



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 checked="" type="checkbox"/> Other (Please Specify): <u>Amendment to</u> <u>§ 153.028 (CC District) of Zoning Code</u>

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): 300-350 Cramer Creek Court, Dublin, Ohio 43017	
Tax ID/Parcel Number(s): 273-002705-00	Parcel Size(s) (Acres): 3.886 Acres
Existing Land Use/Development: Community Commercial District	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: To add a permitted use to § 153.028 (Community Commercial District) of the Zoning Code as shown in Attachment A of this Application.
Total acres affected by application: Any district zoned Community Commercial within Dublin

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

Name (Individual or Organization): NRI CRAMER CREEK LLC	
Mailing Address: C/O NATIONWIDE REALTY INVESTORS 375 N. FRONT STREET, SUITE 200 (Street, City, State, Zip Code) COLUMBUS, OHIO 43215	
Daytime Telephone: 614-857-2345	Fax: 614-857-2346
Email or Alternate Contact Information: BRADLEC9@NATIONWIDEREALTYINVESTORS.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.

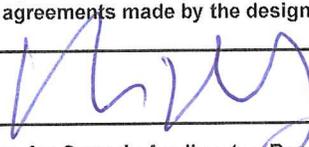
Name: NATIONWIDE REALTY INVESTORS	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Owner	
Mailing Address: 375 N. FRONT STREET, SUITE 200, COLUMBUS, OHIO 43215 (Street, City, State, Zip Code)	
Daytime Telephone: 614-857-2348	Fax: 614-857-2346
Email or Alternate Contact Information: greskoj@nationwide.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: KEPHART FISHER LLC	
Organization (Owner, Developer, Contractor, etc.): LAW FIRM	
Mailing Address: 207 N. FOURTH STREET, COLUMBUS, OHIO 43214 (Street, City, State, Zip Code)	
Daytime Telephone: 614-469-1882	Fax: 614-469-1887
Email or Alternate Contact Information: MATTHEWCULL@KEPHARTFISHER.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, Brian J. Ellis, President - Chief Operating Officer of Nationwide Realty Investors, Ltd.\* the owner, hereby authorize Kephart Fisher LLC 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:  **BRIAN J. ELLIS**  
PRESIDENT & CHIEF OPERATING OFFICER  
Date: 10/19/15

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document of Nationwide Realty Investors, Ltd.\*

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

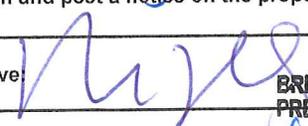
State of \_\_\_\_\_

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, Brian J. Ellis, President and Chief Operating Officer of Nationwide Realty Investors, Ltd.\* 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:  **BRIAN J. ELLIS**  
PRESIDENT & CHIEF OPERATING OFFICER  
Date: 10/19/15

\* sole member and manager of NRI Cramer Creek, LLC

**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: <b>BRIAN J. ELLIS</b> <b>PRESIDENT &amp; CHIEF OPERATING OFFICER *</b>	Date: <u>10/19/15</u>

Subscribed and sworn to before me this 19 day of October, 2015  
 State of Ohio  
 County of Franklin

Notary Public Jan L. Guesko



**JANICE L. GRESKO**  
 Attorney at Law  
 Notary Public, State of Ohio  
 My Commission Has No Expiration  
 Section 147.03 R.C.

*of Nationwide Realty Investors, Ltd., sole member and manager of NRI Crane Creek, LLC*

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:	