



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 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): 0 Perimeter Drive, Dublin, Ohio 43016	
Tax ID/Parcel Number(s): 273-001900-00	Parcel Size(s) (Acres): 3.279 Acres
Existing Land Use/Development: Vacant Land	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Assisted living and memory care facility
Total acres affected by application: 3.279 Acres

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

Name (Individual or Organization): PIV Realty Ventures LLC	
Mailing Address: (Street, City, State, Zip Code)	100 E CAMPUS VIEW BLVD STE 100 COLUMBUS OH 43235-8628
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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: Mark Ambach, President	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Dublin Senior Real Estate LLC	
Mailing Address: 1001 East Telecom Drive, Boca Raton, FL 33431 (Street, City, State, Zip Code)	
Daytime Telephone: 561-981-5252	Fax:
Email or Alternate Contact Information: mambach@silverco.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: Aaron L. Underhill, Esq.	
Organization (Owner, Developer, Contractor, etc.): Underhill Yaross & Hodge LLC	
Mailing Address: 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054 (Street, City, State, Zip Code)	
Daytime Telephone: (614) 335-9321	Fax: (614) 335-9326
Email or Alternate Contact Information: aaron@underhillyaross.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>PIV Realty Ventures LLC</u> , the owner, hereby authorize the attorneys with <u>Underhill Yaross & Hodge LLC</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: By <u>[Signature]</u>	Date: <u>3/23/2016</u>

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 23rd day of March, 2016

State of OHIO

County of FRANKLIN

Notary Public [Signature]



BASIL G. ECONOMUS
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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>PIV Realty Ventures LLC</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: By <u>[Signature]</u>	Date: <u>3/23/2016</u>

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>PIV Realty Ventures LLC</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: By <u>[Signature]</u>	Date: <u>3/23/2016</u>

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

I <u>David Hodge, Esq., Underhill Yaross & Hodge LLC</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: By <u>[Signature]</u>	Date: <u>3/22/2016</u>

Subscribed and sworn to before me this 22nd day of March, 2016

State of Ohio

County of Franklin

Notary Public [Signature]



KIMBERLY R. GRAYSON
 Notary Public, State of Ohio
 My Commission Expires
 January 11, 2021

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:	

PROPERTY OWNER:

PIV Realty Ventures LLC
100 East Campus View Blvd., Ste. 100
Columbus, Ohio 43235-8628

APPLICANT:

Dublin Senior Real Estate LLC
Mark Ambach, President
1001 East Telecom Drive
Boca Raton, Florida 33431

ATTORNEY:

Aaron L. Underhill, Esq.
Underhill Yaross & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Bardos Gibson and Reilly LLC
6760 Perimeter Drive
Dublin, Ohio 43016
273-012217

O'Brien Conroy Properties Ltd.
6790 Perimeter Drive, Suite 100
Columbus, Ohio 43016
273-012252

6680 Perimeter Drive LLC
4051 West Dublin Granville Road
Dublin, Ohio 43017
273-012148

Lafayette Propstone LLC
101 S. 5th Street, Suite 3830
Louisville, Kentucky 40202
273-010700

Dublin-Gray LLC, et al.
2901 Butterfield Road
Oak Brook, Illinois 60523
273-010212

Shah Holdings LLC
6750 Perimeter Drive
Dublin, Ohio 43016
273-012163

Neumann Brothers Holdings LLC
6740 Perimeter Drive, Suite 100
Dublin, Ohio 43016
273-012321

Columbus Real Estate Group Ltd.
P.O. Box 523
Lewis Center, Ohio 43035
273-012253

Tellus Properties LLC
7802 Holiston Court
Dublin, Ohio 43016
273-012164

DUBLIN INFORMAL REVIEW: DEVELOPMENT STATEMENT

4a. Briefly explain the proposed development, outlining the basic scope, character and nature of the project.

The applicant desires to develop “Poet’s Walk,” an assisted living and memory care facility located on Perimeter Drive. The development will consist of a one-story building containing 43,938 sq. ft. of gross floor area and a parking lot with approximately 43 parking spaces. The design of the building will be of residential style with neutral-colored stacked stone and cementitious fiberglass siding.

4b. State how the proposed development relates to the existing land use character of the vicinity.

Poet’s Walk is surrounded by existing land developed to provide medical services to the Dublin community. Healthcare providers in the immediate vicinity include Orthopedic ONE, Capital City Internal Medicine, Midwest Retina, Dublin Orthodontics, and the Ohio Gastroenterology Group. Applicant desires to enhance healthcare services in the vicinity by caring for the area’s elderly and rapidly aging baby-boomer generation.

Furthermore, the development will have a relatively minor impact on parking and traffic in the area. The facility will serve an elderly population who will not commute daily to the development and will not have vehicles. The majority of traffic and parking will be generated by the facility’s 50-55 full time equivalent employees, with only 20-25 employees on any one shift and a projected total annual payroll of Two Million dollars. Thus, the development provides continuity to the existing/surrounding land use character without burdening traffic or parking in the area.

4c. State how the proposed development will relate to the Dublin Community Plan and any other applicable requirements. If the plan is inconsistent with the Dublin Community Plan or any other requirements, provide justification for the proposed deviation.

Poet’s Walk is located in Subarea 1 of the Perimeter West Planned Commerce District. Permitted uses within Subarea 1 include “Health and Allied Services” and various medical, health and professional services, a complete list which can be found under Section 153.026(A) of the Dublin Zoning Regulations. Despite the Dublin Zoning Regulations never specifically addressing an “assisted-living facility” or “memory care facility,” they are a natural subset, not a deviation, of the broad healthcare uses permitted and currently existing in Perimeter West PCD.

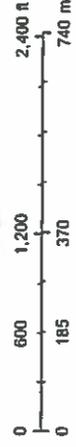
Applicant kindly requests the informal review of the Poet’s Walk site plan and architecture in order to collaborate with the City and improve the development before submitting a formal review application.

2730109C 02400



March 23, 2016

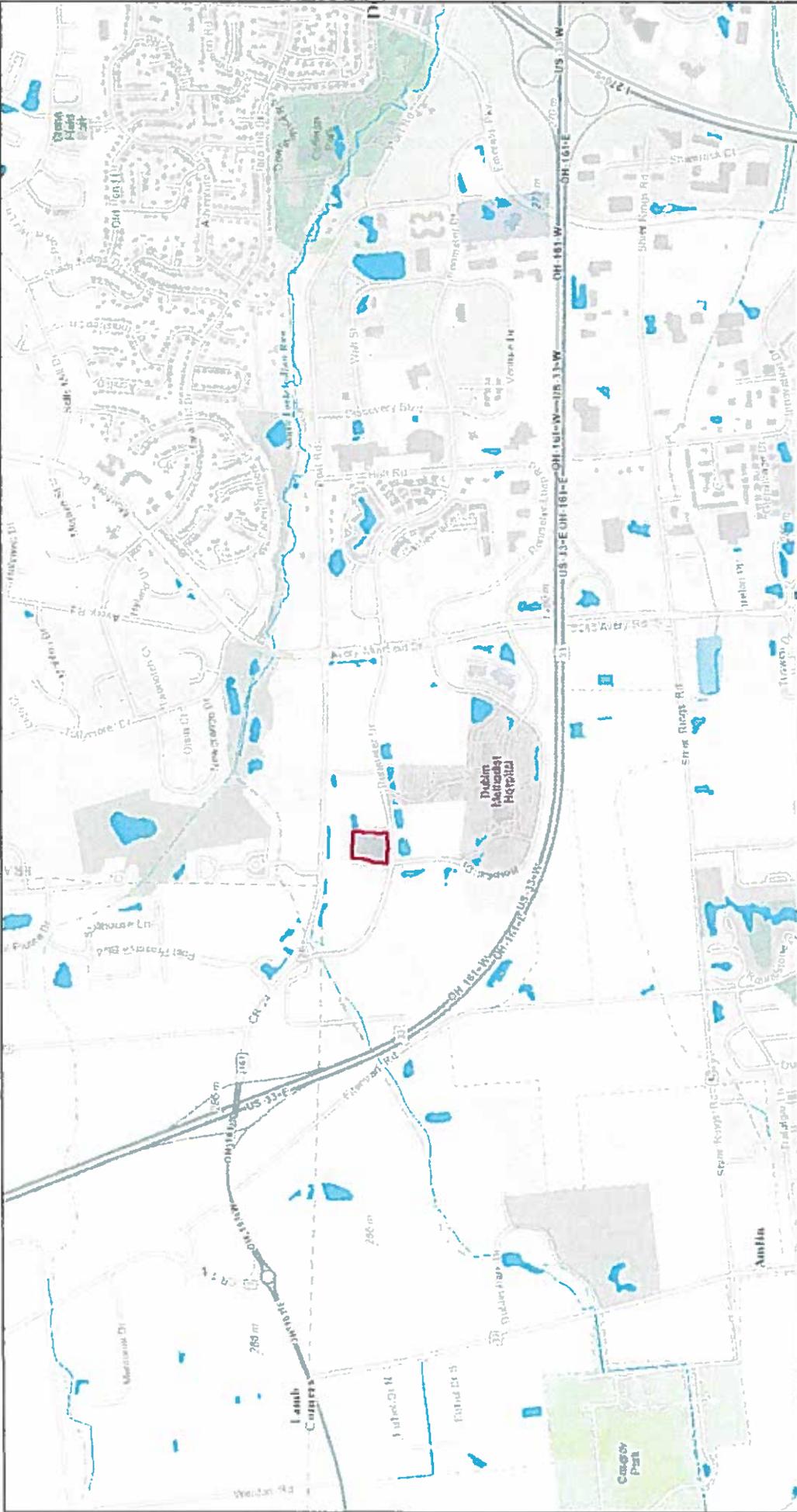
1:9,028



FCA
Sources: Esri, HERE, DeLorme, Intermap, Incorp. P Corp.,
GEOCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
Ordnance Survey, Esri, Japan, METI, Esri, China (Beijing),
Swasitop, Mapbox, © OpenStreetMap contributors, and the GIS

Franklin County Auditor's Office
Copyright 2015

2730109C 02400



March 23, 2016

1:18,056



FCA
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS
Franklin County Auditor's Office
Copyright 2015



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A 3.278 ACRE TRACT
LOCATED SOUTH OF POST ROAD AND
NORTH OF PERIMETER DRIVE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey Number 3452, and being part of an original 21.718 acre tract conveyed to Perimeter West, LLC, by deed of record in Instrument Number 200408230196478, all records herein are from the Recorder's Office, Franklin County, Ohio, said 3.278 acre tract being more particularly described as follows:

BEGINNING FOR REFERENCE, at a 1 inch iron pin found at the southeast corner of said original 21.718 acre tract and in the northerly right-of-way line of Perimeter Drive as recorded in Instrument Number 200002250037987;

Thence the following two (2) courses and distances along the line common to said 21.718 acre tract and the northerly right-of-way of said Perimeter Drive:

1. South $77^{\circ}54'34''$ West, a distance of 6.75 feet to a 1 inch iron pin found;
2. Along a curve to the right, having a delta angle of $08^{\circ}31'26''$, a radius of 2050.00 feet, an arc length of 304.98 feet, a chord which bears South $82^{\circ}10'15''$ West, and a chord distance of 304.70 feet, to an iron pipe set at the **TRUE POINT OF BEGINNING**;

Thence along a curve to the right, having a delta angle of $10^{\circ}14'39''$, a radius of 2050.00 feet, an arc length of 366.52 feet, a chord which bears North $88^{\circ}26'41''$ West and a chord distance of 366.04 feet, continuing along the northerly right-of-way line of said Perimeter Drive, to an iron pipe set the southeast corner of a 3.616 acre tract conveyed to Jet-Link Development, LTD, by deed of record in Instrument Number 200611220234321;

Thence the following eight (8) courses and distances along the east lines of said 3.616 acre tract

1. North $03^{\circ}58'19''$ East, a distance of 92.35 feet, to an iron pipe set;
2. North $06^{\circ}49'36''$ East, a distance of 39.93 feet, to an iron pipe set;

3. Along a curve to the right, having a delta angle of $07^{\circ}13'01''$, a radius of 347.28 feet, an arc length of 43.74 feet, a chord which bears North $09^{\circ}54'35''$ East and a chord distance of 43.71 feet, to an iron pipe set;
4. Along a curve to the right, having a delta angle of $00^{\circ}35'50''$, a radius of 8629.95 feet, an arc length of 89.97 feet, a chord which bears North $14^{\circ}48'14''$ East and a chord distance of 89.97 feet, to an iron pipe set;
5. North $17^{\circ}13'42''$ East, a distance of 50.75 feet, to an iron pipe set;
6. Along a curve to the left, having a delta angle of $16^{\circ}37'23''$, a radius of 121.29 feet, an arc length of 35.19 feet, a chord which bears North $09^{\circ}17'25''$ East and a chord distance of 35.06 feet, to an iron pipe set;
7. North $01^{\circ}23'01''$ East, a distance of 39.07 feet, to an iron pipe set;
8. Along a curve to the right, having a delta angle of $28^{\circ}13'24''$, a radius of 69.54 feet, an arc length of 34.26 feet, a chord which bears North $08^{\circ}40'27''$ East and a chord distance of 33.91 feet, to an iron pipe set in the south line of a 5.406 acre tract conveyed to BDB Perimeter, LLC, by deed of record in Instrument Number 200605120091745;

Thence South $86^{\circ}29'28''$ East, a distance of 321.79 feet, along the south line of said 5.406 acre tract, to an iron pipe set;

Thence the following four (4) courses and distances over and across said original 21.718 acre tract;

1. Along a curve to the left, having a delta angle of $19^{\circ}23'50''$, a radius of 150.00 feet, an arc length of 50.78 feet, a chord which bears South $10^{\circ}22'40''$ West and a chord distance of 50.54 feet, to an iron pipe set;
2. Along a curve to the right, having a delta angle of $07^{\circ}10'16''$, a radius of 1000.00 feet, an arc length of 125.16 feet, a chord which bears South $04^{\circ}15'55''$ West and a chord distance of 125.08 feet, to an iron pipe set;
3. Along a curve to the left, having a delta angle of $11^{\circ}25'04''$, a radius of 1000.00 feet, an arc length of 199.28 feet, a chord which bears South $02^{\circ}08'31''$ West and a chord distance of 198.95 feet, to an iron pipe set;
4. South $03^{\circ}34'02''$ East, a distance of 34.54 feet, to the **TRUE POINT OF BEGINNING**, containing 3.278 acres, more or less. Being subject to all easements, restrictions and rights-of-way of record.

Bearings are based on the north line of said 6.136 acre tract as North 04° 27' 01" West, of record in Instrument Number 200602090026452, at the Recorder's Office, Franklin County, Ohio

This exhibit was based on an actual field survey by Civil & Environmental Consultants, Inc. in June, 2006

All iron pins set are ¼ inch iron pipes, 30 inches in length, with a yellow cap bearing the name "CEC PROP. COR"



Civil & Environmental Consultants, Inc.

Jerry A. Malott 1-09-07
Jerry A. Malott Date
Registered Surveyor No. S-5963

s:\pm\061254\survey\data\3.2.doc



10 May 07

0109C
All CF
(273)
1900

NOT A CERTIFIED COPY