

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 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 checked="" 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.

Property Address(es): 8205 Avery Road, Dublin, Ohio 43017	
Tax ID/Parcel Number(s): 60033406034 273-000401 137-00-00-049	Parcel Size(s) (Acres): 4.3 99.3 65.23
Existing Land Use/Development: Parks/Open Space - Riviera Golf Club	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Single Family Residential, Parks, Open Space
Total acres affected by application: +/-167.055 Surveyed, +/- 168.83 Auditor

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

Name (Individual or Organization): American Italian Golf Association	
Mailing Address: 8205 N. Avery Road, Dublin, Ohio 43017 (Street, City, State, Zip Code)	
Daytime Telephone: 614-778-2534	Fax: 614-889-5820
Email or Alternate Contact Information: Jesse D. Oddi, Jr. joddijr@yahoo.com	

RECEIVED
 14-0682/PDP/PP
 JUL 07 2014

CITY OF DUBLIN
 PLANNING

FILE COPY

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: Charles J. Ruma		Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Davidson Phillips, Inc. (developer)		
Mailing Address: 4020 Venture Court, Suite D, Columbus, Ohio 43228 (Street, City, State, Zip Code)		
Daytime Telephone: 614-777-9325	Fax:	
Email or Alternate Contact Information: cjruma@aol.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: Ben Hale, Jr	
Organization (Owner, Developer, Contractor, etc.): Smith and Hale, LLC	
Mailing Address: 37 West Broad Street, Suite 725, Columbus, Ohio 43215 (Street, City, State, Zip Code)	
Daytime Telephone: 614-221-4255	Fax: 614-221-4409
Email or Alternate Contact Information: bhale@smithandhale.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, Jesse D. Oddi, Jr., President AIGA, the owner, hereby authorize Charles J. Ruma and/or Ben Hale Jr. 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: 6/25/14

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached to this application.

Subscribed and sworn before me this 25th day of June, 20 14

State of Ohio

County of Franklin

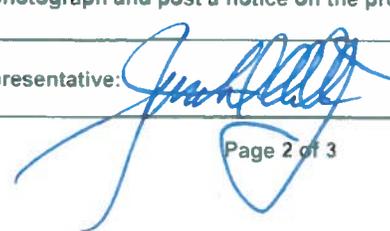
Notary Public Deborah T. Walke



DEBORAH T. WALKE
PUBLIC STATE OF OHIO
COMMISSION EXPIRES JUNE 2, 2015
6/2/

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, Jesse D. Oddi, JR Pres. AIGA, 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: 6/25/14

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 Jesse D. Oddi, JR Pres. AZGA, 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: [Signature] Date: 6/25/14

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

I Jesse D. Oddi, JR Pres. AZGA, 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: [Signature] Date: 6/25/14

Subscribed and sworn to before me this 25th day of June, 20 14
 State of OHIO
 County of Franklin

Notary Public [Signature]



DEBORAH T. WALKER
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES JUNE 2, 2015
 RECORDED IN MADISON COUNTY

FOR OFFICE USE ONLY			
Amount Received: <u>5075.00</u>	Application No: <u>14-068</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>13441</u>	Map Zone: <u>5</u>	Date Received: <u>7-7-14</u>	Received By: <u>CDH</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Rezoning w/ Preliminary Development Plan / Prelim. Plat</u>			
N, S, E, W (Circle) Side of: <u>Avery Road</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Belvedere Green Blvd.</u>			
Distance from Nearest Intersection: <u>1,000'</u>			
Existing Zoning District: <u>R and R-1</u>		Requested Zoning District: <u>PUD</u>	

167.055 ACRES

Situated in the State of Ohio, Counties of Union, Franklin and Delaware, City of Dublin, in Virginia Military Survey Numbers 2925 and 5162, being comprised of all of those tracts of land conveyed to American Italian Golf Association by deeds of record in Deed Book 2600, Page 393 (Franklin County), Deed Book 315, Page 64 (Delaware County), Deed Book 216, Page 68 (Union County) and Deed Book 223, Page 495 Union County), and more particularly bounded and described as follows:

Beginning at the northwesterly corner of the subdivision entitled "Belvedere Section 3", of record in Plat Book 5, Page 38 (Union County), in the easterly line of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 78, Page 234 (Union County);

thence North 02°21'05" West, with said easterly line, a distance of 230.37 feet to the northeasterly corner thereof;

thence South 84°57'58" West, with the northerly line of said School District tract and with the northerly line of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 82, Page 45 (Union County), a distance of 1003.43 feet to the southeasterly corner of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 80, Page 209 (Union County);

thence North 05°49'46" West, with the easterly line of said School District tract, a distance of 1079.82 feet to the northeasterly corner thereof, in the southerly line of that tract conveyed to Kevin D. and Jocelyn Mullins by deeds of record in Official Records 117, Page 182 (Union County) and 804, Page 218 (Union County);

thence North 84°04'40" East, with said southerly line, a distance of 1003.05 feet to the southeasterly corner thereof;

thence North 05°51'20" West, with the easterly line of said Mullins tract and the easterly line of the subdivision entitled "Tartan West Section 6 Part 2", of record in Plat Book 5, Page 218 (Union County), a distance of 896.35 feet to the southwest corner of that tract conveyed to Tartan Development Company (West), LLC by deed of record in Official Record 663, Page 741 (Union County);

thence North 82°37'01" East, with the southerly line of said Tartan Development Company tract, the southerly line of Savona Condominium at Tartan West Third Amendment, of record in Condo Plat Book 5, Page 239 (Union County), the southerly line of Savona Condominium at Tartan West Fifth Amendment, of record in Condo Plat Book 5, Page 264 (Union County), the southerly line of that tract conveyed to Wood Run Partners, LLC by deed of record in Official Record 949, Page 154 (Union County), the southerly line of Savona Condominium at Tartan West Sixth Amendment, of record in Condo Plat Book 5, Page 276 (Union County), and the southerly line of that tract conveyed to The Board of Education of the Dublin City School District by deeds of record in Official Record 8831D10 (Franklin County) and Deed Book 485, Page 379 (Delaware County), a distance of 1148.34 feet to a point;

thence North 74°30'22" East, with the southerly line of said School District tract, a distance of 1676.66 feet to a point in the centerline of Avery Road;

thence South 15°16'07" East, with said centerline, a distance of 2022.21 feet to a point;

thence South 74°28'46" West, with the northerly line of the subdivision entitled "The Celtic Estates of Avery", of record in Plat Book 105, Page 30 (Franklin County), a distance of 354.19 feet to the northwesterly corner thereof;

thence South 74°26'05" West, with the northerly line of the subdivision entitled "Belvedere Section 1", of record in Plat Book 96, Page 6 (Franklin County), the northerly line of the subdivision entitled "Belvedere Section 2", of record in Plat Book 98, Page 74 (Franklin County), and the northerly line of said Belvedere Section 3, a distance of 2837.44 feet to POINT OF BEGINNING, containing 167.055 acres of land, more or less.

PROPERTY OWNER

American Italian Golf Assoc.
8205 Avery Road
Dublin, OH 43017
273-000401

Board of Education of Dublin Local
School District
7030 Coffman Road
Dublin, OH 43017
273-000362 / 273-000395 / 60033406033000

Erica R Adams
8323 Davington Drive
Dublin, OH 43017
273-002153

Scott M & Catherine W McCort
6350 Memorial Drive
Dublin, OH 43017
273-003848

Randall E & Carole M Johnson
6353 Cragie Hill Court
Dublin, OH 43017
273-003857

Muirfield Associations Inc
Attn: Sue Leonard
8372 Muirfield Drive
Dublin, OH 43017
273-003884 / 60034305127000 / 60033407024000
273-003883

Corey B & Paula J Moritz
6292 Bellow Valley Drive
Dublin, OH 43016
273-010515

Summit & Lekha Shah
6268 Bellow Valley Drive
Dublin, OH 43016
273-010518

Lisa R Maxwell
6293 Bellow Valley Drive
Dublin, OH 43016
273-010537

SURROUNDING PROPERTY OWNERS

Country Club at Muirfield Village
8715 Muirfield Drive
Dublin, OH 43017
273-001850

Ian & Maya Dsilva
6341 Memorial Drive
Dublin, OH 43017
273-003846

I William & Raynon B Serfaty
6342 Memorial Drive
Dublin, OH 43017
273-003849

Robert J & Pamela S Birkenholz TR
6360 Cragie Hill Court
Dublin, OH 43017
273-003858

Dennis D & Ann M Straily
6308 Bellow Valley Drive
Dublin, OH 43016
273-010513

James C & Patricia A Sexton
6284 Bellow Valley Drive
Dublin, OH 43016
273-010516

Jon R & Tawnya S Ewert
6260 Bellow Valley Drive
Dublin, OH 43016
273-010519

Sriram Tharmapuram
Rupa Narayanan
6285 Bellow Valley Drive
Dublin, OH 43016
273-010538

Ryan & Susan Read
8305 Davington Drive
Dublin, OH 43017
273-002152

Terrence W Lyden TOD
6347 Memorial Drive
Dublin, OH 43017
273-003847

Stephen S & Carolyn E Francis
6345 Cragie Hill Court
Dublin, OH 43017
273-003856

Jill K Love
6352 Cragie Hill Court
Dublin, OH 43017
273-003859

David P Dematteo
6300 Bellow Valley Drive
Dublin, OH 43016
273-010514

Timothy F & Andrea H Barton
6276 Bellow Valley Drive
Dublin, OH 43016
273-010517

Brent J & Julie M King
6265 Ross Bend
Dublin, OH 43016
273-010520

Maria Helena Bast
6277 Bellow Valley Drive
Dublin, OH 43016
273-010539

Susan Rapp Family Trust
6269 Bellow Valley Drive
Dublin, OH 43016
273-010540

Daniel F & Michele M Helbig
8141 Summerhouse Drive West
Dublin, OH 43016
273-010788

Timothy & Cara Albright
8145 Timble Falls Drive
Dublin, OH 43016
273-010790

Stephen Joseph & Amanda Medve
8153 Timble Falls Drive
Dublin, OH 43016
273-010791

Thomas J & Ardith I S Tait
8158 Timble Falls Drive
Dublin, OH 43016
273-010792

Balaji Vishwanath
Shrividhya Krishnamurthy
8150 Timble Falls Drive
Dublin, OH 43016
273-010793

Andrew P & Kimberly A Eilerman
8142 Timble Falls Drive
Dublin, OH 43016
273-010794

Jeffrey W & Valerie J Kaser
8147 Grafton End
Dublin, OH 43016
273-010800

Monica G Smith
8155 Grafton End
Dublin, OH 43016
273-010801

Tara L & D Brian Meadors
8164 Grafton End
Dublin, OH 43016
273-010802

Mark J & Lisa K Weaver
8156 Grafton End
Dublin, OH 43016
273-010803

David C & Leslie Grimm
8148 Grafton End
Dublin, OH 43016
273-010804

Jessalyn A Fiutem
8140 Grafton End
Dublin, OH 43016
273-010805

City of Dublin
5200 Emerald Parkway
Dublin, OH 43017
273-010808

Muhammad W & Siddrah W Amir
8179 Avery Road
Dublin, OH 43017
273-011336

Bevilacqua Builders Inc.
5930 Cleveland Avenue
Columbus, OH 43231
273-011337 / 273-011338

John & Jennifer Maloney
8429 Davington Drive
Dublin, OH 43017
60033407018000

Jeffrey C King
8393 Davington Drive
Dublin, OH 43017
60033407020000

David D & Katherine S Mankin
8357 Davington Drive
Dublin, OH 43017
60033407022000

J Kevin Pettitt
Martha M Duerstein-Pettitt
8447 Davington Drive
Dublin, OH 43017
60033407017000

John D & Lori Von Cannon
8411 Davington Drive
Dublin, OH 43017
60033407019000

Eldouaik Inas
8339 Davington Drive
Dublin, OH 43017
60033407023000

William C Jr. & Jeannine M Sabo
8375 Davington Drive
Dublin, OH 43017
60033407021000

Steven & Jodi Rhodes
6475 Green Stone Loop
Dublin, OH 43017
3900020020920

Mark & Kimberly Mace
6469 Green Stone Loop
Dublin, OH 43017
3900020020910

Sung Yong & Anna Kim
6465 Green Stone Loop
Dublin, OH 43017
3900020020900

Robert & Kelly Darrow
6461 Green Stone Loop
Dublin, OH 43017
3900020020890

Gregory & Mara Smith
6457 Green Stone Loop
Dublin, OH 43017
3900020020880

Jeffrey & Amie Swaddling
6453 Green Stone Loop
Dublin, OH 43017
3900020020870

Reynold & Joan Kulchar
6464 Green Stone Loop
Dublin, OH 43017
3900020020930

Lawrence & Mary Grandey
6456 Green Stone Loop
Dublin, OH 43017
3900020021020

Kevin & Jocelyn Mullins
8600 Hyland Croy Road
Plain City, OH 43064
3900240370000

Barbara & Laney Stroble
8622 Hyland Croy Road
Dublin, OH 43016
3900240590000

Noman & Josephine Malik
8640 Hyland Croy Road
Dublin, OH 43016
3900240590000

Stewart & Clare Olson
8798 Sorrento Court
Dublin, OH 43017
3900240401440

Matthew & Jennifer Mazza
8790 Sorrento Court
Dublin, OH 43017
3900240401450

Jose & Trang Fojas
8782 Sorrento Court
Dublin, OH 43017
3900240401460

Arthur Dvorkin
7025 Firenze Place
Dublin, OH 43017
3900240401540

Jordan & Elizabeth Matola
7033 Firenze Place
Dublin, OH 43017
390024041530

Zhong Lin & Weisun Lu
7049 Firenze Place
Dublin, OH 43017
3900240401510

Jagadeswar & Swapna Pasham Boggula
7041 Firenze Place
Dublin, OH 43017
3900240401520

Joseph & Kimberly Avcoleo
7057 Firenze Place
Dublin, OH 43017
3900240401500

Tartan Development Co West LLC
P.O. Box 650853
Dallas, TX 75265
3900240401000

Thomas Harb
6793 Vineyard Haven Loop
Dublin, OH 43017
3900150271190

Ryan & Megan Greer
6797 Vineyard Haven Loop
Dublin, OH 43017
3900150271200

William & Rebecca Klosterman
6801 Vineyard Haven Loop
Dublin, OH 43017
3900150271210

Linda Long
6805 Vineyard Haven Loop
Dublin, OH 43017
3900150271420

Takashi & Kiyomi Kurita
6809 Vineyard Haven Loop
Dublin, OH 43017
3900150271430

Katherine Sheperd
6829 Vineyard Haven Loop
Dublin, OH 43017
3900150271390

Chase & Megan Blackburn
6833 Vineyard Haven Loop
Dublin, OH 43017
3900150271400

Bassel & Hala Safi
6837 Vineyard Haven Loop
Dublin, OH 43017
3900150271410

Wade & Gail Barghausen
6841 Vineyard Haven Loop
Dublin, OH 43017
3900150271220

John & Dora Duff
6845 Vineyard Haven Loop
Dublin, OH 43017
3900150271230

Richard & Margaret Goebel
6849 Vineyard Haven Loop
Dublin, OH 43017
3900150271240

Harvey & Rita Hook
8831 Vineyard Haven Loop
Dublin, OH 43017
3900150271110

Todd & Beth Herman
8827 Vineyard Haven Loop
Dublin, OH 43017
3900150271100

Larry & Amber Taylor
6789 Vineyard Haven Loop
Dublin, OH 43017
3900150271010

Margaret Lavallo
6810 Vineyard Haven Loop
Dublin, OH 43017
3900150271630

James & Joyce Hendershott
6814 Vineyard Haven Loop
Dublin, OH 43017
3900150271620

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