



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: 6725 AVERY-MUIRFIELD DR.	
Tax ID/Parcel Number(s): 273-011303	Parcel Size (Acres): 3.560
Existing Land Use/Development: RETAIL & FINANCIAL & RESTAURANT	
Proposed Land Use/Development: S. A. A.	
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:
B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:
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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FILE COPY

JUN 24 2008
08-063 AFOP
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): AVERY SHOPS LLC / THE DAIMLER GROUP	
Mailing Address: 1533 LAKE SHORE DRIVE (Street, City, State, Zip Code) COL. OH 43204	
Daytime Telephone: 614.488.4424	Fax: 614.488.0603
Email or Alternate Contact Information: paulg@daimlergroup.com	

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: CRAIG BARNUM	
Organization (Owner, Developer, Contractor, etc.): MATT THE MILLER'S	
Mailing Address: 5403 HEATHROW DR. (Street, City, State, Zip Code) POWELL, OH 43065	
Daytime Telephone: 614.361.3217	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: BRIAN SEITZ	
Organization: TEN PENNY DESIGN	
Mailing Address: PO BOX 1287 (Street, City, State, Zip Code) WORTHINGTON, OH 43085	
Daytime Telephone: 614.764.3844	Fax: 614.761.1209
Email or Alternate Contact Information: bseitz@tenpennydesign.com	

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

I, AVERY STOPS LLC, the owner, hereby authorize PAUL G. GHIDOTTI 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: Paul Ghidotti, Authorized Representative Date: 6/24/08

Subscribed and sworn to before me this 24 day of JUNE, 2008

State of OHIO

County of FRANKLIN

Notary Public

Kristina V. Bezak



KRISTINA V. BEZAK
Notary Public, State of Ohio
My Commission Expires 03-28-10

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, KRISTINA SEITZ, 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: [Signature] Date: 6.24.08

Subscribed and sworn to before me this 24 day of June, 2008

State of OHIO

County of FRANKLIN

Notary Public

Vicky S. Saunders



Vicky S. Saunders
Notary Public, State of Ohio
My commission expires July 24, 2011

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

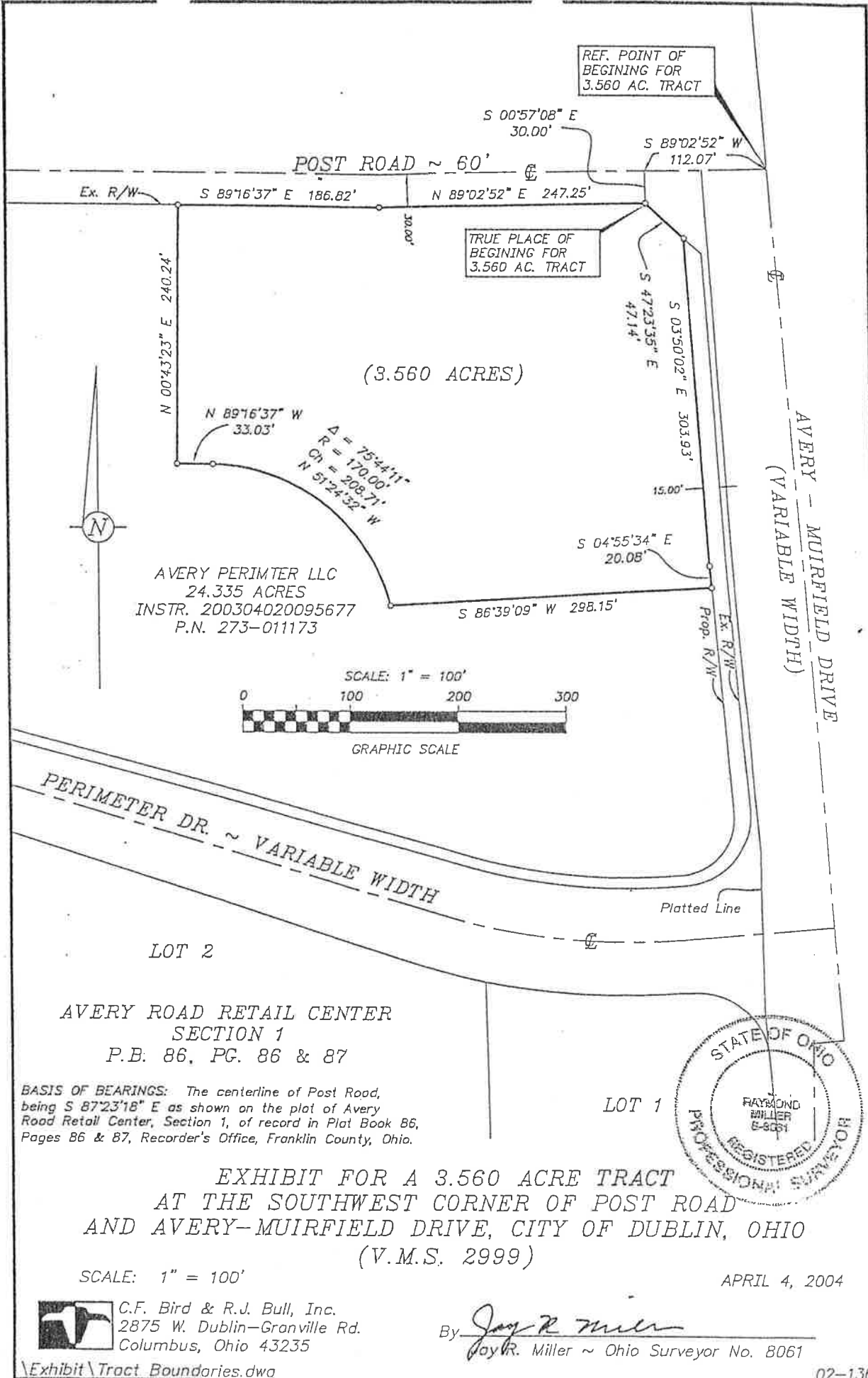
FOR OFFICE USE ONLY			
Amount Received: <u>980</u>	Application No: <u>08-063450P</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>6245</u>	MIS Fee No: <u>MAP ZONE 4</u>	Date Received: <u>6-24-08</u>	Received By: <u>JP</u>
Type of Request: <u>AMENDED FINAL DEVELOPMENT PLAN</u>			
N, S, E, <u>(W)</u> Side of: <u>AVERY-MURFIELD DRIVE</u>			
Nearest Intersection: <u>Post Road</u>			
Distance from Nearest Intersection: <u>AT THE INTERSECTION</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.



REF. POINT OF BEGINNING FOR 3.560 AC. TRACT

S 00°57'08" E
30.00'

S 89°02'52" W
112.07'

POST ROAD ~ 60'

Ex. R/W

S 89°16'37" E 186.82'

N 89°02'52" E 247.25'

TRUE PLACE OF BEGINNING FOR 3.560 AC. TRACT

S 47°23'35" E
47.14'

S 03°50'02" E 303.93'

(3.560 ACRES)

N 00°43'23" E 240.24'

N 89°16'37" W
33.03'

Δ = 75°44'11"
R = 170.00'
Ch = 208.71'
N 51°24'32" W

15.00'

S 04°55'34" E
20.08'

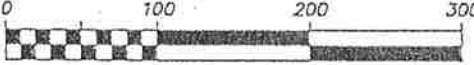
AVERY PERIMTER LLC
24.335 ACRES
INSTR. 200304020095677
P.N. 273-011173

S 86°39'09" W 298.15'

Prop. R/W
Ex. R/W

AVERY - MUIRFIELD DRIVE
(VARIABLE WIDTH)

SCALE: 1" = 100'



GRAPHIC SCALE

PERIMETER DR. ~ VARIABLE WIDTH

Platted Line

LOT 2

AVERY ROAD RETAIL CENTER
SECTION 1
P.B. 86, PG. 86 & 87

BASIS OF BEARINGS: The centerline of Post Road, being S 87°23'18" E as shown on the plot of Avery Road Retail Center, Section 1, of record in Plat Book 86, Pages 86 & 87, Recorder's Office, Franklin County, Ohio.

LOT 1

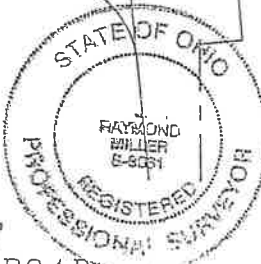


EXHIBIT FOR A 3.560 ACRE TRACT
AT THE SOUTHWEST CORNER OF POST ROAD
AND AVERY-MUIRFIELD DRIVE, CITY OF DUBLIN, OHIO
(V.M.S. 2999)

SCALE: 1" = 100'

APRIL 4, 2004



C.F. Bird & R.J. Bull, Inc.
2875 W. Dublin-Granville Rd.
Columbus, Ohio 43235

By Joy R. Miller
Joy R. Miller ~ Ohio Surveyor No. 8061

DESCRIPTION OF A 3.560 ACRE TRACT
AT THE SOUTHWEST CORNER OF POST ROAD
AND AVERY - MUIRFIELD DRIVE, CITY OF DUBLIN, OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin in Virginia Military Survey 2999 and being a portion of a 24.335 acre tract of land conveyed to Avery Perimeter LLC by deed of record in Instrument 200304020095677, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a P.K. Nail found at the intersection of the centerline of Post Road (60 feet in width) with the centerline of Avery-Muirfield Drive (variable width);

thence S 89° 02' 52" W along the centerline of Post Road a distance of 112.07 feet to a point;

thence S 00° 57' 08" E perpendicular to the centerline of Post Road a distance of 30.00 feet to a 3/4" I.D. iron pipe set in the northwesterly end of a line connecting the southerly right-of-way line of Post Road with the westerly right-of-way line of Avery-Muirfield Drive, at a northeasterly corner of said 24.335 acre tract and at the true place of beginning of the tract herein intended to be described;

thence S 47° 23' 35" E along a portion of said connecting line and along a portion of the northeasterly line of said 24.335 acre tract a distance of 47.14 feet to a 3/4" I.D. iron pipe set in the proposed westerly right-of-way line of Avery-Muirfield Drive;

thence crossing a portion of said 24.335 acre tract the following six (6) courses:

1. S 03° 50' 02" E and along a proposed westerly right-of-way line of Avery-Muirfield Drive and parallel with and fifteen (15) feet westerly by perpendicular measurement from the existing westerly right-of-way line of Avery-Muirfield Drive a distance of 303.93 feet to a 3/4" I.D. iron pipe set at an angle point in the proposed westerly right-of-way line of Avery-Muirfield Drive;
2. S 04° 55' 34" E and along a portion of a proposed westerly right-of-way line of Avery-Muirfield Drive and parallel with and fifteen (15) feet westerly by perpendicular measurement from the existing westerly right-of-way line of Avery-Muirfield Drive a distance of 20.08 feet to a 3/4" I.D. iron pipe set;
3. S 86° 39' 09" W a distance of 298.15 feet to a 3/4" I.D. iron pipe set at a point of curvature;
4. northwesterly and with a non-tangent curve to the left, data of which is: radius = 170.00 feet, and delta = 75° 44' 11", a chord distance of 208.71 feet bearing N 51° 24' 32" W to a 3/4" I.D. iron pipe set at a point of tangency;
5. N 89° 16' 37" W a distance of 33.03 feet to a 3/4" I.D. iron pipe set;
6. N 00° 43' 23" E a distance of 240.24 feet to a 3/4" I.D. iron pipe set in the southerly right-of-way line of Post Road and in a northerly line of said 24.335 acre tract;

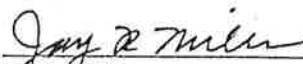
thence S 89° 16' 37" E along a portion of a southerly right-of-way line of Post Road, along a portion of a northerly line of said 24.335 acre tract and parallel with and thirty (30) feet southerly by perpendicular measurement from the centerline of Post Road a distance of 186.82 feet to a 3/4" I.D. iron pipe set at an angle point in the southerly right-of-way line of Post Road;

thence N 89° 02' 52" E along a southerly right-of-way line of Post Road, along a northerly line of said 24.335 acre tract and parallel with and thirty (30) feet southerly by perpendicular measurement from the centerline of Post Road a distance of 247.25 feet to the true place of beginning;

containing 3.560 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in October, 2002. Basis of bearings is the centerline of Post Road, being S 87° 23' 18" E, as shown on the plat of Avery Road Retail Center, Section 1, of record in Plat Book 86, Pages 86 & 87, Recorder's Office, Franklin County, Ohio.

An exhibit of this description is attached hereto and made a part thereof.


Jay R. Miller
Ohio Surveyor #8061



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Map Search Real Estate Search Auditor Home

Proximity Report Results

The selection distance was **150 feet**.
The selected parcel was **273-011303**.

To view a table showing the **11 parcels** within the displayed proximity, scroll down.

- Get Report
- Print Window
- [Back to Proximity Report](#)

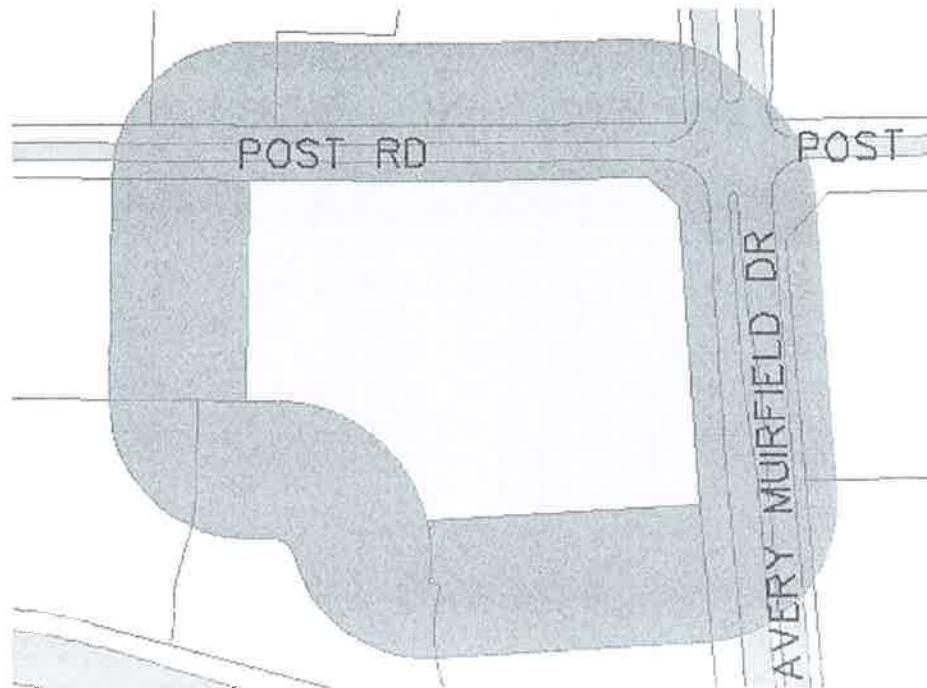


Image Date: Tue Jun 24 12:51:42 2008

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 data. Users of this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

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
273-011198	6805 AVERY-MUIRFIELD DRIVE LLC	6805 AVERY MUIRFIELD DR
273-011309	AVERY PERIMETER LLC	PERIMETER DR
273-011303	AVERY SHOPS LLC	6695 -755 AVERY MUIRFIELD DR
273-000438	CENTRAL OHIO PROPERTY MANAGEMENT LL	6800 AVERY RD
273-011305	CHAMPAIGN NATIONAL BANK	6715 AVERY MUIRFIELD DR
273-011304	HUNTINGTON NATIONAL BANK	6705 AVERY MUIRFIELD DR
273-000378	NORTHWEST PRESBYTERIAN CHURCH PCA I	6488 POST RD
273-007471	PRESBYTERIAN CHURCH IN AMERICA FOUN	6400 POST RD
273-005361	STATE SAVINGS BANK	6260 PERIMETER DR
273-011306	TRIPLET ROSE HOLDING CO LLC	6415 POST RD
273-000299	WILLIAMS DEVELOPMENT LTD	6760 POST RD



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CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING



Map Search Real Estate Search Auditor Home

Proximity Report Results

The selection distance was **500 feet**.
The selected parcel was **273-011303**.

To view a table showing the **23 parcels** within the displayed proximity, scroll down.

- Get Report
- Print Window
- Back to Proximity Report

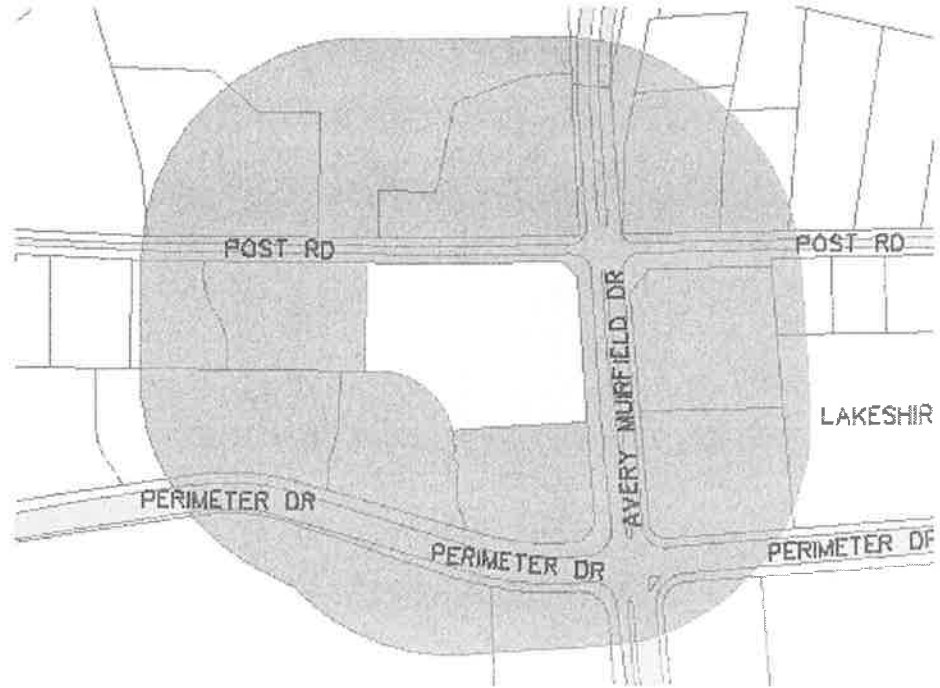


Image Date: Tue Jun 24 12:53:20 2008

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4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
273-011198	6805 AVERY-MUIRFIELD DRIVE LLC	6805 AVERY MUIRFIELD DR
273-005749	AERC PERIMETER LAKES INC	6146 PERIMETER DR
273-011309	AVERY PERIMETER LLC	PERIMETER DR
273-011303	AVERY SHOPS LLC	6695 -755 AVERY MUIRFIELD DR
273-005567	BANK ONE COLUMBUS NA	6271 PERIMETER DR
273-000438	CENTRAL OHIO PROPERTY MANAGEMENT LL	6800 AVERY RD
273-011305	CHAMPAIGN NATIONAL BANK	6715 AVERY MUIRFIELD DR
273-000388	CITY OF DUBLIN	6825 AVERY RD
273-007064	DEBOER DEBORAH A	6333 POST RD
273-004286	DUBLIN GERIATRIC CARE CO C/O CPAC P	6430 POST RD
273-008208	DUBLIN OAKS LIMITED	7000 -090 HOSPITAL DR
273-008207	DUBLIN OAKS LIMITED	6850 HOSPITAL DR
273-008208	DUBLIN OAKS LIMITED	7000 -090 HOSPITAL DR
273-000795	FOGLE GEROLD E TR	6336 POST RD

273-011304	HUNTINGTON NATIONAL BANK	6705 AVERY MUIRFIELD DR
273-012135	JEK MANAGEMENT LTD	6425 POST RD
273-001944	KAISER DAVID J KAISER LAURA A	6800 AVERY RD
273-000378	NORTHWEST PRESBYTERIAN CHURCH PCA I	6488 POST RD
273-007471	PRESBYTERIAN CHURCH IN AMERICA FOUN	6400 POST RD
273-000886	S & R PROPERTIES OF COLUMBUS LLC	6344 POST RD
273-005361	STATE SAVINGS BANK	6260 PERIMETER DR
273-011306	TRIPLET ROSE HOLDING CO LLC	6415 POST RD
273-000299	WILLIAMS DEVELOPMENT LTD	6760 POST RD

