



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.

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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) Two (2) 36" x 36" by 48" high "Pillars"

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II. PROPERTY INFORMATION: This section must be completed.

Property Address:	<u>Corners of Rings Rd and Pensworthy Rd</u>	
Tax ID/Parcel Number(s):	<u>Reserve E 274-000744 6360 Rings Rd</u>	Parcel Size (Acres): <u>.523 Acres</u>
	<u>Reserve F 274-000745 6340 Rings Rd</u>	Parcel Size (Acres): <u>.714 Acres</u>
Existing Land Use/Development:	<u>Entrance Area to Cramers Crossing Sub-division</u>	
Proposed Land Use/Development:	<u>No change in use</u>	
Existing Zoning District:	<u>PUD Residential</u>	

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:	<u>Construct (2) two 36" x 36" by 48" high Stone Pillars to indicate the entrance into Cramers Crossing. Pillars will have the sub divisions name placed on them.</u>
B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:	<u>Better identification to the sub division.</u>
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:	<u>Conforms to current standards.</u>
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):	<u>N/A</u>

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

Name (Individual or Organization): <i>City of Dublin</i>	
Mailing Address: (Street, City, State, Zip Code) <i>5200 EMERALD PARKWAY, DUBLIN, OH 43017</i>	
Daytime Telephone: <i>614-410-4400</i>	Fax: <i>614-410-4490</i>
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: <i>CRAMERS CROSSING HOME OWNERS ASSOCIATION, % ONETTA MCGLAUGHLIN, PRES.</i>	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) <i>P.O. Box 4076 Dublin Ohio 43016-0565</i>	
Daytime Telephone: <i>614 932-0252 Home 614 506-7744 Cell</i>	Fax: <i>614 932-0252</i>
Email or Alternate Contact Information: <i>OMCGLAUGHLIN@COLUMBUS.RR.COM</i>	

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: <i>Onetta McGlaughlin, President</i>	
Organization: <i>CRAMERS CROSSING HOME OWNERS ASSOCIATION</i>	
Mailing Address: (Street, City, State, Zip Code) <i>SAME AS ABOVE</i>	
Daytime Telephone: <i>SAME</i>	Fax: <i>SAME</i>
Email or Alternate Contact Information: <i>SAME</i>	

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, the owner, hereby authorize ONETTA Mc GLAUGHLIN 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: 7/21/2008

Subscribed and sworn to before me this 21 day of July, 2008
 State of Ohio
 County of Franklin Notary Public Linda L. Glick



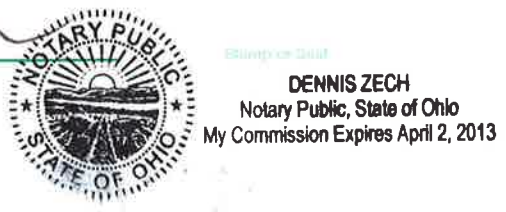
IX. AUTHORIZATION TO VISIT THE PROPERTY: Site visits and photographs by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

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

I, Onetta McLaughlin, President of CCHOA, 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: Onetta McLaughlin Pres. of CCHOA Date: 7-16-08

Subscribed and sworn to before me this 16th day of July, 2008
 State of Ohio
 County of Franklin Notary Public Dennis Zech



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

FOR OFFICE USE ONLY			
Amount Received: <u>WAIVED BY C.C.</u>	Application No: <u>08-069AFDP</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>N/A</u>	MIS Fee No: <u>4</u> MAPZONE:	Date Received: <u>7/21/08</u>	Received By: <u>DP</u>
Type of Request: <u>AMENDED FINAL DEVELOPMENT PLAN</u>			
N, S, E, W (Circle) Side of: <u>BRAND ROAD</u>			
Nearest Intersection: <u>PENSWORTHY DRIVE</u>			
Distance from Nearest Intersection: <u>AT THE INTERSECTION</u>			

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** *N/A*
- FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:** *N/A*
 - 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

No Change *Addition of Pillars only for this application.*
- 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.

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.



July 21, 2008

Jonathan Papp and Long Range Planning
Planner I
Land Use and Long Range Planning
City of Dublin
5800 Shier Rings Road
Dublin, Ohio 43016

Dear Jonathan and Long Range Planning Committee Members:

The attached drawing, provided to us by the City of Dublin, of the proposed landscape drawing for Cramer Crossing for Reserves E and F, which was submitted by the developer, Rockford Homes is the subject of this letter.

The drawing shows a plan that does not entirely represent what is presently located on Reserves E and F.

The plan, which was emailed to us, is difficult for to read. It is hard to distinguish the individual beds, current plants and trees from what is on the plan and what is actually there.

We would like to propose an onsite visit with Jonathan Papp or Long Range Planning Members to obtain a better understanding of the current bed layout. We would hope that this portion of the approval process would not effect the pillar application and hold up our being able to finish the contracting process for the pillars.

The main landscaping changes are as follows;

1. Enlarge existing entry bed on each side of Pensworthy Drive with the plants shown in the bed drawing which is included in this packet.
2. Take out one bed that continually floods when it rains as reported by the connecting neighbor to the property on Reserve E.
3. Reduce beds where they serve no purpose but they do create added mulch expense to the homeowner association, however, this does not mean that large plants would be removed Large plants and trees

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would still remain and mulched. Daylily Plants in these reduced beds would be replanted in the larger entrance beds. In beds where grasses and tree/bushes are put together as a bed, remove grasses and do mulch rings around tree/bush.

4. Remove small plants beds that are in front of larger attractive beds that cannot be seen due to these small unattractive beds. There are two beds that are affected.
5. We plan to add evergreen trees in spaces that will give the desire effect of privacy. The number of evergreen trees that may be added will be directly affected by how much the homeowners will be able to afford at any given time.

Our intent is not to drastically change the Ring Road landscaping, but to create a more pleasing entrance. With these changes we feel that the area will be easier to maintain and will eventually provide a buffer zone between our homes and any future development on Rings Road. This plan will give our homeowners more privacy and less noise.

Pillar information:

The information on color and sample is supplied by Columbus Builders Supply Inc. The color that matches the closes to our front entrance on Avery Road is called Columbus Quality Blend. They would like their sample returned, would you please contact me on when I may pick it up after you have reviewed our application. I have also attached a photo of the sample against our entrance on Avery Road.

If you have any questions or if we can set up an onsite meeting to go over the landscaping plans, please contact me at 614-506-7744.

Thank you,

Onetta McGlaughlin
President
Cramer's Crossing Homeowners Association, Inc.