City of Dublin
Land Use and Long Range Planning
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 13, 2014

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

1. Riviera Club **8205 Avery Road**
13-114CP **Concept Plan**

Proposal:	A potential new subdivision with approximately 284 single-family lots, 58 acres of open space and associated site improvements on 168 acres located on the west side of Avery Road, north of the intersection with Belvedere Green Boulevard.
Request:	Review and non-binding feedback for a Concept Plan application under the provisions of Zoning Code Section 153.050.
Applicant:	Charles Ruma; represented by Smith and Hale
Planning Contact:	Steve Langworthy, Director and Claudia D. Husak, AICP, Planner II
Contact Information:	(614) 410-4600, slangworthy@dublin.oh.us or chusak@dublin.oh.us

RESULT: The Commission informally reviewed and discussed whether the proposed land use is appropriate and some agreed given the current zoning allowing single-family residential as a permitted use, a Planned Unit Development governing the site would be preferred to development under the existing standard district zoning. Other Commissioners felt that the site is best used as a golf course. The Commissioners suggested density of lower than 1.7 units per acre to be more in line with the lower end of the adjacent neighborhood densities. The Commissioners commented that the relationship of development areas to surrounding uses need to take the adjacency of existing schools into account and provide buffers to shield light and noise as much as possible. Some Commissioners suggested the applicant incorporate direct routes to school into the proposal not just from the site but also from the adjacent neighborhoods and contemplate the needs of the neighborhood services, which might include incorporating more diverse housing. The Commissioners suggested more usable open space and the creation of a natural open space along the Avery Road frontage. The Commission suggested the applicant take the comments from the residents and work with them to address as many of their concerns as possible.

COMMISSIONERS PRESENT:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Absent
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II