



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 type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" 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): 7220 MUIRFIELD DRIVE	
Tax ID/Parcel Number(s): 273-003600-00	Parcel Size(s) (Acres): 3.464
Existing Land Use/Development: ASSISTED SENIOR LIVING FACILITY	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: NEW PERMANENT GROUND SIGN
Total acres affected by application:

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

Name (Individual or Organization): BLC EMERALD CROSSINGS LLC	
Mailing Address: (Street, City, State, Zip Code) 111 WESTWOOD PLACE, STE 400 BRENTWOOD, TN 37027	
Daytime Telephone: 414-918-5000	Fax:
Email or Alternate Contact Information: WYATT MARTINEZ WMARTINEZ@BROOKDALE.COM	

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: PHILIP RADKE	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): PR SIGNS AND SERVICE	
Mailing Address: (Street, City, State, Zip Code) 1184 BONHAM AVE., COLUMBUS OH 43211	
Daytime Telephone: 614-252-7090	Fax:
Email or Alternate Contact Information: PHIL@PRSIGNSANDSERVICE.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: N/A	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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, Brocke Legnon, the owner, hereby authorize PR Signs + Service 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: [Signature] Date: 7-22-15

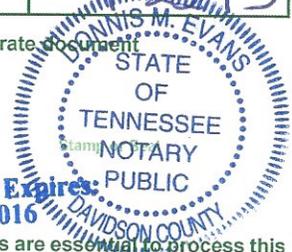
Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document.

Subscribed and sworn before me this 22nd day of July, 20 15

State of Tennessee

County of Davidson

Notary Public [Signature]



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, PHILIP RADKE OF PR SIGNS AND SERVICE, 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:

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>PHILIP RADKE OF PR SIGNS AND SERVICE</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>Philip Radke</i></u>	Date: <u>8-12-15</u>

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

I, <u>PHILIP RADKE OF PR SIGNS AND SERVICE</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>Philip Radke</i></u>	Date: <u>8/12/15</u>

Subscribed and sworn to before me this 12 day of Aug, 2015

State of Ohio
 County of Parma Notary Public *Michael E. Malone*



Stamp or Seal

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:	

PROPOSED DEVELOPMENT: NEW GROUND SIGN FOR SENIOR LIVING CENTER

7220 MUIRFIELD DR.

TAX ID/PARCEL: 273-003600-00

- FORMERLY KNOWN AS "EMERALD CROSSINGS"; OLD SIGNAGE HAS BEEN REMOVED
- A TEMPORARY SIGN HAS BEEN INSTALLED NEAR STONE WALL BY MAIN DRIVEWAY WHICH READS "BROOKDALE MUIRFIELD"
- NEW GROUND SIGN WILL BE PLACED NEAR CURRENT TEMPORARY SIGN LOCATION PENDING PLANNING & ZONING APPROVAL
- SIGN CONFORMS IN ALL PERTINENT RESPECTS TO APPROVED PRELIMINARY DEVELOPMENT PLAN
- SIGN IS APPROPRIATE SIZE, SCALE & DESIGN IN RELATIONSHIP WITH BUILDING, SITE & SURROUNDINGS
- NO TREES WILL BE REMOVED
- FOOTPRINT OF SIGN IS SMALL SO MINIMUM LANDSCAPING WILL BE AFFECTED
- SIGN WILL NOT INTERFERE WITH PEDISTRIAN OR VEHICULAR CIRCULATION
- THERE ARE NO PLANS TO ILLUMINATE THIS SIGN

SUBMITTED BY: PR SIGNS AND SERVICE, OWNER: PHILIP RADKE

1184 BONHAM AVE.

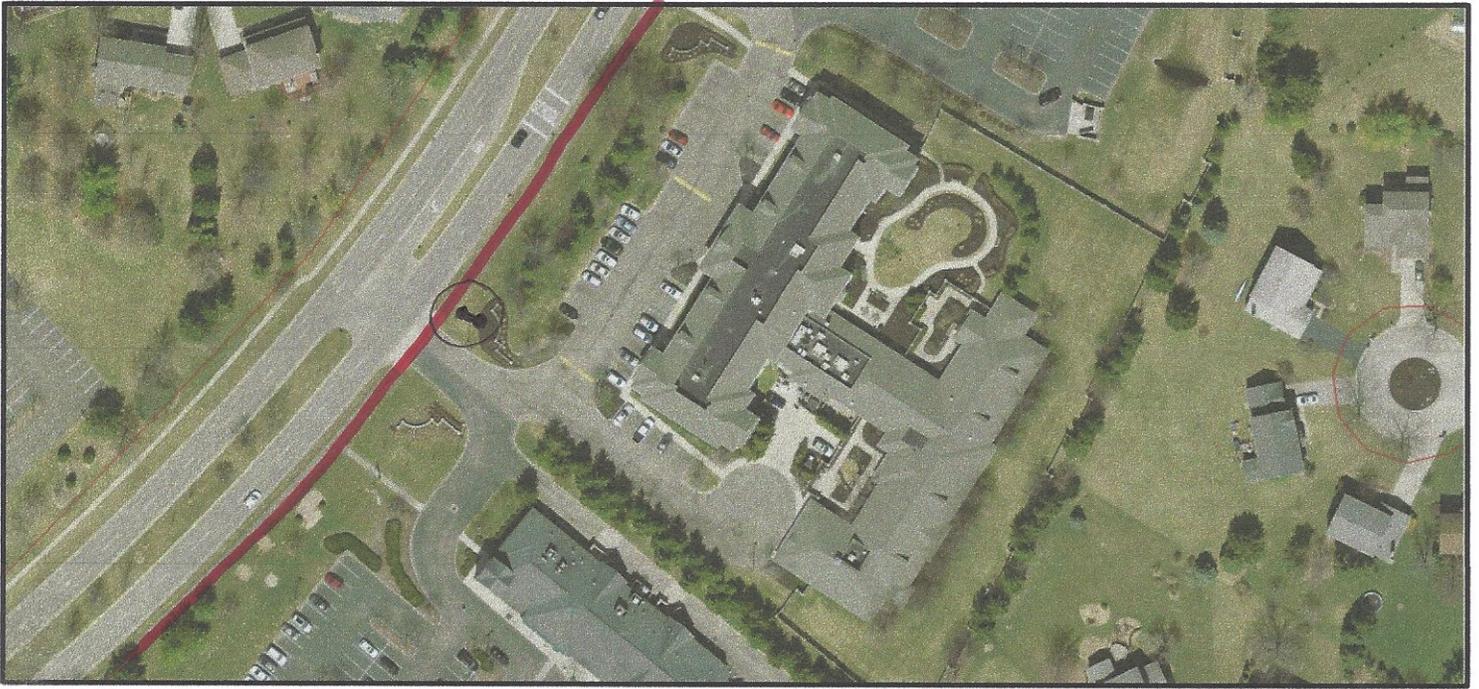
COLUMBUS OH 43211

614-252-7090

COLUMBUS LICENSE # GSE00022

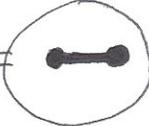
7220 Muirfield Dr.

Zoning Map
City of Columbus, Ohio

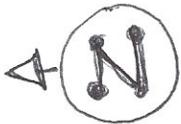


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ROW = Red Line 

Proposed Sign = 

- About 7 feet long (82 inches)
- will be at least 13 feet from ROW and Driveway
- will be placed near temporary sign currently in front of stone wall
- Grading is flat, level
- NO TREES, ...



PROPERTY OWNERS WITHIN 150 FT OF 7220 MUIRFIELD DR.

PARCEL ID	OWNER	PROPERTY ADDRESS	MAILING ADDRESS IF DIFFERENT/CITY/ZIP
273004137	ROBIN SHERMAN	7175 MOJAVE ST	DUBLIN OH 43017
273004138	MICHAEL & SHERI KIELIAN	7183 MOJAVE ST	DUBLIN OH 43017
273004141	CAROL ROSTON	7234 SUNDOWN CT	DUBLIN OH 43017
273004142	ANTHONY SALLUSTRO	7228 SUNDOWN CT	DUBLIN OH 43017
273004143	KEITH & CATHERINE GASPER	7222 SUNDOWN CT	3631 KILLINGTON CT, COLUMBUS OH 43221
273002889	ST PATRICKS EPISCOPAL FELLOWSHIP OF DUBLIN	7121 MUIRFIELD DR	PO BOX 62, DUBLIN OH 43017
273003599	ATHENRY SHOPPES LIMITED	7142-7196 MUIRFIELD DR	250 E. BROAD ST., COLUMBUS OH 43215
273003542	BENEDETTO & ANITA CUSUMANO	7082 CAVALRY CT	DUBLIN OH 43017
273003557	GENNIFER CORSON	7091 WICHITA CT	DUBLIN OH 43017
273003558	JANIS & TIMOTHY REDMAN	7101 WICHITA CT	DUBLIN OH 43017
273003559	DEBORA & RICHARD FITCH	7096 WICHITA CT	DUBLIN OH 43017
273003560	DAVID TERLESKY	7086 WICHITA CT	DUBLIN OH 43017
273003594	KATHLEEN CIANCA	5925 MUNCIE CT	DUBLIN OH 43017
273003593	GEORGE & RUTHANN HUNTON	5915 MUNCIE CT	DUBLIN OH 43017
273003592	KEVIN MCCARTHY	5920 MUNCIE CT	DUBLIN OH 43017
273003591	GENE & JOANN JUBINSKI	5930 MUNCIE CT	DUBLIN OH 43017
273003586	LUKE & KATHLEEN COLEMAN	5933 SACHEM CT	DUBLIN OH 43017
273003587	TIMOTHY & MARY CHAO	5941 SACHEM CT	DUBLIN OH 43017
273004155	MORSE-MAIZE FAMILY L.P.	7240 MUIRFIELD DR	2392 E. MAIN ST., COLUMBUS OH 43209