



**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

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

## I. PLEASE CHECK THE TYPE OF APPLICATION:

|   |  |
|---|--|
| <input type="checkbox"/> Informal Review  | <input type="checkbox"/> Final Plat<br>(Section 152.085)                               |
| <input type="checkbox"/> Concept Plan<br>(Section 153.056(A)(1))                      | <input type="checkbox"/> Conditional Use<br>(Section 153.236)                          |
| <input type="checkbox"/> Preliminary Development Plan / Rezoning<br>(Section 153.053) | <input type="checkbox"/> Corridor Development District (CDD)<br>(Section 153.115)      |
| <input checked="" type="checkbox"/> Final Development Plan<br>(Section 153.053(E))    | <input type="checkbox"/> Corridor Development District (CDD) Sign<br>(Section 153.115) |
| <input type="checkbox"/> Amended Final Development Plan<br>(Section 153.053(E))       | <input type="checkbox"/> Minor Subdivision   |
| <input type="checkbox"/> Standard District Rezoning<br>(Section 153.018)              | <input type="checkbox"/> Right-of-Way Encroachment                                     |
| <input type="checkbox"/> Preliminary Plat<br>(Section 152.015)                        | <input type="checkbox"/> Other (Please Specify): _____                                 |

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

## II. PROPERTY INFORMATION: This section must be completed.

|   |                                    |
|---|------------------------------------|
| Property Address(es): 4715 Vista Ridge                              |                                    |
| Tax ID/Parcel Number(s):<br>273-9963, 273-9382, and 600-43307017001 | Parcel Size(s) (Acres):<br>23.25 A |
| Existing Land Use/Development: Undeveloped City land.               |                                    |

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

|   |
|---|
| Proposed Land Use/Development: Phase I of a developed Community park- The first phase will include an entry drive, parking lot, large group shelter, children's discovery playground, river overlook, walking paths and a nature trail. |
| Total acres affected by application: 11 A   |

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

|  |                  |
|--|------------------|
| Name (Individual or Organization): City of Dublin  | <b>FILE COPY</b> |
| Mailing Address:<br>(Street, City, State, Zip Code) 5200 Emerald Parkway<br>Dublin, Ohio 43017 |                  |
| Daytime Telephone: 614-410-4707  | <b>RECEIVED</b>  |
| Email or Alternate Contact Information: ffrahn@dublin.oh.us                                    | NOV 18 2009      |

09-107AFBP

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**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

|  |   |
|--|---|
| Name: Terry Foegler, City Manager  | Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/> |
| Organization (Owner, Developer, Contractor, etc.): City of Dublin                            |   |
| Mailing Address: 5200 Emerald Parkway, Dublin, Ohio 43017<br>(Street, City, State, Zip Code) |   |
| Daytime Telephone: 614-410-4707  | Fax: 614-761-6512   |
| Email or Alternate Contact Information: fhahn@dublin.oh.us                                   |   |

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

|   |                   |
|---|-------------------|
| Name: Fred Hahn, Parks and Open Space Director  |                   |
| Organization (Owner, Developer, Contractor, etc.): City of Dublin                             |                   |
| Mailing Address: 6555 Shier Rings Road, Dublin, Ohio 43016<br>(Street, City, State, Zip Code) |                   |
| Daytime Telephone: 614-410-4707   | Fax: 614-761-6512 |
| Email or Alternate Contact Information: fhahn@dublin.oh.us                                    |                   |

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

|   |                       |
|---|-----------------------|
| I, <u>Terry Foegler, City Manager</u> , the owner, hereby authorize <u>Fred Hahn, Parks and Open Space Director</u> to act as my applicant or 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: <u>11/17/09</u> |

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 17 day of November, 20 09

State of Ohio

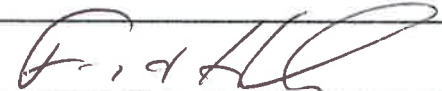
County of Franklin

Notary Public Marjalee Keplar



Stamp or Seal: **Marjalee J. Keplar**  
Notary Public, State of Ohio  
My Commission Expires 03-18-2012

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

|  |                       |
|--|-----------------------|
| I, <u>Fred Hahn, Parks and Open Space Director</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application. |                       |
| Signature of applicant or authorized representative:   | Date: <u>11/17/09</u> |

**FILE COPY**

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**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

|   |                |
|---|----------------|
| I, Fred Hahn, Parks and Open Space Director _____, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant. |                |
| Signature of applicant or authorized representative: <i>Fred Hahn</i>   | Date: 11/17/09 |

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

|  |                |
|--|----------------|
| I, Fred Hahn, Parks and Open Space Director _____, 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: <i>Fred Hahn</i>  | Date: 11/17/09 |

Subscribed and sworn to before me this 17<sup>th</sup> day of November, 2009  
 State of Ohio  
 County of Franklin

Notary Public *Marjalee J. Keplar*



Stamp or Seal  
 Marjalee J. Keplar  
 Notary Public, State of Ohio  
 My Commission Expires 03-18-2012

| FOR OFFICE USE ONLY                               |                 |                                |              |
|---|-----------------|--------------------------------|--------------|
| Amount Received:                                  | Application No: | P&Z Date(s):                   | P&Z Action:  |
| Receipt No:                                       | Map Zone:       | Date Received:                 | Received By: |
| City Council (First Reading):                     |                 | City Council (Second Reading): |              |
| City Council Action:                              |                 | Ordinance Number:              |              |
| Type of Request:                                  |                 |                                |              |
| N, S, E, W (Circle) Side of:                      |                 |                                |              |
| N, S, E, W (Circle) Side of Nearest Intersection: |                 |                                |              |
| Distance from Nearest Intersection:               |                 |                                |              |
| Existing Zoning District:                         |                 | Requested Zoning District:     |              |




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**Proximity Report Results**

6086730/5125121  
 The selection distance was **150 feet**.  
 The selected parcel was **273-009963**.

To view a table showing the **17 parcels** within the displayed proximity, scroll down.

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

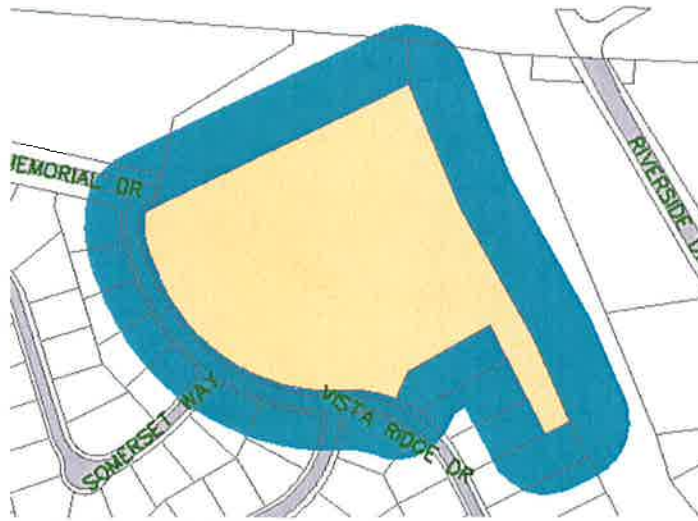


Image Date: Fri Nov 20 11:50:23 2009

**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             |
|------------|-------------------------------------|---------------------|
| 273-010574 | AINSWORTH LESLIE J TR               | 4735 VISTA RIDGE DR |
| 273-010580 | BHASIN ROMI BHASIN HEMA M           | 4680 VISTA RIDGE DR |
| 273-010572 | CAVANAUGH BRENNAN J CAVANAUGH LYDIA | 4742 VISTA RIDGE DR |
| 273-010570 | CAVANAUGH DAVID P JR                | 8355 AMBERLEIGH WY  |
| 273-009963 | CITY OF DUBLIN                      | DUBLIN RD           |
| 273-009382 | CITY OF DUBLIN OHIO                 | DUBLIN RD           |
| 273-010573 | GUPTA ABHA R @(2)                   | 4743 VISTA RIDGE DR |
| 273-010571 | HOPKINS KEVIN J HOPKINS MEGHAN M    | 8354 AMBERLEIGH WY  |
| 273-010577 | KENDALL SHARON L TR                 | 4702 VISTA RIDGE DR |
| 273-010575 | LEESEBERG GERALD S TR               | 4727 VISTA RIDGE DR |
| 273-010578 | MEHRA RUCHIKA                       | 4696 VISTA RIDGE DR |
| 273-010579 | MURRAY ROBERT F MURRAY LORI M       | 4688 VISTA RIDGE DR |
| 273-009930 | NALLURI KOTESWARA R NALLURI SUSEELA | 4751 VISTA RIDGE DR |
| 273-010576 | NEUMANN RALPH LUCA MARY B           | 8312 SOMERSET WY    |
| 273-009931 | RAPPACH JAMES A RAPPACH MICHELLE L  | 4759 VISTA RIDGE DR |
| 273-010569 | SHAH TEJ PATEL DIMPLE               | 8309 SOMERSET WY    |
| 273-001054 | WASATCH PARTNERS LLC                | DUBLIN RD           |



28183A08

TIME 8 30 A.M. M  
RECORDER FRANKLIN CO., OHIO

MICROFILM

DEC 28 1994

RICHARD B. METCALF, RECORDER  
LIMITED WARRANTY DEED  
RECORDER'S FEE 14.00

AMBERLEIGH ASSOCIATES, an Ohio general partnership, of Franklin County, Ohio, for valuable consideration paid, grants with limited warranty covenants to the CITY OF DUBLIN, OHIO, an Ohio municipal corporation, whose mailing address is: \_\_\_\_\_, the following REAL PROPERTY: Situated in the State of Ohio, in the County of Franklin, and in the City of Dublin:

Being Reserves "A", "B", and "C" of AMBERLEIGH, SECTION I, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 80, page 100, Recorder's Office, Franklin County, Ohio.

Tax District and Parcel Nos.: Reserve A: 273-7114;  
Reserve B: 273-7115; and Reserve C: 273-7116

This conveyance and the rights of the Grantee hereunder are subject to real estate taxes not yet due and payable, assessments, if any, easements, conditions, restrictions, zoning regulations of record, and all legal highways.

Prior Instrument Reference: Volume 25404, page A-01, Official Records of Franklin County, Ohio.

Witness his hand this 9<sup>th</sup> day of December, 1994.

Signed and acknowledged  
in the presence of:

AMBERLEIGH ASSOCIATES, an Ohio general partnership, by: F.A. Kohler Co., an Ohio corporation, its authorized general partner

Katharine E. Callaway  
Katharine E. Callaway  
Susan Wilgus  
Susan Wilgus

by: Charles P. Driscoll  
Charles P. Driscoll, Secretary

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

221562

BE IT REMEMBERED, that on this 9<sup>th</sup> day of December, 1994, before me, the subscriber, a Notary Public in and for said County and State, personally came Amberleigh Associates, an Ohio general partnership, by F.A. Kohler Co., an Ohio corporation, its authorized general partner, by Charles P. Driscoll, its Secretary, the Grantor in the foregoing deed, who acknowledged the signing thereof to be his voluntary act and deed, for and on behalf of said corporation and partnership.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

  
SUSAN WILGUS  
NOTARY PUBLIC, COUNTY OF OHIO  
MY COMMISSION EXPIRES JUNE 26, 1995

Susan Wilgus  
Notary Public  
09-107AFDP

This Instrument Prepared by:  
Thomas Markworth, Attorney  
500 South Front Street, Suite 770  
Columbus, Ohio 43215  
(614) 241-2078 or 457-5422

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NOV 18 2009  
CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

TRANSFERRED  
DEC 27 1994  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

91807  
CONVEYANCE TAX  
EXEMPT  
A  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

FILE COPY

MAIL  
Gary Clark  
5800 Shire Rings Rd  
Dublin, Oh 43017

TIME 9 57 A.M.  
RECORDER FRANKLIN CO., OHIO

30053J19

ORIGINAL

SEP 20 1995

RICHARD B. METCALF, RECORDER

RECORDER'S FEE 14.00

LIMITED WARRANTY DEED

WARRANTY DEED

AMBERLEIGH ASSOCIATES, an Ohio general partnership, of Franklin County, Ohio, for valuable consideration paid, grants with limited warranty covenants to the CITY OF DUBLIN, OHIO, an Ohio municipal corporation, whose mailing address is: \_\_\_\_\_ the following REAL PROPERTY: Situated in the State of Ohio, in the County of Franklin, and in the City of Dublin:

Being Reserves "D" and "E" of AMBERLEIGH, SECTION 2, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 82, page 59, Recorder's Office, Franklin County, Ohio.

207327

Tax District and Parcel Nos.: 273-7529 & 7530

This conveyance and the rights of the Grantee hereunder are subject to real estate taxes not yet due and payable, assessments, if any, easements, conditions, restrictions, zoning regulations of record, and all legal highways.

Prior Instrument Reference: Volume 25404, page A-01, Official Records of Franklin County, Ohio.

Witness his hand this 26<sup>th</sup> day of July, 1995.

Signed and acknowledged in the presence of:

AMBERLEIGH ASSOCIATES, an Ohio general partnership, by: F.A. Kohler Co., an Ohio corporation, its authorized general partner

Katharine E. Callaway by: Charles P. Driscoll  
Katharine E. Callaway Charles P. Driscoll, Secretary

Susan Wilgus  
Susan Wilgus

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 26<sup>th</sup> day of July, 1995, before me, the subscriber, a Notary Public in and for said County and State, personally came Amberleigh Associates, an Ohio general partnership, by F.A. Kohler Co., an Ohio corporation, its authorized general partner, by Charles P. Driscoll, its Secretary, the Grantor in the foregoing deed, who acknowledged the signing thereof to be his voluntary act and deed, for and on behalf of said corporation and partnership.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Susan Wilgus  
Notary Public

Mail  
to Randy Brouman  
5800 Shiner - Kings Rd.  
Dublin, Ohio 43017-1236

This Instrument Prepared by:  
Thomas Markworth, Attorney  
941 Chatham Lane, Suite 200  
Columbus, Ohio 43221  
(614) 457-5422 or 241-2079



SUSAN WILGUS - 107A FDP  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES - JUNE 25, 2000  
RECEIVED

NOV 18 2009

CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

908025

PARTNERSHIP  
FILING DATE 12-16-93  
RECORDED VOL 25028 PAGE 2-10  
RECORDER  
FRANKLIN COUNTY, OHIO

TRANSFERRED  
SEP 20 1995  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX  
EXEMPT  
A-KT  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR