

Rezoning Application Narrative – 6101 Avery Road

Zoning Request: The current zoning for the property is SO – Suburban Office and Institutional. The City of Dublin is requesting a zoning change to TF – Technology Flex to facilitate economic development initiatives. In addition, rezoning the site to Technology Flex will align the site’s zoning with the adjacent warehouse and commercial uses. This zoning change will help bring uniformity to this section of Avery Road, which is predominantly office, warehouse, and flex commercial space, and is predominantly Technology Flex zoning.

Adjacent Uses: In the vicinity of the subject lot, there are warehouses, flex and free-standing office facilities, manufacturing facilities, and the City of Dublin Fleet Maintenance Facility. Immediately to the West is an existing warehouse and office building of approximately 20,000 SF located at 6141 Avery Road. Immediately to the South is vacant land. Immediately to the North is the drive access into 6141 Avery Road and a single story office facility. To the East is Avery Road.

Legal Description and Survey: A previous survey of 6101 Avery Road and 6077 Avery Road with highlighted proposed right of way – which will be vacated from both sites – is included with this submission. EMH&T is currently working with engineering to survey the site in order to provide a new survey and legal description for the area of the site that will remain after the right of way is vacated.

Property Owners within 300 feet

- a. 6077 Avery: PID 274000086, City of Dublin
- b. 6100 Avery: PID 274000099, Hyland Brock LLC
- c. 6124 Avery: PID 274000104, Farm & Power Equipment Retailers
- d. 6141 Avery: PID 274000047, Westdale Properties LLC
- e. 6131 Avery: PID 274000136, CD Community Properties LLC
- f. 6151 Avery: PID 274000140, C2-JAG Legacy LLC
- g. 6201 Avery: PID 274001573, Avery Lake Partners LLC
- h. 6055 Avery: PID 274000289, 6055 Avery Road Limited
- i. Southeast Avery Road near Innovation Dr.: PID 274000024, St. John’s Evangelical Lutheran Church
- j. Avery Road and Innovation Dr.: PID 274001317, City of Dublin
- k. 6351 Shier Rings Road: PID 274000004, City of Dublin
- l. 6165, 6169 Tuswell Dr.: PID 274000290, Kendal Ridge LTD

6077 Avery Road Rezoning Application Explanations

Zoning Request: The current zoning for the property is Neighborhood Commercial District (WTWP) – which is legacy zoning that was in place when the land was annexed into the City of Dublin from Washington Township. The City of Dublin is requesting a zoning change to TF – Technology Flex. The City of Dublin Future Land Use Plan calls for the site to be utilized as Neighborhood Office and Institutional. Rezoning the site to Technology Flex will align the site’s zoning with the adjacent warehouse and commercial uses. This zoning change will help bring uniformity to this section of Avery Road, which is predominantly office, warehouse, and flex commercial space, and is predominantly Technology Flex zoning.

Adjacent Uses: In the vicinity of the subject lot, there are warehouses and flex office space, manufacturing facilities, the City of Dublin Fleet Maintenance Facility and office facilities. Immediately to the West of the site is the City of Dublin Fleet Maintenance Facility. Immediately to the North is an existing warehouse and office building of approximately 20,000 SF located at 6141 Avery Road, and vacant land at 6101 Avery Road. Immediately to the South is office space that is currently used as a daycare facility. To the East is Avery Road.

Legal Description and Survey: A previous survey of 6101 Avery Road and 6077 Avery Road with highlighted proposed right of way – which will be vacated from both sites – is included with this submission. EMH&T is currently working with engineering to survey the site in order to provide a new survey and legal description for the area of the site that will remain after the right of way is vacated.

Property Owners within 300 feet

- a. 6101 Avery: PID 274000142, City of Dublin
- b. 6100 Avery: PID 274000099, Hyland Brock LLC
- c. 6124 Avery: PID 274000104, Farm & Power Equipment Retailers
- d. 6141 Avery: PID 274000047, Westdale Properties LLC
- e. 6131 Avery: PID 274000136, CD Community Properties LLC
- f. 6151 Avery: PID 274000140, C2-JAG Legacy LLC
- g. 6055 Avery: PID 274000289, 6055 Avery Road Limited
- h. Southeast Avery Road near Innovation Dr.: PID 274000024, St. John’s Evangelical Lutheran Church
- i. Avery Road and Innovation Dr.: PID 274001317, City of Dublin
- j. 6351 Shier Rings Road: PID 274000004, City of Dublin
- k. 6141, 6145, 6153, 6157, 6165, 6169 Tuswell Dr.: PID 274000290, Kendall Ridge LTD