



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

FINAL DEVELOPMENT PLAN / AMENDED FINAL DEVELOPMENT PLAN APPLICATION

[Code Section 153.053(E)]

TO EXPIRE _____

NOTE: Applicants are highly encouraged to contact the Division of Planning at (614) 410-4600 for assistance prior to submitting a formal application to discuss the Planned District Final Development Plan process.

FOR OFFICE USE ONLY:			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	MIS Fee No:	Date Received:	Received By:
Type of Request:			

N, S, E, W (Circle) Side of:	
Distance from Nearest Intersection:	FEET, N, S, E, W (Circle) from Nearest Intersection
Nearest Intersection:	AND

RECEIVED
 07-001 FDP/ED
 JAN 02 2007
 CITY OF DUBLIN
 LAND USE &
 LONG RANGE PLANNING
FILE COPY

I. PLEASE CHECK THE TYPE OF APPLICATION:

- PD Final Development Plan [Code Section 153.053(E)]
- Amended Final Development Plan [Code Sections 153.053(E) and (G)]
- Other (Please Describe) _____

II. PROPERTY INFORMATION: This section must be completed.

Property Address: Southwest corner intersection of Hyland-Croy Road and Mitchell-Dewitt Road	
Tax ID/Parcel Number(s): Union County 39-0028014-000	Parcel Size: (Acres) 60.01±
Existing Land Use Development: undeveloped agricultural	
Proposed Land Use Development: Residential	
Existing Zoning District: PUD (Oak Park)	

III. DEVELOPMENT PLAN STATEMENT: Please attach additional sheets if necessary.

State briefly how the proposed development relates to the existing and potential future land use character of the vicinity:

The Oak Park PUD sits among the Glacier Ridge Metro Park to the west, large lot residential and the Bishop's Run subdivision to the east, and Dublin Jerome High School to the northeast. The final development plan accompanying this application includes only the residential and neighborhood clubhouse components of the Oak Park development, which is also to include neighborhood commercial uses. This development utilizes conservation design principles that are sensitive to the character of the area. It also provides uses that are complimentary to the school and residential uses that currently exist in the vicinity.

State briefly how the proposed rezoning and development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards:

The uses that are included in this final development plan adhere to Conservation Design standards by clustering homes in a manner that yields large pockets of open space throughout the community. The site plan achieves the goals of preserving natural features and promoting the walk ability of neighborhood blocks. The architectural representations included in this plan demonstrate an exciting level of finish and detail that will create uniform quality throughout. The development meets a large majority of the 10 Land Use Principles adopted for use during the

Community Plan update process.
Is the approved development text for this planned district attached?

YES NO

IV. PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: Please submit **large** (24x36) and **small** (11x17) sets of plans. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

- ONE (1) NOTARIZED ORIGINAL APPLICATION AND THIRTEEN (13) COPIES**
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY**
- FOURTEEN (14) COPIES OF A TAX PARCEL ID** indicating property owners and parcel numbers for all parcels within 500 feet of the site.
- TEN (10) COPIES OF A SCALED, SITE/ STAKING PLAN SHOWING:**
 - a. North arrow and bar scale.
 - b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
 - c. Property lines and dimensions of the lot.
 - d. Size of the site in acres/square feet.
 - e. All setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
 - f. Location, number, length, width and surface of all existing and proposed parking spaces.
 - g. Use of land and location of structures on adjacent properties.
- IF APPLICABLE, TEN (10) COPIES OF THE FOLLOWING SCALED PLANS:**
 - a. Grading Plan.
 - b. Landscaping Plan.
 - c. Lighting Plan.
 - d. Utility and/or Storm-water Plan.
 - e. Tree Survey, Tree Preservation and Tree Replacement Plans.
- IF APPLICABLE, TEN (10) COPIES OF SCALED, ARCHITECTURAL ELEVATIONS** with proposed colors and materials noted.
- IF APPLICABLE, FOUR (4) COPIES OF SCALED DRAWINGS INDICATING:**
 - a. Location of signs and sign type (wall, ground, projecting, or window).
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
 - c. Copy layout and lettering styles (fonts) of signage.
 - d. Materials and manufacturer to be used in fabrication.
 - e. Total area of sign face (including frame).
 - f. Type of illumination.
- MATERIAL/ COLOR SAMPLES** (swatches, photos, plans, or product specifications). Include manufacturer name and number.

V. CONTIGUOUS PROPERTY OWNERS: Please attach additional sheets if necessary.

It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. List all neighboring property

owners within 150 feet of the perimeter of the property based on the County Auditor's current tax list. Electronic copies of lists are encouraged.		
PROPERTY OWNER (not Mortgage Company or Tax Service)	MAILING ADDRESS	CITY/STATE/ZIP CODE
Please see attached list		

VI. PROPERTY OWNER: This section must be completed.

Current Property Owner: HC Associates	Applicant: Atlantic Realty Development Corp.
Mailing Address: (Street, City, State, Zip Code) c/o Jerry Solove 8101 N. High St., Suite 160 Columbus, OH 43235	90 Woodbridge Center Dr., Ste. 600 Woodbridge, NJ 07095
Daytime Telephone: (614) 985-6511	Fax: (614) 985-6577
Email or Alternate Contact Information:	

VII. REPRESENTATIVE(S) OF OWNER: Please complete if applicable. Attach additional sheets for multiple representatives.

Representative: (Tenant, Architect, Designer, Contractor, etc.) Ben W. Hale, Jr. & Aaron L. Underhill, attorneys	
Mailing Address: (Street, City, State, Zip Code) Smith & Hale, 37 W. Broad St., Ste. 725, Columbus, OH 43215	
Daytime Telephone: (614) 221-4255	Fax: (614) 221-4409
Email or Alternate Contact Information: aunderhill@smithandhale.com	
Who is the PRIMARY CONTACT PERSON for this application? Aaron L. Underhill	

VIII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

IX. AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S): Please complete if applicable. This section must be notarized.

I <u>HC Associates</u> , the owner, hereby authorize <u>the attorneys with the law firm of Smith & Hale</u> to act as my 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>Jerome G. Sobue</u> Title: <u>Partner</u>	Date: <u>12-28-06</u>

Subscribed and sworn to before me this 28th day of December, 20 06

State of Ohio
County of Franklin

Notary Public Maureen L. Riley

MAUREEN L. RILEY
Notary Public, State of Ohio
My Commission Expires 09/19/2009

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

I <u>Aaron L. Underhill, attorney</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 Owner or Authorized Representative: <u>Aaron L. Underhill</u>	Date: <u>12/27/06</u>

Subscribed and sworn to before me this 27th day of December, 20 06

State of Ohio
County of Franklin

Notary Public Natalie C. Patrick



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10

NOTE: THE PRIMARY CONTACT PERSON WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

APPLICANT

Atlantic Realty Development
Attn: Ari Wise
90 Woodbridge Center Drive
Woodbridge, NJ 07095

PROPERTY OWNER

HC Associates
c/o Jerry Solove
8101 N. High St., Suite 160
Columbus, Ohio 43235

ATTORNEY

Ben W. Hale, Jr.
Smith & Hale
37 W. Broad St., Ste. 725
Columbus, Ohio 43215

SURROUNDING PROPERTY OWNERS

Board of Park Commissioners
Metropolitan Park District
1069 West Main Street
Westerville, Ohio 43081

Blyth Family LLC
16990 Joy Road
Chesterhill, Ohio 43728

Karen J. & James L. Kadar
7766 Mitchell Dewitt Road
Plain City, Ohio 43064

Janet Murray, Tr.
7706 Mitchell Dewitt Road
Plain City, Ohio 43064

Orella Lyon
7560 Mitchell Dewitt Road
Plain City, Ohio 43064

Board of Education of the Dublin
City School District
7030 Emerald Parkway
Dublin, Ohio 43017

City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Suzanne B. Feasel
8100 Hyland Croy Road
Plain City, Ohio 43064

Catherine J. &
Harold J. McCarthy Jr.
7895 Hyland Croy Road
Plain City, Ohio 43064

Jeremy & Amy Nutting
7787 Mitchell Dewitt Rd.
Plain City, Ohio 43064

Lester & Shirley Eyre
8333 Hyland Croy Road
Plain City, Ohio 43064

Frieda I Shirk, Trustee &
Audrey S. Lawwell
1000 Wiggins Pass Rd.
Naples, Florida 34110