



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: 4900 Tuttle Crossing Blvd, Dublin, OH 43016	
Tax ID/Parcel Number(s): 273-003678	Parcel Size (Acres): 5.643 acres
Existing Land Use/Development: 447 Office Building	
Proposed Land Use/Development:	
Existing Zoning District: Planned District	

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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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.). **n/a**
 - 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. **n/a**
 - g. Use of land and location of structures on adjacent properties. **n/a**
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:**
 - a. Grading Plan. **n/a**
 - b. Landscaping Plan.
 - c. Lighting Plan. **n/a**
 - d. Utility and/or Stormwater Plan. **n/a**
 - e. Tree Survey, Tree Preservation and Tree Replacement Plans **n/a**
- 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):		BRC Properties, Inc.	
Mailing Address: (Street, City, State, Zip Code)		4900 Tuttle Crossing Blvd., Dublin, OH 43016	
Daytime Telephone:	614-356-5000	Fax:	614-356-6460
Email or Alternate Contact Information:		Terry George tgeorge@dominionhomes.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:		Dominion Homes, Inc.	
Organization (Owner, Developer, Contractor, etc.):		Occupant	
Mailing Address: (Street, City, State, Zip Code)		4900 Tuttle Crossing Blvd., Dublin, OH 43016	
Daytime Telephone:	614-356-5000	Fax:	614-356-6460
Email or Alternate Contact Information:		Aimee Etterling aetterling@dominionhomes.com	

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:		Roz Peters	
Organization:		Dominion Homes Marketing Department	
Mailing Address: (Street, City, State, Zip Code)		4900 Tuttle Crossing Blvd., Dublin, OH 43016	
Daytime Telephone:	614-356-5756	Fax:	614-356-5760
Email or Alternate Contact Information:		rpeters@dominionhomes.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, Terry E. George, BRC Properties, the owner, hereby authorize Roz Peters 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: Terry E. George Date: 12/15/08

Subscribed and sworn to before me this 15th day of December, 20 08
 State of Ohio
 County of Franklin Notary Public Aimee Etterling



AIMEE ETTERLING
 NOTARY PUBLIC, STATE OF OHIO
 My Commission Expires May 4, 2013

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, Roz Peters, 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: Roz Peters Date: 12/15/08

Subscribed and sworn to before me this 15th day of December, 20 08
 State of Ohio
 County of Franklin Notary Public Aimee Etterling



AIMEE ETTERLING
 NOTARY PUBLIC, STATE OF OHIO
 My Commission Expires May 4, 2013

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

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:			
Nearest Intersection:			
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.**

III. Development Plan Statement

A. Please briefly explain the proposed development:

Dominion Homes is proposing a minor modification to its corporate sign and the installation of a protective awning over the building's two front doors.

B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity.

- Modification of Corporate Sign: We would like to modify the existing corporate sign to change it to the new corporate logo. The change takes the sign from a three color sign to a two color sign. See new logo below:



- Installation of a Protective Awning: Reasons for the installation of an awning are two-fold.
 - a. To protect visitors from inclement weather. Many need to access our building after business hours and on weekends to visit our Design Center where they'll make selections for their new home. For security reasons they must ring a bell and wait for someone to let them in.
 - b. To clearly identify the entrance to our building. Our address is 4900 Tuttle Crossing Blvd. and visitors entering our parking lot from Tuttle Crossing cannot see the entrance and often try to use the employee entrance which is only accessible by key card. The awning will direct them to the proper door.

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:

N/A

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)

- Modification to Corporate Sign: The proposed modification changes the logo faces of the sign only from the previous three color logo to the new two color logo. It does not change in any way the size, scale & design of the original sign and its relationship with the principal building, site and surroundings.
- Installation of a Protective Awning: The proposed protective awning is well within the appropriate size, scale & design in relationship with the principal building, site, and surroundings. It will be firmly affixed to the face of the building so therefore will not affect the safety of pedestrian and vehicular circulation. See photos attached to application.

**DESCRIPTION OF
5.643 ACRES
FRANTZ ROAD**

Situate in the State of Ohio, County of Franklin, City of Dublin, being in Virginia Military Survey No. 2419 and being part of the 5.261 and 7.208 acre tracts conveyed to Borror Corporation by deeds of record in O.R. 8792B18 and O.R. 8984D04, respectively, records of the Recorders Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at the point of intersection of the centerline of Frantz Road (100 feet in width) with the centerline of Tuttle Road (60 feet in width) as shown and delineated upon the record plat of "DEDICATION OF TUTTLE ROAD, FRANTZ ROAD AND EASEMENTS" OF RECORD in Plat Book 61, Page 73;

Thence N 11° 13' 47" W, a distance of 105.00 feet along said centerline of Frantz Road to a point;

Thence S 78° 46' 13" W, a distance of 50.00 feet to a point of curvature in the original westerly right-of-way line and the easterly line of the 0.027 acres (Parcel No. 19-WV) conveyed to the City of Columbus by deed of record in OR 34809705;

Thence along said original right-of-way line and easterly line of said 0.027 acres (Parcel No. 19-WV) with a curve to the right having a radius of 35.00 feet, a central angle of 44° 24' 54" the chord which bears S10° 58' 29" W a chord distance of 26.46 feet to a point in the northerly right-of-way line of Tuttle Road and the 0.297 acres conveyed to the City of Dublin by deed of record in O.R. 9271A13 and being the point of true beginning for the herein described tract of land;

Thence the following three (3) courses and distances along the northerly lines of said 0.297 acre tract and northerly right-of-way line of Tuttle Road;

1. Thence along a curve to the right having a radius of 35.00 feet, a central angle 45° 35' 28" the chord to which bear S 55° 58' 40" W a chord distance of 27.12 feet to a point of tangency in the northerly right-of-way line of Tuttle Road (being 70.00 feet Northerly of, the centerline thereof);
2. Thence S 78° 46' 13" W, parallel with said centerline of Tuttle Road, a distance of 288.82 feet to a point in the common line of said original 5.261 and 7.028 acre tracts at a northeasterly corner of an 0.723 acre tract conveyed to the City of Dublin by deed of record O.R. 10895E11;
3. Thence S 78° 46' 13" W parallel with said centerline of Tuttle Road a distance of 78.65 feet along the northerly line of said 0.723 acre tract to a point;

Thence the following two (2) courses and distances across said 7.028 acre tract;

1. Thence N 12° 07' 10" W a distance of 443.59 feet to a point;

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2. Thence N 77° 52' 50" E a distance of 78.64 feet to a point in a common line of said original 5.261 and 7.208 acre tracts;

Thence N 12° 07' 10" W a distance of 155.27 feet along the common line of said original 5.261 and 7.028 acre tracts to a point at a common corner of said original 5.261 and 7.028 acre tracts and being in the southerly right-of-way line of Parkcenter Avenue, (100 feet in width)

Thence the following four (4) courses and distances along the northerly lines of said original 5.261 acre tract, and the southerly right-of-way line of Parkcenter Ave;

1. Thence N 78° 46' 13" E, a distance of 258.46 feet, to a point of curvature;
2. Thence along a curve to the right having a radius of 340.00 feet a central angle of 20° 30' 00" the chord to which bears N 89° 01' 13" E, a chord distance of 121.00 feet to a point of tangency;
3. Thence S 80° 43' 47" E, a distance of 30.75 feet, to a point of curvature;
4. Thence along a curve to the right having a radius of 35.00 feet a central angle of 45° 35' 42" the chord to which bears S 57° 56' 07" E, a chord distance of 27.12 feet to a point in the westerly line of said 0.027 acres (Parcel No. 19-WV);

Thence the following three (3) courses and distances along the westerly line of said 0.027 acres and the existing westerly right-of-way line of Frantz Road;

1. Thence S 9° 16' 13" W a distance of 75.13 feet , to a point of curvature;
2. Thence along a curve to the left having a radius of 1210.00 feet a central angle of 20° 30' 00" the chord to which bears S 00° 58' 47" E, a chord distance of 430.62 feet, to a point of tangency;
3. Thence S 11° 13' 47" E a distance of 44.49 feet to the point of true beginning for the herein described tract, containing 5.643 acres, more or less, and being subject to all easements, restrictions, and right-of-way record;

The bearings in the above description were based on the bearings of N 11° 13' 47" W for the centerline Frantz Road as shown on the plat of record in Plat Book 61, Page 73.

0.1111 E
All of
3678
(273)

R.D. ZANDE & ASSOCIATES, INC.



Larry W. Pennington 12-23-97
Registered Surveyor No. 6096 Date

LW77118708-D.002
December 23, 1997



0.1111 E
All of
~~3678~~
(273)
3678



AUDITOR, FRANKLIN COUNTY, OHIO




Joseph W. Testa, Auditor

Map Search Real Estate Search Auditor Home

Proximity Report Results

The selection distance was **500 feet.**
 The selected parcel was **273-003678.**

To view a table showing the **18 parcels** within the displayed proximity, scroll down.

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

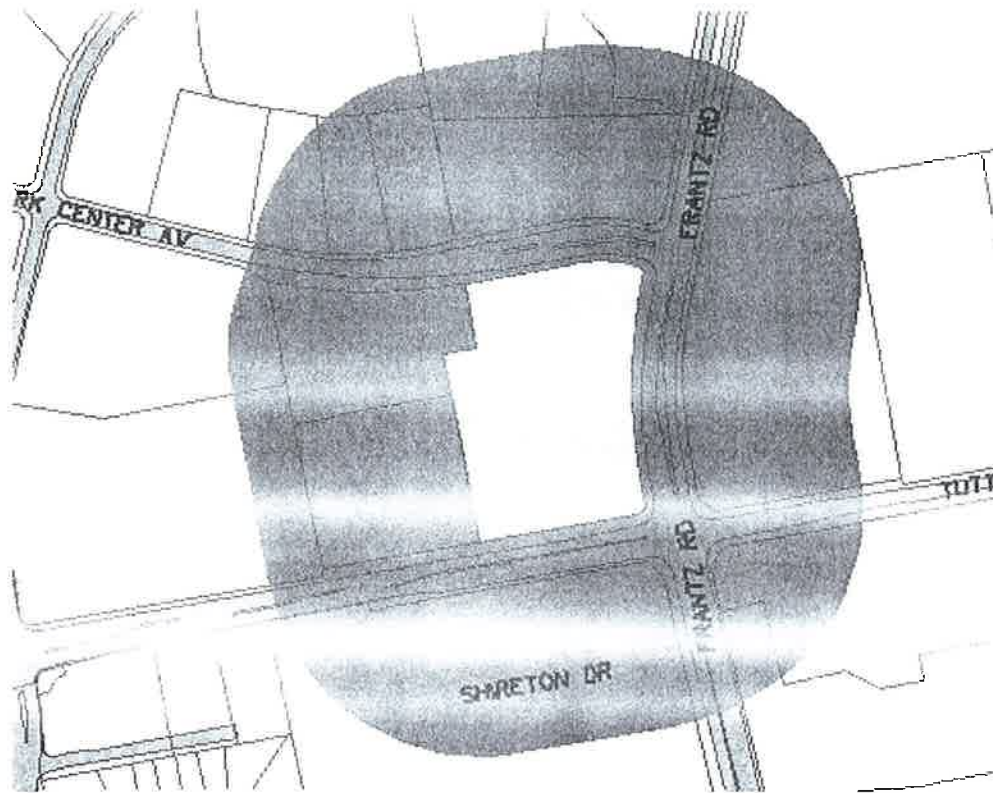


Image Date: Mon Dec 15 10:36:18 2008

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. Use 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 discrepancy.

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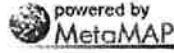
Proximity Parcels

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
273-003165	5626 FRANTZ VENTURE LLC	5626 FRANTZ RD
273-003756	AMERICAN CANCER SOCIETY OHIO DIVISI	5555 FRANTZ RD
273-004533	ASC COLUMBUS SURGICAL PROPERTIES LL	5005 PARKCENTER AV
273-003678	BRC PROPERTIES INC	4900 TUTTLE CROSSING BL
273-005325	CIC PROPERTIES INC	5060 PARKCENTER AV
273-005366	DUKE REALTY OHIO	5500 FRANTZ RD
273-005982	FIXARI DUBLIN PROPERTY LLC	4980 PARKCENTER AV
273-004823	HSS MEDICAL PROPERTIES LLC	4975 BRADENTON AV
590-202396	KARRIC NORTH APARTMENTS INC	3970 BRELSFORD LN
273-005812	KC PROPCO LLC	4960 PARKCENTER AV
273-004822	MNBD PARTNERSHIP	4945 BRADENTON AV

273-005333	PRECISION EQUITIES LTD	5115 PARKCENTER AV
273-010201	PRESERVE BUILDING I-A LLC ET AL	5450 FRANTZ RD
273-010866	PRESERVE BUILDING II-A ET AL	5440 FRANTZ RD
273-005329	PRINCIPAL MUTUAL LIFE INSURANCE CO	5025 BRADENTON AV
273-004826	RENNOB INC	4995 BRADENTON AV
273-005368	SUN LIFE ASSURANCE CO OF CANADA	5080 TUTTLE CROSSING BL
273-011049	TALISMAN CAPITAL PARTNERS II INC	5000 TUTTLE CROSSING BL





Map Search Real Estate Search Auditor Home

Proximity Report Results

The selection distance was **150 feet**.
The selected parcel was **273-003678**.

To view a table showing the **7 parcels** within the displayed proximity, scroll down.

- [Get Report](#)
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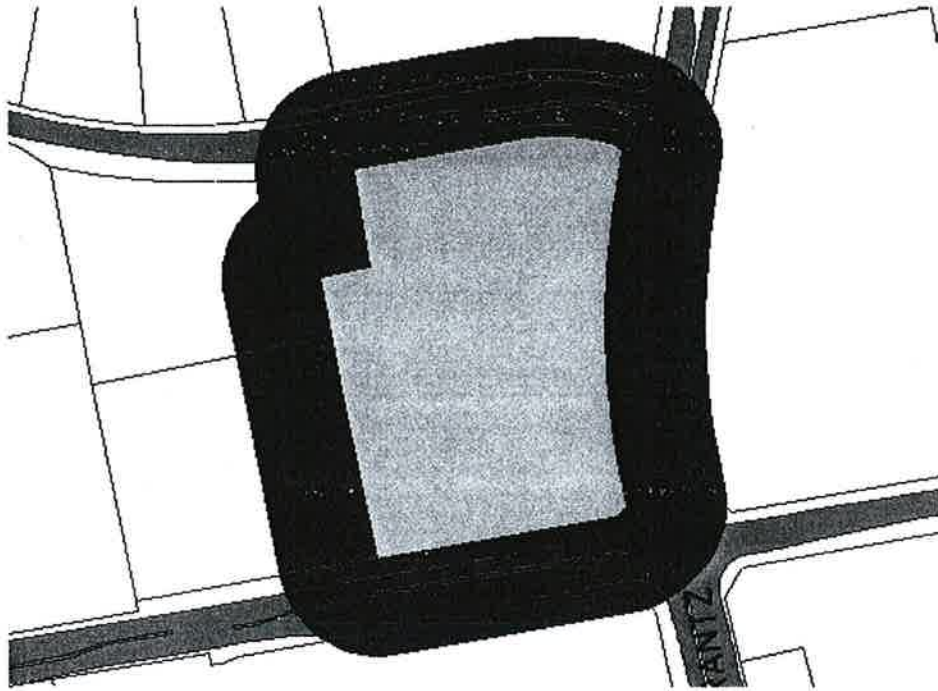


Image Date: Fri Dec 12 16:28:35 2008

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

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273-005812	KC PROPCO LLC	4960 PARKCENTER AV
273-011049	TALISMAN CAPITAL PARTNERS II INC	5000 TUTTLE CROSSING BL



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