



**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 checked="" 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 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): 8205 Avery Road, Dublin, Ohio 43017	
Tax ID/Parcel Number(s): 60033406034 273-000401 137-00-00-049	Parcel Size(s) (Acres): 4.3 99.3 65.23
Existing Land Use/Development: Private Golf Club/Riviera Golf Club	

<b>IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:</b>
Proposed Land Use/Development: Residential, Open Space/Riviera Club
Total acres affected by application: +/- 168.83

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

Name (Individual or Organization): American Italian Golf Association	
Mailing Address: 8205 N. Avery Road Dublin, Ohio 43017 (Street, City, State, Zip Code)	
Daytime Telephone: 614-778-2534	Fax: 614-889-5820
Email or Alternate Contact Information: Jesse D. Oddi, Jr. joddijr@yahoo.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: Charles J. Ruma	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Davidson Phillips, Inc. (developer)	
Mailing Address: 4020 Venture Court, Suite D (Street, City, State, Zip Code)	
Daytime Telephone: 614-777-9325	Fax:
Email or Alternate Contact Information: cjruma@aol.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: Ben Hale, Jr	
Organization (Owner, Developer, Contractor, etc.): Smith and Hale, LLC	
Mailing Address: 37 West Broad Street Suite 725 Columbus, OH 43215 (Street, City, State, Zip Code)	
Daytime Telephone: 614-221-4255	Fax: 614-221-4409
Email or Alternate Contact Information: bhale@smithandhale.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, <u>Jesse D. Oddi, Jr., President AIGA</u> , the owner, hereby authorize <u>Charles J. Ruma and/or Ben Hale Jr.</u> 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: <u>11/7/13</u>

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 7<sup>th</sup> day of November, 20 13

State of OHIO

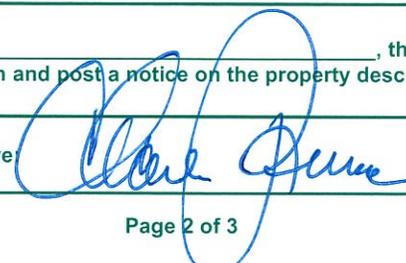
County of Franklin

Notary Public 



DEBORAH T. WALKER  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES JUNE 2, 2015  
RECORDED IN MADISON COUNTY

**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>Charles J. Ruma</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: 	Date: <u>11/7/13</u>

**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>Charles J. Ruma</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:	Date: <u>11/7/13</u>

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

I, <u>Charles J. Ruma</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:	Date: <u>11/7/13</u>

Subscribed and sworn to before me this 7<sup>th</sup> day of November, 20 13  
 State of OHIO  
 County of Franklin

Notary Public



Stamp or Seal

**DEBORAH T. WALKER**  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES JUNE 2, 2015  
 RECORDED IN MADISON COUNTY

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:	

Riveria County Club Property  
Rezoning Statement

- A. Explain the relationship of the proposed development to existing and future land uses in the surrounding area, the street system, community facilities, open space system, services, and other public improvements.

*The subject site is bounded on the south, east and partially on the west and north sides by single and multi family housing developments. To the north and west there are schools and their ancillary recreational use activities. The site consists of 168± acres. The proposed subdivision would tie into existing subdivision streets to the south and to the west and would utilize a boulevard entranceway off Avery Road as the main access to the property. The proposed street system is curvilinear in style makes use of a pod development pattern which isolates each area by open space. The open space utilizes 58 acres of the site or 35% of the total site. The subdivision utilizes the existing stream corridor which runs through the site to provide the green space and stormwater detention basins areas. The approval of this request will literally be filling in the hole of the donut as the properties on all four sides have been developed with either institutional or residential development and the proposed subdivision is in keeping with the residential development patterns located around the site.*

- B. State how the proposed rezoning and development relate to the existing land use character of the vicinity.

*The proposed single family subdivision is consistent with the single family housing developments found to our south, east, west and north. The density proposed is 1.69 du/ac which similar to those densities found around the site. The proposed subdivision utilizes the existing stream corridor for its open space feature as has the subdivisions to the south and north so a consistent open space element is maintained with the proposed development. The proposed subdivision will provide a large open space area along Avery Road as a natural green belt element that is reflected on the east side of Avery Road and also provides a large setback to the first houses that will be located in the new subdivision. The proposed rezoning and development plan are consistent with past rezoning and development plan approvals and therefore is appropriate for the site.*

- C. State how the proposed rezoning and development relate to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then justify the proposed deviation from the Community Plan.

*The site was identified on the Community Plan as open space as if was a golf course and therefore that was no future development use planned for the property. However if one looks at the residentially utilized property that surround the subject site those areas are shown as Residential Medium Density (1-2 du/ac). The proposed rezoning and development plan matches with the surrounding recommendations as the requests is for single family residential housing at a compatible density of units and open space area. Although the Community Plan shows the subject site as open space due to the current golf course use the proposed redevelopment of the site is consistent with the use and density surrounding it.*

- D. Explain how the proposed rezoning meets the criteria for Planned Districts (Code Section 153.052(B)). (See page 3 for details).

*See the attached Approval Criteria Form.*

- E. If a previous application to rezoning the property has been denied by City Council within the last twelve months, list when and state the basis for reconsideration as noted in Code Section 153.234.

*No, previous application has been submitted to this site in the last twelve months.*

Approval Criteria (Section 153.055)  
Riveria Site

1. The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code;

*Yes, the proposed single family subdivision is consistent with the purpose, intent and applicable standards of the Dublin Zoning Code as the standards contained therein have been studied and followed in order to prepare the submitted subdivision layout.*

2. The proposed development is in conformity with Community Plan, Thoroughfare Plan, Bikeway Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;

*The development will not unreasonably burden the existing street network in the area as stub streets are provided for at three different locations to provide access to and from the site. The main entry point is off Avery Road and as such provides vehicular access to a major artery within the City. The subdivision will have multi use paths that serves the new development and will access existing multi use paths so that pedestrian and bike traffic can reach the subdivision and pass through to travel to other portions of the community. The proposed subdivision will comply with all applicable plans adopted by the City of Dublin.*

3. The proposed development advances the general welfare of the city and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;

*Yes, the new subdivision will advance the general welfare of the city and immediate areas as it will be an example of normal and orderly growth in this section of the city. The proposed subdivision complements the surrounding residential developments and the density also conforms with that suggested in Community Plan. The proposed development should enhance the immediate neighborhood with a project that fills in an area that will be redeveloped from the existing golf course to a single family subdivision.*

4. The proposed uses are appropriately located in the city so that the use and value of property within and adjacent to the area will be safeguarded;

*Yes, the proposed single family development is appropriately located as there are residential developments on all four sides of the site as well as school sites. The proposed housing will complement the existing housing stock so property values will be safe guarded.*

5. Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;

*Yes, there is adequate open space found within the subdivision as 35% or 58± acres of the site will be green space. The 35% open space area is in keeping with the objectives of the Community Plan.*

6. The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;

*The development plan will respect the prominent natural features on the site. The prominent natural feature being the existing creeks that meander across the property. The creeks will be maintained and highlighted with maintained green space and stormwater retention basins to add character to the center of the subdivision.*

7. Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;

*Yes, all the required utilities, access and detention will be provided on site to the standards set by the Community.*

8. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;

*Yes, adequate provisions will be taken to insure that ingress and egress from the site will minimize traffic congestion on surrounding public streets and the goals of the improvements will be to maximize public safety. The subdivision will also provide for pedestrian and bike circulation around the subdivision as well as through the site and on to other areas of the Community.*

9. The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;

*Yes, the layout of the homes within the subdivision has been closely studied and have been broken down into five (5) separate pods of lot sites. These five (5) pods will integrate to create one larger development that complements the larger community which surrounds it and thereby maintaining the quality image that Dublin strives to maintain within its corporate boundaries.*

10. The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the city;

*Yes, the proposed subdivision has been carefully studied to insure that all elements of design and layout are acceptable to the Community as it must function with the complement surrounding developments within the City. Special attention has been taken to insure the*

*layout of the road system, open space areas and housing pods are positioned appropriately and to insure that the property is developed in an orderly fashion.*

11. Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;

*Yes, more than adequate provision has been made to handle stormwater within and through the site so as to prevent problems within and without the new subdivision. The new subdivision will make use and supplement existing drain swales and preserve the existing waterways that cross the site the control drainage from and through the property.*

12. The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;

*Yes, any requested deviations will be justified, if deviations are required, as the anticipated product will enhance the surrounding area and be an attribute to the Community.*

13. The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the city;

*Yes, the proposed building design will meet or exceed the quality of housing already developed in the area and will meet or exceed all applicable appearance standards adopted by the City.*

14. The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;

*Yes, the subdivision will be properly phased to insure that the installation of all utilities and roads are coordinated so that no impact is created for neighboring properties and will work to ultimately allow for a seamless provision of services to the area.*

15. The proposed development can be adequately services by existing or planned public improvements and not impair the existing public service system for the area;

*Yes, the subject site will be served by all necessary utilities by the time the development is started and the development will help to open up additional capacities of service for other parcels in the area with the approval of the proposed subdivision. The provision of utilities to the site will not impair service to any existing services that are provided to neighboring properties.*

16. The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

*Yes, the applicant's contribution to the public infrastructure are consistent with the Thoroughfare Plan and will be sufficient to service the new subdivision.*

davidson-riveria-rezoning-predevplan.ste (nct)  
 11/6/13 F:/Docs