



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 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):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
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:	Applicant is also property owner: yes <input type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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 _____, 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 _____, 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 _____, 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:	

Tuller Flats:

Informal Review

Development Statement

Project Description:

Tuller Flats is located on a ±17 acre parcel south of Tuller Road, east of Village Parkway. It is zoned BSC-Residential and is located in the Tuller/Greenway character District. The applicant proposes 392 apartment units contained within four building configurations, Community Clubhouse with amenities located in a central green, greenway and additional open spaces strategically located throughout the development. Buildings are 3 stories in height.

Unlike any existing buildings in the City, the proposed architectural style is unique to Dublin, featuring contemporary facades with high quality building materials and multiple color palettes. Our research indicates this product will appeal to a segment of the market that is currently underserved in the City of Dublin and surrounding area. Our building design boasts a range of apartment living configurations providing for both single level and two level living units with attached garages as an option to most residents.

Relationship to existing land use and conformance to Community Plan and other applicable requirements:

Tuller Flats is identified within the community plan as Mixed Use Urban Core and zoned as Bridge Street Corridor – Residential.

Tuller Flats intends to bring to life the five Vision Principles of the Bridge Street Corridor Vision Report which will be carried through the development in the following ways:

1. *Enhance economic vitality:* The proposed Tuller Flats development provides a vibrant and walkable community located within close proximity to area shopping and dining, residential neighborhoods, parks and open space. It will provide a unique living style that is currently not available in the City.

2. *Integrate the new center into community life:* When adjacent parcels are developed and/or re-developed, Tuller Flats will become fully linked to the rest of the Bridge Street Corridor District through an interconnected system providing options for vehicular, pedestrian and bicycle transportation.

3. *Embrace Dublin's natural setting and celebrate a commitment to environmental sustainability:* With the extension of the John Shield's Greenway through the site, Tuller Flats will celebrate both of a physical and visual connection to the Scioto River. The development proposes to save existing tree rows on the west and south property lines where feasible and intends to use more sustainable building and landscape materials. The site layout is direct in intent for less reliance on the auto and geared toward a pedestrian friendly to both the residents of this community and the larger neighborhood.

4. *Expand the range of choices available to Dublin and the region:* As mentioned above, Tuller Flats will provide an architectural style unique to Dublin and will appeal to a segment of the market that is currently underserved in the City and surrounding area. This lifestyle choice will complement and strengthen Dublin's existing community fabric.

5. *Create places that embody Dublin's Commitment to community:* We believe Tuller Flats is an example of a 21st Century community that will enhance the long term viability of the larger community and Historic Dublin by providing a unique living environment that is walk-able and centrally located in a highly desirable area.

Tuller Flats meets the intent of the BSC Residential District by providing multi-family uses in a midrise development. It is located adjacent to existing residential development to the south and once parcels to the north, east and west are developed and/or re-developed in the future, it will become part of an integrated neighborhood supporting adjacent retail and office development.



Engineers, Surveyors, Planners, Scientists

Tuller Flats - Property Owners Within 150 Feet

Parcel Number	Owner	Parcel Address	Mailing Address			
			Street	City	State	Zip
273-009124	ARCUS DATA SECURITY INC	4260 TULLER RIDGE	745 ATLANTIC AVENUE	BOSTON	MA	2111
273-009088	BYERS REALTY LLC	6801 VILLAGE	427 S HAMILTON ROAD	COLUMBUS	OH	43213
273-008958	CENTURY LIFE OF AMERICA	4338 -348 TULLER	280 N HIGH STREET FLOOR 17	COLUMBUS	OH	43215
273-009322	CITY OF DUBLIN	6720 RIVERSIDE	5200 EMERALD PARKWAY	DUBLIN	OH	43017
273-012068	CITY OF DUBLIN OHIO	6720 E HOBBS LANDING	5200 EMERALD PARKWAY	DUBLIN	OH	43017
273-009095	COLUMBUS INDUSTRIAL OWNER 1 LLC	4353 TULLER RIDGE	11111 SANTA MONICA BLVD S	LOS ANGELES	CA	90025
273-009079	G&I VI SYCAMORE RIDGE LLC	6700 SYCAMORE RIDGE	220 EAST 42ND ST FLOOR 27	NEW YORK	NY	10017
273-009096	G&I VI SYCAMORE RIDGE LLC	6700 TULLER RIDGE	220 EAST 42ND ST FLOOR 27	NEW YORK	NY	10017
273-009079	G&I VI SYCAMORE RIDGE LLC	6700 SYCAMORE RIDGE	220 EAST 42ND ST FLOOR 27	NEW YORK	NY	10017
273-008827	HUNTINGTON NATIONAL BANK	4300 TULLER	7 EASTON OVAL	COLUMBUS	OH	43219
273-012065	M/I HOMES OF CENTRAL OHIO LLC	6748 COOPERSTONE	3 EASTON OVAL	COLUMBUS	OH	43219
273-012064	M/I HOMES OF CENTRAL OHIO LLC	6752 COOPERSTONE	3 EASTON OVAL	COLUMBUS	OH	43219
273-008246	OHIO BELL TELEPHONE CO	4270 TULLER	1 SBC CENTER	ST LOUIS	MO	63101
273-008249	THOMAS FAMILY L P	4313 TULLER	1700 DUN ROAD	LONDON	OH	43140
273-008811	THOMAS FAMILY L P	TULLER	1700 DUN ROAD	LONDON	OH	43140
273-008249	THOMAS FAMILY L P	4313 TULLER	1700 DUN ROAD	LONDON	OH	43140
273-008381	TULSPEC PROPERTIES L C	4150 TULLER	744 CARLE AVENUE	LEWIS CENTER	OH	43035
273-008995	WRIGHT PAUL L TR	4266 TULLER	4266 TULLER ROAD	DUBLIN	OH	43017

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