



**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 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.

<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., 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	



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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 Dallas, Texas 75201 (Street, City, State, Zip Code) Attn: Michael D. Starcher	
Daytime Telephone: 214-855-0550	Fax: 214-855-0558
Email or Alternate Contact Information: mikes@ciltld.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.

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.	
Signature of Current Property Owner: 	Date: <u>6-3-13</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 3 day of June, 2013

State of Ohio

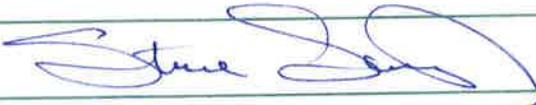
County of Franklin

Notary Public Bernice J. Daniels



**BERNICE J. DANIELS**  
Notary Public, State of Ohio  
My Commission Expires 09-27-2014

**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>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.	
Signature of applicant or authorized representative: 	Date: <u>6/3/13</u>

**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 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.

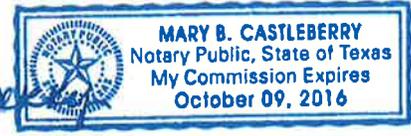
Name: EMH&T, Attn: Robert Ferguson, PE	
Organization (Owner, Developer, Contractor, etc.): Civil Engineer	
Mailing Address: 5500 New Albany Rd., Columbus, OH 43054 (Street, City, State, Zip Code)	
Daytime Telephone: 614-775-4819	Fax: 614-775-4806
Email or Alternate Contact Information: rferguson@emht.com	

**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 13th day of June, 20 13  
 State of Texas  
 County of Dallas Notary Public Mary B. Castleberry



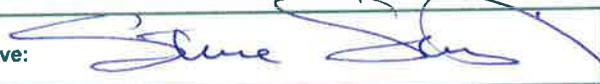
**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

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: <u>6/3/13</u>

**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: <u>6/3/13</u>

Subscribed and sworn to before me this 3 day of June, 20 13

State of Ohio  
 County of Franklin

Notary Public 



**BERNICE J. DANIELS**  
 Notary Public, State of Ohio  
 My Commission Expires 09-27-2014

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:	

### 11.03 ACRE

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Quarter Township 2, Township 2, Range 19, United States Military Lands and being on, over, and across those tracts of lands conveyed to Whittingham Capital, LLC by deed of record in Instrument Number 201304010053357 and that tract of land conveyed to Clearview Dublin, LLC by deed of record in Instrument Number 201009140119604 (all references refer to the records of the Recorder's Office, Franklin County County, Ohio), and described as follows:

Beginning, at the centerline intersection of Federated Boulevard and Tuller Road as the same is designated and delineated on the subdivision plat entitled Dublin Village Center of record in Plat Book 65, Page 27;

Thence with the centerline of said Tuller Road, the following courses and distances:

North 85°55'21" East, a distance of 408.58 feet to a point;

South 04°04'39" East, a distance of 30.00 feet to the TRUE POINT OF BEGINNING;

thence, North 85°55'21" East, a distance of 209.70 feet to a point;

thence South 87°18'39" East, a distance of 356.73 feet to a point;

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

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

thence South 87°18'39" East, a distance of 659.93 feet to a point;

thence 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' and a chord bearing and distance of South 69°19'25" West, 20.55 feet to a point;

thence North 86°24'35" West, a distance of 18.33 feet to a point;

thence with the arc of a curve to the left having a central angle of 90°35'11", a radius of 257.88 feet, an arc length of 407.72 feet and a chord bearing and distance of South 48°17'06" West, a chord distance of 366.56 feet to a point;

thence North 87°00'31" West, a distance of 5.00 feet to a point;

thence North 02°59'29" East, a distance of 188.34 feet to a point;

thence North 87°18'39" West, a distance of 769.05 feet to a point;

thence 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 bearing and distance of North 69°46'03" West, 173.62 feet to a point;

thence 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 bearing and distance of North 69°46'03" West, 127.81 feet to a point;

thence North 87°18'39" West, a distance of 217.38 feet to a point;

thence North 02°36'10" East, a distance of 76.00 feet to a point;

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

thence with the arc of a curve to the right having a central angle of 29°17'37", a radius of 288.00 feet, an arc length of 147.25 feet and a chord bearing and distance of South 72°39'51" East, 145.65 feet to a point;

thence North 02°41'21" East, a distance of 582.84 feet to the TRUE POINT OF BEGINNING and containing 11.03 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

EJM: JRM / July 29, 2013  
11\_03 ac 20130554

## 2.58 ACRE

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Quarter Township 2, Township 2, Range 19, United States Military Lands and being on, over, and across those tracts of lands conveyed to Whittingham Capital, LLC by deed of record in Instrument Number 201304010053357 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, at the centerline intersection of Federated Boulevard and Tuller Road as the same is designated and delineated on the subdivision plat entitled Dublin Village Center of record in Plat Book 65, Page 27;

Thence with the centerline of said Federated Boulevard, the following courses and distances:

South 02°36'10" West, a distance of 761.18 feet to a point;

With the arc of a curve to the left, having a central angle of 51°14'53" a radius of 302.22 feet, an arc length of 270.32 feet and a chord bearing and distance of South 23°01'17" East, 261.40 feet to a point;

South 44°36'13" East, a distance of 270.57 feet to a point;

North 45°23'47" East, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

Thence North 45°23'47" East, a distance of 6.53 feet to a point;

Thence with the arc of a curve to the right having a central angle of 33°01'46", a radius of 282.50 feet, an arc length of 162.85 feet and a chord bearing and distance of North 61°54'40" East, 160.61 feet to a point;

thence North 04°58'05" West, a distance of 19.73 feet to a point;

thence with the arc of a curve to the right having a central angle of 07°39'26" a radius of 282.50 feet, an arc length of 37.75 feet and a chord bearing and distance of North 01°08'22" West, 37.73 feet to a point;

thence North 02°41'21" East, a distance of 321.70 feet to a point;

thence with the arc of a curve to the left having a central angle of 13°07'36", a radius of 288.00 feet, an arc length of 65.98 feet and a chord bearing and distance of South 78°09'41" East, 65.84 feet to a point;

thence South 02°41'21" West, a distance of 311.23 feet to a point;

thence with the arc of a curve to the left having a central angle of 07°39'26", a radius of 217.50 feet, an arc length of 29.07 feet and a chord bearing and distance of South 01°08'22" East, 29.05 feet to a point;

thence South 04°58'05" East, a distance of 19.68 feet to a point;

thence South 87°18'39" East, a distance of 355.63 feet to a point;

thence North 02°41'21" East, a distance of 359.43 feet to a point;

thence South 87°18'39" East, a distance of 65.00 feet to a point;

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

thence South 87°18'39" East, a distance of 354.96 feet to a point;

thence North 02°59'29" East, a distance of 171.09 feet to a point;

thence South 87°00'31" East, a distance of 5.00 feet to a point;

thence South 02°59'32" West, a distance of 236.06 feet to a point;

thence North 87°18'39" West, a distance of 775.05 feet to a point;

thence 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 bearing and distance of South  $69^{\circ}02'34''$  West, 174.47 feet to a point;

thence South  $45^{\circ}23'47''$  West, a distance of 6.53 feet to a point;

thence North  $44^{\circ}36'13''$  West, a distance of 65.00 feet to the TRUE POINT OF BEGINNING and containing 2.58 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

EJM: JRM / July 29, 2013  
2\_58 ac 20130554