



**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 (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input checked="" type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (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): 273-9963, 273-9382, & 60043307017001	Parcel Size(s) (Acres): 24 Acres
Existing Land Use/Development: Undeveloped Park	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Developed Community Park
Total acres affected by application: 24 Acres

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

Name (Individual or Organization): Terry Foegler, Manager- City of Dublin	
Mailing Address: (Street, City, State, Zip Code) 5200 Emerald Parkway Dublin, OH 43017	
Daytime Telephone: 614-410-4700	Fax: 614-761-6512
Email or Alternate Contact Information: fhahn@dublin.oh.us	

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**FILE COPY**

MAR 31 2010  
 10-015FDP  
 CITY OF DUBLIN  
 LAND USE &  
 LONG RANGE PLANNING

**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: Fred Hahn, Director	Applicant is also property owner: yes <input type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): City of Dublin- Parks and Open Space	
Mailing Address: (Street, City, State, Zip Code) 6555 Shire Rings Road, Dublin, OH 43016	
Daytime Telephone: 614-410-4706	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, Director	
Organization (Owner, Developer, Contractor, etc.): City of Dublin- Parks and Open Space	
Mailing Address: (Street, City, State, Zip Code) 6555 Shier Rings Road, Dublin, OH 43016	
Daytime Telephone: 614-410-4706	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.

<input checked="" type="checkbox"/> Terry Foegler, City Manager, the owner, hereby authorize Fred Hahn, Parks and Open Space Director 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: 3/30/10

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 30 day of March, 2010

State of Ohio

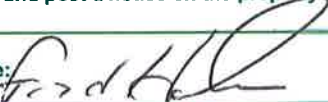
County of Franklin

Notary Public: Linda L. Glick



LINDA L. GLICK  
 Notary Public, State of Ohio  
 My Commission Expires May 19, 2014

**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.

<input checked="" type="checkbox"/> Fred Hahn, Parks and Open Space Director, 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: 3/30/10

Page 2 of 3  
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**RECEIVED**  
 Date: 3/30/10  
 MAR 31 2010  
 10-015 FDP  
 CITY OF DUBLIN  
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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, <u>Fred Hahn, Parks and Open Space Director</u> , 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: <u>Fred Hahn</u>	Date: <u>3-30-10</u>

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

I, <u>Fred Hahn, Parks and Open Space Director</u> , 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: <u>Fred Hahn</u>	Date: <u>3-31-10</u>

Subscribed and sworn to before me this 31 day of March, 20 10  
 State of Ohio  
 County of Franklin

Notary Public Marjalee Keplar



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

FOR OFFICE USE ONLY			
Amount Received: <u>NA</u>	Application No: <u>10-015 FDP</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>NA</u>	Map Zone:	Date Received: <u>3/30/10</u>	Received By: <u>JMR</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Vista Ridge Drive</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Somerset Drive</u>			
Distance from Nearest Intersection: <u>at</u>			
Existing Zoning District: <u>PVD</u>		Requested Zoning District:	

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**MAR 31 2010**  
**10-015 FDP**  
**CITY OF DUBLIN**  
**LAND USE &**  
**LONG RANGE PLANNING**

**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](#)

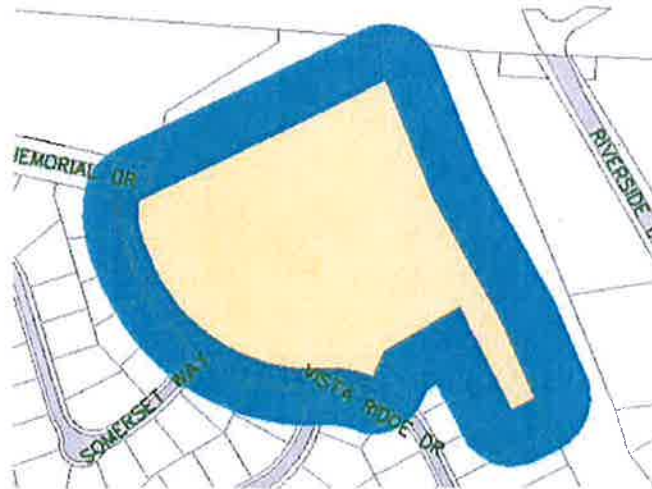


Image Date: Fri Nov 20 11:50:23 2009

**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

DEC 28 1994

COPY

MICROFILM

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 9th 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

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

Susan Wilgus  
Susan Wilgus

221562

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 9th 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, STATE 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

911807  
CONVEYANCE TAX  
EXEMPT  
A JL.  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

MAIL: Garry Clark  
5800 Shire Rings Rd  
Dublin, Oh 43017

FILE COPY

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

30063019

ORIGINAL

SEP 20 1995

RICHARD B. METCALF, RECORDER  
RECORDER'S FEE 14.00

LIMITED WARRANTY DEED

MIUNUJILWI

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.

137327

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*  
Katharine E. Callaway

by: *Charles P. Driscoll*  
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

This Instrument Prepared by:  
Thomas Markworth, Attorney  
941 Chatham Lane, Suite 200  
Columbus, Ohio 43221  
(614) 457-5422 or 241-2078



68-107A FOP  
SUSAN WILGUS  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 26, 2000  
RECEIVED

NOV 18 2009

CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

908025

PARTNERSHIP  
FILING DATE 12-16-93  
RECORDED VOL 25038 PAGE 410  
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

MAILED  
Randy Bowman  
5800 Shiner-Ling Rd.  
Dublin, OH 43017-1236