



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 Sections 153.053 (E)]

TO EXPIRE _____

NOTE: All applications are reviewed by Land Use and Long Range Planning for completeness prior to being processed. Applications that are incomplete will **not** be accepted. Applicants are encouraged to contact Land Use and Long Range Planning for assistance and to discuss the PUD Final (and/or Amended) Development Plan process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.

I. PLEASE CHECK THE TYPE OF APPLICATION:

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

II. PROPERTY INFORMATION: This section must be completed.

Property Address:	Hospital Drive / Avery-Muirfield Rd	
Tax ID/Parcel Number(s):	273010473 / 273011783 / 273011782	Parcel Size (Acres): ± 8.3
Existing Land Use/Development:	vacant / medical office	
Proposed Land Use/Development:	right - of - way	
Existing Zoning District:	PUD, Planned Unit Development	

III. DEVELOPMENT PLAN STATEMENT: Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following sections.

A. Please briefly explain the proposed development:	ROW connection between 33 and Hospital Drive.
B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:	Provides increased connectivity to Hospital.
C. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards:	
D. Briefly address how the proposed rezoning and development meet the review criteria for Final Development Plan approval by the Planning and Zoning Commission as stated in [Section 153.055(B)], (SEE ATTACHMENT A):	

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08-025AFDP
APR 21 2008

FILE COPY

CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

IV. PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: Please submit **large** (24X36) and **small** (11X17) sets of plans. Please make sure all plans are stapled and collated. Large plans should also be folded. 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) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES** Please notarize agent authorization, if necessary.
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY**
- FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP** indicating property owners and parcel numbers for all parcels within **500 FEET** of the site (Maximum Size 11X17). Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF A LIST OF CONTIGUOUS PROPERTY OWNERS WITHIN 150 FEET** of the perimeter of the property based on the County Auditor's current tax list, including parcel number, owner name (not Mortgage Company or Tax Service), and address (Maximum Size 11X17). It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT**
- FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS 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. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.).
 - d. Size of the site in acres/square feet.
 - e. All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
 - f. Existing and proposed zoning district boundaries.
 - g. Use of land and location of structures on adjacent properties.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:**
 - a. Grading Plan.
 - b. Landscaping Plan.
 - c. Lighting Plan.
 - d. Utility and/or Stormwater Plan.
 - e. Tree Survey, Tree Preservation and Tree Replacement Plans
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS** with proposed colors and materials noted.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING:**
 - 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 product number.

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): Cheryl Herbert / Ohio Health Cooperation	
Mailing Address: (Street, City, State, Zip Code) 7500 Hospital Drive Dublin, OH 43016	
Daytime Telephone: 614-544-8057	Fax: 614-544-8008
Email or Alternate Contact Information:	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

Name: Jane S. Brautigam	
Organization (Owner, Developer, Contractor, etc.): City of Dublin	
Mailing Address: (Street, City, State, Zip Code) 5200 Emerald Pkwy, Dublin OH 43017	
Daytime Telephone: 614-410-4400	Fax: 614-410-4490
Email or Alternate Contact Information:	

VII. REPRESENTATIVE(S) OF OWNER/APPLICANT: Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name: Jeannie Willis	
Organization: City of Dublin	
Mailing Address: (Street, City, State, Zip Code) 5800 Shier Rings Rd, Dublin OH 43016	
Daytime Telephone: 614-410-4600	Fax: 614-761-6506
Email or Alternate Contact Information:	


VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, Cheryl Herbert, the owner, hereby authorize The City of Dublin to act as my applicant/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: Cheryl L Herbert Date: 4-21-08

Subscribed and sworn to before me this 21st day of April, 20 08
 State of Ohio
 County of Franklin

Notary Public Jill Pollock



JILL POLLOCK
 Notary Public
 In and for the State of Ohio
 My Commission Expires 11-13-11

IX. 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.


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

I, Jane Brautigam, 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 applicant or authorized representative: Jane S Brautigam Date: 4/24/08

Subscribed and sworn to before me this 24th day of April, 20 08
 State of Ohio
 County of Franklin

Notary Public Rachael M. Vieth



RACHAEL M. VIETH
 Notary Public, State of Ohio
 My Commission Expires 08-03-08

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received: <u>N/A</u>	Application No: <u>08-025</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>N/A</u>	MIS Fee No: <u>Map Zone: 4</u>	Date Received: <u>4-21-08</u>	Received By: <u>CDH</u>
Type of Request: <u>Amended Final Development Plan</u>			
N, S, E, (W) (Circle) Side of: <u>Avery Muirfield Dr.</u>			
Nearest Intersection: <u>Hospital Drive</u>			
Distance from Nearest Intersection: <u>1000 feet south</u>			

ATTACHMENT A: FINAL DEVELOPMENT PLAN APPROVAL CRITERIA

§ 153.055 PLAN APPROVAL CRITERIA.

(B) Final development plan. In the review of proposed planned developments, the Planning and Zoning Commission shall determine whether or not the proposed development, as depicted on the final development plan, complies with the following:

- (1) The plan conforms in all pertinent respects to the approved preliminary development plan provided however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);**
- (2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;**
- (3) The development has adequate public services and open spaces;**
- (4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code;**
- (5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;**
- (6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the PUD and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;**
- (7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;**
- (8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters;**
- (9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage;**
- (10) The Commission believes the project to be in compliance with all other local, state and federal laws and regulations.**