

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:

<input checked="" 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 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): 6490 Riverside Drive and 0 Riverside Drive	
Tax ID/Parcel Number(s): 6490 Riverside Drive: 273-008831,008832,008834, 008838, 008856, 008857, 008858 273-008994 0 Riverside Drive: 273-012471	Parcel Size(s) (Acres): 0.084, 0.840, 1.532, 0.283, 0.888, 0.056, 0.208, 3.291 (Total 7.182 acres) 15.097 Acres
Existing Land Use/Development: 6490 Riverside Drive: Bridge Point: Strip Retail Plaza. 0 Riverside Drive: Driving Range:	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Mixed Use Redevelopment Project
Total acres affected by application: 30 Acres

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

Name (Individual or Organization): Scioto Tuller Acquisition, LLC BPACQ, LLC	
Mailing Address: C/o Crawford Hoying Development Partners (Street, City, State, Zip Code) 555 Metro Place N #600 Dublin, OH 43017	
Daytime Telephone: 614-335-2020	Fax: 614-335-2067
Email or Alternate Contact Information: nyoder@crawfordhoying.com	

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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: Nelson Yoder	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Crawford Hoying Development Partners	
Mailing Address: 555 Metro Place N, Ste 600 (Street, City, State, Zip Code) Dublin, OH 43017	
Daytime Telephone: 614-335-2020	Fax: 614-335-2067
Email or Alternate Contact Information: nyoder@crawfordhoying.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>Nelson Yoder</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>11/01/2013</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 <u>Nelson Yoder</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></u>	Date: 11/01/2013

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

I <u>Nelson Yoder</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></u>	Date: 11/01/2013

Subscribed and sworn to before me this 1 day of November, 2013
 State of Ohio
 County of Franklin

Notary Public 
BRANDY SPURGEON
NOTARY PUBLIC, STATE OF OHIO
 My Commission Expires 4/11/2017

FOR OFFICE USE ONLY			
Amount Received: <u>500.00</u>	Application No: <u>13-111DNF</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>012256</u>	Map Zone:	Date Received: <u>11/6/13</u>	Received By: <u>DP</u>
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:	

SCIOTO TULLER ACQUISITION LLC/BPACQ LLC
C/O CRAWFORD HOYING DEVELOPMENT PARTNERS
555 METRO PL N #600
DUBLIN, OH 43017

CENTRAL OHIO TRANSIT AUTHORITY
1600 MCKINLEY AVE
COLUMBUS, OH 43222

DALE HOLDING COMPANY OF COLUMBUS LLC
ATTN: LORI
6707 SAWMILL RD
DUBLIN, OH 43017

FHIT LLC
42 WOODCROFT TRL
BEAVER CREEK, OH 45430

G&I VI SYCAMORE RIDGE LLC
220 E 42ND ST
NEW YORK, NY 10017

INVICTUS LAND HOLDING LLC
1605 NW PROFESSIONAL PLZA
COLUMBUS, OH 43220

JEN-JOSH LLC
6720 RIVERSIDE DR
DUBLIN, OH 43017

PEACE HANSON LLC
8077 CROSSGATE CT S
DUBLIN, OH 43017

VRABLE LAND HOLDING DUBLIN LLC
3248 HENDERSON RD
COLUMBUS, OH 43220

BRUESHABER LARRY J & ELIZABETH C CONNELLY PARTNERSHIP #1
7454 LAKE PARK DR
WEST CHESTER, OH 45069

DUBLIN IMAGING & SPORTS MEDICINE BUILDING INC
1695 OLD HENDERSON RD
COLUMBUS, OH 43220

WENDYS INTERNATIONAL INC
1 DAVE THOMAS BLVD
DUBLIN, OH 43017

Crawford Hoying (Bridge Park) Development Review Timeline

For the full description of each application and the associated application materials required, please refer to *Bridge Street Code §153.066* and the City website at <http://dublinohiousa.gov/planning/development-application>.

The following application procedures and timeframes reflect the revisions to *§153.066 Review and Approval Procedures* submitted to City Council for approval on October 28, 2013. Pending the approval of these Code revisions as submitted to Council, the timeframe for Development Plan and Site Plan approvals will be reduced from ≤56 days each to ≤42 days each. Timeframes for items listed in **Blue Font** are dependent on the applicant, and may influence **Target Review Dates** listed.

A. Request for Informal Review with the Planning and Zoning Commission

1. **Informal Review**—The Planning and Zoning Commission provides non-binding review of proposals at an early, conceptual stage before a formal application is submitted. The Informal Application is not specified in the Bridge Street District Regulations, but is available for any applicant who would like early feedback from the Commission. The Informal Review may be filed concurrently with the required Pre-Application Review.

Target Review Date: November 14, 2013

Submission Deadline: October 31, 2013—for Application & Supporting Materials, including fee
November 6, 2013—for Plans & Maps, etc. to be distributed to PZC.

B. Request for Pre-Application Meeting with the ART and Submittal of Materials for Non-Binding Input and Recommendations from the ART

2. **Pre-Application Review (≤24 days)**—The Administrative Review Team (ART) Provides non-binding review of proposal and information on procedures and policies of the City. The ART reviews materials submitted within 14-days of request for Pre-Application Review and receipt of materials. Within this 14-day period the applicant attends an ART Pre-Application Review meeting and shall receive a written summary of this Pre-Application Review within 10-days of the meeting.

Target Review Dates: November 7 and 14, 2013 (Written Summary by November 22, 2013)

Submission Deadline: November 6, 2013

C. Preparation & Submittal of Zoning Code Amendment to create a new BSC Neighborhood District and Area Rezoning

3. **Combined Code Amendment + Area Rezoning (Approx. 70 days + 30 days)**— The ART reviews and makes a recommendation to Planning & Zoning Commission (PZC) evaluating the proposed Code Amendment and Area Rezoning for consistency with the broader objectives of the Code and the Community Plan. A determination on the Code Amendment and Rezoning Applications by the PZC is not time-limited; at least two Commission meetings should be assumed. A First Reading and Second Reading by City Council will be required; effective date of the Code Amendment and Rezoning is 30 days after City Council approval.

D. Preparation & Submittal of Basic Development Plan + Basic Site Plan Applications

4. **Combined Basic Development Plan and Basic Site Plan Reviews and Determinations (≤28 days)**— The ART reviews and makes a recommendation to Planning & Zoning Commission (PZC) evaluating the proposal for consistency with Code and the Bridge Street District Plan, as well as providing direction for future Development Plan and Site Plan Applications. A determination on

Crawford Hoying (Bridge Park) Development Review Timeline

the Basic Plan Applications by the PZC is required within 28 days of submittal and acceptance of complete Applications to the ART.

E. Preparation & Submittal of Development Plan Application

5. **Development Plan and Determination (≤42 days for ART recommendation + PZC determination)**—The ART reviews the Development Plan and makes a recommendation to the PZC and the PZC is required to make a determination on the Development Plan application within 42 days. The purpose of the Development Plan is to ensure that the street network and block framework are consistent with Code, as well as ensuring that the proposed development is consistent with the general development requirements of the City with respect to elements such as infrastructure, transportation, and environmental considerations.

F. Preparation & Submittal of Preliminary Plat Application

Preliminary Plat (Standard PZC & CC Timeframes)— Although the timing of the Preliminary Plat after the Development Plan is not required by Code, we strongly encourage that the Preliminary Plat follow the Development Plan Review as there could be potential modifications required to the Preliminary Plat following the Development Plan review by PZC. The Preliminary Plat is not reviewed by the ART, but as a separate application procedure under the City's subdivision regulations.

G. Preparation & Submittal of Site Plan(s)

6. **Site Plan(s) (≤42 days for ART recommendation + PZC determination)**—A Site Plan determination cannot occur until after the Development Plan is approved by the Planning & Zoning Commission. The ART reviews and makes a recommendation to the PZC and the PZC is required to make a determination within 42 days. The purpose of the Site Plan is to ensure that the proposed development of individual sites and buildings is consistent with Code and the approved Development Plan, as well as ensuring that the proposed development is consistent with the individual development regulations. Each block within the proposed development would require a Site Plan Application, although they may be reviewed and processed concurrently or with some degree of overlap.

H. Preparation & Submittal of Final Plat Application

7. **Final Plat (Standard PZC & CC Timeframes)**

I. Preparation & Submittal of Building and Site Permit Applications

8. **Building Permits (±70 days)**