



FINAL DEVELOPMENT PLAN/ AMENDED FINAL DEVELOPMENT PLAN APPLICATION

[Code Sections 153.053 (E)]

TO EXPIRE _____

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

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: 5200 EMERALD PARKWAY / 5617 POST ROAD	
Tax ID/Parcel Number(s): 273 000323	Parcel Size (Acres): 56.69
Existing Land Use/Development: COFFMAN PARK	
Proposed Land Use/Development: COFFMAN PARK W/ NEW AMPHITHEATER	
Existing Zoning District: PUD	

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:
REPLACING DOME TENT W/ PERMANENT STRUCTURE.

B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:
ATTEMPTED TO MATCH DCRC, PAVILLION, BARNS & RESTROOM.

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:
PROVIDING GATHERING SPACES FOR SOCIAL NETWORKING.

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):
JUST A REPLACEMENT/UPGRADE OF AMPHITHEATER.

FILE COPY

RECEIVED

MAY 19 2006
08-04 PAFOP
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.

<input type="checkbox"/>	ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES Please notarize agent authorization, if necessary.
<input checked="" type="checkbox"/>	FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT
<input checked="" type="checkbox"/>	FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING: <ul style="list-style-type: none">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.
<input type="checkbox"/>	IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS: <ul style="list-style-type: none">a. Grading Plan.b. Landscaping Plan.c. Lighting Plan.d. Utility and/or Stormwater Plan.e. Tree Survey, Tree Preservation and Tree Replacement Plans
<input type="checkbox"/>	IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS with proposed colors and materials noted.
<input type="checkbox"/>	IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING: <ul style="list-style-type: none">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
<input checked="" type="checkbox"/>	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): CITY OF DUBLIN	
Mailing Address: (Street, City, State, Zip Code) 5200 EMERALD PARKWAY	
Daytime Telephone: 614-410-4707	Fax: 614-761-6512
Email or Alternate Contact Information: fhahn@dublin.oh.us	

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:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
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: FRED HAHN	
Organization: CITY OF DUBLIN	
Mailing Address: (Street, City, State, Zip Code) 6555 Shier-Kings Road	
Daytime Telephone: 614-410-4707	Fax: 614-761-6512
Email or Alternate Contact Information: fhahn@dublin.oh.us	

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

I JANE BRAUTIGAM, CITY MANAGER, the owner, hereby authorize FRED HAHN 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: Jane S. Brautigam Date: 5/12/08

Subscribed and sworn to before me this 12 day of May, 2008
 State of Ohio
 County of Franklin

Notary Public: Marjeline J. Keplar



Marjeline J. Keplar
 Notary Public, State of Ohio
 My Commission Expires 03-18-2012

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 FRED HAHN, 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: Fred Hahn Date: 5-12-08

Subscribed and sworn to before me this 12 day of May, 2008
 State of Ohio
 County of Franklin

Notary Public: Marjeline J. Keplar



Marjeline J. Keplar
 Notary Public, State of Ohio
 My Commission Expires 03-18-2012

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

FOR OFFICE USE ONLY			
Amount Received: <u>NA</u>	Application No: <u>08-048</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>NA</u>	MIS Fee No: <u>Map Zone: 4</u>	Date Received: <u>5/19/08</u>	Received By: <u>JWP</u>
Type of Request: <u>Amended Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>corner</u>			
Nearest Intersection: <u>of Emerald Parkway & Post Rd.</u>			
Distance from Nearest Intersection:			

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.**



[Map Search](#) [Real Estate Search](#) [Auditor Home](#)

Proximity Report Results

The selection distance was **150 feet**.
The selected parcel was **273-000323**.

To view a table showing the **95 parcels** within the displayed proximity, scroll down.

[Get Report](#)

[Print Window](#)

[Back to Proximity Report](#)



Image Date: Mon May 12 13:27:28 2008

Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any

Proximity Parcels

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
273-002345	ADAMS MITCHELL L	
273-002261	ALLISON GRAHAM A & KARA A	
273-002344	ASLINGER JAMES L JR ASLINGER JULIE	
273-002674	BAILEY LAWRENCE S BAILEY LOUANN B	
273-002262	BATCH CARRIE A	
273-002350	BEAL DOUGLAS R & BRENDA	
273-002616	BLUMENAUER JASON L	
273-002640	BOGGS ALEXANDER S & ROBIN L	
273-002672	BUCHAN THOMAS P & RITA L	

RECEIVED

MAY 19 2008
 08-048 A FDP
 CITY OF DUBLIN
 LAND USE &
 LONG RANGE PLANNING

FILE COPY

273-002278 BULLRUN HOLDINGS LLC
273-002896 BULLRUN HOLDINGS LLC
273-002274 BUNSTINE MARY A
273-002923 BYRD SALLY ET AL
273-002273 CINGOLANI RONDA L
273-002702 CITY OF DUBLIN
273-006685 CITY OF DUBLIN
273-012060 CITY OF DUBLIN
273-010590 CITY OF DUBLIN
273-000364 CITY OF DUBLIN
273-000789 CITY OF DUBLIN
273-000791 CITY OF DUBLIN
273-000364 CITY OF DUBLIN
273-002702 CITY OF DUBLIN
273-006685 CITY OF DUBLIN
273-000425 CITY OF DUBLIN
273-012191 CITY OF DUBLIN OHIO
273-001682 CITY OF DUBLIN OHIO
273-000790 CITY OF DUBLIN OHIO
273-012191 CITY OF DUBLIN OHIO
273-002270 CLARK DEBORAH S
273-002621 COLLINS WILLIAM D
273-002671 COVINGTON DANIEL R COVINGTON
HEATHE
273-002643 DICK BARBARA P
273-002271 EMIG GERALD V & JODY
273-002927 FARRAR TRUDY D
273-002268 FAWNBROOK HOLDINGS LLC
273-002276 FEDERER JOHN W
273-002346 FERGUSON JAMES A FERGUSON BARBARA
A
273-002924 FISHER PEARL S
273-002267 FORTIN BEVERLY A
273-002269 FRANKHOUSER RICHARD P FRANKHOUSER
J
273-002341 FREIMANN FLITE H @(2)
273-001424 GOYAL SATYA N & CHITRA
273-002926 GREENLEE HEIDI I
273-002275 HAGHIGHI RAHIM G TR
273-002259 HALLINAN SANDRA K
273-002353 HARE DENNIS A HARE CATHERINE J
273-002342 HARRIS IAN D HARRIS JEAN F
273-002641 HAYES TIMOTHY A

273-002265 HEVEL MARK
273-002617 HICKMAN KYLE F HICKMAN COLLEEN N
273-003965 JENTGEN-KLEIN COMPANY
273-006276 JOHN JACOB
273-002903 JONES TERRI L
273-002352 JURASEK WILLIAM C & CAROL A
273-002347 KIM DANIEL J
273-002579 KING GEORGE M
273-002354 KUNTZ CHARLES S KUNTZ PATRICIA P
273-002904 LIAW WEN-SHING
273-002284 LINK DOROTHEA R TOD
273-001422 MAHAN KEVIN B MAHAN BONNIE B
273-001427 MAHOTA JOHN M & MARY C
273-002277 MALONEY TRACY A
273-002642 MANNARELLI JOANNE
273-002076 MCCANN WILLIAM J
273-002622 MICHAELS LESLIE J
273-003102 MONROE FREDERICK E
273-002437 MOON DIANNE L
273-001425 NORMAND DAVID NORMAND MICHELLE
273-002266 OLOUGHLIN MICHAEL T
273-003021 PEARSON JASON
273-002263 PEIRCE WALTER F PEIRCE SHARON M
273-002272 POE SHELLY L
273-002905 POTTS NATALIE M
273-003105 PRESTON KAREN S
273-001853 REYNOLDS LOUELLA J
273-002615 RICHARDS RONNIE L
273-001426 RIEGLE DAVID W RIEGLE JANICE C
273-002264 RITTENBERG EARL RITTENBERG CAROL
273-002349 ROWE ROBERT A & JANET M
273-002351 SEARS GILBERT L & PATRICIA A
273-002252 STALEY DENISE A
273-000287 THOMAS DOROTHY L TR ET AL
273-006278 TIMMERMAN SCOTT R TIMMERMAN
ROBERTA
273-002348 TOMCIK DENNIS C & BARBARA A
273-000323 VILLAGE OF DUBLIN
273-000266 VILLAGE OF DUBLIN
273-000323 VILLAGE OF DUBLIN
273-000266 VILLAGE OF DUBLIN
273-000323 VILLAGE OF DUBLIN
273-000276 WASHINGTON LOCAL S D BD OF

EDUCATIO

273-002343	WEININGER RICK L & GABRIEL V
273-003103	WOODRUFF MICHAEL A
273-002260	WOODS BRIAN E
273-001423	WRAY JONATHAN R WRAY TINA M



