

# 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<br>(Section 152.085)                               |
| <input type="checkbox"/> Concept Plan<br>(Section 153.056(A)(1))                      | <input checked="" type="checkbox"/> Conditional Use<br>(Section 153.236)               |
| <input type="checkbox"/> Preliminary Development Plan / Rezoning<br>(Section 153.053) | <input type="checkbox"/> Corridor Development District (CDD)<br>(Section 153.115)      |
| <input type="checkbox"/> Final Development Plan<br>(Section 153.053(E))               | <input type="checkbox"/> Corridor Development District (CDD) Sign<br>(Section 153.115) |
| <input type="checkbox"/> Amended Final Development Plan<br>(Section 153.053(E))       | <input type="checkbox"/> Minor Subdivision   |
| <input type="checkbox"/> Standard District Rezoning<br>(Section 153.018)              | <input type="checkbox"/> Right-of-Way Encroachment                                     |
| <input type="checkbox"/> Preliminary Plat<br>(Section 152.015)                        | <input type="checkbox"/> Other (Please Specify): _____<br>_____                        |

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): Shier-Rings Rd, Dublin OH, 43017

Tax ID/Parcel Number(s):

273-001593

Parcel Size(s) (Acres):

2.28 Acres

Existing Land Use/Development: Vacant Industrial Land

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Entertainment and Recreation - Indoor

Total acres affected by application: 2.28

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

Name (Individual or Organization): Arzana and Sharukh Daruwalla

Mailing Address:  
(Street, City, State, Zip Code)

5993 Maxtown Road  
Westerville, Ohio 43082

Daytime Telephone: (614)946-4140

Fax:

Email or Alternate Contact Information: zaana\_ehy@yahoo.com

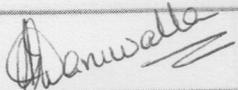
APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Complete if applicable.

Name: Arzana and Sharukh Daruwalla	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Daulat Entertainment (Future Owner/Developer)	
Mailing Address: 5993 Maxtown Road (Street, City, State, Zip Code) Westerville, Ohio 43082	
Daytime Telephone: (614)946-4140	Fax:
Email or Alternate Contact Information: zaana_ehy@yahoo.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: Timothy A. Bass, AIA, LEED AP	
Organization (Owner, Developer, Contractor, etc.): Bass Studio Architects (Architect)	
Mailing Address: 36 King Ave. (Street, City, State, Zip Code) Columbus OH, 43201	
Daytime Telephone: (614)294-4893	Fax:
Email or Alternate Contact Information: tim@bassstudioarchitects.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, <u>ARZANA S. DARUWALLA</u> , the owner, hereby authorize	
<u>BASS STUDIO ARCHITECTS</u> 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: 01/19/16

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

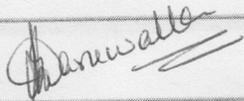
Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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>ARZANA S. DARUWALLA</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: 01/19/16

**LIABILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and 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.

ARZANA S. DARUWALLA, 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: *Arzuwalle* Date: 01/19/16

**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: \_\_\_\_\_ Date: \_\_\_\_\_

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

State of \_\_\_\_\_  
County of \_\_\_\_\_ Notary Public \_\_\_\_\_

Stamp or Seal

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:	

**City of Dublin  
Application Statement  
Rockin' Jump**

**Parcel ID:** 273-001593  
**Address:** Shier Rings Road

**Owner:** Sharukh and Arzana Daruwalla  
5993 Maxtown Rd  
Westerville, OH, 43082

**APPLICANT STATEMENT:**

**A. Describe the property and its intended use:**

The property is a 2.279 acre undeveloped site described in Plat Book 57, Page 7. The Franklin County Auditor classifies the property as "Vacant Industrial Land". The subject proposal is to develop the site as an indoor entertainment facility shaped around the concept of a trampoline park. The development will be comprised of a single building with: a large space for various attractions related to trampolines, smaller party rooms for birthday parties, a small limited service Cafe, a Parents Lounge and related office support spaces.

**B. State the necessity or desirability of the proposed use to the neighborhood or community.**

The entertainment facility is focused on youth and family activities. The project will provide another family focused amenity for Dublin residents, as well as creating an attraction to draw families from outside of Dublin.

**C. State the relationship of the proposed use to adjacent properties and land uses.**

The site is located in a Technology Flex (TF) District. The district identifies the proposed use as a "conditional" approval. The proposed use is consistent with the physical/entertainment uses adjacent in the Goldfish and the Columbus Dance Arts Academy. Adding another family focused use in the vicinity may be beneficial to all.

The design of the site seeks to create a synergy between the public nature of the proposed use and the adjacent park and pond. The landscape invites a visual, if not real, movement from the pond to the new site, with the proposed main entry feature oriented to the pond pathway.

**D. State how the proposed use will relate to the Dublin Community Plan and any other development standards applicable to the property.**

*"The Technology Flex zoning district was created in 2011 to update Dublin's 1970s-era industrial development standards while providing additional land use options to respond to the increased demand for flexible office, research and development, warehousing, and laboratory space."*

The proposed use will create an attractive option for a use in a zone established to be more flexible in responding to accommodating unique new uses. The use is an active and attractive option to be placed adjacent to the public pond/park to the west. The property will comply with all applicable zoning standards; we do not anticipate any variance requests.