, 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: Barmi Akbar Date: 3/19/13

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

I, BARMI AKBAR, 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: Barmi Akbar Date: 3/19/13

Subscribed and sworn to before me this 19th day of MARCH, 2013

State of Ohio  
County of Franklin

Notary Public Elizabeth A Farley



**ELIZABETH A FARLEY**  
Notary Public, State of Ohio  
My Commission Expires 08-07-16

FOR OFFICE USE ONLY			
Amount Received: <u>\$ 2130</u>	Application No: <u>13-019</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>4385</u>	Map Zone: <u>4</u>	Date Received: <u>3-18-13</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, E, W (Circle) Side of: <u>Wall Street</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Discovery Blvd</u>			
Distance from Nearest Intersection: <u>0'</u>			
Existing Zoning District: <u>PUD</u>		Requested Zoning District: <u>PUD</u>	

March 12, 2013

**Rezoning Description ~ 9.11 Acres  
North Side of Wall Street  
East Side of Discovery Boulevard**

Situated in the State of Ohio, County of Franklin, City of Dublin, Survey Nos. 2542 and 2999 of the Virginia Military District and being part of that 11.404 acre tract conveyed to Coffman Partners LLC of record in Instrument Number 201009130118225, and bounded and described as follows:

Beginning in the east right-of-way line for Discovery Boulevard as recorded in Plat Book 66, Page 97 at the northwest corner of that 1.432 acre tract conveyed to Ruma Investment Company of record in Official Record 18377110, the same being a corner to said 11.404 acre tract;

Thence along the west, north and east perimeter of said 11.404 acre tract, the following courses;

N 02° 11' 59" W, 52.32 feet;

with a curve to the right, having a central angle of 02° 16' 43" and a radius of 500.00 feet, a chord bearing and chord distance of N 01° 03' 37" W, 19.88 feet;

N 86° 48' 02" E, 61.07 feet;

N 03° 11' 58" W, 115.90 feet;

N 86° 48' 02" E, 936.65 feet;

N 03° 11' 58" W, 28.76 feet;

N 86° 48' 02" E, 196.59 feet;

S 05° 13' 38" E, 186.28 feet;

Thence S 05° 13' 38" E, across said 11.404 acre tract, 222.83 feet to the north right-of-way line for Wall Street as recorded in Plat Book 104, Page 10, being a south line of said 11.404 acre tract;

Thence along the south and west perimeter of said 11.404 acre tract, the following courses;

with a curve to the left, having a central angle of 04° 19' 47" and a radius of 330.00 feet, a chord bearing and chord distance of S 88° 57' 55" W, 24.93 feet;

S 86° 48' 02" W, 823.49 feet;

with a curve to the left, having a central angle of 02° 44' 17" and a radius of 1030.00 feet, a chord bearing and chord distance of S 85° 25' 54" W, 49.22 feet;

N 05° 56' 15" W, 187.16 feet;

S 87° 48' 01" W, 303.95 feet to the Point of Beginning.

Containing 9.11 acres, more or less.

This description is based on existing records, of the Recorder's Office, Franklin County, Ohio, is for rezoning purposes and not for transfer.

**Advanced Civil Design, Inc.**

Cabin In The Woods LLC  
5815 Wall St  
Dublin, Oh 43017  
PID 273-005070

City of Dublin  
6124 Post Road  
Dublin, OH 43017  
PID 273-000408

City Of Dublin Ohio  
Post Road  
Dublin, Ohio 43017  
PID 273-012191

Wall Street Holdings LLC  
5555 Wall St.  
Dublin, Oh 43017  
PID 273-010195

Christopher T & Deborah P Cline  
6060 Post Rd  
Dublin, OH 43017  
PID 273-000413

Coffman Partners LLC  
330 W. Spring Street, Suite 200  
Columbus, Ohio 43215  
PID 273-000180

Davidson Phillips Inc.  
6017 Kenzie Lane  
Dublin, OH 43017  
PID 273-012209

Village of Dublin  
5887 Raymond Dr  
Dublin, OH 43017  
PID 273-004429

Discovery MC Investments LLC  
7001 Discovery BL  
Dublin, 43017  
PID 273-000309

Kinman Holdings LLC  
6080 Post Rd  
Dublin, OH 43017  
PID 273-002156

Stephen J & Shelly J Smith  
6018 Kenzie Ln  
Dublin, OH 43017  
PID 273-012226

Post HSO LLC  
6017 Post Rd  
Dublin, Oh 43017  
PID 273-000296

Realty Income Properties & LLC  
6000 Perimeter Dr.  
Dublin, OH 43017  
PID 273-004083

RUMA Investment Co  
6760 Discovery Blvd.  
Dublin, OH 43017  
PID 273-004535

March 18, 2013

Dublin Planning Commission Members  
Dublin City Staff  
c/o Eleanor Alvarez  
Ganzhorn Real Estate Dublin, LLC

RE: Ganzhorn Real Estate Dublin, LLC Planning and Zoning Commission Application

This letter should serve as authorization by Coffman Partners LLC for Ganzhorn Real Estate Dublin, LLC to file their application for their proposed development on a 9.11± acre tract located between Wall Street and Post Road in Dublin. That land is owned by Coffman Partners LLC, and I am signing as their authorized representative.

Please call Tim Kelton at Ruscilli Real Estate Services (614-923-3300) or me (614-754-3025) if you have any questions or need additional information.

Coffman Partners LLC

By: 

Randolph J. Fortener, President

c: Tim Kelton  
Todd Spencer