



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

FILE COPY
RECEIVED
JUN 23 2009
CITY OF DUBLIN
LAND USE & LONG RANGE PLANNING
09-056
AFDP

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: 8300 HYLAND-CROY ROAD | |
| Tax ID/Parcel Number(s): 39-0029001.100 | Parcel Size (Acres): ±87.8 |
| Existing Land Use/Development: SCHOOL | |
| Proposed Land Use/Development: SCHOOL | |
| 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.

| |
|---|
| <p>A. Please briefly explain the proposed development:</p> <p>MODIFY & EXPAND STUDENT PARKING LOT</p> |
| <p>B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:</p> <p>LANDUSE REMAINS THE SAME; CHARACTER WILL BE CONSISTENT W/ THE EXISTING PARKING FACILITIES.</p> |
| <p>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:</p> <p>PROPOSAL MAINTAINS THE INTENT OF THE SCHOOLS ORIGINAL DEVELOPMENT PLAN, WHICH WAS DESIGNED TO THE CITY'S STANDARDS & APPROVAL</p> |
| <p>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):</p> <p>THE PROPOSED DEVELOPMENT WILL COMPLETE PART OF THE ORIGINAL DEVELOPMENT PLAN. THE EXPANDED PARKING WILL PROVIDE FACILITIES FOR STUDENTS & GUEST AND PROVIDE MORE CONVENIENT ACCESS TO THE ATHLETIC FACILITIES. STORMWATER WAS ALREADY PROVIDED FOR IN THE ORIGINAL DEVELOPMENT. LIGHTING WILL MATCH THAT IN THE EXISTING PARKING.</p> |

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.

FILE COPY

RECEIVED

JUN 23 2009

**CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING**

09-056 AFDP

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

| | |
|---|-------------------|
| Name (Individual or Organization): DUBLIN CITY SCHOOLS c/o JEFF ERLE | |
| Mailing Address: (Street, City, State, Zip Code) 7030 COFFMAN ROAD, DUBLIN, OH 43017 | |
| Daytime Telephone: 614-760-4393 | Fax: 614-761-5856 |
| Email or Alternate Contact Information: ERLE_JEFF@MAIL.DUBLIN.K12.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: Cary Nebach | |
| Organization (Owner, Developer, Contractor, etc.): Architect (Bird Hawk Collaborative) | |
| Mailing Address: (Street, City, State, Zip Code) 600 CREEKSIDE PLAZA, GAHANNA, OH 43230 | |
| Daytime Telephone: 614-418-0600 | Fax: 614-418-0614 |
| Email or Alternate Contact Information: GSEBACH@BIRD-HAWK.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: Cary Nebach | |
| Organization: BIRD HAWK COLLABORATIVE | |
| Mailing Address: (Street, City, State, Zip Code) 600 CREEKSIDE PLAZA, GAHANNA, OH 43230 | |
| Daytime Telephone: 614-418-0600 | Fax: 614-418-0614 |
| Email or Alternate Contact Information: GSEBACH@BIRD-HAWK.COM | |

FILE COPY

RECEIVED


JUN 23 2009

CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

09-056 AFDP

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

I, JEFF EBLE, DIRECTOR, BUSINESS, DUBLIN SCHOOL the owner, hereby authorize Gary Sebach Bird Hawk Collaborative 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:  Date: 6/19/09

Subscribed and sworn to before me this 19th day of June, 20 09

State of Ohio

County of Franklin

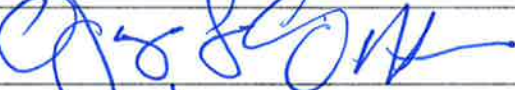
Notary Public Sandra Purno
 SANDRA PURNO
 Notary Public, State of Ohio
 My Commission Expires 12-08-10



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, Gary Sebach, 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:  Date: 6-23-09

Subscribed and sworn to before me this 23 day of June, 20 09

State of Ohio

County of Franklin

Notary Public Timothy M. Frailly
 NOTARY PUBLIC
 STATE OF OHIO

TIMOTHY M. FRAILLY
 Notary Public, State of Ohio
 My Commission Expires 10-16-2012

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

| FOR OFFICE USE ONLY | | | |
|---|------------------------------------|-------------------------------|-------------------------|
| Amount Received: <u>\$1010</u> | Application No: <u>09-056 AFDP</u> | P&Z Date(s): | P&Z Action: |
| Receipt No: <u>907116</u> | MIS Fee No: <u>5</u> | Date Received: <u>6/23/09</u> | Received By: <u>CDH</u> |
| Type of Request: <u>Amended Final Development Plan</u> | FILE COPY | | |
| N, S, E, W (Circle) Side of: <u>Hyland - Croy Road</u> | | | |
| Nearest Intersection: <u>Hyland - Croy Road & Brand Road</u> | RECEIVED | | |
| Distance from Nearest Intersection: <u>0 - at NE corner of intersection</u> | JUN 23 2009 | | |

CITY OF DUBLIN
 LAND USE &
 LONG RANGE PLANNING
 09-056 AFDP

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.

FILE COPY

RECEIVED

JUN 23 2009

**CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING**

09-056AFDP



June 22, 2009

Kristin Yorko, P.E.
City of Dublin, Division of Engineering
5800 Shier-Rings Road
Dublin, OH 43016-1236

Offices

397 West Front Street
Logan, Ohio 43138
740-385-2140
Fax: 740-385-0491

1495 Old Henderson Rd.
Columbus, Ohio 43220
614-459-6992
Fax: 614-459-6987
Toll Free: 866-277-0600

507 Main Street
Suite 203
Zanesville, Ohio 43701
740-450-1640
Fax: 740-450-1641

**Re: Additional Parking
Dublin City Schools Jerome High School
8300 Hyland-Croy Rd., Dublin, Ohio 43016**

Dear Ms. Yorko,

The Dublin City Schools would like to add an additional 134 (base bid) and 132 (alternate) parking spaces to the existing student parking lot adjacent to Brand Road. The proposed location of the additional parking spaces was shown as "Future Parking" on multiple sheets of the Dublin Jerome High School plans dated 3/08/02.

The proposed parking lot is tributary to catch basins 28, 41, and 42. These catch basins were installed during the construction of the High School and were included in the storm sewer calculations dated 1/30/02 as impervious areas. These areas were considered impervious in both the ponding and water quality calculations. The designed runoff coefficients for the catch basin are as follows;

| Catch Basin | Runoff Coefficient (weighted "C") |
|-------------|-----------------------------------|
| 28 | 0.87 |
| 41 | 0.80 |
| 42 | 0.75 |

Therefore, we feel that the pavement (impervious area) provisions for storm water management and water quality for the proposed parking lot were included in the original construction plans and calculations for the Jerome High School.

Please feel free to contact us if you have any questions or comments. We appreciate your help with the project.

Sincerely
Sands Decker CPS

J. Scott Sands P.E.
President



FILE COPY

- CIVIL ENGINEERING
- SITE DEVELOPMENT
- MASTER PLANNING
- WATER TREATMENT
- WATER DISTRIBUTION
- WASTEWATER TREATMENT
- SANITARY SEWERS
- AIR QUALITY PERMITTING
- STORM WATER DRAINAGE
- SURVEYING
- GRANTS / LOANS
- CONSTRUCTION ADMIN.

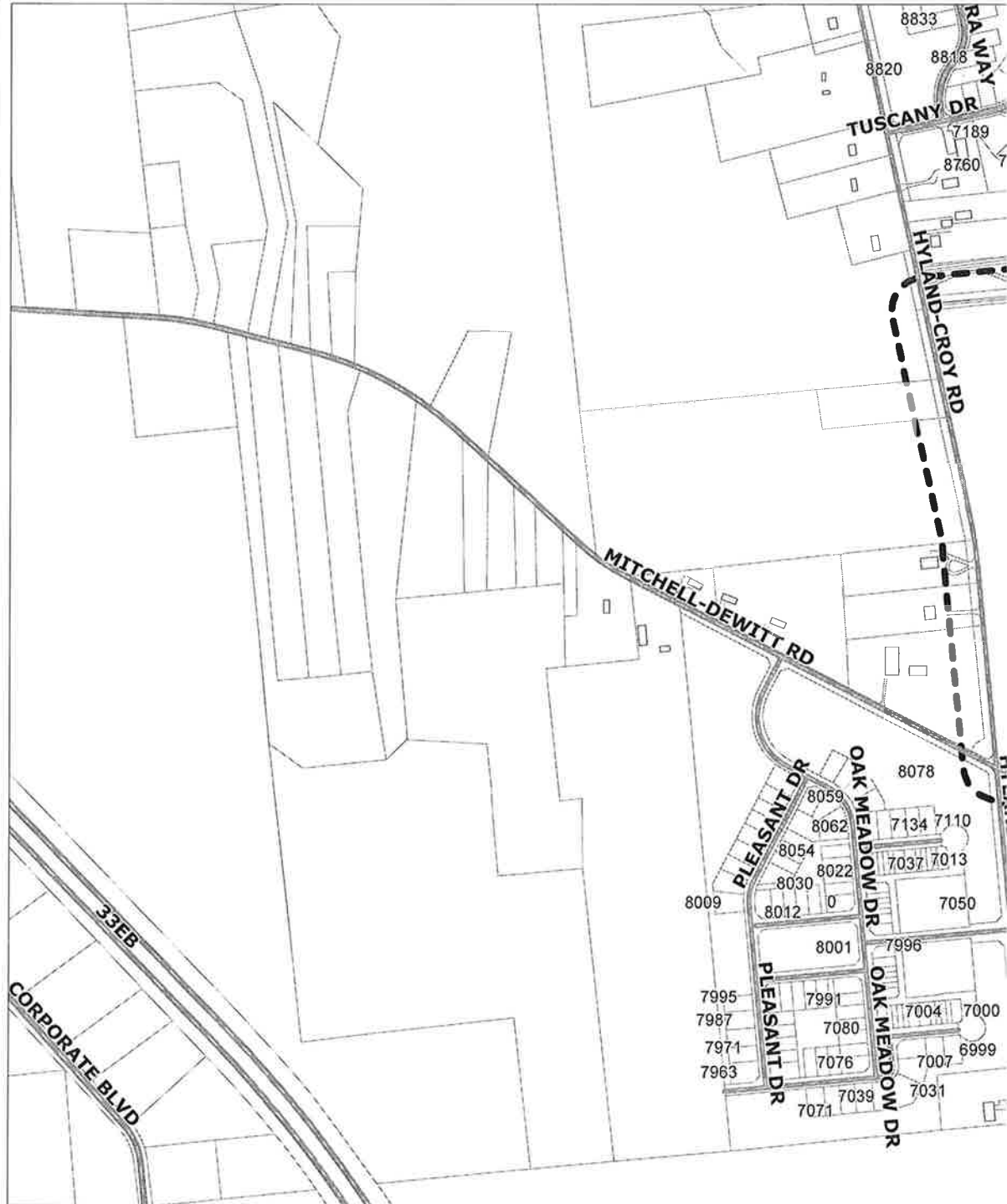
RECEIVED

JUN 23 2009

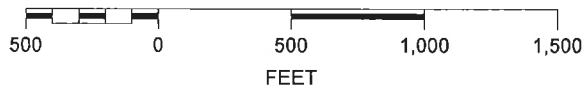
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

09-056AFDP

- Streets Names
- Buildings
- Paved Surfaces
 - Roadways
 - Drives & Parking
 - Sidewalks
- Parcel Addresses
- Buffer layer
- Parcels



SCALE 1 : 8,453



Search Result Adjoining Properties within 150' of Applicant Parcel

| | PARCEL ID | OWNER | ADDRESS | |
|--------------------------|------------------|---|-------------------------|----------------------|
| [detail] | 1360000101000 | LYON ORELLA | 7560 MITCHELL DEWITT RD | Zoom |
| [detail] | 1360000101603 | CITY OF DUBLIN | MITCHELL DEWITT RD | Zoom |
| [detail] | 1360000102000 | EYRE LESTER R & SHIRLEY A | 8333 HYLAND CROY RD | Zoom |
| [detail] | 1360000102603 | CITY OF DUBLIN | HYLAND CROY RD | Zoom |
| [detail] | 1360000103000 | WHEELER SCOTT A & SHELLIE A JT LIVES | 8383 HYLAND CROY RD | Zoom |
| [detail] | 1360000103603 | CITY OF DUBLIN | HYLAND CROY ROAD | Zoom |
| [detail] | 1360000104000 | CELTIC CAPTIAL LLC | HYLAND CROY ROAD | Zoom |
| [detail] | 1360000104603 | CITY OF DUBLIN | HYLAND CROY ROAD | Zoom |
| [detail] | 1360000105000 | CELTIC CAPTIAL LLC | HYLAND CROY ROAD | Zoom |
| [detail] | 1360000105603 | CITY OF DUBLIN | HYLAND CROY RD | Zoom |
| [detail] | 1360000106000 | BOARD OF PARK COMMISSIONERS | HYLAND CROY RD | Zoom |
| [detail] | 1360000106603 | CITY OF DUBLIN | HYLAND CROY RD | Zoom |
| [detail] | 1360000106612 | CITY OF DUBLIN | HYLAND CROY RD | Zoom |
| [detail] | 1361602001000 | H C ASSOCIATES PARTNERSHIP | OAK MEADOW DR | Zoom |
| [detail] | 1370000041000 | MALIK NORMAN I & JOSEPHINE SAMINA JT LIVES | 8640 HYLAND CROY RD | Zoom |
| [detail] | 1370000042000 | STROBLE BARBARA | 8622 HYLAND CROY RD | Zoom |
| [detail] | 1370000043000 | MULLINS KEVIN D | 8600 HYLAND CROY RD | Zoom |
| [detail] | 1370000046000 | FEASEL SUZANNE B TRUSTEE | HYLAND CROY RD | Zoom |
| [detail] | 1370000046001 | BOARD OF EDUCATION OF THE DUBLIN CITY SCHOOL DISTRICT | MITCHELL DEWITT RD | Zoom |
| [detail] | 1370000046603 | CITY OF DUBLIN | MITCHELL DEWITT RD | Zoom |
| [detail] | 1370000048000 | CITY OF DUBLIN | MITCHELL DEWITT ROAD | Zoom |
| [detail] | 1370000049000 | AM ITALIAN GOLF ASSOCIATION | 8205 AVERY ROAD | Zoom |
| [detail] | 1370000062000 | DAVIS JON S & LISA L JT LIVES | 6423 GREEN STONE LOOP | Zoom |
| [detail] | 1370000063000 | ALFRIEND KYLE T & KATHY M JT LIVES | 6427 GREEN STONE LOOP | Zoom |
| [detail] | 1370000064000 | WATSON BRIAN D & LAURA J JT LIVES | 6431 GREEN STONE LOOP | Zoom |
| [detail] | 1370000065000 | RUSSELL MARK C & LORI S TRUSTEES | 6435 GREEN STONE LOOP | Zoom |
| [detail] | 1370000066000 | BHULLAR SIMRIT | 6439 GREEN STONE LOOP | Zoom |
| [detail] | 1370000067000 | CITY OF DUBLIN | GREEN STONE LOOP | Zoom |
| [detail] | 1370000068000 | PARMELEE GARY L & DEBRA L JT LIVES | 6449 GREEN STONE LOOP | Zoom |
| [detail] | 1370000069000 | KENT JEFFERY V & GERALYN M JT LIVES | 6453 GREEN STONE LOOP | |

| | | | | |
|--------------------------|---------------|---|---------------------------|----------------------|
| [detail] | 1370000070000 | PATTERSON MATTHEW T & KIMBERLY R JT LIVES | 6457 GREEN STONE LOOP | Zoom |
| [detail] | 1370000094000 | MUSTILLO PETER J | 6449 RED STONE LOOP | Zoom |
| [detail] | 1370000095000 | WATTS ROBERT A & WENDY S JT LIVES | 6441 RED STONE LOOP | Zoom |
| [detail] | 1370000096000 | POEPELMAN NANCY J | 6433 RED STONE LOOP | Zoom |
| [detail] | 1370000097000 | CITY OF DUBLIN | MITCHELL DEWITT ROAD | Zoom |
| [detail] | 1370000098000 | BARR DONALD R & KAY E BARR | 6425 RED STONE LOOP | Zoom |
| [detail] | 1370000099000 | HAMMETT WILLIAM B & LORI K JT LIVES | 6417 RED STONE LOOP | Zoom |
| [detail] | 1470102010000 | CITY OF DUBLIN | WISTERIA CIRCLE | Zoom |
| [detail] | 1470104001000 | BOARD OF PARK COMMISSIONERS OF COLUMBUS & FRAN CNTY PA* | 7197 MITCHELL-DEWITT ROAD | Zoom |