

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): Subarea 3; Wyandotte Woods NE Quadrant PUD (Wyandotte Woods Section 8)	
Tax ID/Parcel Number(s): 273-12522 8393	Parcel Size(s) (Acres): 13
Existing Land Use/Development: vacant	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:	one story senior residential community
Total acres affected by application:	13

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

Name (Individual or Organization):	Homewood Corp.	
Mailing Address: (Street, City, State, Zip Code)	750 Northlawn Drive 2700 E. DUBLIN GRANVILLE RD., STE 300 Columbus, OH 43214 COLUMBUS, OH 43231	
Daytime Telephone:	614-898-7200 ext. 122	Cell: XXX 614-496-1421
Email or Alternate Contact Information:	jlipnos@homewoodcorp.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: Treplus Communities	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): contract purchaser	
Mailing Address: 1515 Lake Shore Drive, Suite 225 (Street, City, State, Zip Code) Columbus, OH 43204	
Daytime Telephone: 614-228-0326 ext. 107	Fax: 614-228-2181
Email or Alternate Contact Information: jarthur@trepluscommunities.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: Glen A. Dugger	
Organization (Owner, Developer, Contractor, etc.): attorney Smith & Hale LLC	
Mailing Address: 37 West Broad Street, Suite 460 (Street, City, State, Zip Code) Columbus, OH 43215	
Daytime Telephone: 614-221-4255	Fax: 614-221-4409
Email or Alternate Contact Information: gdugger@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, Homewood Corp., Jim Lipnos, President, the owner, hereby authorize Glen A. Dugger 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: 3/12/15

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 12 day of March
 State of Ohio
 County of Franklin Notary Public Sally Jo Baxter Falk



Sally Jo Baxter Falk
 Notary Public, State of Ohio
 My Commission Expires 06-20-2018

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property described in this application 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, Homewood Corp., Jim Lipnos, President, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

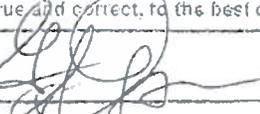
Signature of applicant or authorized representative:  Date: 3/12/15

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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>Homewood Corp. By Jim Lipnos, President</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>3/12/15</u>

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

I, <u>Glen A. Dugger</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>3-11-15</u>

Subscribed and sworn to before me this 11th day of March, 2015
 State of Ohio
 County of Franklin Notary Public Natalie C Timmons



Natalie C. Timmons
 Notary Public, State of Ohio
 My Commission Expires 09-04-2015

FOR OFFICE USE ONLY			
Amount Received:	Application No: <u>15-024</u>	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone: <u>1</u>	Date Received: <u>JMP</u>	Received By: <u>3/13/15</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Informal</u>			
N, S, E, W (Circle) Side of: <u>Wyandotte Wood Blvd</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Scioto Crossing Blvd</u>			
Distance from Nearest Intersection: <u>300'</u>			
Existing Zoning District: <u>PVD</u>		Requested Zoning District:	

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WYANDOTTE WOODS
NORTHEAST QUADRANT PUD SUBAREA 3
REZONING STATEMENT

4-A. Explain the proposed Planned Unit Development, outlining the basic scope, character, and nature of the project:

The Northeast Quadrant PUD rezoned much of the area west of Sawmill Road and north of Interstate 270 for commercial, institutional, recreational and residential uses. A primary goal of the PUD was to provide for the extension of Hard Road from Sawmill to SR257 and the connection of Emerald Parkway from its route generally parallel to I-270 to connect with Sawmill Road north of Hard Road. Commercial uses were located along the Sawmill Road corridor, with multifamily and institutional uses between the Sawmill commercial subareas with single family residential areas further west. Subarea 3 is one of the last remaining undeveloped tracts in the Northeast Quadrant PUD, and lies immediately north of Dublin Scioto High School on Wyandotte Woods Boulevard. It has a relatively narrow access window to Wyandotte Woods, with public open space adjacent to its east, single-family residential to the north and undeveloped public use to the west. The Subarea was identified and zoned as multi-family residential in the original Northeast Quadrant PUD zoning.

4-B. State how the proposed Planned Unit Development relates to the existing land use character of the vicinity.

The existing land use character surrounding Subarea 3 is mixed, with a variety of uses on its perimeter and within its vicinity. To the north is Wyandotte Woods Boulevard and the Wyandotte Woods single family subdivision. To the west is an undeveloped tract owned by the Board of Education. To the south is Dublin Scioto High School's athletic complex, and to the east is the linear public park/pathway system created by the Northeast Quadrant PUD, which is heavily treed and also contains overhead power transmission lines. The current zoning and proposed use are an appropriate transition from the park and institutional uses to its south, east and west and the single family residential uses to the north as established by the Subarea standards within the PUD.

4-C. State how the proposed Planned Unit Development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and Residential Appearance standards.

The proposed plan complies with the requirements of Subarea 3 of the Northeast Quadrant PUD and the project architecture will comply with the city's Residential Appearance Standards. Elements of Conservation Design will be integrated within the project.

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