



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 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): 4091 SUMMITVIEW RD, DUBLIN, OH 43016	
Tax ID/Parcel Number(s): 273-008389-00	Parcel Size(s) (Acres): 13.432
Existing Land Use/Development: VACANT	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: MULTI-FAMILY RESIDENTIAL
Total acres affected by application: 13.432

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

Name (Individual or Organization): HOMEWOOD CORPORATION (JIM LIPNOS)	
Mailing Address: (Street, City, State, Zip Code) 2700 DUBLIN GRANVILLE RD. SUITE 300 COLUMBUS, OH 43231	
Daytime Telephone: 614-898-7200	Fax: 614-898-7210
Email or Alternate Contact Information: JLIPNOS@HOMWOODCORP.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: <u>JASON KAMBITSIS</u>	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): <u>AR BUILDING CO (DEVELOPER)</u>	
Mailing Address: <u>310 SEVEN FIELDS BLVD, SUITE 350</u> (Street, City, State, Zip Code) <u>SEVEN FIELDS, PA 16046</u>	
Daytime Telephone: <u>724-741-2307</u>	Fax: <u>724-741-3111/3112</u>
Email or Alternate Contact Information: <u>JASONK@ARBUILDING.COM</u>	

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>JASON KAMBITSIS</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>4/8/14</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>JASON KAMBETZIS</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>4/8/14</u>

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

I, <u>JASON KAMBETZIS</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>4/8/14</u>

Subscribed and sworn to before me this 8th day of April, 20 14
 State of Pennsylvania
 County of Butler

Notary Public Annette M. Provenza

Stamp or Seal
COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Annette M. Provenza, Notary Public
 Penn Hills Twp., Allegheny County
 My Commission Expires Oct. 15, 2015
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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:	

Wyandotte Woods Development Statement

- Ⓐ The proposed multifamily project at Wyandotte Woods will house 120 units consisting of both one and two bedroom apartments. This luxury apartment community will consist of on-site covered parking, a clubhouse complete with a fitness center and pool along with a large open park. The community will have pedestrian access throughout the rest of Wyandotte Woods via sidewalks and trail connections.

All of the 120 units have a large open floor plan. They also have stainless steel appliances, in-suite washer and dryer and large balconies

- Ⓑ This luxury apartment community is designed to fit in with the character and feel of the surrounding community both in terms of architecture and scale. The community will utilize the natural topography of the site and open space to create an attractive development that enhances the neighboring homes.

- Ⓒ The proposed development relates to the Dublin Community Plan on many aspects such as:

Community Character The development will be preserving open space for the use of various activities on site. This community will also be designed to alleviate the removal of existing trees as much as possible. The development will have a clear identity within Wyandotte Woods, while also acting like an extension of the adjoining developments.

Land Use The development will provide high quality design, while creating a sense of place through scale and building treatments. This community will be adding a wider range of housing choices for the existing and new residents of Dublin.

Transportation The development will be pedestrian friendly both for the onsite residents and neighbors. Trail connections will be incorporated in order to move throughout the site and adjoining pedestrian and bicycle facilities.

Homeowners Associations

ORGANIZATION	ADDRESS	CITY	CONTACT	PHONE NUMBER
EAST DUBLIN CIVIC ASSOCIATION	6987 GRANDEE CLIFFS DRIVE	DUBLIN, OH 43016	RANDY ROTH EDCAOHIO@HOTMAIL.COM	(614) 889-5043
WYANDOTTE WOODS	7638 KELLY DRIVE	DUBLIN OH 43016	BRETTPAGE373@HOTMAIL.COM	
WYANDOTTE WOODS CIVIC ASSOCIATION	7670 KELLY DRIVE	DUBLIN OH 43016	MARINA SHIRLEY MSHIRLEY@DUBLINCOUNSELINGCENTER.ORG	(614) 935-2674
WYANDOTTE WOODS CIVIC ASSOCIATION	7825 HOLISTON COURT	DUBLIN OH 43016	KATHY HARTER RHARTER@COLUMBUS.RR.COM	(614) 210-1095

Ward 1 Representative

Councilperson Greg Peterson
gpeterson@dublin.oh.us

Adjacent Property Owners

ADDRESS	CITY	STATE	ZIPCODE
4091 SUMMIT VIEW RD	DUBLIN	OH	43016
4202 CLAYTON CT	DUBLIN	OH	43016
4218 CLAYTON CT	DUBLIN	OH	43016
4210 CLAYTON CT	DUBLIN	OH	43016
4226 CLAYTON CT	DUBLIN	OH	43016
4234 CLAYTON CT	DUBLIN	OH	43016
4242 CLAYTON CT	DUBLIN	OH	43016
4250 CLAYTON CT	DUBLIN	OH	43016
4237 CLAYTON CT	DUBLIN	OH	43016
4229 CLAYTON CT	DUBLIN	OH	43016
4221 CLAYTON CT	DUBLIN	OH	43016
4213 CLAYTON CT	DUBLIN	OH	43016
4205 CLAYTON CT	DUBLIN	OH	43016
4197 CLAYTON CT	DUBLIN	OH	43016
4188 CLAYTON CT	DUBLIN	OH	43016
4245 CLAYTON CT	DUBLIN	OH	43016
4240 CLAYTON CT	DUBLIN	OH	43016

ADDRESS	CITY	STATE	ZIPCODE
4119 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4111 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4103 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4095 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4087 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4079 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4071 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4063 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4120 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4112 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4096 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4104 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4088 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4064 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4072 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4080 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
7510 KELLY DR	DUBLIN	OH	43016
7518 KELLY DR	DUBLIN	OH	43016
7526 KELLY DR	DUBLIN	OH	43016
4059 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4050 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016
4115 WYANDOTTE WOOD BLVD	DUBLIN	OH	43016

Subarea 3: Multi-Family

Permitted Uses:

The following uses shall be permitted within Subarea 3:

1. Multi-family dwellings at a density of 8.6 units per acre and not to exceed 120 units.

Yard and Setback Requirements:

1. Front yard setback off the main/west collector shall be 35' for buildings and pavement.
2. Side and rear property line setbacks shall be 25' for pavement and building.

Height Requirements:

1. Maximum height for structures within Subarea 3 shall be 35' as defined by Dublin Zoning Code.

Parking and Loading:

1. Size, ratio and type of parking shall be regulated by Dublin Zoning Code, Chapter 1193.

Circulation:

1. The main east/west artery shall have a minimum right-of-way of 66' with 40' of pavement back to back with a separate bike path in addition to the 40' pavement.
2. All other internal streets shall be private.
3. Access shall be provided through Subarea 3 to the proposed ten acre elementary school to the west.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence made of materials compatible with the buildings.

Landscaping:

1. Landscaping shall be according to Dublin Landscape Code, Chapter 1187. In addition, perimeter buffering shall be provided along north, west and south side

when abutting single family or school property containing a mixture of evergreen and deciduous plant material at a summer opacity of 75% taken 6' above ground level.

2. Landscape entry features shall be provided along the main east/west collector at the northeast corner of the site.

Lighting:

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.
2. All parking lot lighting shall be limited to 28' in height.
3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.

Architecture:

1. The architectural style and materials will be consistent with those as indicated on Figure 18.
2. Colors of materials shall be coordinated with surrounding architecture.