



**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 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 type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input checked="" 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.

<b>Property Address(es):</b> 6635-689, 6669, 6711-815 Dublin Center Dr., 6800 Federated Blvd., 6825 Tuller Rd.	
<b>Tax ID/Parcel Number(s):</b> 273-009054, 273-009045, 273-009094, 273-009153, 273-009127, 273-009154, 273-009055, 273-009030	<b>Parcel Size(s) (Acres):</b> 13.690+10.807+8.428+0.923+1.492 +0.911+7.446+1.920 = 45.617 Ac.
<b>Existing Land Use/Development:</b> Dublin Village shopping center	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

<b>Proposed Land Use/Development:</b> Public roadways
<b>Total acres affected by application:</b> 7.181 Ac.

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

<b>Name (Individual or Organization):</b> Whittingham Capital, LLC	
<b>Mailing Address:</b> 565 Metro Pl. S. Ste. 480 Dublin, OH 43017 <b>(Street, City, State, Zip Code)</b> Attn: Kevin McCauley	
<b>Daytime Telephone:</b> 614-764-9981	<b>Fax:</b> 614-764-2207
<b>Email or Alternate Contact Information:</b> kevin@stavroff.com	

**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: Edwards Communities Development Co., Attn: Steve Simonetti		Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Developer		
Mailing Address: 495 S. High St., Ste. 150, Columbus, OH 43215 (Street, City, State, Zip Code)		
Daytime Telephone: 614-241-2070	Fax: 614-241-2080	
Email or Alternate Contact Information: ssimonetti@edwardscompanies.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: EMH&T, Attn: Robert Ferguson, PE	
Organization (Owner, Developer, Contractor, etc.): Civil Engineer	
Mailing Address: 5500 New Albany Rd., Columbus, OH 43215 (Street, City, State, Zip Code)	
Daytime Telephone: 614-775-4619	Fax: 614-775-4806
Email or Alternate Contact Information: rferguson@emht.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.

<p>I, <u>Matt Stavroff</u>, the owner, hereby authorize <u>Edwards Communities Development Co. c/o Steve Simonetti</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.</p>	
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.

<p>I, <u>Steve Simonetti</u>, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.</p>	
Signature of applicant or authorized representative:	Date:



**CITY OF DUBLIN.**

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
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Phone/TDD: 61 4-410-4600  
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**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)
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<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):	
Tax ID/Parcel Number(s):	Parcel Size(s) (Acres):
Existing Land Use/Development:	

**IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:**

Proposed Land Use/Development:
Total acres affected by application:

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

Name (Individual or Organization): Clearview Dublin, LLC	
Mailing Address: 2121 N. Akard, Suite 250 (Street, City, State, Zip Code) Dallas, Texas 75201 Attn: Michael D. Starcher	
Daytime Telephone: 214-855-0550	Fax: 214. 855. 0558
Email or Alternate Contact Information: mikes@cilttd.com	

**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: Edwards Communities Co., Attn: Steve Somonetti		Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Developer		
Mailing Address: (Street, City, State, Zip Code) 495 S. High St., Ste. 150, Columbus, OH 43215		
Daytime Telephone: 614-241-2070	Fax: 614-241-2080	
Email or Alternate Contact Information: ssimonetti@edwardscompanies.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: EMH&T, Attn: Robert Ferguson, PE	
Organization (Owner, Developer, Contractor, etc.): Civil Engineer	
Mailing Address: (Street, City, State, Zip Code) 5500 New Albany Rd., Columbus, OH 43054	
Daytime Telephone: 614-775-4619	Fax: 614-775-4806
Email or Alternate Contact Information: rferguson@emht.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>Michael D. Starchee</u> , the owner, hereby authorize	
Edwards Communities Development Co. c/o Steve Simonetti 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>Michael D. Starchee, President</u> <i>Clearview Dublin, LLC an Ohio limited liability company</i>	Date: <u>6/13/13</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 13<sup>th</sup> day of June, 20 13

State of Texas

County of Dallas

Notary Public Mary B. Castleberry



**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, _____, 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:

**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>Steve Simonetti</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:	Date:

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

I, <u>Steve Simonetti</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:	Date:

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

State of \_\_\_\_\_

Stamp or Seal

County of \_\_\_\_\_ Notary Public \_\_\_\_\_

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:	

**PARCEL DESCRIPTION**  
**7.091 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, and being part of the 7.467 acre tract conveyed to Clearview Dublin, LLC by deed of record in Instrument Number 201009140119604, the 0.919 acre tract conveyed to Whittingham Capital, LLC by deed of record in Instrument Number 201008040099452, and the 13.545, 10.917, 0.931, 8.381, and 1.502 acre tracts conveyed to Whittingham Capital, LLC by deed of record in Instrument Number 201304010053357, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Tuller Road (60 feet wide) and Dublin Center Drive (60 feet wide);

Thence North  $86^{\circ}24'35''$  West, a distance of 74.02 feet, with the centerline of said Dublin Center Drive, to a point;

Thence North  $03^{\circ}32'13''$  East, a distance of 30.00 feet, across said Dublin Center Drive, to a point in the northerly right-of-way line thereof, being a southerly line of said 7.467 acre tract, being the TRUE POINT OF BEGINNING;

Thence with the northerly and westerly right-of-way lines of said Dublin Center Drive, with the arc of a curve to the left, having a central angle of  $90^{\circ}35'28''$ , a radius of 257.88 feet, an arc length of 407.74 feet, and a chord that bears South  $48^{\circ}16'57''$  West, a chord distance of 366.57 feet to a point;

Thence South  $02^{\circ}59'32''$  West, with said westerly right-of-way line, a distance of 236.06 feet to a point;

Thence across said Whittingham tracts, the following courses and distances:

North  $87^{\circ}18'39''$  West, a distance of 775.05 feet to a point;

With the arc of a curve to the left, having a central angle of  $47^{\circ}17'34''$ , a radius of 217.50 feet, an arc length of 179.53 feet, and a chord that bears South  $69^{\circ}02'34''$  West, a chord distance of 174.47 feet to a point;

South  $45^{\circ}23'47''$  West, a distance of 6.53 feet to a point in the easterly right-of-way line of Village Parkway (60 feet wide);

Thence North  $44^{\circ}36'13''$  West, with said easterly right-of-way line, a distance of 65.00 feet to a point;

Thence across said Whittingham tracts, the following courses and distances:

North  $45^{\circ}23'47''$  East, a distance of 6.53 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of  $33^{\circ}01'46''$ , a radius of 282.50 feet, an arc length of 162.85 feet, and a chord that bears North  $61^{\circ}54'40''$  East, a chord distance of 160.61 feet to a point;

North  $04^{\circ}58'05''$  West, a distance of 19.73 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of  $07^{\circ}39'26''$ , a radius of 282.50 feet, an arc length of 37.75 feet, and a chord that bears North  $01^{\circ}08'22''$  West, a chord distance of 37.73 feet to a point of tangency;

North  $02^{\circ}41'21''$  East, a distance of 321.70 feet to a point;

With the arc of a curve to the right, having a central angle of  $19^{\circ}22'27''$ , a radius of 288.00 feet, an arc length of 97.38 feet, and a chord that bears North  $61^{\circ}54'39''$  West, a chord distance of 96.92 feet to a point of reverse curvature;

**PARCEL DESCRIPTION**  
**7.091 ACRES**

- 2 -

With the arc of a curve to the left, having a central angle of 35°05'14", a radius of 212.00 feet, an arc length of 129.83 feet, and a chord that bears North 69°46'03" West, a chord distance of 127.81 feet to a point of tangency;

North 87°18'39" West, a distance of 217.38 feet to a point in said easterly right-of-way line;

Thence North 02°36'10" East, with said easterly right-of-way line, a distance of 76.00 feet to a point;

Thence across said Whittingham tracts, the following courses and distances:

South 87°18'39" East, a distance of 217.50 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 35°05'14", a radius of 288.00 feet, an arc length of 176.37 feet, and a chord that bears South 69°46'03" East, a chord distance of 173.62 feet to a point of reverse curvature;

With the arc of a curve to the left, having a central angle of 14°13'32", a radius of 212.00 feet, an arc length of 52.64 feet, and a chord that bears South 59°20'12" East, a chord distance of 52.50 feet to a point;

North 02°41'21" East, a distance of 631.40 feet to a point in the southerly right-of-way line of said Tuller Road;

Thence North 85°55'21" East, with said southerly right-of-way line, a distance of 49.49 feet to a point;

Thence continuing across said Whittingham tracts, the following courses and distances:

South 02° 41' 14" West, a distance of 84.12 feet to a point;

South 42° 18' 39" West, a distance of 15.34 feet to a point;

South 02° 41' 21" West, a distance of 555.59 feet to a point on the arc of a curve;

With the arc of said curve to the right, having a central angle of 04° 11' 30", a radius of 212.00 feet, an arc length of 15.51 feet, a chord bearing and distance of South 85° 12' 54" East, 15.51 feet to a point;

South 87° 18' 39" East, a distance of 347.19 feet to a point;

North 02° 41' 21" East, a distance of 661.58 feet to a point in the southerly right-of-way line of said Tuller Road;

Thence South 87°18'39" East, with said southerly right-of-way line, a distance of 71.28 feet to a point;

Thence continuing across said Whittingham and Clearview Dublin tracts, the following courses and distances:

South 61°03'33" West, a distance of 7.37 feet to a point;

South 02°41'21" West, a distance of 657.71 feet to a point;

South 87°18'39" East, a distance of 659.93 feet to a point in the northerly right-of-way line of said Dublin Center Drive;

Thence with the northerly right-of-way line of said Dublin Center Drive, with the arc of a curve to the right, having a central angle of 48°31'23", a radius of 25.00 feet, an arc length of 21.17 feet, and a chord that bears South 69°19'25" West, a chord distance of 20.55 feet to a point;

**PARCEL DESCRIPTION**  
**7.091 ACRES**

- 3 -

Thence North 86°24'35" West, continuing with the northerly right-of-way line of said Dublin Center Drive, a distance of 18.33 feet, to the TRUE POINT OF BEGINNING, and containing 18.521 acres of land, more or less.

EXCEPTING THEREFROM, THE FOLLOWING:

EXCEPTION 1 OF 2:

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, and being part of the 7.467 acre tract conveyed to Clearview Dublin, LLC by deed of record in Instrument Number 201009140119604, and the 13.545, 8.381, and 1.502 acre tracts conveyed to Whittingham Capital, LLC by deed of record in Instrument Number 201304010053357, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Tuller Road (60 feet wide) and Dublin Center Drive (60 feet wide);

Thence North 86°24'35" West, a distance of 74.02 feet, with the centerline of said Dublin Center Drive, to a point;

Thence North 03°32'13" East, a distance of 30.00 feet, across said Dublin Center Drive, to a point in the northerly right-of-way line thereof, being a southerly line of the 7.467 acre tract conveyed to Clearview Dublin, LLC by deed of record in Instrument Number 201009140119604;

Thence South 86°24'35" East, with said northerly right-of-way line, a distance of 18.33 feet to a point of curvature;

Thence continuing with the northerly right-of-way line of said Dublin Center Drive, with the arc of a curve to the left, having a central angle of 48°31'23", a radius of 25.00 feet, an arc length of 21.17 feet, and a chord that bears North 69°19'25" East, a chord distance of 20.55 feet to a point;

Thence South 87°18'39" West, across said Whittingham and Clearview Dublin tracts, a distance of 659.93 feet to a point;

Thence South 02°41'21" West, continuing across said Whittingham tracts, a distance of 76.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said Whittingham tracts, the following courses and distances:

South 87°18'39" East, a distance of 356.86 feet to a point;

South 02°59'29" West, a distance of 359.43 feet to a point;

North 87°18'39" West, a distance of 354.96 feet to a point;

North 02°41'21" East, a distance of 359.43 feet to the TRUE POINT OF BEGINNING, and containing 2.937 acres of land, more or less.

EXCEPTION 2 OF 2:

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, and being part of the 10.917 and 8.381 acre tracts conveyed to Whittingham Capital, LLC by deed of record in Instrument Number 201304010053357, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Tuller Road (60 feet wide) and Dublin Center Drive (60 feet wide);

**PARCEL DESCRIPTION**  
**7.091 ACRES**

- 4 -

Thence North 86°24'35" West, a distance of 74.02 feet, with the centerline of said Dublin Center Drive, to a point;

Thence North 03°32'13" East, a distance of 30.00 feet, across said Dublin Center Drive, to a point in the northerly right-of-way line thereof, being a southerly line of the 7.467 acre tract conveyed to Clearview Dublin, LLC by deed of record in Instrument Number 201009140119604;

Thence South 86°24'35" East, with said northerly right-of-way line, a distance of 18.33 feet to a point of curvature;

Thence continuing with the northerly right-of-way line of said Dublin Center Drive, with the arc of a curve to the left, having a central angle of 48°31'23", a radius of 25.00 feet, an arc length of 21.17 feet, and a chord that bears North 69°19'25" East, a chord distance of 20.55 feet to a point;

Thence South 87°18'39" West, across said Whittingham and Clearview Dublin tracts, a distance of 724.93 feet to a point;

Thence South 02°41'21" West, continuing across said Whittingham tracts, a distance of 76.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing across said Whittingham tracts, the following courses and distances:

South 02°41'21" West, a distance of 359.43 feet to a point;

North 87°18'39" West, a distance of 355.63 feet to a point;

North 04°58'05" West, a distance of 19.68 feet to a point;

With the arc of a curve to the right, having a central angle of 07°39'26", a radius of 217.50 feet, an arc length of 29.07 feet, and a chord that bears North 01°08'22" West, a chord distance of 29.05 feet to a point;

North 02°41'21" East, a distance of 311.23 feet to a point;

With the arc of a curve to the left, having a central angle of 02°35'11", a radius of 288.00 feet, an arc length of 13.00 feet, and a chord that bears South 86°01'04" East, a chord distance of 13.00 feet to a point;

South 87°18'39" East, a distance of 347.19 feet to the TRUE POINT OF BEGINNING, and containing 2.970 acres of land, more or less.

Leaving a net acreage of 7.091 acres.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Heather L. King*  
Heather L. King  
Registered Surveyor No. 8307

*6/14/13*  
Date

13-052PP  
Dublin Village Center  
Sawmill Center Neighborhood  
District-Tuller & Village Pkwy  
Edwards Communities

- Whittingham Capital, LLC  
Stavroff Interests Ltd  
Matt Stavroff  
565 Metro Place Ste 480  
Dublin, OH 43017

- Edwards Communities Dev. Co  
c/o Steve Simonetti  
495 S. High Street, Ste. 150  
Columbus, OH 43215

Progressive Realty Associates LP  
3800 Tuller Road  
Dublin, OH 43017

Bef Reit, Inc.  
3830 Tuller Road  
Dublin, OH 43017

S-One LLC  
3890 Tuller Road  
Dublin, O 43017

EQI Financing Partnership, III L P  
3920 Tuller Road  
Dublin, OH 43017

Divya Jyoti Ltd  
3950 Tuller Road  
Dublin, OH 43017

Hardage Hotels I LLC  
4130 Tuller Road  
Dublin, OH 43017

Whittington Capital LLC  
6800 Federated Boulevard  
Dublin, OH 43017

CAR GER OH DUB LLC  
6715 Sawmill Road  
Dublin, OH 43017

Clearview Dublin LLC  
6825 Dublin Center Drive  
Dublin, OH 43017

Chelsea RP Ltd  
6671 Village Parkway  
Dublin, OH 43017

Byers Realty LLC  
6801 Village Parkway  
Dublin, OH 43017