



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): 3130 Martin Road	
Tax ID/Parcel Number(s): 273-9721	Parcel Size(s) (Acres): 2.34
Existing Land Use/Development: undeveloped park	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: developed park
Total acres affected by application: 2.34

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

Name (Individual or Organization): CITY OF DUBLIN	
Mailing Address: (Street, City, State, Zip Code)	5200 EMERALD PARKWAY DUBLIN, OH 43017
Daytime Telephone: 410-4707 (KARAGORY)	Fax: 614-761-6512
Email or Alternate Contact Information: FHAHN@DUBLIN.OH.US/LKARAGORY@DUBLIN.OH.US	

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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: (Street, City, State, Zip Code) 5200 EMERALD PARKWAY, DUBLIN, OH 43017	
Daytime Telephone: 614-410-4706 (HAHN)	Fax: 614-761-6512 (HAHN/KARAGORY)
Email or Alternate Contact Information: FHAHN@DUBLIN.OH.US/LKARAGORY@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: (Street, City, State, Zip Code) 6555 SHIER RINGS ROAD, DUBLIN, OHL 43016	
Daytime Telephone: 614-410-4706/410-4707 (KARAGORY)	Fax: 614-761-6512
Email or Alternate Contact Information: FHAHN@DUBLIN.OH.US/ LKARAGORY@DUBLIN.OH.US	

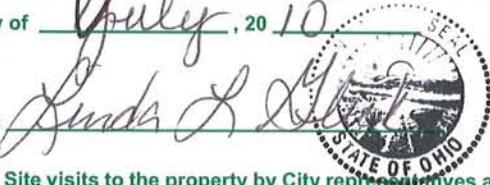
VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, 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: 7/30/10

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

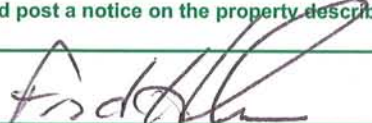
Subscribed and sworn before me this 30 day of July, 20 10
 State of Ohio
 County of Franklin

Notary Public



Stamp of 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.

I, 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: 7-30-10

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><i>Fred Hahn</i></u>	Date: <u>8-4-10</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><i>Fred Hahn</i></u>	Date: <u>8-4-10</u>

Subscribed and sworn to before me this 4 day of August, 20 10
 State of Ohio
 County of Franklin Notary Public *Marjeline J. Keplar*



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

FOR OFFICE USE ONLY			
Amount Received: <u>\$0</u>	Application No: <u>10-048 AFDP</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>N/A</u>	Map Zone: <u>2</u>	Date Received: <u>8/4/10</u>	Received By: <u>PSK</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Amended Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Martin Road</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Martin Road & Dublin Center Drive</u>			
Distance from Nearest Intersection: <u>600 feet</u>			
Existing Zoning District: <u>PUD</u>		Requested Zoning District: <u>/</u>	

Planning and Zoning Commission
Final Development Plan Supplemental Application Requirements
Martin Commons Park Development Project
August 3, 2010

Briefly explain the details of the proposed development and how the proposal relates to the existing land use character

This development transforms an undeveloped City property into a passive neighborhood park. The plan includes a bike path, picnic tables and climbing boulder. The site has a lot of mature trees. Both the City and residents would like to keep the park development foot print to a minimum to preserve the trees and overall park character. Included in the City's bike path master plan, the connections north through the park to Stoneridge Lane and west along Martin Road are currently being reviewed for development by the City as separate projects.

Briefly state how the proposed final development plan relates the Dublin Community Plan and the approved preliminary development plan. If there is a modification from the preliminary development plan, explain the nature and location of the proposed modification.

The Dublin Community Plan supports park development as a way to build strong social bonds.

Explain how the proposed development meets the review criteria for the Final Development Plan approval by the Planning and Zoning Commission (Code section 153.055(B)) (See page 3).

The proposed modifications provide public facilities and open space and comply with applicable zoning text and Code requirements. The development provides for safe and efficient pedestrian and vehicular circulation. The park plans are sensitive to the natural characteristics of the site.

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LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **ITALIA HOMES, INC.**, a corporation organized and existing under the laws of the State of Ohio, for good and valuable consideration, the receipt of which is hereby acknowledged, grants, with general warranty covenants, to **CITY OF DUBLIN, OHIO** whose law-making address is 10000 Carleton Road, Dublin, Ohio 43017, the following real property:

Situated in the State of Ohio, County of Franklin and City of Dublin as more fully described on exhibit "A" attached hereto and made a part hereof.

Subject to easements, legal judgments, conditions, covenants and restrictions, if any, of record, and further subject to taxes and assessments, if any, not yet due and payable.

This deed is executed and delivered by the Grantor and accepted by Grantee in compliance with Grantee's required dedication of park land as a condition of Grantee's approval of the subject Master/Community Condominiums and with the express understanding and agreement that the real property hereby conveyed shall be restricted to use as a private park. The foregoing restrictions shall be deemed to run with the land and shall be binding upon the Grantee and its successors and assigns. Additionally, Grantee, for itself and its successors and assigns, maintains a non-exclusive easement across the real property to install, maintain and use water utility lines as permitted by the utility company involved and to extend, maintain, repair and replace such utilities, provided that such easement shall not unreasonably interfere with Grantee's use of the real property.

For Instrument Reference: Official Records Volume 10708 at Page 416, Recorder's Office, Franklin County, Ohio

IN WITNESS WHEREOF, **ITALIA HOMES, INC.**, has caused this instrument to be executed this 3rd day of April, 1998

Signed and acknowledged in the presence of
Christie S. Rankin
Witness
Christie S. Rankin
Gene W. Miller
Witness
Gene W. Miller

ITALIA HOMES, INC.
By Richard S. Rankin
President

STATE OF OHIO

COUNTY OF FRANKLIN, OH

BE IT REMEMBERED, that on this 3rd day of April, 1998, before me the undersigned, a notary public in and for the said County and State, personally came the above named **ITALIA HOMES, INC.**, by Richard S. Rankin, its president, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation, and that he is not bound in this personally and in such office.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last

Richard S. Rankin

This instrument prepared by
Michael S. Taffin, Esquire
6763 Washington Centre Road
Washington, OH 43085



BARBARA L. KETTER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 4, 2001

TRANSFERRED
APR 7 1998
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

90352
CONVEYANCE TAX
EXEMPT
A SK
JOSEPH W. TESTA
FRANKLIN COUNTY CLERK

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EXHIBIT "A"
DESCRIPTION OF 2.340 ACRE TRACT
NORTH OF MARTIN ROAD
WEST OF SAWMILL ROAD
SOUTH OF STONERIDGE LANE

Situated in the State of Ohio, County of Franklin, City of Dublin, Quarter Township 3, Township 2, Range 19, United States Military Lands, and being a part of a 14.815 acre tract conveyed to Italia Homes, Inc. of record in O.R. 33328 E15 (all deed references refer to the records in the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at the southwesterly corner of said 14.815 acre tract in the centerline of Martin Road with the easterly line of Sunny Dale Estates extended as the same is shown of record in Plat Book 24, Page 110;

Thence North $6^{\circ}25'35''$ East a distance of 30.00 feet, along the easterly line of said Sunny Dale Estates, to a concrete monument set being the Point of Beginning;

Thence North $6^{\circ}25'35''$ East a distance of 366.10 feet, along the easterly line of said Sunny Dale Estates, to an iron pin set;

Thence South $85^{\circ}55'51''$ East a distance of 266.93 feet to an iron pin set;

Thence South $5^{\circ}29'45''$ West a distance of 222.69 feet to an iron pin set;

Thence along a curve to the left ($\text{delta}=48^{\circ}20'19''$, radius=45.00 feet) a chord bearing South $18^{\circ}40'25''$ East a distance of 36.85 feet to an iron pin set;

Thence along a curve to the right ($\text{delta}=65^{\circ}18'34''$, radius=17.00 feet) a chord bearing South $10^{\circ}11'18''$ East a distance of 18.35 feet to an iron pin set;

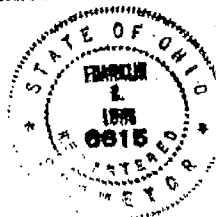
Thence along a curve to the left ($\text{delta}=16^{\circ}58'15''$, radius=47.00 feet) a chord bearing South $13^{\circ}58'52''$ West a distance of 13.87 feet to an iron pin set;

Thence South $5^{\circ}29'45''$ West a distance of 85.00 feet to an iron pin set in the northerly right of way of said Martin Road;

Thence North $84^{\circ}30'15''$ West a distance of 290.79 feet, along the northerly right of way of said Martin Road, to the Point of Beginning containing 2.340 acres more or less.

Bearings are based upon the centerline of Martin Road assumed to be North $84^{\circ}30'15''$ West and all other bearings based upon this meridian.

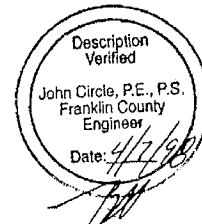
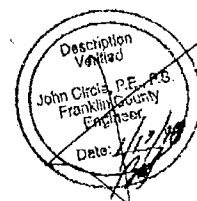
This description was prepared by an actual field survey made by Hockaden and Associates, Inc., Columbus, Ohio in March of 1995.



HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers, Inc.

Frank C. Long 5 Jan 97
Frank C. Long
Professional Surveyor No. 6615

40347101097F1



0-699
Split
2.340 ac.
Out of
8270
(273)

0-69-A
Split
2.340 ac.
Out of
8272
(273)

Proximity Report Results

8035582/2250976
 The selection distance was 150 feet.
 The selected parcel was 273-009721.

To view a table showing the 13 parcels within the displayed proximity, scroll down.

- Get Report
- Print Window
- Back to Proximity Report

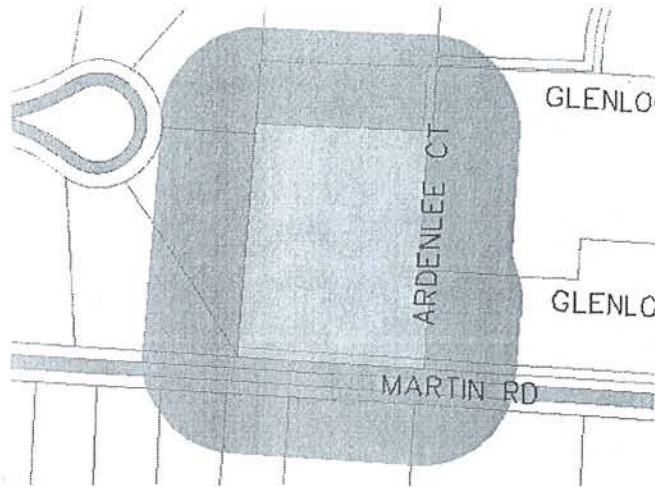


Image Date: Wed Jul 28 08:31:55 2010

Disclaimer

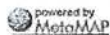
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information source should be consulted for verification of the information contained on 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
273-009721	CITY OF DUBLIN	3895 STONERIDGE LN
273-008318	DEMOS MICHAEL J & BERNADETTE M	3141 MARTIN RD
273-008343	FEDERAL NATIONAL MORTGAGE ASSOCIATI	3141 LILLY MAR CT
273-008344	HAMOUDI ALA B & AYSER C	3125 LILLY MAR CT
273-009144	HODZIC HASAN A HODZIC KOVINKA	3117 MARTIN RD
273-012289	ITALIA HOMES INC	MARTIN RD
273-012288	ITALIA HOMES INC	MARTIN RD
273-009325	MAY RONALD L	2986 GLENLOCH CR
273-009470	SCHEIBER PAUL J	2970 GLENLOCH CR
273-008345	SCHUSTER ANDREAS W TR SCHUSTER DARA	3100 LILLY MAR CT
273-009142	SNB DEVELOPMENT CO	3133 MARTIN RD
273-009143	SNB DEVELOPMENT CO	3125 MARTIN RD
273-008268	THRIFTY DELTA INC	MARTIN RD



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