



To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager *[Signature]*

Date: October 8, 2015

Initiated By: Vincent A. Papsidero, FAICP, Director of Planning
Tammy Noble, Senior Planner

Re: Final Plat – Ridgeview Addition Subdivision Lot #7

Summary

This is a request for approval of a Final Plat to revise a front building line from 75 feet to 35 feet from a previously approved Final Plat for a single-family lot located in the Ridgeview Addition Subdivision.

Background

The lot is rectangular with 90 feet of frontage along Marion Street and developed with a single-family residential structure that has a single access point from Marion Street. The site and home meet all applicable development standards.

The applicants' architect contacted the City of Dublin to request information related to zoning standards for a proposed room addition. Based on the age of the subdivision plat, the setback requirement was not visually legible on the plat and, unfortunately, incorrect information was provided to the architect. The City has been working with the applicant to replat the lot to rectify the incorrect information provided, ensure the plat is legible for future reference, create a setback that is similar to surrounding lots and meet Code requirements.

Description

The proposed plat is for a single residential lot in the Ridgeview subdivision to modify the front building line setback from 75 feet to 35 feet. The Zoning Code requires front building lines to be the width of the public right-of-way in which it fronts or the proposed right-of-way as shown in the Thoroughfare Plan, whichever is greater. The Code also states that the minimum front building line is 30 feet. This distance is then measured from the centerline of the road.

Marion Street has a right-of way of 50 feet, which results in the minimum front building line setback of 50 feet from centerline or 25 feet from the existing right-of-way. In this instance, the required front building line is 30 feet based on the Code. The proposed setback exceeds this requirement.

Recommendation of the Planning and Zoning Commission

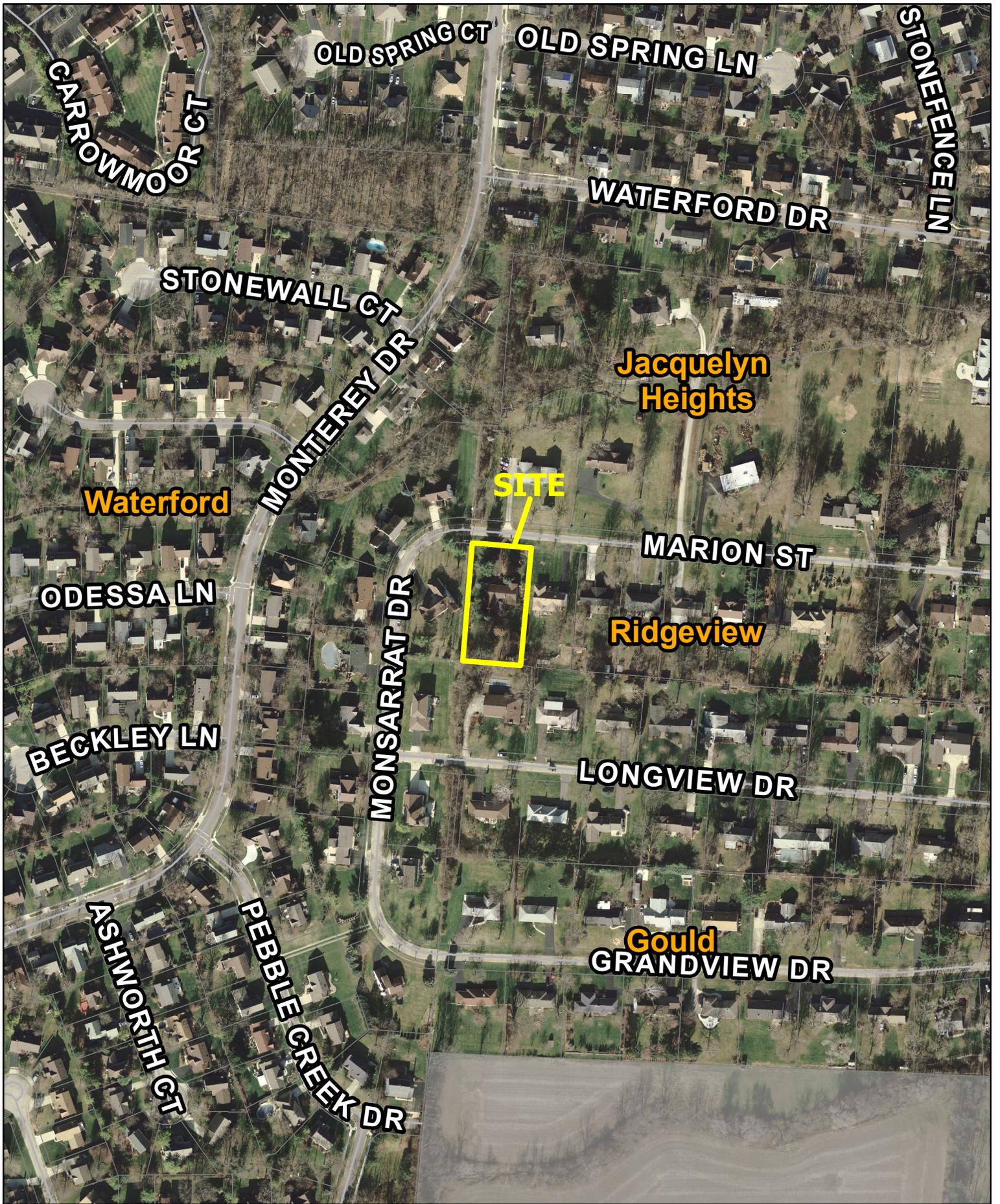
Final Plat

The Commission reviewed and recommended approval to City Council of the final plat at the September 17, 2015 meeting with no conditions.

Final Plat – Ridgeview Addition Subdivision, Lot #7
October 8, 2015
Page 2 of 2

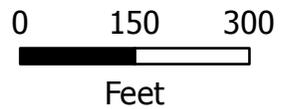
Recommendation

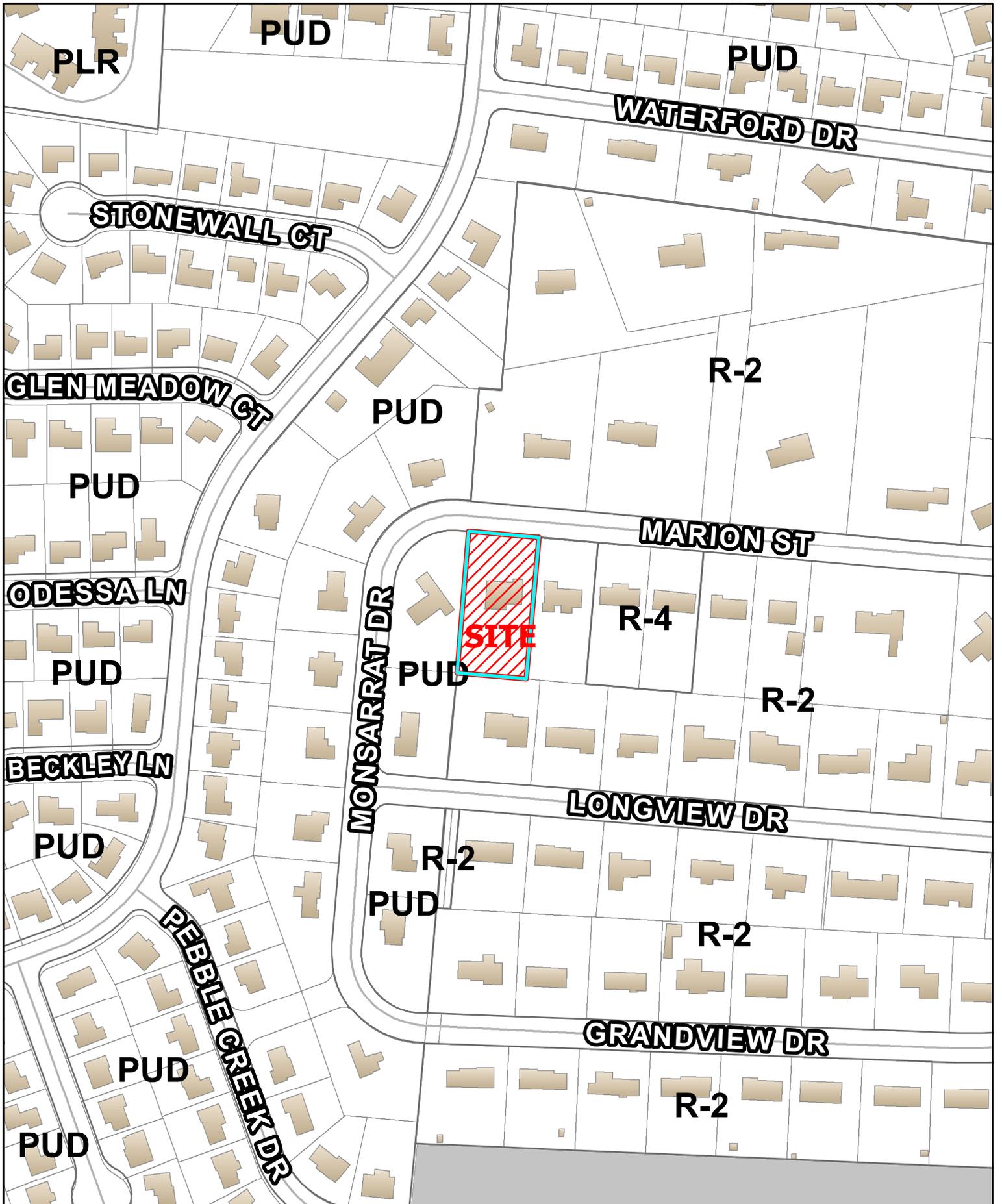
Staff recommends approval of the Final Plat for Ridgeview Addition Subdivision, Lot #7 at the October 12, 2015 City Council meeting.



City of Dublin

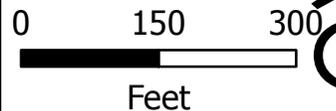
15-082PP/FP
Preliminary Plat/Final Plat
Artrip Residence
207 Marion Street





City of Dublin

15-082PP/FP
 Preliminary Plat/Final Plat
 Artrip Residence
 207 Marion Street



PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

Case # 15-082 PP/FP

I. PLEASE CHECK THE TYPE OF APPLICATION:

- | | |
|---|--|
| <input type="checkbox"/> Informal Review | <input checked="" 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 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 checked="" 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): <i>207 MARION STREET, DUBLIN, OH 43017</i>	
Tax ID/Parcel Number(s):	Parcel Size(s) (Acres):
Existing Land Use/Development: <i>RESIDENTIAL</i>	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: <i>RESIDENTIAL</i>
Total acres affected by application: <i>L1</i>

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

Name (Individual or Organization): <i>BRENDA & TERRY ARTRIP</i>	
Mailing Address: (Street, City, State, Zip Code) <i>207 MARION STREET DUBLIN, OH, 43017</i>	
Daytime Telephone: <i>614-309-6738</i>	Fax:
Email or Alternate Contact Information: <i>bartrip1@gmail.com</i>	

RECEIVED

AUG 24 2015
15-082 PP/FP
CITY OF DUBLIN



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

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: <u>BRENDA & TERRY ARTRIP</u>	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): _____	
Mailing Address: (Street, City, State, Zip Code) <u>207 MARION ST, DUBLIN, OH, 43017</u>	
Daytime Telephone: <u>614. 309. 6738</u>	Fax: _____
Email or Alternate Contact Information: <u>bartrip1@gmail.com</u>	

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: _____	
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 _____, the owner, hereby authorize _____ 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: _____

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 _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

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>BRENDA & TERRY ARTRIP</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: <u>Brenda Artrip Terry Artrip</u>	Date: <u>8/20/15</u>

RECEIVED

AUG 24 2015
15-082 PP/FP
CITY OF DUBLIN

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 Brenda Artrip & Terry Artrip, 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: Brenda Artrip Terry Artrip Date: 8.20.15

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

I BRENDA & TERRY ARTRIP, 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: Brenda Artrip Terry Artrip Date: 8.20.15

Subscribed and sworn to before me this 20 day of August, 2015
 State of OHIO FOR BRENDA ARTRIP

County of FRANKLIN



Dorothy Lynn Chensy-Massey
 Notary Public, State of Ohio
 My Commission Expires 02-17-2019

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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 AUG 24 2015
 15-082 PPI/FP
 CITY OF DUBLIN
 PLANNING

REPLAT OF THE FRONT YARD BUILDING LINE FOR LOT 7 RIDGEVIEW ADDITION (P.B. 24, P. 55)

RECORDING STATEMENT

This plat entitled "Replat of the Front Yard Building Line for Lot 7 Ridgeview Addition" is recorded to adjust the Front Yard Building line on Lot 7 of the subdivision plat entitled "Ridgeview Addition", of record in Plat Book 24, Pages 55, Recorder's Office, Franklin county, Ohio. The recording of this plat shall render null and void the 75' Building Line on Lot 7 of said "Ridgeview Addition". These revisions have been reviewed and approved by the City of Dublin, Ohio and the owner of said Lot 7. Existing easements within said Lot 7 remain as previously platted. Notes from the original plat in Plat book 24, Page 55 remain operative.

Situated in the State of Ohio, County of Franklin, City of Dublin, and in Virginia Military Survey Number 2419, containing 0.496 acre of land, said 0.496 acre being all of Lot 7 of the subdivision entitled "Ridgeview Addition", of record in Plat Book 24, Pages 55, said Lot 7 being conveyed to **TERRY L. ARTRIP AND BRENDA S. ARTRIP** by deed of record in Instrument Number 199812020309528, Recorder's Office, Franklin County, Ohio.

The undersigned, **TERRY L. ARTRIP AND BRENDA S. ARTRIP**, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "REPLAT OF THE FRONT YARD BUILDING LINE FOR LOT 7 RIDGEVIEW ADDITION", do hereby accept this plat of same.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

In Witness Whereof, **TERRY L. ARTRIP AND BRENDA S. ARTRIP**, have hereunto set their hands this ___ day of ___, 20__.

**Signed and Acknowledged
In the presence of**

(as to both)

TERRY L. ARTRIP

(as to both)

BRENDA S. ARTRIP

**STATE OF OHIO
COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **TERRY L. ARTRIP AND BRENDA S. ARTRIP** who acknowledged the signing of the foregoing instrument to be their voluntary act and deed and the voluntary act and deed for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of ___, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ___ Day of _____, 20__

Director of Land Use and Long Range
Planning, Dublin, Ohio

Approved this ___ Day of _____, 20__

City Engineer, Dublin, Ohio

Approved this ___ day of _____, 20__, by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this ___ day of _____, 20__.

Clerk of Council, Dublin, Ohio

Transferred this ___ day of _____, 20__.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____, 20__ at _____ M. Fee \$ _____

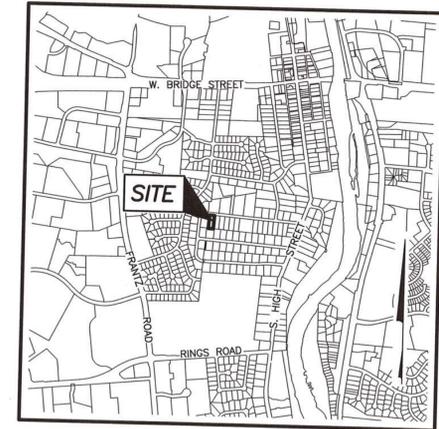
Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of _____, 20__.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1500'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the bearings shown on the subdivision plat entitled "Ridgeview Addition", of record in Plat Book 24, Page 55, Recorder's Office, Franklin County, Ohio, in which the easterly line of Lot 7 has a bearing of S04°59'00"W.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Franklin County, Ohio, Recorder.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

SURVEYED & PLATTED
BY



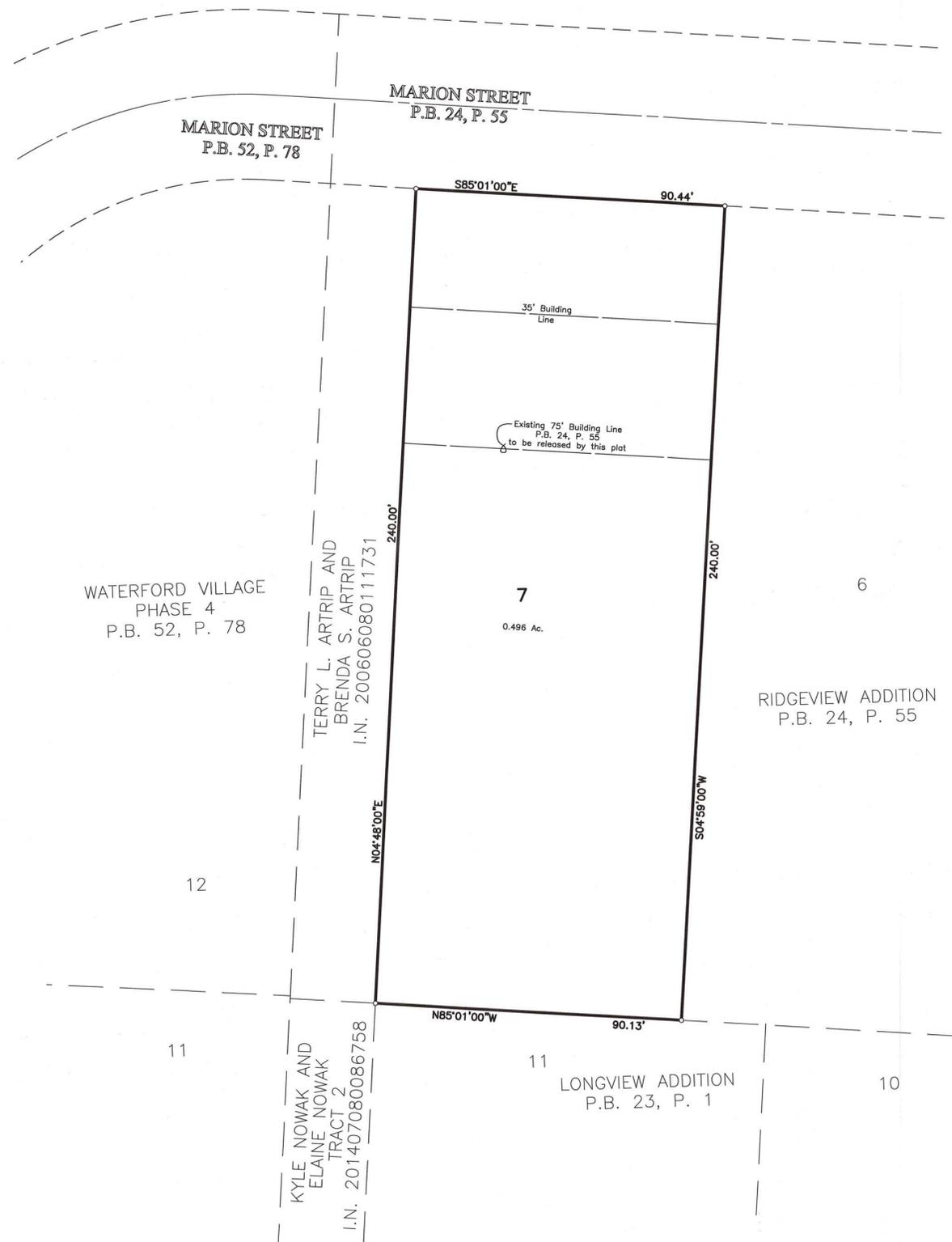
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.773.4500 Toll Free: 888.773.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set

By _____ Date _____
Professional Surveyor No. 7865

REPLAT OF THE FRONT YARD BUILDING LINE FOR LOT 7 RIDGEVIEW ADDITION (P.B. 24, P. 55)





City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohiousa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

SEPTEMBER 17, 2015

The Planning and Zoning Commission took the following action at this meeting:

**3. Ridgeview Subdivision, Lot 7 – Artrip Residence 207 Marion Street
15-082FP Final Plat**

Proposal: To revise a previously approved Final Plat for one lot to adjust a front building line requirement. The lot is on the south side of Marion Street, east of Monsarrat Drive.

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations.

Applicant: Brenda and Terry Artrip

Planning Contact: Tammy Noble, Senior Planner; (614) 410-4649, tnoble@dublin.oh.us

MOTION: Ms. Newell moved, Mr. Brown seconded, to recommend approval to City Council for a Final Plat with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal to the satisfaction of the City Engineer.

VOTE: 7 – 0.

RESULT: The Final Plat was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION

Tammy Noble, Senior Planner

The applicant agreed to the condition. The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. Newell, yes; Mr. Brown, yes; Ms. Salay, yes. (Approval Recommended 7 – 0)

**2. BSD C – Home2 Hotel
15-062PP/FP**

**5000 Upper Metro Place
Preliminary Plat/Final Plat**

The Chair, Ms. Newell, said the following application is a request for the subdivision of a 2.57-acre site into two lots for a proposed hotel and future office building on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for review and recommendation of approval to City Council for a Preliminary and Final Plat under the provisions of the Subdivision Regulations.

Devayani Puranik presented the plat and pointed out the easements as well as the setbacks for the BSD.

Ms. Puranik said approval is recommended to City Council for a Final Plat with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

The Chair invited the applicant to come forward.

Russ Hunter said he agreed with the condition.

The Chair invited anyone from the public that wanted to speak in regard to this application. [Hearing none.] She invited comments from the Commissioners. [Hearing none.]

Motion and Vote

Ms. Mitchell moved, Ms. Salay seconded, to recommend approval to City Council for a Final Plat with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

The vote was as follows: Ms. Newell, yes; Mr. Brown, yes; Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; and Ms. Salay, yes. (Approval Recommended 7 – 0)

**3. Ridgeview Subdivision, Lot 7 – Artrip Residence
15-082FP**

**207 Marion Street
Final Plat**

The Chair, Ms. Newell, said the following application is a request to revise a previously approved Final Plat for one lot to adjust a front building line requirement. She added the lot is on the south side of Marion Street, east of Monsarrat Drive. She said this is a request for review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations.

Motion and Vote

Ms. Newell made a motion, Mr. Brown seconded, to recommend approval to City Council for a Final Plat with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal to the satisfaction of the City Engineer.

The Chair invited the applicant to come forward.
Terry Artrip, 207 Marion Street, said he agreed to the condition.

The vote was as follows: Mr. Brown, yes; Ms. Salay, yes; Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; and Ms. Newell, yes. (Approval Recommended 7 – 0)

4. Training

Paula Chope, City Forester with the City of Dublin, said she is going to provide an overview of the Forestry Department, within the Parks and Recreation Department that also includes Horticulture.

Ms. Chope said she began her career with the City of Dublin in 1989, part-time, and became permanent in 1991. She said at the time, there were very few street trees – just over 3,000 that were all recorded on a spreadsheet. She indicated there was an active Tree and Advisory Commission in place, responsible for the Street Tree Ordinance that she follows today. She said her full-time staff is very experienced and they are all certified Arborists, including one certified Master Arborist. She explained her seasonal staff of 12 -14 (April – mid December) are guaranteed a 40-hour week, doing the bulk of the labor.

Ms. Chope said she started out with a strong desire for perennial design and was given small areas/pocket parks/neighborhood gardens as well as the cemetery to work as the larger parks were under the direction of Horticulture.

Ms. Chope explained the difference between the Forestry Department and Horticulture when it comes to trees. She said Forestry has to hand-dig everything due to the utilities buried whereas Horticulture can use augers so Forestry hand plants 2 – 3-inch caliper balled and burlap trees not bare-root trees approximately 600 – 850 trees per year. She said these replacement trees are planted in the spring and fall.

Bob Miller asked if the Developer is responsible for the trees and if/when the Developer changes, who then is responsible, the homeowner or the City. Ms. Chope confirmed the City would take over responsibility.

Ms. Chope said she determines planting periods to allow for the best guarantee periods and leaves a door hanger for the resident informing them of what kind of tree they can expect including some cultural facts and a phone number to call (for Ms. Chope) if there are any problems. She said she ensures trees are planted correctly and placed on an inventory. She said if they have lived for a year, the City takes over responsibility of replacement. She indicated the residents are encouraged to fertilize and mulch but the City prefers to do the pruning and any stump grinding that is needed. She said when the trees are planted initially, the City waters the trees once a week using water bags because they found residents will over/under water the trees. She said the City does not like underground sprinkler systems which water the grass more than the tree.

Ms. Chope said in the spring, everything needs “to be done yesterday” – plant trees, annuals, and perennials; mulch; remove trees that have died over the winter; and stump grind trees they cannot pull. In the winter, she said a lot of planning takes place and the year-end statistics are analyzed to determine spending and ordering. She added they conduct seasonal staff interviews and attend conferences. She noted Forestry and horticulture man the sled hill and ice rink, providing a little overtime.

Ms. Chope said there are 24,500 street trees today and it is not uncommon to have 1,200 new street trees in one year. She explained that if the new trees die within the first year, the landscape company is called. She said all the trees are put on a pruning cycle depending on the tree species. She said her department is not allowed to climb, and permitted only to use 6 – 8 foot ladders and manual equipment. She reported the Streets and Utilities Department executes the chipper program.



Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

City of Dublin Planning and Zoning Commission

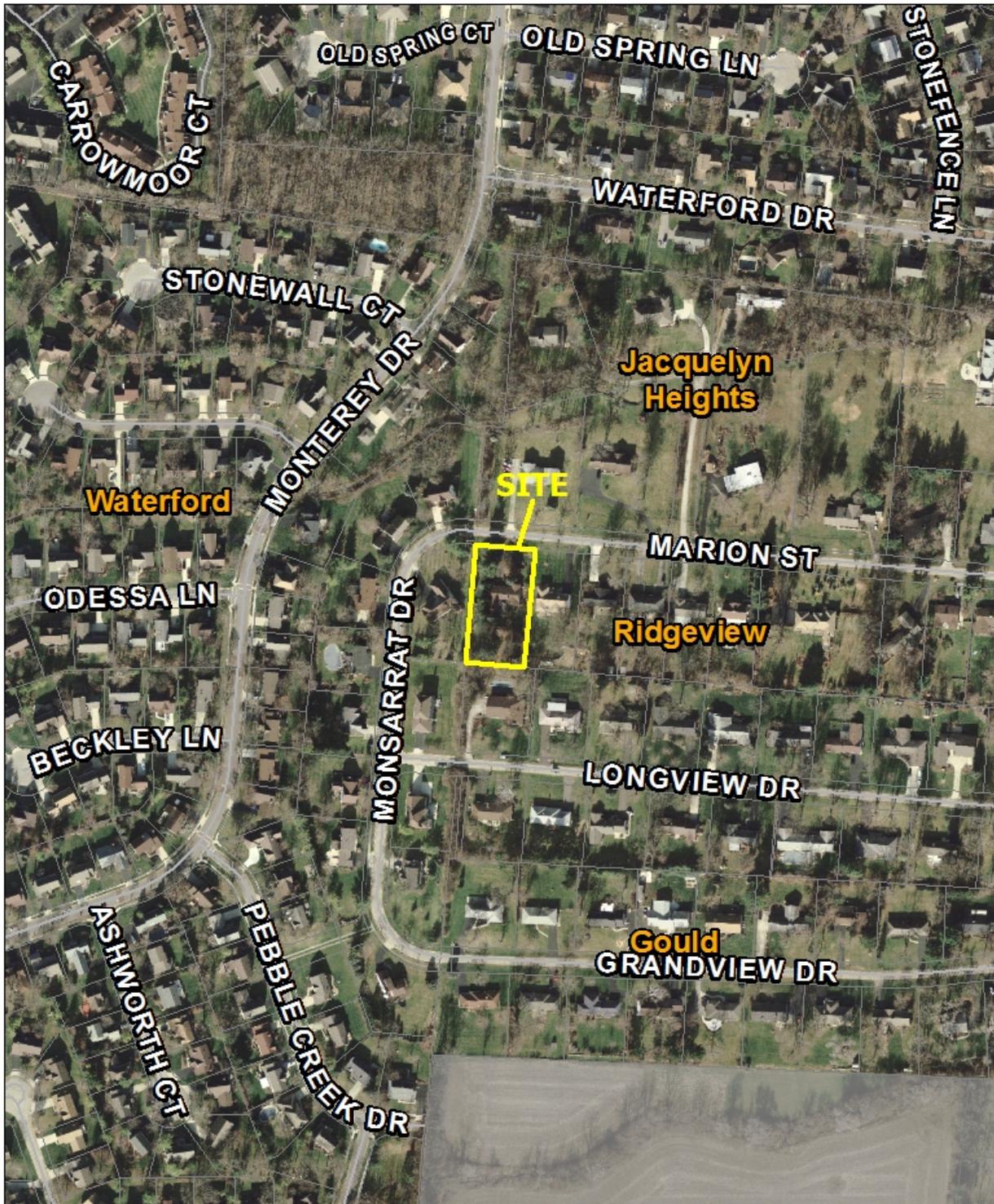
Planning Report

Thursday, September 17, 2015

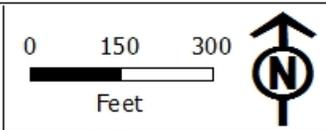
Ridgeview Subdivision, Lot 7 – Artrip Residence – Final Plat

Case Summary

Agenda Item	3
Case Number	15-082FP
Location	207 Marion Street South side of Marion Street 110 feet east of Monsarrat Drive.
Proposal	To revise a previously approved Final Plat for one lot to adjust a front building line requirement from 75 feet to 35 feet.
Property Owners	Brenda and Terry Artrip
Planning Contact	Tammy Noble, Senior Planner (614) 410-4649, tnoble@dublin.oh.us
Request	Review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations.
Planning Recommendation	Recommendation of approval with one condition: Based on Planning's analysis, the proposal meets the requirements of the Subdivision Regulations, subject to the following condition. 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal to the satisfaction of the City Engineer.



15-082PP/FP
Preliminary Plat/Final Plat
Artrip Residence
207 Marion Street



Facts		Final Plat
Site Area	0.63 acres	
Zoning	R-2, Limited Suburban Residential District	
Surrounding Zoning and Uses	Lots to the north, east and south are zoned R-2, Limited Suburban Residential District and developed with single-family homes. This includes the Jacquelyn Heights subdivision to the north, the South Civic subdivision to the east, and the Longview subdivision to the south. Land to the west is zoned PUD, Planned Unit Development District and contains single-family homes in the Waterford Village subdivision.	
Requests	The request is to replat a single lot (Lot 7) in the Ridgeview subdivision to modify a front building line (setback) from 75 feet to 35 feet. The front building line setback is the only modification proposed in the application.	
Case History	The applicants' architect contacted the City of Dublin to request information related to zoning standards for a proposed room addition. Based on the age of the subdivision plat, the setback requirement was not legible and therefore incorrect information was provided to the architect. The City has been working with the applicant to replat the lot to rectify the incorrect information provided, ensure the plat is legible for future reference, create a setback that is similar to surrounding lots and meet Code.	

Details		Final Plat
Process	The purpose of the preliminary and final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.	
Plat Overview	<p>The proposed plat is for a single residential lot in the Ridgeview subdivision to modify the front building line setback from 75 feet to 35 feet. The Zoning Code requires front building lines to be the width of the public right-of-way in which it fronts or the proposed right-of-way as shown in the Thoroughfare Plan, whichever is greater. The Code also states that the minimum front building line is 30 feet. This distance is then measured from the centerline of the road.</p> <p>Marion Street has a right-of way of 50 feet which results in the minimum front building line setback of 50 feet from centerline or 25 feet from the</p>	

Details	Final Plat
	existing right of way. In this instance the required front building line is 30 feet. The proposed setback exceeds this requirement.
Site Conditions	The site is developed with a single-family residential structure that has a single access point from Marion Street. The site and home meets all applicable development standards.

Analysis	Final Plat
Process	Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The final plat can be recorded after City Council approval.
1) Plat Information and Construction Requirements <i>Conditions 1</i>	Criterion met with a condition: This proposal is generally consistent with the requirements of the Subdivision Regulations. The applicant must ensure that any minor technical adjustments to the plat are made prior to final City Council submittal.
2) Street, Sidewalk, and Bike path Standards	Criterion met: No requirement for additional infrastructure are required.
3) Utilities	Criterion met: The proposal does not impact, nor require, utility service.
4) Open Space Requirements	Criterion met: There are no open space requirements for this plat.

Recommendation	Final Plat
Approval	This proposal complies with the final plat criteria and a recommendation to City Council for approval of this request is recommended with a condition.
Condition	1) That the applicant ensures that any minor technical adjustments to the final plat are made prior to City Council submittal to the satisfaction of the City Engineer.

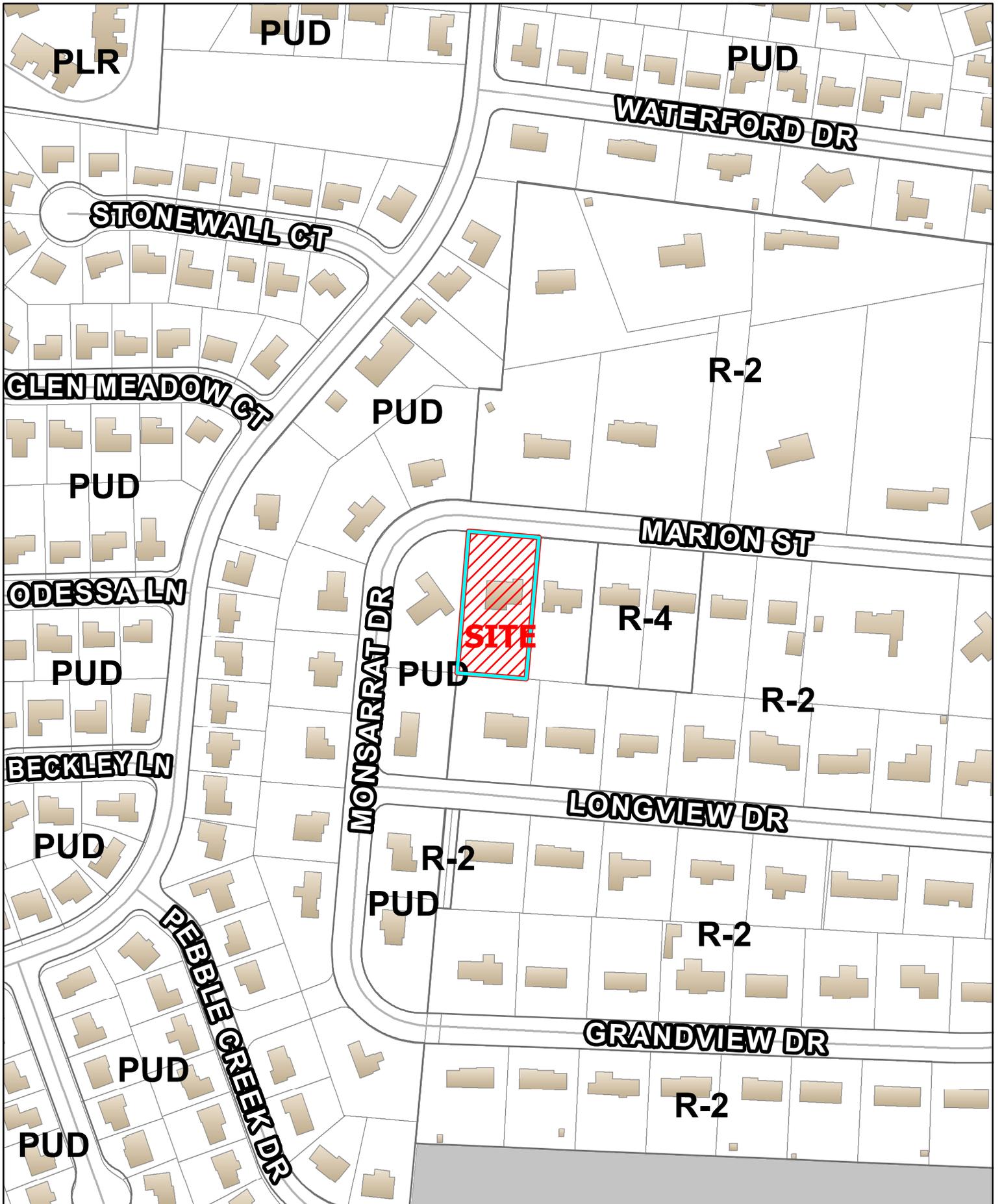
FINAL PLAT

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.



City of Dublin

15-082PP/FP
 Preliminary Plat/Final Plat
 Artrip Residence
 207 Marion Street

