PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

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

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☐ Preliminary Development Plan / Rezoning (Section 153.053)
- ☑ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☐ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ 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): Rings Road	
Tax ID/Parcel Number(s): 274-000038-00 274-000019-00	Parcel Size(s) (Acres): 26.501 acres
Existing Land Use/Development: Vacant farm ground	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:	
Proposed Land Use/Development:	Single family residential as approved by the PUD zoning and preliminary development for The Links at Ballantrae
Total acres affected by application:	26.501

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

Name (Individual or Organization): Ned E. Lare	
Mailing Address: (Street, City, State, Zip Code) 523 Tarkiln Road Lancaster, Ohio 43130	
Daytime Telephone: 740 - 438 - 1169	Fax:
Email or Alternate Contact Information:	

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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: Jason Francis	Applicant is also property owner: yes ☐ no ☑
Organization (Owner, Developer, Contractor, etc.): M/I of Central ohio	
Mailing Address: (Street, City, State, Zip Code) 3 Easton Oval Columbus, Ohio 43219	
Daytime Telephone: (614) 418-8023	Fax: (614) 418-8317
Email or Alternate Contact Information: jfrancis@MIHOMES.com	

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: Jeffrey A. Strung	
Organization (Owner, Developer, Contractor, etc.): EMH&T	
Mailing Address: (Street, City, State, Zip Code) 5500 New Albany Road Columbus, Ohio 43054	
Daytime Telephone: (614) 775-4700	Fax:
Email or Alternate Contact Information: jstrung@emht.com	

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 Ned E. Lare, the owner, hereby authorize M/I Homes of Central Ohio 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: Ned Lare	Date: 6-5-13

☐ 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 5th day of June, 20 13

State of Ohio

County of Fairfield

Notary Public

NOTARIAL SEAL STATE OF OHIO

SARAH LANSING
Notary Public, State of Ohio
My Commission Exp.
Sept. 24, 2013

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 Ned E. Lare ☐, 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: 6-5-13

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 Jason Francis, 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: [signature] Date: 6-5-13

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

I Jason Francis, 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: [signature] Date: 6-5-13

Subscribed and sworn to before me this 5th day of June, 20 13

State of Ohio

County of Franklin Notary Public Darlene W. Smith

NOTARIAL SEAL STATE OF OHIO

DARLENE W. SMITH
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 25, 2014

FOR OFFICE USE ONLY

Amount Received: 1238 P 1251	Application No: 13-057FDP	P&Z Date(s):	P&Z Action:
Receipt No: 270089	Map Zone:	Date Received: 6/17/13	Received By: CH
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: Final Dev. Plan			
N, S, E, W (Circle) Side of: Rings Rd			
N, S, E, W (Circle) Side of Nearest Intersection: Avery Rd.			
Distance from Nearest Intersection:			
Existing Zoning District: PUD		Requested Zoning District: PUD	

26.501 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey Number 3453, being the remainder of that tract conveyed to Ned E. Lare by deeds of record in Deed Book 3798, Page 456 and Official Record 13868D16 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for reference, at a southwesterly corner of that 0.5 acre tract conveyed to Betty S. Patch by deed of record in Instrument Number 200311210374311, at Franklin County Geodetic Survey monument number 7747, marking an angle point in the centerline of Rings Road (60 feet wide) and being on the east line of Virginia Military Survey Number 6953 and on the west line of said Virginia Military Survey Number 3453;

thence North 87°59'44" East, with the southerly line of said 0.5 acre tract, the centerline of said Rings Road, a distance of 132.00 feet to a railroad spike found at a common corner of said 0.5 acre tract and said Lare Tract, being the TRUE POINT OF BEGINNING;

thence with the line common to said Lare tract and said 0.5 acre tract, the following courses and distances:

North 06°40'14" West, a distance of 165.00 feet to a 3/4 inch iron pipe found; and

South 87°59'44" West, a distance of 132.00 feet to an iron pin set in the easterly line of that subdivision entitled "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin", of record in Plat Book 10, Page 98, being on the line common to said Virginia Military Survey Numbers 3453 and 6953;

thence North 06°40'14" West, with the line common to said Virginia Military Survey Numbers 3453 and 6953, with the westerly line of said Lare tract, the easterly line of said "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin", a distance of 172.77 feet to a PK nail found in a post at a common corner of said "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin", and that 2.521 acre tract conveyed to Jay W. Liggett, Tr. by deed of record in Instrument Number 200101260016924;

thence North 06°34'07" West, continuing with the line common to said Virginia Military Survey Numbers 3453 and 6953, with the westerly line of said Lare tract, the easterly line of said 2.521 acre tract, the remainder of that original 15.100 acre tract conveyed to Woodlands at Ballantrae, LLC. by deed of record in Instrument Number 200504290080687, the easterly line of "Woodlands at Ballantrae Condominium Ninth Amendment" of record in Condominium Plat Book 226, Page 35, "Woodlands at Ballantrae Condominium Seventh Amendment" of record in Condominium Plat Book 219, Page 36, "Woodlands at Ballantrae Condominium Sixth Amendment" of record in Condominium Plat Book 206, Page 7, and "Woodlands at Ballantrae Condominium" of record in Condominium Plat Book 159, Page 75, and the 0.029 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 200609010174806, and the remainder of that original 21.710 acre tract conveyed to The City of Dublin by deed of record in Instrument Number 200011210236365 (passing an iron pin previously set at 111.22 feet and passing a 1/2 inch rebar found at 1367.36 feet) a total distance of 1417.22 feet to a chiseled "X" set in a sidewalk at the southwesterly corner of Lot 206 of that subdivision entitled "Ballantrae Section 2 Part 2", of record in Plat Book 98, Pages 50 and 51, on the southeasterly right-of-way line of Marmion Drive (50 feet wide) as dedicated in Plat Book 98, Pages 50 and 51 and Plat Book 106, Pages 46 and 47;

thence North 84°49'24" East, with the northerly line of said Lare tract, the southerly line of said "Ballantrae Section 2 Part 2", (passing a 3/4 inch iron pipe found capped "HOY" at 173.74 feet, a 3/4 inch iron pipe found at 292.87 feet, a 3/4 inch iron pipe found capped at 401.42 feet (0.31 feet South), a 3/4 inch iron pipe found at 491.54 feet, a 3/4 inch iron pipe found capped "#6841" at 591.60 feet (0.49 feet South), and a 3/4 inch iron pin found at 691.46 feet) a total distance of 764.50 feet to 1/2 inch rebar found at a northwesterly corner of that 31.213 acre tract conveyed to Board of Education of the Hilliard City School District by deed of record in Instrument Number 200111140263522;

thence South 01°50'32" East, with the easterly line of said Lare tract, the westerly line of said 31.213 acre tract, a distance of 988.52 feet to a 3/4 inch iron pipe found at the northwesterly corner of that 10.000 acre tract conveyed to Northwest Chapel Grace Brethren Church by deed of record in Official Record 8660G12;

thence South 01°58'32" East, with the easterly line of said Lare tract, the westerly line of said 10.000 acre tract, a distance of 438.60 feet to an iron pin set at the northwesterly corner of that 2.802 acre

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tract conveyed to Northwest Chapel Grace Brethren Church by deed of record in Instrument Number 199912100304439, the northeasterly corner of that 0.776 acre tract conveyed as Parcel II to Northwest Chapel Grace Brethren Church by deed of record in Instrument Number 200408060184262;

thence South 87°59'44" West, with a southerly line of said Lare tract, the northerly line of said 0.776 acre tract, a distance of 140.94 feet to an iron pin set;

thence South 03°42'53" East, with the easterly line of said Lare tract, the westerly line of said 0.776 acre tract and that 0.36 acre tract conveyed as Parcel I to Northwest Chapel Grace Brethren Church by deed of record in Instrument Number 200408060184262 (passing a 5/8 inch iron pipe found at 334.93 feet) a total distance of 364.73 feet to magnetic nail set in the centerline of said Rings Road;

thence South 87°59'44" West, with the centerline of said Rings Road, a southerly line of said Lare tract, a distance of 358.00 feet to the TRUE POINT OF BEGINNING and containing 26.501 acres of land, more or less, of which 0.247 acre is located in the present right-of-way. Of said 26.501 acres, 22.852 acres is within Parcel Number 274-000019 and 3.649 acres is within Parcel Number 274-000038.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Iron pins set and Iron pins set previously where indicated, are iron pipes, thirteen-sixteenths (13/16) inch inside diameter, thirty inches (30) long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System as per NAD 83 (1986 Adjustment). Control for bearings was from coordinates of monuments 5536 and 7752, having a bearing of South 85°44'20" East, between monuments, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description was based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in January 2013.

STATE OF OHIO
JOSHUA M. MEYER
8-8485
REGISTERED
PROFESSIONAL SURVEYOR

EVANS, MECHWART, HAMBLETON & TILTON INC.

1-31-2013

Joshua M. Meyer
Registered Surveyor No. 8485

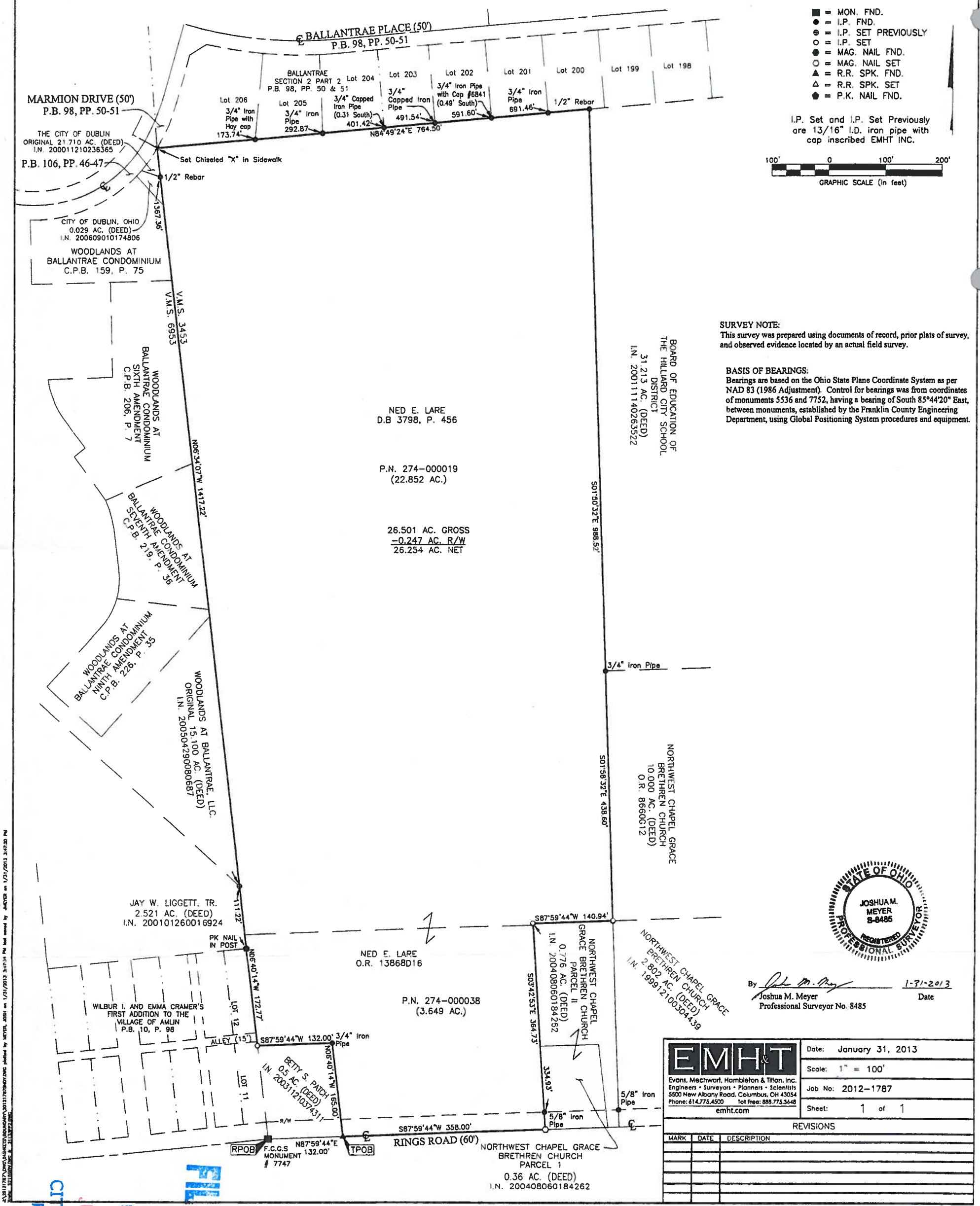
JMM/tb:[illegible]
26_501 ac. 20[illegible]

0-110-F
ALL OF
(274)
000019
&
000038

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: [illegible]
DATE: 2/1/13
FRANKLIN COUNTY ENGINEER

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 3453
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO



SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

BASIS OF BEARINGS:
Bearings are based on the Ohio State Plane Coordinate System as per NAD 83 (1986 Adjustment). Control for bearings was from coordinates of monuments 5536 and 7752, having a bearing of South 85°44'20" East, between monuments, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

M/I Homes of Central Ohio / Lare Tract Boundary Survey / 2012-1787 / 20121787BNDY

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PROPERTY OWNER

Ned E Lare
523 Tarkiln Road SE
Lancaster, OH 43130
274-000019

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SURROUNDING PROPERTY OWNER

John C Carter
6856 Rings Road
Dublin, OH 43016
272-000048

David W & Wanda L Scott
6852 Rings Road
Dublin, OH 43016
272-000089

Bryan D & Margaret F Scott
5251 Cosgray Rod
Dublin, OH 43016
272-000161

Alexis L Gosetto
4295 Braunton Road
Columbus, OH 43220
274-000026

Northwest Chapel Grace Brethren Church
P.O. Box 1234
Dublin, OH 43017
274-000039/ 274-000087
274-000116

Terry A & Deborah M Hofecker
6827 Rings Road
Dublin, OH 43016
274-000040

Betty Patch
P.O. Box 156
Amlin, OH 43002
274-000044

Hilliard City School District
5323 Cemetery Road
Hilliard, OH 43026
274-000121

J W Liggett Jr.
6315 Meaghan Drive
Dublin, OH 43016
274-000330

City of Dublin
5200 Emerald Parkway
Dublin, OH 43017
274-000335

Eric D & Connie R Babbert
6743 Ballantrae Place
Dublin, OH 43016
274-000561

Donald J Smith
6751 Ballantrae Place
Dublin, OH 43016
274-000562

Edward & Mary Liberati
6759 Ballantrae Place
Dublin, OH 43016
274-000563

Kang & Miryoung Lee
6775 Ballantrae Place
Dublin, OH 43016
274-000565

Mark & Judy A Antal
6783 Ballantrae Place
Dublin, OH 43016
274-000566

James P & Denise M Haffner
6791 Ballantrae Place
Dublin, OH 43016
274-000567

Nicholas P & Stephanie Franklin
6799 Ballantrae Place
Dublin, OH 43016
274-000568

Raymond Jr. & Amy Alsko
6807 Ballantrae Place
Dublin, OH 43016
274-000569

Sheila G Lemaster
P.O. Box 142
Amlin, OH 43002
274-001003

Woodlands at Ballantrae
495 South High Street, Suite 270
Columbus, OH 43215
274-001201

JWE Development LLC
495 South High Street, Suite 270
Columbus, OH 43215
274-001216

TOW Ltd.
495 South High Street, Suite 270
Columbus, OH 43215
274-001219

James R & Kathleen D Lowery
5692 Marmion Drive
Dublin, OH 43016
274-001220

Richard Depaso
5688 Marmion Drive
Dublin, OH 43016
274-001221

Jay M Matthews II
5684 Marmion Drive
Dublin, OH 43016
274-001222

Ruth V Gray
6877 Foresthaven Loop
Dublin, OH 43016
274-001271

Christy J Clark
6881 Foresthaven Loop
Dublin, OH 43016
274-001272

Kelly A Sobeck
6885 Foresthaven Loop
Dublin, OH 43016
274-001273

Brenda L Hein
6889 Foresthaven Loop
Dublin, OH 43016
274-001274

Karen L & Martin L Matusoff
5672 Montridge Lane
Dublin, OH 43016
274-001459

Ronald V Rogness
Paula D Ashley Rogness
5668 Montridge Lane
Dublin, OH 43016
274-001460

Steven M & Ann M Brown
5664 Montridge Lane
Dublin, OH 43016
274-001461

Robert & Lorraine Buehler
5660 Montridge Lane
Dublin, OH 43016
274-001462

Roland J & Sandra L Robbins
5630 Montridge Lane
Dublin, OH 43016
274-001534

Joseph Catlett
6767 Ballantrae Place
Dublin, OH 43016
274-000564

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