

## PLANNING APPLICATION

This is the general application form for Boards and Commissions. In addition, applicants should submit a checklist with the requirements for the application type indicated below. Attach additional sheets if necessary.

### I. REVIEW REQUESTED:

- Administrative Appeal
- Administrative Departure
- Amended Final Development Plan
- Amended Final Development Plan - Sign
- Architectural Review Board
- Basic Development Plan Review
- Basic Site Plan Review
- Building Code Appeal
- Community Plan Amendment
- Concept Plan
- Conditional Use
- Development Plan Review - Bridge Street District
- Development Plan Review - West Innovation District
- Demolition
- Final Development Plan
- Final Plat
- Informal Review
- Master Sign Plan
- Minor Modification
- Minor Project Review
- Minor Subdivision
- Non-Use (Area) Variance
- Preliminary Development Plan/PUD Rezoning
- Preliminary Plat
- Site Plan Review - Bridge Street District
- Site Plan Review - West Innovation District
- Special Permit
- Standard District Rezoning
- Use Variance
- Waiver Review
- Wireless Communications Facility
- Zoning Code Amendment

### II. PROPERTY INFORMATION: Provide information about the property including existing and proposed development.

Property Address(es): <i>7580 Debbie Run Drive</i>	
Tax ID/Parcel Number(s) (List All):	Parcel Size(s) in Acres (List Each Separately): <i>.255 acres</i>
Existing Land Use/Development: <i>Residential</i>	Existing Zoning District: <i>PUD</i>
Proposed Land Use/Development: <i>Parking lot for proposed model on adjacent lot</i>	Proposed Zoning District: <i>PUD</i>

### III. CURRENT PROPERTY OWNER(S): Indicate the person(s) or organization(s) who own the property proposed for development.

Name (Individual or Organization): <i>Pulte Homes of Ohio, LLC</i>
Mailing Address (Street, City, State, ZIP): <i>475 Metro Place South Ste 200 Dublin, OH 43017</i>
Email/Phone Number: <i>Patricia.evans@pulte.com 614-376-1030</i>



**IV. APPLICANT(S):** Complete this section if the person/organization representing the applicant/ property owner is different from the applicant.

**Not Applicable**

Name (Individual or Organization):	Patty Evans / Pulte Homes
Mailing Address (Street, City, State, ZIP):	475 Metro Place South, Ste 200, Dublin, OH 43017
Phone Number:	614-376-1030
Email:	patricia.evans@pulte.com

**V. REPRESENTATIVE(S):** Complete this section if the person/ organization representing the applicant/ property owner is different from the applicant (such as the project manager or property owner's legal council).

**Not Applicable**

Name (Individual or Organization):	Todd Kellner
Mailing Address (Street, City, State, ZIP):	475 Metro Place South, Ste 200, Dublin, OH 43017
Phone Number:	614-376-
Email:	Todd.Kellner@pulte.com

**VI. PROPERTY OWNER'S AUTHORIZATION OF APPLICANT(S)/ AUTHORIZED REPRESENTATIVE:** The Property Owner listed in Section III must authorize the Applicant listed in Section IV and/or the Authorized Representative listed in Section V to act on the Owner's behalf with respect to this application.

**Not Applicable**

I Matthew J. Callahan, the **property owner**, hereby authorize Todd Kellner to act as my **representative(s)** in all matters pertaining to the processing and approval of this application, including modification to the application. I agree to be bound by all representations and agreements made by the designated representative (listed in Sections III and/or IV).

Original Signature of Property Owner (listed in Section II): [Signature] **Division VP Land Acquisition** Date: 9/4/18

Subscribed and sworn before me this 4th day of SEPT., 2018  
 State of OHIO County of FRANKLIN Notary Public [Signature]

 **STEPHEN PECK**  
**NOTARY PUBLIC**  
**STATE OF OHIO**  
 Comm. Expires **01-18-2022**

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representative are essential to process the application. The Property Owner/ Applicant/ Authorized Representative (listed in Section II), hereby authorizes City representatives to enter, photograph, and post a notice on the property described in this application. This is optional, but strongly recommended.

I Matthew J. Callahan, the **property owner** or **authorized representative**, hereby authorize City representatives to enter, photograph and post a notice on the property described in the application.

Original Signature of Property Owner or Authorized Representative: [Signature] **Division VP Land Acquisition** Date: 9/4/18

For questions or more information, please contact Planning at 614.410.4600 | www.dublinohioUSA.gov



EVERYTHING GROWS HERE.

**VIII. APPLICANT'S AFFIDAVIT OF ACKNOWLEDGMENT:** This section must be completed with an original signature and notarized.

**Original Document Attached**

I Todd Bellner, the **property 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 best of my knowledge and belief.

Original Signature of Property Owner or Authorized Representative: Todd Bellner Date: 8.31.18

Subscribed and sworn before me this 31<sup>st</sup> day of Aug., 2018  
 State of OH  
 County of Franklin Notary Public Stephen Peck



**STEPHEN PECK**  
**NOTARY PUBLIC**  
**STATE OF OHIO**  
 Comm. Expires  
 01-18-2022

**FOR OFFICE USE ONLY:**

Case Title:	Date Received:
Case Number:	
Amount Received:	Next Decision Due Date (If Applicable):
Receipt Number:	
Reviewing Body (Circle One): <b>ART</b> <b>ARB</b> <b>BZA</b> <b>CC</b> <b>PZC</b>	Final Date of Determination:
Map Zone:	
Determination or Action:	Related Cases:
Ordinance Number (If Applicable):	



Invoice	Date	Co	Lot	Lot Address	Opt	Acct Cat	Acct Cat Description	Amount
659400045PL	08/16/18						Sale Sales Center	1,730.00+
**** TOTAL ****								1,730.00

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW. DO NOT CASH IF NOT PRESENT.



Pulte Homes of Ohio LLC  
 3350 Peachtree Road, NE  
 Suite 150  
 Atlanta, GA 30326

Check Number 0051237404  
 Check Date 08/17/18

Void After 180 Days

PAY

ONE THOUSAND SEVEN HUNDRED THIRTY AND 00/100 DOLLARS

\*\*\*\*\*1,730.00

Bank of America  
 Customer Connection  
 Atlanta, DeKalb County, GA

TO THE CITY OF DUBLIN  
 ORDER OF

*Blair*



475 Metro Place South, Ste 275  
Dublin, OH 43017

Ms. Nichole Martin  
City of Dublin - Planning  
5800 Shier Rings Road  
Dublin, Oh 43016

Dear Ms. Martin:

As per our conversation, below is a brief narrative to accompany our CZPA application. This application is to request permission to construct a temporary parking lot to service our model home on the adjacent lot in our upcoming community, Autumn Rose Woods.

The temporary parking lot would be constructed on lot 46, Autumn Rose Woods, Section 1, 7580 Debbie Run Drive. The purpose of this temporary parking lot is to provide off-street parking for our customers and staff for the proposed model home to be built on lot 45. The parking lot will be constructed with 6 parking spaces. One of which will be designated for handicap parking. There will be a sidewalk leading from the parking lot to the sales office entrance. Please refer to the attached site plan and landscaping plan that details the proposed site layout, landscaping, lighting and signage. In addition, I have attached an exhibit showing the detail for the sign that will be installed on the parking lot site. We would like to request the parking lot until the community is complete.

The maximum number of employees on site in our model home is estimated at three. Employees to include both sales staff and construction staff. Model home will be open for business Monday thru Saturday 10 am to 9 pm. Sunday hours will be 11 am to 6 pm.

Lastly, I have attached a copy of the preliminary plat showing the location of the parking lot and the model home. On this exhibit we have noted the 150' radius to show that there are no other property owners or HOA's within this range other than Pulte Homes.

If you have any questions or need any further information, please contact me at 614-376-1073.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Patty Evans".

Patty Evans  
Resource Scheduling Coordinator  
PulteGroup Inc.

## SPECIAL PERMIT REQUIREMENT CHECKLIST

### I. APPLICATION REQUIREMENTS

- APPLICATION FEE**
- PLANNING APPLICATION**
- SPECIAL PERMIT STATEMENT**
  - Please describe the property, the intended use, and how the proposed use meets the applicable requirements established by the Zoning Code
  - Briefly state how the proposed use is compatible with the existing land use and the general development and character of the neighborhood
  - Please describe whether the use can be developed and maintained without substantially impairing the purpose and intent of the zoning district in which the proposed use is located
- LEGAL DESCRIPTION AND/OR PROPERTY SURVEY FOR EACH PARCEL** *see plat*
- LIST OF PROPERTY OWNERS AND HOAs**  
Within 150 Feet, a list including:  
*N/A*
  - Parcel number
  - Owner name
  - Complete address
- OPERATIONAL DETAILS**
  - Maximum number of employees/persons on site at any one time
  - Days and hours of operation
  - Duration requested
  - Proposed sign details, if applicable
  - Proposed structure details, including square footage, building materials, and colors
  - Parking and access provided

**II. PLANS & MAPS:** All plans and maps must be to scale and include a north arrow. Please submit paper and electronic plans. Additional paper copies of plans will be requested prior to the case being placed on a meeting agenda.

- SCALED SITE PLANS**

One (1) copy, indicating the boundaries and dimensions of the lot as well as all current sizes and locations of existing and proposed structures, access ways, walks, off-street parking and loading spaces, landscaping, lighting, and signs. The plans must also indicate all proposed existing uses of all parts of the lot and structures in addition to the uses of land and locations of structures within 100 feet of the subject property. Please include any other information that the Board of Zoning Appeals deems necessary to make a decision on the application.
- DENIED CERTIFICATE OF ZONING COMPLIANCE**
- ADDRESS THE FOLLOWING REVIEW CRITERIA**
  - Explain the existing special circumstances or conditions that are peculiar to this land or structure that are NOT applicable to other properties or structures in the same zoning district
  - Explain how the special conditions are NOT a result of the applicant's actions or inactions
  - Explain how the proposed use will NOT alter the essential character of or be detrimental to adjacent properties and the surrounding neighborhood
  - Explain how the building, structure, or land cannot be reasonably used for a use allowed in its current zoning district

For questions or more information, please contact Planning at 614.410.4600 | [www.dublinohioUSA.gov](http://www.dublinohioUSA.gov)



# Autumn Rose Woods Section 1

43016

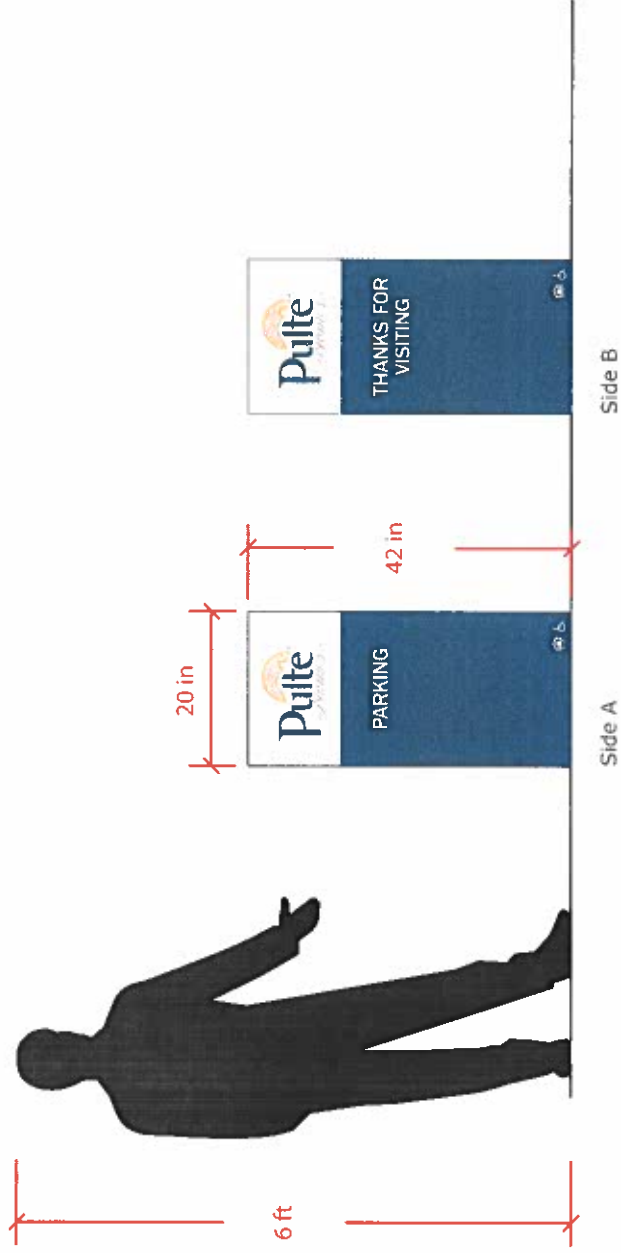
PRELIMINARY ADDRESSES

Lot No.	Address	Alternative
1	6850 Johnston Drive	
2	6842 Johnston Drive	6802 Johnston Drive
3	6834 Johnston Drive	
4	6826 Johnston Drive	
5	6818 Johnston Drive	
33	7510 Barrister Drive	6817 Oliver Way
34	7503 Barrister Drive	7503 Debbie Run Drive
35	7511 Debbie Run Drive	
36	7519 Debbie Run Drive	
37	7527 Debbie Run Drive	
38	7516 Debbie Run Drive	
39	7524 Debbie Run Drive	
40	7532 Debbie Run Drive	
41	7540 Debbie Run Drive	
42	7548 Debbie Run Drive	
43	7556 Debbie Run Drive	
44	7564 Debbie Run Drive	
45	7572 Debbie Run Drive	
46	7580 Debbie Run Drive	6847 Johnston Drive
47	7583 Barrister Drive	6831 Johnston Drive
48	7575 Barrister Drive	
49	7567 Barrister Drive	
50	7559 Barrister Drive	
51	7551 Barrister Drive	
52	7543 Barrister Drive	
53	7535 Barrister Drive	
54	7527 Barrister Drive	
55	7519 Barrister Drive	7508 Debbie Run Drive
56	7518 Barrister Drive	6814 Oliver Way
57	7526 Barrister Drive	
58	7534 Barrister Drive	
59	7542 Barrister Drive	
60	7550 Barrister Drive	
61	7558 Barrister Drive	
62	7566 Barrister Drive	
63	7574 Barrister Drive	
64	7582 Barrister Drive	6815 Johnston Drive

Reserve	Address
A	7541 Debbie Run Drive
B	6874 Johnston Drive

# Parking / Thanks For Visiting

- C=100 M=57 Y=12 K=61
- C=11 M=16 Y=18 K=32
- PANTONE 131 C
- WHITE



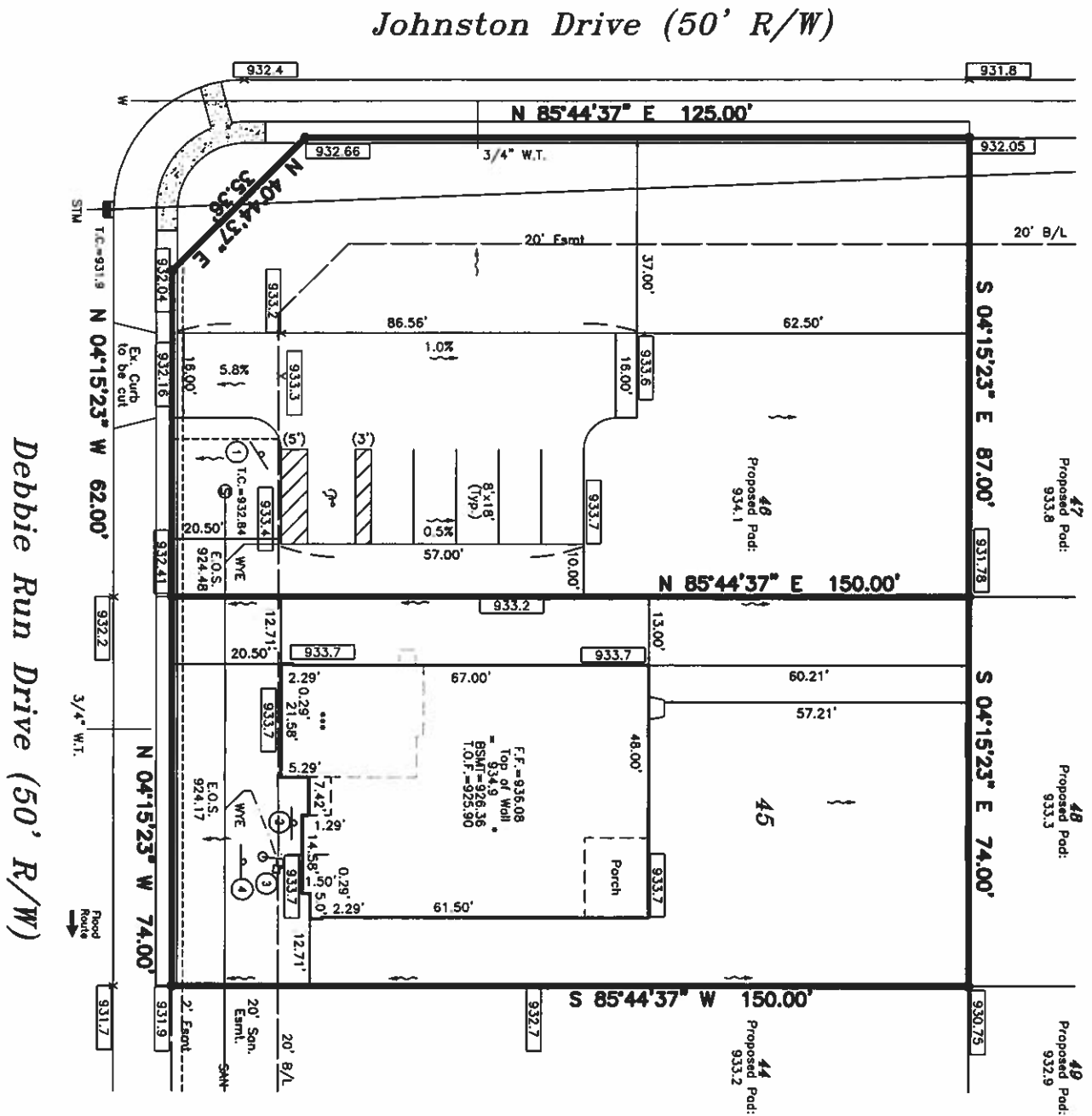
Scale: 1/2" = 1' @ 8 1/2" x 11" document



Sign Type: Parking / Thanks For Visiting  
Finished Size: 20" x 42" (6 sq. ft.)  
Sides: 2-sided

Scale: As Noted  
Date: 8/2018





**Exhibit of**  
**Lots 45 & 46 Autumn Rose Woods Sec. 1**

LIVING IN  
Scale: 1 Inch = 30 Feet

PREPARED BY:

1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4383 1-800-340-2743  
FAX (614) 486-4387



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