



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 checked="" 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 checked="" 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): 6510 - 6570 Perimeter Drive, Dublin, Ohio 43017	
Tax ID/Parcel Number(s): 273-011309-00	Parcel Size(s) (Acres): 2.930
Existing Land Use/Development: Neighborhood support retail center	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Modification of existing development plan to provide for a personal services tenant in the building.
Total acres affected by application: 2.930

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

Name (Individual or Organization): Centre at Perimeter LLC	
Mailing Address: 1533 Lake Shore Drive (Street, City, State, Zip Code) Columbus, Ohio 43204	
Daytime Telephone: 614-488-4424	Fax: 614-488-0603
Email or Alternate Contact Information: paulg@daimlergroup.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: Centre at Perimeter LLC	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): c/o The Daimler Group, Inc.	
Mailing Address: (Street, City, State, Zip Code) 1533 Lake Shore Drive, Columbus, Ohio 43204	
Daytime Telephone: 614-488-4424	Fax: 614-488-0603
Email or Alternate Contact Information: paulg@daimlergroup.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: Paul G. Ghidotti	
Organization (Owner, Developer, Contractor, etc.): The Daimler Group, Inc.	
Mailing Address: (Street, City, State, Zip Code) 1533 Lake Shore Drive, Columbus, Ohio 43204	
Daytime Telephone: 614-488-4424	Fax: 614-488-0603
Email or Alternate Contact Information: paulg@daimlergroup.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 _____, 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 Paul G. Ghidotti _____, 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: 2/17/15

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>Paul G. Ghidotti</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:

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

I <u>Paul G. Ghidotti</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>2/17/15</u>

Subscribed and sworn to before me this 17th day of February, 2015
 State of Ohio
 County of Franklin Notary Public Jessica Corris



Stamp or Seal
JESSICA CORRIS
 Notary Public, State of Ohio
 My Commission Expires 12-04-2018

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:	

EXHIBIT A - LEGAL DESCRIPTION OF REAL PROPERTY

September 26, 2012

DESCRIPTION OF RESERVE "B" OF AVERY PLACE ALONG PERIMETER DRIVE, WEST OF AVERY-MUIRFIELD DRIVE, CITY OF DUBLIN, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin in Virginia Military Survey 2999 and 3452 and being all of Reserve "B", as shown upon the plat entitled Avery Place, of record in Plat Book 104, Pages 94 & 95, said Reserve "B" being a portion of an original 24.335 acre tract of land conveyed to Avery Perimeter LLC, by deed of record in Instrument 200304020095677, all records referenced to the Recorder's Office, Franklin County, Ohio.

containing 2.930 acres of land, more or less and being subject to all easements and restrictions of record and being all of P.N. 273-011309. Of said 2.930 acres, 2.210 acres is within Virginia Military Survey 2999 and 0.720 acre is within Virginia Military Survey 3452.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in September, 2004 and verified in September, 2012. Basis of bearings is the plat entitled Avery Place, of record in Plat Book 104, Pages 94 & 95, Recorder's Office, Franklin County, Ohio.



Kevin L. Baxter
Ohio Surveyor #7697



Parcel Number	Owner	Physical Address
273-012056	ANYTHING REALTY LLC	995 CLUBVIEW BLVD S, COLUMBUS OH 43235
273-011308	AVERY PERIMETER LLC	1533 Lake Shore Drive, Columbus, Ohio 43204
273-011547	BRINDLES LLC	5528 WINDWOOD DR, DUBLIN OH 43017
273-011305	CHAMPAIGN NATIONAL BANK	PO BOX 5016, Sandusky, Ohio 44871
273-008207	CRI OUTPARCELS LLC	250 CIVIC CENTER DR #500, COLUMBUS OH 43215
273-004286	DUBLIN GERIATRIC CARE CO	1661 OLD HENDERSON RD, COLUMBUS OH 43220
273-008208	DUBLIN OAKS LIMITED	250 CIVIC CENTER DR #500, COLUMBUS OH 43215
273-011198	GRAYWOLF PROPERTIES LLC	1611 JEWETT RD, Powell, Ohio 43065
273-011304	HUNTINGTON NATIONAL BANK	7 EASTON OVAL, Columbus, ohio 43219
273-012135	JEK MANAGEMENT LTD	5525 ADVENTURE DR, DUBLIN OH 43017
273-000378	NORTHWEST PRESBYTERIAN CHURCH PCA INC	6488 POST RD. DUBLIN, OH 43017
273-011780	OHIOHEALTH CORP	1087 W DENNISON AVE. COLUMBUS OH 43201
273-011344	OSU EYE PHYSICIANS & SURGEONS LLC	456 W 10TH AVE, COLUMBUS OH 43201
273-012055	PERIMETER MOB LLC	1533 Lake Shore Drive, Columbus, Ohio 43204
273-011303	PMDM-AVERY LLC	6695 AVERY MUIRFIELD DR DUBLIN, OH 43017
273-007471	PRESBYTERIAN CHURCH IN AMERICA FOUNDATION	1852 CENTURY PL NE STE 18, ATLANTA GA 30345
273-011306	TRIPLET ROSE HOLDING CO LLC	6415 POST RD. DUBLIN, OH 43017