

3838 Summitview Road Rezoning Application Explanations

4.A There are two parcels. Parcel 273-008666-00 is currently zoned SO. The second parcel, 273-008807-00, is currently zoned R-1 -- Restricted Suburban Residential. Ari Investments is requesting a zoning change to both parcels to Suburban Office ("SO"). Ari Investments intends to market and then sell the two parcels to a buyer.

4.B In the vicinity of the subject lot, there are homes, churches, town houses, offices and retail buildings. Immediately to the North and West, there are homes. Immediately to the East, there are town homes. There is a church immediately to the South of the subject lot. The proposed zoning request will be in keeping with the mixed-use purpose of the immediate vicinity.

4.C The Dublin Community Plan has designated the subject lot and area in the "Neighborhood Commercial" designation. The proposed change similarly matches the wishes of the City of Dublin and the Dublin City Council.

4.D The proposed change does fit into the current zoning standing. Many neighbors in the West and North has sought new zoning designation for the area. The proposed change will nicely match the plan stated in the Dublin Community Plan.

4.E Parcel 273-008666-00 zoning change was previously sought and granted from R-1 to SO.

5. The legal description of the two lots are as follows:

3838 Summitview Road.

R 19 T2 1/4/T2 0.67 Acres

273-008666-00

3838 Summitview Road

R19 T2 1/4T2, 0.87 Acres

273-008807-00

A survey/plat is attached.