

## **Rezoning Application Narrative – Wright Way**

**Zoning Request:** The intent of this rezoning application, done in concert with a new preliminary plat application and final plat application, is to split-off the underutilized section of City of Dublin land along Emerald Parkway from the other City of Dublin land and rezone it for office use. The current zoning for the property is R-1: Restricted Suburban Residential District. This rezoning application requests that the site, which includes Lot 1 and Reserve A as depicted on the preliminary and final plats, be rezoned to SO: Standard Office and Institutional, which aligns with the City of Dublin’s Future Land Use Plan. This zoning change also complements the existing Premium Office and Institutional uses already in place along Emerald Parkway, such as the Cardinal Health Campus that is approximately one fourth of mile to the west of the site. The Future Land Use Plan also calls for additional Standard Office and Institutional uses along Emerald Parkway, beginning approximately one fourth of the mile to the east of the site, as well as more Premium Office and Institutional uses planned for approximately one half mile to the east of the site.

**Adjacent Uses:** The subject site is bordered by existing roads on three sides and is near I-270, the northern edge of the Bridge Street District, existing office and school facilities, Ferris-Wright Park, as well as some existing residential developments. Immediately to the west is Riverside Drive. Immediately to the South is Emerald Parkway. Immediately to the North is a privately owned parcel used as farmland and the City of Dublin Ferris-Wright Park. To the East is an existing parking lot and Wright Way.

**Legal Description, Survey, Utilities:** The proposed preliminary and final plats have been provided with this rezoning application, as well as a partial legal description. The remaining legal description is in process. In addition, as part of the preliminary and final plats, the City intends to dedicate a section of the proposed site – as depicted on the plats – as write of way for use with future Wright Way street improvements. The intent is that any future development connect into City water and sewer.

### **Property Owners within 300 feet**

- a. 3593 Jenmar Ct.: PID 273008743, City of Dublin
- b. 3601 Jenmar Ct.: PID 273008744, City of Dublin
- c. 3614 Jenmar Ct.: PID 273008746, Janice S. Varga
- d. 3615 Jenmar Ct.: PID 273008745, City of Dublin
- e. 6969 Grandee Cliffs Dr.: PID 273008747, Richard and Monica Zaborsky
- f. 6987 Grandee Cliffs Dr.: PID 273008748, Roth Randolph and Allison Sweeney
- g. 6988 Grandee Cliffs Dr.: PID 2730087388, Mark Armstrong
- h. 6968 Grandee Cliffs Dr.: PID 273008739, Zachary and Sara Miller
- i. 7001 Grandee Cliffs Dr.: PID 273008749, Carl and Donna Gleditsch
- j. 7115 Grandee Cliffs Dr.: PID 273008750, Dennis and Kimberly Durkin
- k. Riverside Dr.: PID 273008396, Diane Hornung and Thomas McDowell
- l. 7049 Riverside Dr.: PID 273008600, Eric and Mara Ward
- m. Riverside Dr.: PID 273009097, City of Dublin

