

**Application:** Standard District Rezoning to SO: Suburban Office and Institutional  
**Property:** 4860-5000 Blazer Pkwy, Dublin, Ohio  
**Applicant:** Omni Blazer LLC

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Case # \_\_\_\_\_ - \_\_\_\_\_

**PLANNING APPLICATION**

This is the general application form for Boards and Commissions. In addition, applicants should submit a checklist with the requirements for the application type indicated below. Attach additional sheets if necessary.

**I. REVIEW REQUESTED:**

- Administrative Appeal
- Administrative Departure
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- Preliminary Development Plan/PUD Rezoning
- Preliminary Plat
- Site Plan Review - Bridge Street District
- Site Plan Review - West Innovation District
- Special Permit
- Standard District Rezoning**
- Use Variance
- Waiver Review
- Wireless Communications Facility
- Zoning Code Amendment

**II. PROPERTY INFORMATION:** Provide information about the property including existing and proposed development.

Property Address(es): 4860-5000 Blazer Pkwy	
Tax ID/Parcel Number(s) (List All): 273-003095-00	Parcel Size(s) in Acres (List Each Separately): 13.76 acres
Existing Land Use/Development: Office, R & D	Existing Zoning District: OLR:Office, Laboratory, Research
Proposed Land Use/Development: Office, R & D, Educational	Proposed Zoning District: SO: Suburban Office & Institutional

**III. CURRENT PROPERTY OWNER(S):** Indicate the person(s) or organization(s) who own the property proposed for development.

Name (Individual or Organization): Omni Blazer LLC
Mailing Address (Street, City, State, ZIP): c/o Omni Property Companies 23205 Mercantile Road Beachwood, OH 44122
Email/Phone Number: hmoos@omnipropertycos.com / (216) 223-6883



**IV. APPLICANT(S):** Complete this section if the person/organization representing the applicant/ property owner is different from the applicant.

**Not Applicable**

Name (Individual or Organization):	Matthew Cull, Kephart Fisher LLC
Mailing Address (Street, City, State, ZIP):	207 N. Fourth Street, Columbus, Ohio 43215
Phone Number:	Office: 614-469-1882 Cell 614-795-3137
Email:	matthewcull@kephartfisher.com

**V. REPRESENTATIVE(S):** Complete this section if the person/ organization representing the applicant/ property owner is different from the applicant (such as the project manager or property owner's legal council).


**Not Applicable**


Name (Individual or Organization):	Matthew Cull, Kephart Fisher LLC
Mailing Address (Street, City, State, ZIP):	207 N. Fourth Street, Columbus, Ohio 43215
Phone Number:	Office: 614-469-1882 Cell: 614-795-3137
Email:	matthewcull@kephartfisher.com


**VI. PROPERTY OWNER'S AUTHORIZATION OF APPLICANT(S)/ AUTHORIZED REPRESENTATIVE:** The Property Owner listed in Section III must authorize the Applicant listed in Section IV and/or the Authorized Representative listed in Section V to act on the Owner's behalf with respect to this application.

**Not Applicable**

I Patrick Finley, Principal of Omni Blazer, the **property owner**, hereby authorize Matthew Cull of Kephart Fisher LLC To act as my **representative(s)** in all matters pertaining to the processing and approval of this application, including modification to the application. I agree to be bound by all representations and agreements made by the designated representative (listed in Sections III and/or IV).

Original Signature of Property Owner (listed in Section II):		Date: <u>10/31/18</u>
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Subscribed and sworn before me this 31<sup>st</sup> day of October, 2018  
 State of Ohio  
 County of Cuyahoga Notary Public 



**KEVIN STOCKMASTER**  
 Notary Public, State of Ohio  
 My Commission Expires  
 08/02/2023

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representative are essential to process the application. The Property Owner/ Applicant/ Authorized Representative (listed in Section II), hereby authorizes City representatives to enter, photograph, and post a notice on the property described in this application. This is optional, but strongly recommended.

I Patrick Finley, Principal of Omni Blazer, the **property owner or authorized representative**, hereby authorize City representatives to enter, photograph and post a notice on the property described in the application.

Original Signature of Property Owner or Authorized Representative:		Date: <u>10/31/18</u>
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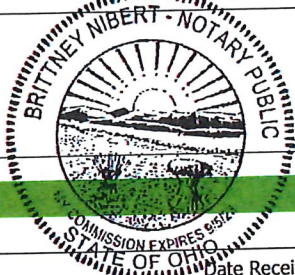
**VIII. APPLICANT'S AFFIDAVIT OF ACKNOWLEDGMENT:** This section must be completed with an **original signature** and **notarized**.

**Original Document Attached**

I Matthew Cull, the **property 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 best of my knowledge and belief.

Original Signature of Property Owner or Authorized Representative: [Signature] Date: 11/1/18

Subscribed and sworn before me this 1<sup>st</sup> day of November, 2018  
 State of OHIO  
 County of Franklin Notary Public Brittney Nibert



**FOR OFFICE USE ONLY:**

Case Title:	Date Received:
Case Number:	Next Decision Due Date (If Applicable):
Amount Received:	Final Date of Determination:
Receipt Number:	Related Cases:
Reviewing Body (Circle One): <b>ART ARB BZA CC PZC</b>	
Map Zone:	
Determination or Action:	
Ordinance Number (If Applicable):	

For questions or more information, please contact Planning at 614.410.4600 | [www.dublinohioUSA.gov](http://www.dublinohioUSA.gov)



## STANDARD DISTRICT REZONING CHECKLIST

Rezoning changes the zoning classification of a property, which may include different permitted and conditional uses, and development standards.

### I. APPLICATION REQUIREMENTS

**APPLICATION FEE**

**PLANNING APPLICATION**

**APPLICATION CONTENTS LIST**

**REZONING STATEMENT**

- Explain the existing zoning and proposed change, and specify into which zoning district the applicant intends to rezone the property
- State how the proposed rezoning relates to existing land use character of the vicinity and to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then justify the proposed deviation from the Community Plan
- Explain how the proposed rezoning meets the requirement for the standard zoning district into which the applicant intends to rezone the property
- If a previous application to rezone the property has been denied by City Council within the last twelve months, list when and state the basis for reconsideration as noted in §153.234

**LEGAL DESCRIPTION AND/OR PROPERTY SURVEY FOR EACH PARCEL**

**ADJACENT PROPERTY OWNERS AND HOAS**

Within 300 Feet, a list including:

- Parcel number
- Complete address
- Owner name

**II. PLANS & MAPS:** All plans and maps must be to scale and include a north arrow. Please submit paper and electronic plans. Additional paper copies of plans will be requested prior to the case being placed on a meeting agenda.

**COVER PAGE**

**VICINITY MAP**

- General location of the site and surrounding thoroughfares within the context of the city
- Existing Zoning District, all adjacent parcels, including building footprints, and jurisdictional boundaries

**EXISTING CONDITIONS PLAN**

- Site boundaries, including property lines, total acreage, and dimensions
- Existing zoning districts and jurisdictional boundaries and general location of principle thoroughfares
- Adjacent parcels, including building footprints and access points
- General topography and site features including water bodies, tree stands, existing development, etc.
- Existing easements, public/private utility systems, public improvements, and permanent facilities

**OTHER**

- Any other supporting materials



## REZONING STATEMENT

4860-5000 Blazer Pkwy, Dublin, Ohio (the "Property")

### 1. Existing Zoning & Proposed Change

The Property is currently zoned **OLR: Office, Laboratory and Research District**, under § 153.034 of the Dublin Zoning Code ("Zoning Code"), which allows the following two categories as Permitted Uses:

(1) Administrative and executive offices for personnel engaged in general administrative, supervisory, purchasing, accounting and other functions related to office operations; research, synthesis, analysis, development and testing laboratories, including the fabrication, assembly, mixing and preparation of equipment and components incident or convenient or necessary to the conduct of such activities; facilities for training personnel engaged in electronic equipment servicing, electronic equipment servicing and furnishing telephone company supplies.

(2) Uses normally attendant to and in support of servicing of office, administrative, executive, training, servicing, research and laboratory facilities and related functions, including supply storage and private meal and lodging facilities for personnel engaged in the training facility.

The Applicant is proposing to rezone the Property to **SO: Suburban Office and Institutional District** under § 153.026 of the Zoning Code.

### 2. **Land Use Character and Community Plan**

The Property is boarded by properties zoned OLR to the south and west (same current zoning designation as the Property) and boarded to the north and east by properties zoned PUD: Planned Unit Development. The uses adjacent to the Property are primarily general office use to the north, west and south, and multi-family or single-family residences to the east, across Frantz Road. While the SO District does authorize slightly more Permitted Uses than the OLR District, the Permitted Uses would remain primarily office and administrative in nature. The rezoning of the Property to SO would have no negative impact to the surrounding properties that remain zoned OLR, as the Permitted Uses in both Districts are compatible; both types of Districts are already present in close proximity to the Property, with one property zoned SO located just a little over 500 ft and 1,300 ft from the Property, respectively. Additionally, the Property is largely self-contained, with curb-cuts, internal drives, walkways and parking all exclusive and separate from adjacent properties; any impact from a rezoning to SO would be limited to the Property.

The purpose of the proposed rezoning is to allow an educational/institutional use on the Property; a use which, though not currently authorized within the OLR District, is fully compatible with both the current uses at the Property and in the surrounding area (primarily office and

administrative in nature. The proposed rezoning is also fully consistent with the Dublin Community Plan which calls for the Property and area surrounding the Property (west of Frantz Rd, north of Blazer Pky) to be developed as “Standard Office/Institutional”. This designation would include uses more closely related to the proposed rezoning (SO) than the current zoning district (See Attachment 1 to this Rezoning Statement). Additionally, within the draft version of the Dublin Corporate Area Plan: Special Area Plan (2018), the area in which the Property is located would be the “MUR-1 Metro/Blazer” District. The MUR-1 Metro Blazer District is similar to the proposed land use in the Dublin Community Plan, in that the Permitted Uses are much more varied than what is currently authorized in the ORL: uses such as office, personal services, retail, restaurant/bar, entertainment, hotel and multi-family residential housing.

### **3. Requirements of the SO: Suburban Office**

The Property currently meets the General Development Standards provided under of §§ 153.070 through 153.076, of the Zoning Code, and the proposed rezoning of the Property meets all of the specific Development Standards of the SO: Suburban Office & Institutional District listed under § 153.026 (C). Under *Intensity of Use*, the maximum lot coverage allowed is 50%, while the buildings on the property currently occupy just over 21% (125,639 sf on lot of 595,251 sf). The Property also easily meets the *Lot Width*, *Side Yard* and *Rear Yard* requirements.

It is unlikely the proposed rezoning of the Property to SO will cause the creation of nonconforming uses on the Property. Those tenants of the Property that conduct limited R & D would fall under the Permitted Used of the SO District. If Dublin were to determine that some current, largely accessory uses of the Property were nonconforming uses, this would pose a problem to neither the applicant nor the current tenants of the Property. In the unforeseen event a tenant desired to expand the nonconforming use (if one existed), the Conditional Uses provided for in the SO District could be used. Further mitigating any issues brought about through the creating of nonconforming uses is the fact that the City of Dublin is currently contemplating rezoning the Property to a type of zoning district referred to as MUR-1 Metro/Blazer. As currently contemplated in the Dublin Corporate Area Plan: Special Area Plan (2018), the MUR-1 Metro/Blazer District would include uses such as office, personal services, retail, restaurant/bar, entertainment, hotel and multi-family residential housing. If provision is not made to include research, laboratory testing etc. in the Permitted Uses of the MUR-1 Metro/Blazer District prior to formal enactment of the legislation, any nonconforming uses created on the Property by this proposal would be nonconforming uses under the MUR-1 Metro/Blazer District rezoning. The reverse is also true, in that if the Permitted Uses under the MUR-1 Metro/Blazer District are expanded, the creation of a nonconforming use under this proposal would be very limited in time.

# Attachment 1

[Future Land Use of the Property within Dublin Community Plan]





# STANDARD DISTRICT REZONING APPLICATION

## SECTION I.

### LEGAL DESCRIPTION

Situated in the City of Dublin, County of Franklin and State of Ohio, in Virginia Military Survey No. 2419 (4852) and being a portion of an original 15.703 acre tract of land (15.704 acres by recent survey) conveyed to Dublin Tech Mart Company by deed recorded in ORV 5180, Page G10 of Franklin County Records, and being all of a 12.704 acre tract of land conveyed out of said original 15.704 acre tract and subsequently conveyed back to Dublin Tech Mart Company by deed recorded in ORV 5645, Page D18 of Franklin County Records, and bounded and described as follows:

Beginning at a 3/4 inch I.D. iron pipe set at the intersection of the curved West line of Frantz Road (100 feet wide) with the North line of Paul G. Blazer Memorial Parkway, 60 feet wide, at the Southeast corner of said original 15.704 acre tract and at the Southeast corner of said 12.704 acre tract; thence South 70 deg. 24' 10" West along a North line of Paul G. Blazer Memorial Parkway, along a South line of said original 15.704 acre tract and along a South line of said

12.704 acre tract a distance of 408.49 feet to a 3/4 inch I.D. iron pipe found bent and reset at a point of curvature; thence Westerly along a portion of a curved North line of Paul G. Blazer Memorial Parkway, along a portion of the curved South line of said original 15.704 acre tract, along the curved South line of said 12.704 acre tract and with a curve to the right, data of which is: Radius equals 758.00 feet and sub-delta equals 19 deg. 19' 44", a sub-chord distance of 254.50 feet bearing South 80 deg. 04' 02" West to a 3/4 inch I.D. iron pipe set at a Southwest corner of said 12.704 acre tract; thence North 0 deg. 16' 06" West radial to said curve and along a West line of said 12.704 acre tract a distance of 45.55 feet to a 3/4 inch I.D. iron pipe set at a corner of said 12.704 acre tract; thence North 19 deg. 36' 07" West along a portion of a West line of said 12.704 acre tract a distance of 257.77 feet to a 3/4 inch I.D. iron pipe set; thence South 89 deg. 31' 14" West a distance of 249.16 feet to a 3/4 inch I.D. iron pipe set in a West line of said original 15.704 acre tract and in an East line of a 5.216 acre tract of land conveyed to The Corporate Center, Inc. by deed recorded in ORV 4546, Page I07 of Franklin County Records; thence North 0 deg. 28' 46" West along a portion of a West line of said original 15.704 acre tract, along a West line of said 12.704 acre tract and along a portion of an East line of said 5.216 acre tract a distance of 534.30 feet to a 3/4 inch I.D. iron pipe set at the Northwest corner of said original 15.704 acre tract, at the Northwest corner of said 12.704 acre tract, at the Northeast corner of said 5.216 acre tract and in a South line of a 7.337 acre tract of land conveyed to Mary A. Windle, et al, (4), by deed recorded in Book 3705, Page 221 of Franklin County Records, (passing a 3/4 inch I.D. iron pipe set at a Southwest corner of said 12.704 acre tract at 187.39 feet); thence North 89 deg. 31' 14" East along the North line of said original 15.704 acre tract, along the North line of said 12.704 acre tract, along a portion of a South line of said 7.337 acre tract and along a portion of the South line of a 0.804 acre tract of land conveyed to Mary A. Windle by deed recorded in Book 3705, Page 226 of Franklin County Records, a distance of 746.58 feet to a 3/4 inch I.D. iron pipe found in the West line of Frantz Road, at the Northeast corner of said original 15.704 acre tract and at the Northeast corner of said 12.704 acre tract; thence South 19 deg. 36' 07" East along the West line of Frantz Road, along the East line of said original 15.704 acre tract and along the East line of said 12.704 acre tract a distance of 634.12 feet to a 3/4 inch I.D. iron pipe set at a point of curvature; thence Southerly along a portion of

the curved West line of Frantz Road, along the curve East line of said original 15.704 acre tract, along the curved East line of said 12.704 acre tract and with a curve to the right data of which is: Radius = 1859.86 feet and Sub-Delta = 1 deg. 34' 48", a Sub-Chord distance of 51.29 feet bearing South 18 deg. 48' 43" East to the place of beginning, containing 13.666 acres of land.

4860-5000 Blazer Pkwy, Dublin, Ohio

Property Owners within 300 ft

Parcel Number	Parcel Address	Owner Address	Owner Name	Current Zoning
270-000076-00	Rings Road	5742 Dublin Road Dublin, OH 43017	Thomas A. McDowell	Unincorporated
273-001597-00	384 Monterey Drive Dublin, OH 43017	384 Monterey Drive Dublin, OH 43017	Bakir Ahmad Hussein	PUD
273-001598-00	392 Monterey Drive Dublin, OH 43017	392 Monterey Drive Dublin, OH 43017	Jennifer R. Simonette	PUD
273-001599-00	400 Monterey Drive Dublin, OH 43017	400 Monterey Drive Dublin, OH 43017	Preston V. & Carole A. Johnson	PUD
273-001604-00	348 Longbranch Dr. Dublin, OH 43017	348 Longbranch Dr. Dublin, OH 43017	Priyanka Gandhi	PUD
273-001603-00	340 Longbranch Dr. Dublin, OH 43017	340 Longbranch Dr. Dublin, OH 43017	William Bremer	PUD
273-001627-00	365 Avon Court Dublin, OH 43017	365 Avon Court Dublin, OH 43017	Charles J. & Joyce A. Whitaker	PUD
273-001626-00	345 Avon Court Dublin, OH 43017	345 Avon Court Dublin, OH 43017	Jeffrey P. & Rebecca L. Karamol	PUD
273-001602-00	335 Avon Court Dublin, OH 43017	335 Avon Court Dublin, OH 43017	James T. & Robin D. Kennard	PUD
273-001601-00	325 Avon Court Dublin, OH 43017	325 Avon Court Dublin, OH 43017	Linda G. Clark	PUD
273-001600-00	315 Avon Court Dublin, OH 43017	315 Avon Court Dublin, OH 43017	Colleen M. Irish	PUD
273-001625-00	308 Avon Court Dublin, OH 43017	308 Avon Court Dublin, OH 43017	Gordon M. Rivington	PUD
273-001624-00	318 Avon Court Dublin, OH 43017	318 Avon Court Dublin, OH 43017	William D. & Brenna L. Rudd	PUD
273-001606-00	331 Longbranch Dr. Dublin, OH 43017	331 Longbranch Dr. Dublin, OH 43017	Dominic S. & Carrie J. Wisler	PUD
273-001605-00	339 Longbranch Dr. Dublin, OH 43017		Lee C. Nash	PUD

**4860-5000 Blazer Pkwy, Dublin, Ohio**

273-001932-00	5050 Blazer Memorial Parkway Dublin, OH 43017	5050 Blazer Memorial Parkway Dublin, OH 43017	Metro Medical LLC	OLR
273-002465-00	Frantz Road	5200 Emerald Pkwy., Dublin, OH 43017	Village of Dublin Hiway	OLR
273-003095-00	4860-500 Blazer Pw., Dublin, OH 43017	26110 Emery Rd., Suite 250 Cleveland, OH 44128	Omni Blazer LLC	OLR
273-010858-00	Blazer Pkwy Rear	5200 Emerald Pkwy., Columbus, OH 43217	City of Dublin Ohio	OLR
273-000424-00	5151 Blazer Pkwy	875 N. Michigan Ave Suite 3840 Chicago, IL 60611	Delphineus Associates LLC	OLR
273-009964-00	5100 Rings Road Dublin, OH 43017	5151 Blazer Pkwy., Dublin, OH 43017	Kendall-Dublin LLC	OLR
273-010749-00	Rings Road	5200 Emerald Pkwy., Dublin, OH 43017	City of Dublin Ohio	OLR
273-003159-00	Frantz Road	470 Olde Worthington Road, Ste. 100 Westerville, OH 43082	Millennium Office Complex LLC	OLR
273-003158-00	6025-6099 Frantz Road	470 Olde Worthington Road, Ste. 100 Westerville, OH 43082	Millennium Office Complex LLC	OLR
273-012011-00	311 St. Andrews Dr., Dublin, OH 43017	311 St. Andrews Dr., Dublin, OH 43017	Antionette Gillum- Boehm	PUD
273-012013-00	313 St. Andrews Dr., Dublin, OH 43017	313 St. Andrews Dr., Dublin, OH 43017	Korey J., Cynthia J. and Dellos D. Morrison	PUD
273-012014-00	315 St. Andrews Dr., Dublin, OH 43017	315 St. Andrews Dr., Dublin, OH 43017	Suresh Vallam	PUD
273-012017-00	319 St. Andrews Dr., Dublin, OH 43017	319 St. Andrews Dr., Dublin, OH 43017	Nathan H. Young	PUD

**4860-5000 Blazer Pkwy, Dublin, Ohio**

273-012019-00	321 St. Andrews Dr., Dublin, OH 43017	321 St. Andrews Dr., Dublin, OH 43017	Kelly A. Smith	PUD
273-012021-00	323 St. Andrews Dr., Dublin, OH 43017	323 St. Andrews Dr., Dublin, OH 43017	Samantha J. Brodie	PUD
273-012023-00	325 St. Andrews Dr., Dublin, OH 43017	325 St. Andrews Dr., Dublin, OH 43017	John W. Lathey	PUD
273-012025-00	327 St. Andrews Dr., Dublin, OH 43017	327 St. Andrews Dr., Dublin, OH 43017	Martin T. Richards	PUD
273-012027-00	329 St. Andrews Dr., Dublin, OH 43017	329 St. Andrews Dr., Dublin, OH 43017	Kyle J. Evans	PUD
273-012029-00	331 St. Andrews Dr., Dublin, OH 43017	7008 Avery Road Dublin, OH 43017	Candyce Rae Lesh	PUD
273-012030-00	333 St. Andrews Dr., Dublin, OH 43017	8218 Inisterk Court Dublin, OH 43017	Thomas E. Hodgson	PUD
273-012032-00	335 St. Andrews Dr., Dublin, OH 43017	335 St. Andrews Dr., Dublin, OH 43017	Gary F. & Leslie L. Joseph	PUD
273-012034-00	337 St. Andrews Dr., Dublin, OH 43017	337 St. Andrews Dr., Dublin, OH 43017	Jeffrey A. Williams	PUD
273-012036-00	339 St. Andrews Dr., Dublin, OH 43017	339 St. Andrews Dr., Dublin, OH 43017	Margaret T. Rood	PUD
273-012038-00	341 St. Andrews Dr., Dublin, OH 43017	7399 Chaparral Rd., Columbus, OH 43235	Kenneth Alan & Laura Suzanne Jackson	PUD
273-012040-00	343 St. Andrews Dr., Dublin, OH 43017	5900 Dartshire Blvd., Dublin, OH 43016	Lisa A. Christian	PUD
273-012042-00	345 St. Andrews Dr., Dublin, OH 43017	345 St. Andrews Dr., Dublin, OH 43017	Alicia A. Reynolds	PUD
273-012044-00	355 St. Andrews Dr., Dublin, OH 43017	355 St. Andrews Dr., Dublin, OH 43017	Elizabeth Ann Swan	PUD
273-012046-00	357 St. Andrews Dr., Dublin, OH 43017	357 St. Andrews Dr., Dublin, OH 43017	Sarah E. Wilson	PUD
273-012048-00	359 St. Andrews Dr., Dublin, OH 43017	359 St. Andrews Dr., Dublin, OH 43017	Sean & Barbe Iverson	PUD

**4860-5000 Blazer Pkwy, Dublin, Ohio**

273-012050-00	361 St. Andrews Dr., Dublin, OH 43017	361 St. Andrews Dr., Dublin, OH 43017	Isabella M. Kerby	PUD
273-012052-00	363 St. Andrews Dr., Dublin, OH 43017	363 St. Andrews Dr., Dublin, OH 43017	Sandra G. Black	PUD
273-012054-00	365 St. Andrews Dr., Dublin, OH 43017	1259 Medford Road Columbus, OH 43209	William Calvert	PUD
273-002494-00	5178 Paul G. Blazer Pkwy.	4410 Shire Creek Ct., Hilliard, OH 43026	William H. Bay Trustee	OLR
273-002495-00	5182 Paul G. Blazer Pkwy.	5149 Noor Park Cir., Dublin, OH 43016	Shaban Mahmoud	OLR
273-002496-00	5186 Paul G. Blazer Pkwy.	5186 Paul G. Blazer Pkwy., Dublin, OH 43017	Law Offices of David A. Bressman CO LPA	OLR
273-002497-00	5190 Paul G. Blazer Pkwy.	5613 Tayside Circle Dublin, OH 43016	Blazer Parkway Counseling LLC	OLR
273-002498-00	5194 Paul G. Blazer Pkwy., Dublin, OH 43017	5194 Paul G. Blazer Pkwy., Dublin, OH 43017	Terry P. Magee	OLR
273-002499-00	5126 Paul G. Blazer Pkwy., Dublin, OH 43017	6477 Quarry Lane Dublin, OH 43017	Prilly LLC	OLR
273-002500-00	5130 Paul G. Blazer Pkwy., Dublin, OH 43017	5130 Paul G. Blazer Pkwy., Dublin, OH 43017	Pond Family Medical Center Inc.	OLR
273-002501-00	5110 Paul G. Blazer Pkwy., Dublin, OH 43017	5110 Blazer Parkway Dublin, OH 43017	M&J Loar LLC	OLR
273-002502-00	5114 Paul G. Blazer Pkwy., Dublin, OH 43017	5114 Paul G. Blazer Pkwy., Dublin, OH 43017	Lynn A. & James A. McCaffrey	OLR
273-002503-00	5118 Paul G. Blazer Pkwy., Dublin, OH 43017	5118 Paul G. Blazer Pkwy., Dublin, OH 43017	David A. Bennett	OLR

**4860-5000 Blazer Pkwy, Dublin, Ohio**

273-002504-00	5122 Paul G. Blazer Pkwy., Dublin, OH 43017	5118 Paul G. Blazer Pkwy., Dublin, OH 43017	David A. Bennett	OLR
273-003200-00	5134 Paul G. Blazer Pkwy., Dublin, OH 43017	5134 Paul G. Blazer Pkwy., Dublin, OH 43017	Ronald J. Gajoch	OLR
273-003201-00	5138 Paul G. Blazer Pkwy., Dublin, OH 43017	5138 Paul G. Blazer Pkwy., Dublin, OH 43017	5138 Blazer Investments LLC	OLR
273-003199-00	5142 Blazer Memorial Pkwy., Dublin, OH 43017	5142 Blazer Memorial Pkwy., Dublin, OH 43017	EHB Properties LLC	OLR
273-003203-00	5174 Blazer Memorial Pkwy., Dublin, OH 43017	5174 Blazer Memorial Pkwy., Dublin, OH 43017	Robert L. Gordon	OLR
273-003202-00	5170 Blazer Pkwy., Dublin, OH 43017	5170 Blazer Pkwy., Dublin, OH 43017	Fine Swine LLC	OLR
273-004504-00	5146 Paul G. Blazer Pkwy., Dublin, OH 43017	4520 Kipling Road Columbus, OH 43220	William G. & Regina S. Schneider (William G. Schneider Trustee)	OLR
273-004505-00	5150 Paul G. Blazer Pkwy., Dublin, OH 43017	4520 Kipling Road Columbus, OH 43220	William G. & Regina S. Schneider (William G. Schneider Trustee)	OLR
273-004506-00	5154 Paul G. Blazer Pkwy., Dublin, OH 43017	4520 Kipling Road Columbus, OH 43220	William G. & Regina S. Schneider (William G. Schneider Trustee)	OLR
273-004501-00	5158 Paul G. Blazer Pkwy., Dublin, OH 43017	4434 Bellaire Avenue Dublin, OH 43017	Shirley M. Walters	OLR
273-004502-00	5162 Paul G. Blazer Pkwy., Dublin, OH 43017	5166 Paul G. Blazer Memorial Pkwy., Dublin, OH 43017	Ondryk Inc.	OLR
273-004503-00	5166 Paul G. Blazer Pkwy., Dublin, OH 43017	5166 Paul G. Blazer Memorial Pkwy., Dublin, OH 43017	Ondryk Inc.	OLR

**Application:** Standard District Rezoning to SO: Suburban Office and Institutional  
**Property:** 4860-5000 Blazer Pkwy, Dublin, Ohio  
**Applicant:** Omni Blazer LLC

## **COVER PAGE**

### **SECTION II - PLANS & MAPS**

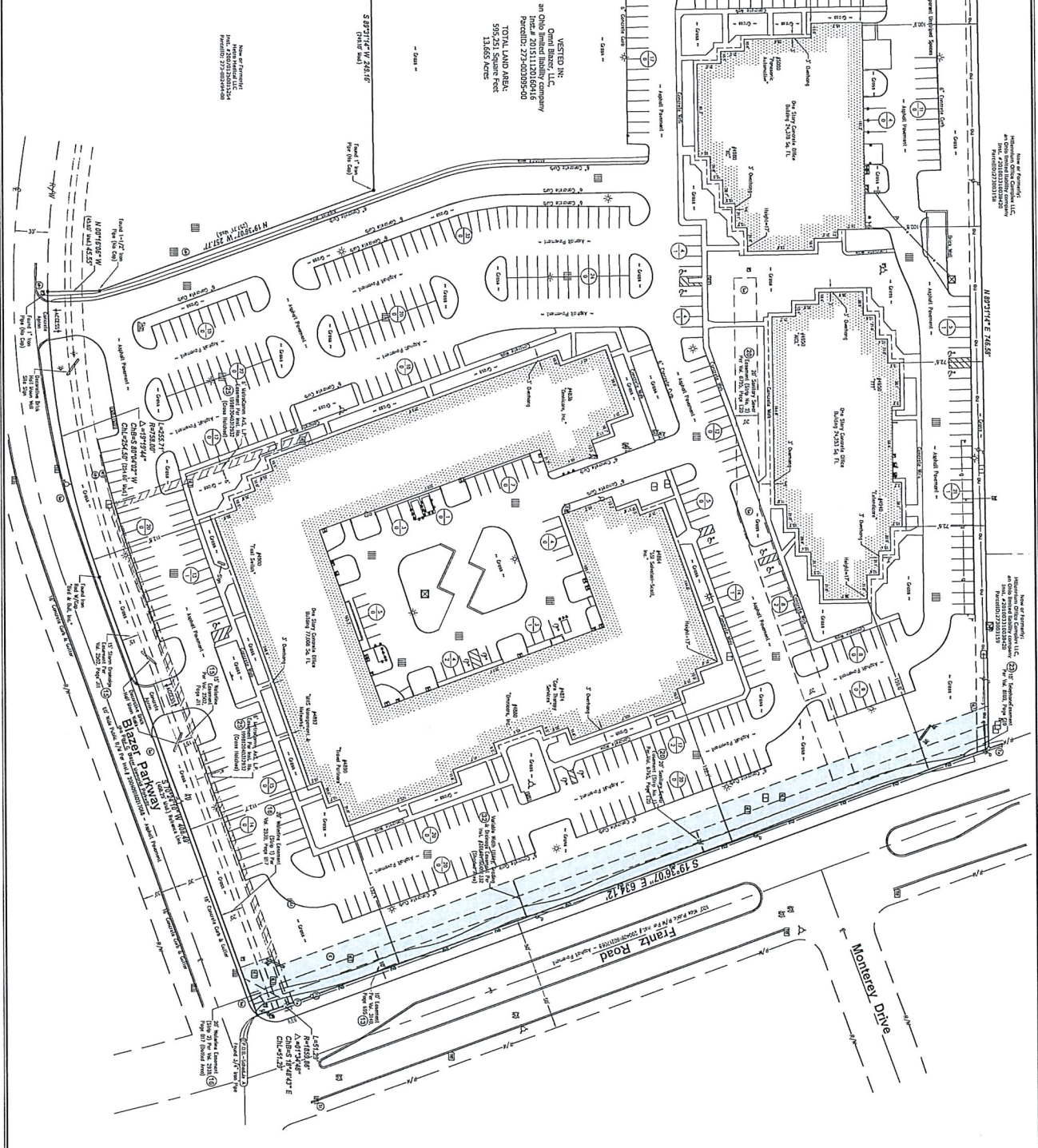
- **Vicinity Maps**
  
- **Existing Conditions Plan**
  - **Survey (8.5x11)**
  
  - **Site Overheads (8.5x11)**
  
  - **Survey (11x14)**





**SYMBOL LEGEND**

	Enclosed Area		Overhead Gas Pipeline
	Enclosed Area		Electric Transmission Line
	Enclosed Area		Gas Main
	Enclosed Area		Sewer Main
	Enclosed Area		Water Main
	Enclosed Area		Storm Sewer
	Enclosed Area		Filling Area
	Enclosed Area		Utility Pole
	Enclosed Area		Concrete Foundation
	Enclosed Area		Duct Bank
	Enclosed Area		Easement
	Enclosed Area		Survey Station
	Enclosed Area		Proposed Building
	Enclosed Area		Proposed Parking
	Enclosed Area		Proposed Driveway
	Enclosed Area		Proposed Fencing
	Enclosed Area		Proposed Landscaping



**Map of Franklin, Ohio**  
 Instrument: Deed, Composite ALC  
 Order #: 2015112016916  
 Parcel ID: 275-000995-00

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**milman**  
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**ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:**  
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 28151 Energy Road  
 Suite 250  
 Cleveland, Ohio 44128  
 Phone: (419) 574-1959

**GRAPHIC SCALE**  
 NORTH  
 1" = 40 FT.

Sheet No. 2 of 2  
 ASI Project No. 37009  
 PC/MH-TL/PF  
 Danner, PM/E

Dublin, Techtmart  
 4800-5000 Blaser Parkway  
 City of Dublin  
 County of Franklin  
 State of Ohio

**millman**  
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 for more information  
 visit <http://vimeo.com/25774136>

**SITE OVERHEADS**

**4860-5000 Blazer Pkwy, Dublin, Ohio**

**POV from NW**



**POV from SW**



POV from East



# OVERHEAD WITH ADJACENT USES

