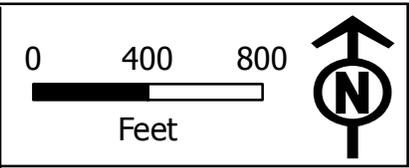


14-068Z/PDP/PP
 Rezoning/ Preliminary Development Plan
 Preliminary Plat
 Riviera
 8205 Avery Road



PLANNING AND ZONING COMMISSION

MEETING MINUTES

MARCH 13, 2014

AGENDA

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

Chris Amorose Groomes called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Commission members present were Richard Taylor, Amy Kramb, Warren Fishman, Joe Budde and Victoria Newell. John Hardt was absent. City representatives present were Jennifer Readler, Steve Langworthy, Gary Gunderman, Claudia Husak, Marie Downie, Jonathan Russell, Andrew Crozier, Barb Cox, Aaron Stanford, Velma Coen, Alan Perkins, Dana McDaniel, Paul Hammersmith, Sue Burness, Yazan Ashrawi, Sandra Puskarcik, Jason Nahvi, Josh Adkins, and Laurie Wright.

Administrative Business

Motion and Vote

Mr. Taylor moved, Mr. Fishman seconded, to accept the documents into the record as presented. The vote was as follows: Ms. Kramb, yes; Mr. Budde, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 6 – 0)

Motion and Vote

Mr. Budde moved, Mr. Fishman seconded, to accept the February 6, 2014, meeting minutes as presented. The vote was as follows: Mr. Taylor, yes; Ms. Kramb, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Mr. Fishman, yes; and Mr. Budde, yes. (Approved 6 – 0)

Motion and Vote

Mr. Taylor moved, Mr. Budde seconded, to accept the February 20, 2014, meeting minutes as presented. The vote was as follows: Ms. Newell, abstain; Ms. Kramb, yes; Mr. Fishman, yes; Ms. Amorose Groomes, yes; Mr. Budde, yes; and Mr. Taylor, yes. (Approved 5 – 0 - 1)

Ms. Amorose Groomes said there was just one case on agenda tonight and that would be the order. She briefly explained the rules and procedures of the Planning and Zoning Commission.

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

Chair Chris Amorose Groomes introduced this application for a request for review and non-binding feedback for a Concept Plan application for 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.

Ms. Amorose Groomes provided a breakdown of the order of tonight's process. She said, we will hear from our staff first, providing a presentation they have prepared with respect to this application; following that, the applicant will come forward and make any additional comments or corrections with respect to the staff presentation; a letter from the schools will be read by Steve Langworthy, our Director of Land Use and Long Range Planning; public comment will begin starting with those that signed in on the sheets

out in the lobby, stating name and address for the record. Ms. Amorose Groomes said she will then close the floor and the Commission will have their discussion; and finally, there will not be a vote taken this evening as it is a Concept Plan. She further explained that recorded minutes are filed with each case; that the proposals are heard; public comment is heard; and all the information is gathered and heard in a public forum so everyone hears the same information at the same time from all of the parties involved.

Claudia Husak said we are here for a Concept Plan Review for the Riviera Club application. She provided a process slide to outline the steps the applicant goes thru to receive approval from all the reviewing bodies. She said the Concept Plan is the first step to establish a planned district and requires Planning and Zoning Commission review for complex projects. She said the applicant may elect to get feedback from City Council. She explained the second step would be the Preliminary Development Plan that is rezoning as well as the Preliminary Plat that is the first formal step in the establishment of Planned Unit Development District that entails a development text and a preliminary development plan, which requires a vote by the Commission as well as City Council. She said the last step would be the Final Development Plan and Final Plat, which is the last step in the process which would be required before an applicant could file for a building permit and includes all final details which again the Commission would review and approve and City Council is the final authority on the final plat.

Ms. Husak presented a slide that outlines the site of 168 acres, including three counties – 5.7 acres in Delaware, 66.6 acres in Union and 93 acres in Franklin. She said the site has 2,000 feet of frontage on Avery Road. She said it was developed as a golf course in the 1970's with amenities like cart paths, ponds, fairways, and trees. She said there are two existing access points off Avery Road, in the center of the site providing access to a clubhouse and banquet facility. She said the site also has natural features such as two streams that are east and west going south toward the Shannon Glen Park that contribute to the North Fork of the Indian Run as well as a floodway and a Stream Corridor Protection Zone that requires further analysis.

Ms. Husak presented a slide that reflects the location of Dublin Jerome High School, Grizzell Middle School and Deer Run Elementary School. She said there are single-family subdivisions surrounding the site: to the south – Celtic Estates, Belvedere and Shannon Glen; to the east is Muirfield Village; and to the northwest is Tartan West. She said the site zoning is split between Union and Franklin County. She said on the west side it is zoned Rural (R) on the east it is Restricted Suburban Residential District (R-1) which both permit single-family homes and requirements are a 40,000-square-foot lots at 150 feet wide. She said this 168 acre site could yield approximately 180 homes, not considering required infrastructure and open space dedication requirements. She noted that agriculture, parks, and public schools are also permitted in these districts.

Ms. Husak highlighted the Community Plan history that showed there was no Future Land Use map in 1988. She noted the schematic plan, a Land Use Element that showed large areas of the City with a land use designation upon it and focused on the site being discussed that reflected rural residential. She explained the plan has land use paragraphs from which she read a portion that stated:

...an anticipated use of a portion of land adjacent to Muirfield Drive extension will be a mixture of residential development of varying density, some office and minimal commercial. The predominant land use is to be single-family residential extending all the way to Brand and Avery Roads. All development west of Avery Road is to be single-family at two units per acre or less. She said the City updated the Community Plan in 1997, whereas the western portion of the site would be part of the metro park and the City secured land with Franklin County Metro Parks, west of Hyland-Croy Road where the metro park is currently located. She said the eastern portion of the site at that time was shown as residential, medium density that allowed one to two dwelling units per acre....

Ms. Husak noted there were developments approved during that time which were Belvedere and Tartan West that provided street connections toward Riviera. She said in 2007, the City updated the Community Plan again, and the growth scenario for the entire City assumed that the Riviera Country Club could

develop under a “conservation subdivision” land use type that equated to 1.5 dwelling units per acre. She explained that during the public review process of that Community Plan, the property owner of the club at the time requested that the designation show current use of the land as a golf course so staff was directed by City Council to avoid identifying the site for redevelopment on the Future Land Use Map and the open space designation was adopted.

Ms. Husak said the current Community Plan carried forward this Parks/Open Space classification, described as “Land use for public or privately owned parks and recreational uses, or lands that are to be preserved in a natural state. This may include portions of private lands that have been identified for open space preservation as part of future development projects, but not necessarily targeted for public dedication or acquisition.”

Ms. Husak noted the first discussion question: Is the proposed land use appropriate? She said many times the Commission asks staff as to how the development fits within the surrounding areas. She reported staff has analyzed the density of the adjacent subdivisions: Tartan West was approved at 1.83 units per acre; Belvedere approved at 1.5 units per acre; Shandon Glen 1.7 units per acre; and estimated density for Muirfield at 1.27 units per acre. She said tonight’s proposal is for 1.7 units per acre. She said current zoning would allow ± 180 homes but 284 units are being proposed which prompts another discussion question as to whether or not the density is appropriate.

Ms. Husak said the Concept Plan does not show individual lot lines but shows pods of development with varying lot dimensions. She said the pods have been placed to either mirror or exceed the lot sizes and the widths of adjacent developments with the smaller lots concentrated to the north and west with larger lots to the south adjacent to Belvedere. She noted the main access point is off Avery Road, in the center of the site, it is proposed as a boulevard entry and the secondary connectivity is proposed through Tantalus Drive and Timble Falls Drive to the south within the Belvedere subdivision and Firenza Place to the west through Tartan West to Hyland-Croy Road where the street stubs exist today. She said no access to Hyland-Croy Road is being proposed with this Concept Plan.

Ms. Husak said the third discussion question posed was whether the relationship of development areas to surrounding uses was appropriate. She said the Concept Plan includes 58 acres of open space or 35 percent of the site. She said the larger open spaces are concentrated along Avery Road and the streams. She noted the large wooded area to be preserved and smaller open spaces contemplated within the development but appear to be too small to have much usefulness or visual effect. She reported the fourth discussion question was whether the open space was appropriately located.

Ms. Husak noted the lack of buffers to the more intense uses at the high school sports area as well as Grizzell Middle School.

Ms. Husak read the discussion questions again:

- 1) Is the proposed land use appropriate?
- 2) Is the proposed density appropriate?
- 3) Is the relationship of development areas to surrounding uses appropriate?
- 4) Is the open space appropriately located?
- 5) Other considerations by the Commission

Ms. Amorose Groomes invited the applicant to come forward.

Charlie Ruma 4020 Venture Court, Columbus, Ohio 43228, said he had been a developer in central Ohio for 45 years. He said his family grew up here, been married 48 years, has three children with six grandchildren, and they all live here. Mr. Ruma said he was no high falutin developer to pillage the land. He said he had developed a number of communities throughout central Ohio, most notably, the Wedgewood Golf and Country Club area that included over 1,000 acres of office, multi-family, and retail.

He has had dealings with land in Dublin since 1972; he started the North by Northwest Business Center that later became Metro Center.

Mr. Ruma explained that in 1963, the American/Italian Golf Association was searching for a new home for their golf course. He said they had a nine-hole course located in Groveport, Ohio, that sometimes flooded when they had heavy rains. He said in 1964, they bought parcels in several counties and ended up with 168 acres. He said they planned a golf course and modest clubhouse well before the inception of Muirfield Village and Muirfield Golf Course. He reported that many developments and golf courses came later. He said the clubhouse has not been updated with a swimming pool or tennis courts and the greens are not built to PGA standards. He said it was in its heyday in the 70s but they have since experienced severe financial difficulties. He noted other clubs that experienced the same financial problems. He reported that they cannot operate this golf course beyond this year; it is going to close. He said they are currently operating on funds he provided through a deposit for further acquisition of the land.

Mr. Ruma said he had considered this property years ago. He believes this is the best property that is remaining in Dublin and said it is the last that can be developed in the northwest area. He reported that he submitted a proposal to the American/Italian Golf Association (the owners) a year ago along with seven other developers and they chose him to do what was best for the land, best for the owners, best for the community, and hopefully a good opportunity for himself. He requested the help of the Commission to learn if his proposal makes sense and if they should proceed ahead. He asked how he could ensure this was approved to be better for the community and better for everyone. He reported that they have done studies: wetland, corridor, and started a traffic study. They have taken soil samples, did a tree survey, and met with the schools, the fire chief, and neighbors.

Mr. Ruma said he put together what he thought was the best possible team to work on this proposal. He noted the site was surrounded by all levels of Dublin schools within walking distance, making it the best attraction for a residential community. He said there was a multi-use path up Avery Road. There are paths going through Belvedere and Tartan West that stub into Riviera. He said if they are successful, they will create a pathway system that connects to all the schools. He said they reviewed the density levels of the communities around this site. He said they would like to mirror the wetland at Belvedere.

Mr. Ruma said they considered age-targeted housing for empty nesters but did not want to propose at this time until he received feedback from the Commission. He said if the Commission looked upon that favorably, he would make sure he incorporated that into his plan. He said the overall density of their proposal is 1.67 units per acre, 1.4 units to the south. He said homes that abut Belvedere would have a minimum of 100 feet as frontage for custom builders. He said areas that abut schools and condominiums will be developed in the more standard 75- to 80-foot lot size. He said the major ingress/egress points, will have a double boulevard effect; that single point is halfway on Avery Road. He said they are proposing at their cost to build a road to the west to connect with Hyland-Croy Road. He said they met with school administration and they are taking this under consideration. He said the green area along Avery Road will be \pm 300 feet from the front of any house from Avery Road and somewhere between 400 to 500 feet from the houses at Muirfield. He understands this process will take at least a year. He said in 2015, they may be able to proceed with engineering drawings and in 2016, before they even start to develop the site, possibly finishing in late spring so there will be no houses until then. He said the pace may be to build houses over 7 - 8 years: in good years they may build 30 lots per year or 10 – 15 per year in slow years. He emphasized that the impact would not be immediate. Mr. Ruma said the prices would range from \$550,000 - \$700,000 for the standard lots and \$700,000 - \$900,000 for the estate lots. He said one year ago he was before the Commission to discuss Wellington Reserve and the anticipated prices were to be in the \$500,000 - \$600,000 price range. He contends that there is a huge demand for good quality new housing with amenities. He again asked for guidance and input.

Ms. Amorose Groomes invited Steve Langworthy to read a statement provided from the Dublin Schools.

Steve Langworthy read the following statement from Dublin City Schools regarding the proposed Riviera development:

There has been a significant amount of information regarding this proposed project circulating in our community. Some of that information has directly mentioned possible impact on our schools. We have been asked to provide accurate information to the Planning and Zoning Commission.

The information District officials have received to date regarding the proposed Riviera subdivision has allowed us to make preliminary enrollment calculations for the proposed development, using the student per household ratios of the adjacent subdivisions of Belvedere and Shannon Glen. While we have not been given any timeline for the full build-out of the proposed development, our Planning Department estimates of the number of students produced by the proposed Riviera development at full build-out are listed below:

Elementary School – 145

Middle School – 102

High School – 105

We understand that the ultimate rezoning of the Riviera Golf Course will be a City of Dublin decision and “impact upon schools” is not a major factor in the decision-making process. With that being said, if this development is ultimately approved, we would ask the Commission to consider the proximity of some of the proposed homes to the Dublin Jerome football stadium and to the Grizzell Middle School property. School properties are in heavy use throughout the year. The same is true with any available green space at the middle school level. For example, practices at our facilities requiring stadium lights may go on as late as 11 p.m. Many events require the use of a public address system. Additionally, there is little break during the summer. Jerome will be hosting the nationally recognized Top Gun Football Camp again this year, as an example. Residents who live near Coffman’s football stadium or the Jerome baseball field can attest to the heavy, year-round use of these facilities and the noise that often emanates into these neighborhoods.

As part of any approval plans for this development, a green space buffer zone and sound mitigation steps would benefit the District and any future city residents of this area.

We would like to clear up any public misinformation regarding easements. Our District has not granted the property owner any easements associated with this project and we do not plan to grant any easement requests onto the Jerome High School property in the future.

As a public school district, it is our job to educate any students who live within the boundaries of Dublin City Schools and we will complete that task regardless of any decisions made regarding the Riviera property.

Mr. Langworthy said that concludes the statement. Ms. Amorose Groomes said that statement will be available on the City of Dublin website as early as tomorrow.

Ms. Amorose Groomes began the public comment portion of the meeting and explained the five-minute timer being used.

Mike Mess 8823 Vineyard Haven Drive, thanked the Commission for the opportunity to present comments. He said he was a long time resident of Dublin, currently residing in the Savona condominiums in Tartan West that is on the north side of the golf course. He said he was the President of Savona HOA. He said in the summer of 2013, a group of Homeowner Associations started meeting. He said today they have eight HOAs participating in a discussion group representing 3,430 homes, represented on a map. He said they wanted to publically express their views tonight on this proposed development and he asked

the Commission to consider a quote from one of his favorite characters, Spock. “The needs of many outweigh needs of the few”. He said the other speakers from his HOA group believe keeping Riviera green best fits the needs of the entire community. He said the topics they plan to cover are:

- 1) Maintaining the integrity of the current Community Plan;
- 2) Addressing potential overcrowding of the schools;
- 3) Impacts on traffic;
- 4) Impacts on infrastructure and taxes; and
- 5) Potential options to keep Riviera green.

Mr. Mess emphasized that their group could help decide what is best for the many and not just for the few.

Kevin Walter 6289 Ross Bend, representing the Friends of Dublin comprised of 3000 individuals that actively participate in the community initiative. He cited Section 153.002 of the Code; it defines a concept plan as an opportunity for discussion to determine if the proposed development is “generally consistent with the Community Plan”. He said it is our position that this development is fundamentally not consistent with the Community Plan. He said Riviera was designated as parks and open space in the 1988 – 2007 and newly adopted 2013 Community Plan that describes this vision of the community as approved by City Council. He said it is used by city staff when discussing new projects with developers, councils, and residents. He said the Community Plan is the key policy guide for City Council and the Planning and Zoning Commission as they evaluate the character, location, extent of proposed public and private developments in Dublin. He said it is critical that councils throughout the years have expressed in words and in picture the desire for Riviera to remain classified as parks and open space. He named a list of council members that have approved this. He said the developer will tell you this was always thought that this would be developable by pointing to the City ordinance 65-03, which zoned the land to R-1, which designed to bring multiple properties into zoning compliance. He said there was no specific intent to develop as a residential development. He said in the 1997 Community Plan, the only plan that shows this as residential, 83 acres of the site were shown as metro parks and with subsequent updates reflect parks and open space. He stated the Community Plan is changeable, but the bar is set high to change classifications; it should not be a slam-dunk for a developer to come in and change classifications that have been voted on by generations of Council. He said if we allow this, we lower the bar by which Community Plan can be updated. He said the developer stating the justification of closing a donut hole is not a compelling enough argument.

Mr. Walter said City Council has affirmed that this property should not be filled. He said this was the only major parcel of undeveloped land in northwest Dublin, and as such, great care should be taken. He noted a memo dated June 11, 2013, “staff was directed by City Council to avoid identifying this site for redevelopment on the future land use map”. He said City Council has made several classifications and discussions about this, calling it a vital green area of the community with beautiful vistas. He contends this proposal is in direct opposition to the Community Plan.

Bob Fathman, 5805 Tartan Circle North, the Chair of the Civic Action Committee, Muirfield Village Civic Association, addressed the impact on the schools if this were to develop and reflected on a slide: Deer Run ES – 149 Grizzell MS – 52, and Jerome HS – 341 students over capacity. He asked if this was good for the school district, children, or parents. He said absolutely not. He is opposed to turning this property from green space to housing. He referred to a slide showing the Operating Expenses of the Dublin City School District. He explained that in 2013, it cost \$12,790 to educate one student; the state reimbursement is \$1,035, leaving local property taxes to pick up the balance of \$11,755. He said estimates were based on 1.24 students per home, as provided by the school district, which will cost \$14,567 per home to the school district if this proposal goes through. He said a \$400,000 home property tax would be \$7,000 per year. He said additional property tax will be needed at \$7,567 per home to educate the children. He asked by a show of hands, how many people attending the meeting tonight live

in the City of Dublin. He said those with hands raised will have to pay more taxes to operate the schools per year. His final comment referred to the slide, which showed the capital expense to add new students. He referred to classrooms needed and the overcrowding this will impose. By his estimates, it will cost \$11 mil to upgrade. He emphasized this was not a good plan for the schools, the children, or the tax payers of Dublin.

Kip Rosier, 8079 Alimoore Green, President of Belvedere HOA, said recently their board voted to oppose this Riviera plan. He said they are concerned with the major traffic impact. He said based on the 2003 traffic counts, they expect the 284 homes proposed, they will see additional 2,044 trips added to the area that represents a 20 percent increase in traffic. He noted the major intersection at Avery Road and Brand where in 2012 there was a very bad accident where a child was thrown from the vehicle and seriously injured. He noted in 2013, a multi-injury accident at this same intersection. He said during peak times, taking your kids to soccer practice, baseball practice, it is not safe as it is often confusing. He emphasized their position that this development will add more traffic and problems. He said Belvedere is also concerned about the additional cut-through traffic. He said this is a land-locked area, conducive to choose this route to come out. He said a former City Council member said the streets should not be stubbed at the golf course. He said there are additional traffic impacts all along Avery Road, coming out Perimeter to access 33. He mentioned several other streets that would be impacted by additional traffic. He concluded by saying traffic is a major concern for Belvedere and surrounding neighborhoods. He asked the Commission to please consider this plan very carefully.

Scott McCort, 8155 Avery Road in Celtic Estates, said initially they thought this plan would bring more houses, more taxes, and more revenue for the City but they also recognize the cost to the City to support these houses. He said the City produced a Land Use Study for residential housing in Dublin, and found the cost is three times more than they generate in revenue which equates to \$1,700 per household, annually, and will impact the tax payers. He said the analysis shows this type of housing produces the worst fiscal results. He said they also looked at the other infrastructure impacts such as traffic, sewer, and water. They concluded that there is adequate water supply but not adequate sewer capacities. He said this land was planned for always being green space. He noted the estimated costs to adjust the infrastructure for this plan to go forth. He said there is a financial benefit to the current owners and the developers but not to the City and its residents. He said there would be an additional burden to the community and would be detrimental to the environment to remove the green space. He contends, this is in direct violation of the current Community Plan and sees no reason to rezone and amend the city plan.

Christine Gawronski 7691 Worsley Place, President of Brandon HOA, said the trend around the country is many golf courses competing and it is more difficult for courses to remain profitable. She said Dublin can be a leader in solutions. She proposed options other than flooding the area with homes: sell to the City for passive parkland; partner with the Schools to turn this into a nature or learning lab as landmark trees and streams are on this property. She said she worked with Mr. Ruma on the Wellington Place development that abuts to Brandon and landmark trees that were promised to be preserved have been removed. She said a previous Community Plan showed the west half of the property becoming part of the Glacier Ridge metro park. She said it would be far less expensive for the City and schools to purchase this land than to service 284 homes on this site. She noted an article from the December Columbus *Dispatch*, describing a place in Casselberry, Florida that was preparing to buy a closed golf club and turn the area into public parkland with nature trails and an article about a golf course in Granville, Ohio where the Village and Township combined, chose to buy a conservation easement, guaranteeing the land would never be developed, the club can keep the title to the land to continue to operate if they so choose or sell as parkland. She said whether the City buys this land or it remains in the hands of the Riviera owners, some of the land could be configured to wetlands and used in a corporate trade through the wetlands bank. She said the owner could realize a gain of \$17,000 - \$65,000 per acre and still operate as a golf course but some of the land would need to be converted to wetlands. She said Dublin contributed to extend Glacier Ridge, a consortium could avoid the cost of buying the property outright, and instead, purchase over time before ultimately owning the land and extending the life of the golf club if they wish

or allowing them to buy it back. She concluded there are a few options to converting this land and does not need to be converted to unwanted housing. She contends that another housing development does not benefit Dublin. She said just because it is the last parcel in northwest Dublin to be developed, does not mean it should be.

Rick Goebel, 6849 Vineyard Haven Loop, said he has lived in Columbus over 35 years and in Dublin for the past seven years. He said he lives in the Savona development in Tartan West. He said his property is adjacent to the golf course. He reiterated that the needs of many outweigh the needs of the few. He summarized what was discussed earlier: revenue will not offset expense due to study; traffic congestion is already a problem; and schools will be overcrowded and expensive. He said there is a number of empty properties and room for expansion elsewhere. He said this proposal is not consistent with the Community Plan. He said the solution is for green space: a golf course, a bike path, a park, or wetlands. He said that as a community, they could identify a better fit to preserve the beauty of Riviera. He asked attendees that support parkland or green space to raise their hand or clap. By the applause received, it confirmed their support.

Mike Ensminger, 7502 Kilbrittain Lane, said what has been discussed is appropriate for a theoretical concept plan but wanted to diverge into reality. He reported that in November, 2011, the City notified Wellington Place residents that the applicant would be purchasing the undeveloped tract to the west of their subdivision on Brand Road to build 28 high-end single-family homes. He said now that the applicant is interested in purchasing Riviera Golf Club, we thought it would be an appropriate forum to highlight the challenges that Wellington residents continue to face, 2.5 years later, after that initial application was submitted. He shared the overall disappointment and accountability of follow-through by the applicant and the builder. He said in 2011, the applicant promised multiple custom homebuilders, but Virginia Homes is the only builder of all 28 houses. He said Mr. Ruma is not the builder and closely related to the proposed builder but he has not heard from Mr. Ruma since City Council approval despite his continued assurances to remain actively involved in the project. He questioned the applicant's commitment to keep the rural nature of the Brand Road corridor. He explained they are left with a gaping, treeless space that does not fit with the rest of the natural landscape. He said there was an "accidental" destruction of a 100-year old tree on Brand Road and the dry basin ponds are eyesores. He said the area has been pillaged. He said there were over 1,100 trees on that property but there is not much left. He said he was shocked when speaking with the Virginia Homes project manager, who freely admitted he was unaware of the opacity requirements for the landscaped borders.

Mr. Ensminger said this was a heavily negotiated point nearly two years ago. He said multiple homeowners contacted Virginia Homes about the flooding and run off in July, August, and October and were told each time it was a 100-year rain. He reported it took them eight weeks to provide a temporary and inadequate solution, which was to put up an orange fence not approved by EPA. He shared some pictures of his lawn. He said they basically destroyed his back yard; ruining bushes and grass to where he cannot even let his dog out. He said Virginia Homes promised re-grading of his backyard, shrub replacement, mulching and sodding but nine months later, they have just backed-filled with ungraded dirt, without his permission on 6:55 am on Saturday. He said they only sought permission from his neighbor to be on his property, not him. He said just last summer, they witnessed a Virginia Homes representative, swinging from a limb and tearing it off of a tree that the City Arborist designated to preserve. He said the subcontractor verbally assaulted two residents. He said they were reassured that their neighborhood would not be used as a construction entrance but the dump trucks sped down the street, damaging the roads and frustrating the residents. He reported that construction started as early as 6:45 am, in violation of City Code, even on weekends. He said they continue to be disappointed with this 28-home development and tried to imagine these problems magnifying 10-fold with the introduction of nearly 300 homes proposed for Riviera.

Jamie Davitt, 8169 Summerhouse Drive West, said she lived there almost three years with their children. She referenced the movie "It's a Wonderful Life" and the character George Bailey, who had said it was

the people who do most of the paying in spending in this community. She gave the group of attendees a round of applause for their passion. She compared the financial struggles of our first golf course, Riviera to the movie where the same thing happened in the movie with the savings and loan building. George Bailey reached out and said "Give it time." She asked that we give Riviera time; it does not have to be developed right now. She said it experienced financial distress not unlike many industries. She explained you cannot un-develop what you start with Riviera. She noted the Dublin brand and reputation and how Riviera is a \$10 million asset. She said there were a lot of developments started and undeveloped within a mile of Riviera: Oak Park, 69 percent; Tartan Ridge, 39 percent; Tartan West/Sienna, 70 percent; and Jerome Village, 91 percent. She said that equates to 2000 lots available within one mile of Riviera Golf Club so why destroy Dublin's oldest golf course. She said we are known for green space, parks, and golf courses. We have 168 acres of landscaped green space so why build homes when there already is abundance? She noted there are 91 trees left over from 1,100 that were chopped down in Wellington for 28 houses. She concluded with a Chinese proverb, "One generation plants the trees; another generation gets to benefit from the shade".

Greg Smith, 6457 Green Stone Loop, in the Belvedere subdivision said he moved to Dublin four years ago from Upper Arlington. He said after his third child was born and needed a larger house, they chose Dublin for the schools and green space views, which they paid a huge premium to live near designated green space. He is now concerned that he would be forced to go back to Upper Arlington. He admits that is dramatic but Upper Arlington will not overcrowd the schools. He said his daughter's classroom at Deer Run was a trailer last year and his other daughter at Deer Run was told she was lucky to have desk. He asked the Commission if they are trying to mess up Dublin's high rankings. He said he has not seen numbers from anyone that show Dublin can support the children that would come from these additional homes and make it work with the schools. He said Upper Arlington made mistakes a long time ago and wish they can have green space back. He said he was 100 percent confident; they would not build over golf courses there. He summarized stating the proposed development would destroy nearby schools, and green space we could never get back. He asked the Commission to protect Dublin's most important assets.

Jamie LaRue, 8494 Glenalmond Court, thanked the Commission for allowing him the opportunity to speak the thanked them for their service to the community. He said he recently relocated to this community, which is fifth house. He said the development of 284 homes on Riviera would drastically change the character of Dublin, have an adverse effect on schools, traffic, and taxes. He said Dublin schools were the driving force for selecting their home after looking at New Albany, Powell, and Westerville. He said had Deer Run, Grizzell, and Jerome been overcrowded, taxes higher, and traffic worse, their decision may have been quite different. He said the Commission could ask the applicant to provide more buffer zones for the schools, to donate land to the schools to enable development, or to fund construction of sewers, roads, and subsidize infrastructure or simply keep it green. He asked that they protect the integrity of the Community Plan.

Ed Siddell, 8153 Summerhouse Drive West said his family has resided in the Belvedere subdivision for the past ten years at the intersection of Timble Falls and Summerhouse Drive. He reported the traffic is already pretty bad in the morning because it is a cut-through for the high school traffic from 7:20 am - 8 am. He referred to a slide which shows Summerhouse Drive as an oval that turns to Abbey Glen and the kids go around both sides of the circle, which blocks the way to work. He said it continues up through Grizzell and Deer Run. He showed a video that revealed that the students do not stop at Belvedere Green and Summerhouse Drive intersection, using it as a racetrack, which is dangerous. He said the City of Dublin put out a speed check on the left side and the traffic got so backed up, they were no longer speeding because they could not due being backed up. He said Timble Falls is the proposed cut-through street for these additional 284 homes; that is a recipe for disaster. He said that Dublin police said they could not and will not put officers there every day. He said they cannot put speed bumps there as they cannot afford the man hours or the resources. He asked the Commission how it could be afforded with additional homes when it is not affordable now.

Mark Mace, 6469 Green Stone Loop said 12 years ago, he and his wife decided to move to a better school district for the benefit of their children and thought the Dublin school system would be the best fit for special needs child. He said additionally, they wanted a community that placed a special importance on parks, green space, and bike paths. They chose Belvedere due to the close proximity of parks, bike paths, and the beautiful view we have of the Riviera Golf Course. They were pleased to learn later the site was identified as parks and open spaces. He said both of his children have attended Deer Run, while their special needs son is currently at Grizzell. He said they fought for years to obtain the services we now enjoy for the first time. He said they finally have an excellent intervention specialist and are satisfied with the services they are receiving. He said for every Riviera child that attends Deer Run ES, Grizzell MS, or Jerome HS, a child currently enrolled will most likely be sent elsewhere. He said school redistricting is an almost certainty. He said if his child is sent to another school, he will lose everything they have fought for all these years. He said intervention specialists do not follow your children, they stay at the schools. He said with almost 8 - 12 percent of kids on individual education plans, many families will be affected by the loss of their intervention specialist, who is a key to the entire IEP process. He asked the Commission not to rezone this property; there are too many homes and people against this project. He asked that they please listen to their residents.

Ms. Amorose Grooms said there were no more speakers listed on the sign-up sheet but as promised, that does not preclude anyone from speaking. She asked that they raise their hand and she will invite them to come forward, stating your name and address for the record.

Bryan Faller, 8703 Finlarig Drive said he fought against this plan but after hearing Mr. Ruma state his reasons for this to be approved because Riviera is no longer a good golf course does not mean we should develop this green space by adding 284 homes in that area. He said Mr. Ruma claimed this was the last good piece of land to develop but to restate what someone said earlier, should it be developed. He said that Mr. Ruma said he already started a traffic study but did not state the results. He said he did not hear him disagree with what other presenters have said about the increase in traffic. He said he met with school administrators but again did not disagree with the overcrowding statistics that have been shown. He said he wants to develop a community with walking distance to the schools but did not say how the traffic will create impediments to children walking to schools who live across Avery Road. He said Dublin is a big cycling community. He said to have \pm 2,000 more cars per day traveling on these roads should be taken into account. He said he came here tonight with an open mind but nothing convinced him that the community should support this development. He said that he thought it was telling that not a single person in this community has said we should do this.

Ms. Amorose Grooms asked the public if anyone else would like to address the Commission. She explained they would not field questions this evening. She said once they close it off to public comments, the Commission will have a discussion as a result of what has been heard this evening and respect to the speaking points made earlier.

Jerry Williams, 6290 Belvedere Green Boulevard said if not questions can be heard, he came into this with a completely open mind without an agenda. He asked the Commission, other than Mr. Ruma, what would be good about this? Ms. Amorose Grooms responded that is a great question that will be addressed in our discussion points following public comment. She asked if anyone else present that would like to speak with respect to this application. [Hearing none.] She said that concludes the public comment portion.

Ms. Amorose Grooms explained there are five questions posed by staff and the purpose of tonight's meeting is to gather all of the information and begin to sort through it. She said the applicant will have the opportunity to ask any points of clarification after their discussion. She stated first, they wanted to get the input of their residents and second of all, she wants the applicant to walk away with a clear

message that you heard from the public and the Commission. She reiterated that staff had provided five discussion questions but the Commission probably had a list of their own as well.

Amy Krumb said she had been on this Commission for six years and this is the most people she has seen attend one of her meetings. She said as a lifelong resident of Dublin, she appreciates passionate people coming out to show their support/lack of support for an application. She said she graduated from Dublin and has a son in the school system. She recommends the public take this to the school board. She referred to the presentation made by Ms. Gawronski, which provided alternative options for this property. She said, unfortunately, the Commission does not have the authority to do anything with those options but since they are on the record, she hoped that City Council would hear them. She said the Commission is tasked to answer questions for the applicant. She explained that they cannot say, build a park; the City has clearly stated they will not build a park but suggested if they keep talking to City Council, maybe things will change. She said one of the big questions being asked is what the benefit of this application is. She reminded everyone, this is still private property, still zoned residential, but sometimes it is favorable to do a Planned Unit Development rather than straight zoning, which allows more control as to what happens on that property. She said this Concept Plan as presented today could be better. She said a PUD could provide much better opportunity for this piece of land instead of staying as existing zoning. She said it is probably not going to be the 181 homes that technically are there by the time you have your EPA guidelines and so forth but could be 80 – 100 homes but the Commission does not have control over what those look like.

Ms. Krumb addressed the discussion questions: 1) land use is appropriate as being zoned residential and would not rezone it PUD because there is too many houses under the current plan, which falls under the next question; 2) way too dense to be considered open green space or a conservation subdivision since they would need to be under the lowest number at 1.27 units per acre; 3) is appropriate to the surrounding uses but the school letter is a great reminder of the need for large buffers between athletic fields and homes because residents do not like the stadium lights and noise when they were there, first; 4) there needs to be a lot more open space that is usable, not necessarily just passive, a more park-like space with trails; and 5) Mr. Ruma's suggestion of empty-nester housing is a wonderful option for this property as they would not have children attending schools, which takes a huge burden off the schools but asked if they would want to live next to schools with loud stadiums. She said traffic is always a huge issue for her; she likes to see traffic reports. She said she understands this would be done at the expense of the developer but would like to see required to expand the scope of the traffic study, more than what is normally required. She explained that will all come later along with the agreements for the cost of roads and sewers. She reiterated that tonight is to cover basic questions.

Victoria Newell thanked everyone that spoke as well as the applicant. She said she was saddened to see loss of Riviera Golf Club. She said she was a long time resident of the City of Dublin and was attracted to the ability to raise a family here. She said they had a good school system and close walking distance to schools and parkland. She noted that original parks were neighborhood parks. She envisioned when she moved there that someday, there would be an "emerald necklace" of parks, all of them interconnected with bike paths. She said when an applicant proposes a development on a very large beautiful piece of property; everyone wants it to stay naturally as parkland.

Ms. Newell addressed the discussion questions: 1) it is currently zoned residential; if they choose to sell and zoned residential, it can be; straight zoning will get whatever will come; as a PUD, there is more control to preserve some of the natural aspects of this site; it is appropriate use if it cannot be preserved as park land, cannot preserve it as a golf course, can preserve as a great residential neighborhood next to other great neighborhoods; 2) density is not appropriate, she would rather see more green space with lower density and the green space to feel like a park that is contributed to the entire community of Dublin, not just a park associated with a development; 3) relationship to surrounding uses needs buffers along school property; 4) yes, open space is appropriately located but street frontage along Avery Road needs to have a more natural character, undulation will be helpful

being able to see into the green space and being preserved where you have flood lands in the center of the site and would like more interconnection off of Avery Road.

Joseph Budde stated that he does not support the Concept Plan as presented and requested rezoning, he does not support. He agrees that the existing zoning would allow the developer to develop and all interested parties would be well served by participating and working with the developer so a PUD could be put together. He does not believe the proposed land use is appropriate but zoning precludes him from saying he cannot support it. He said the density as proposed is many more houses than what should be developed. He stated the relationship to the surrounding uses should be appropriate. He agreed with fellow Commissioners that the buffers along the school properties would need to be developed. He said he was very concerned about the impact on the schools, the schools impacting the residents that would live there, and the traffic on Avery and Brand Roads as he bikes with groups of people through there all the time. He recognizes that some kind of development will happen here and encouraged the developer to work with all the interested groups and those that came tonight and work it out. He was adamant that there needs to be cooperation amongst all the parties.

Warren Fishman said he was really proud to be Dublin resident. He said Dublin is one of the smartest cities in the world, rated 6th or 7th smartest and it really shows tonight. He applauds the preparation of speakers to provide statistics and logical reasons for your beliefs. He said whether anyone agrees or disagrees with you, he thought it was commendable. He noted the thousands that volunteer in Dublin that do not have an interest. He said the Irish Festival and the St. Patrick's Day parade could not happen without all the volunteers. He appreciated the civil meeting expressing passionate and emotional beliefs.

Mr. Fishman skipped around the proposed discussion questions. He said the proposed density is not even close. He said Muirfield is 1.27 units per acre and it is 2,300 units. He noted that one of the traditions they have in Dublin is to make things better and better; the next subdivision knocks our socks off. As Mr. Ruma so aptly said, this is the last piece we have. He encouraged his colleagues on this board and City Council that if it ends up a subdivision that it should be incredible and surely less than 1.27 units per acre. He said it is appropriate given it is zoned residential and not much we can do about that. However, he said sometimes if they wait, better things happen. He said yes and no to the relationship of the houses in the area but there are schools, crowded roads, and there could be a better relationship. He stated that the open space needs to be usable open space. He said developers take land that cannot be developed anyway, the land around the water, the flood plain, need to have a set back from Avery Road but do not consider that free open space. He said if the developer's heart is in the right place, 3.8 acres is the size for a useable park. He said open space scattered throughout the development needs to be useable. He said the space around the water and next to the roads is a given and should not be counted. He does not believe this is properly located. He said the audience has done a terrific job of talking about other considerations. He said if this was perfect world he would like to see that a park because there is no major park in that area but it is zoned residential and the possibility of becoming residential. He said Mr. Ruma is doing what he has the right to do by making a proposal and has heard a lot of information from intelligent people tonight and hopes he takes that into consideration.

Richard Taylor said Mr. Fishman did such a wonderful job of complimenting you all, that he would just ditto his comments. He threw a little compliment to Mr. Ruma's group for coming before the Commission with a true Concept Plan. He said this is still wide open here with just one drawing to see what we can make better. He said he would prefer this remain a golf course and preferably a public course and ideally, a municipal golf course. He said it is awkward that a city that was born out of golf and markets itself so heavily around golf and invests so heavily in golf...how much did we pour into the President's Cup this year? He said he read again today in *Business First* about Shamrock to be developed as housing and there was little opposition, where he even learned to play golf and where families go to play golf together. He said to replace a recreation destination with houses seems awkward and would hate to see that happen here.

Mr. Taylor addressed the specifics with the plan. He said the issues that were a concern to him were all brought up by speakers this evening. He noted he would take a different tack. He said it was easy to put up a chart and say traffic congestion is caused by houses. He said car trips cause congestion, having to go somewhere like shops, schools, work, church, and recreational activities when none of that is readily available by foot or bike. He said the nearest shopping in Shawnee Hills is a 2.5 mile drive from Riviera Golf Club. He said if he wanted to mail a package, the Post office is a 10-mile round trip. He said because of the street layout design, all of these developments follow the traffic onto the same handful of roads. He said on top of that, this section is very homogenous type of housing; families about the same age, about the same number of kids, about the same income, they work about the same place at the same time. Everyone leaves about the same time to go to work, take the kids to school, to go shopping in the middle of the day, leaves again to pick up kids from schools and everyone leaves to come home from work at the same time causing bubbles of traffic congestion. What was interesting to him he said on this particular location was that this bounds all three schools but there is no useful way to get to this development to any of the schools without going through somebody's yard and does nothing to make the travel easier from the existing neighborhoods to the south.

Mr. Taylor said when he was a kid, he could walk on residential streets and sidewalks the entire way to his school one mile away. He said his first job, two blocks away at a restaurant where he bused tables; he walked to every day so his mom did not drive much at all. He said if a development happens here it has to connect to the schools so kids can safely walk to school and not have their parents drive them, keeping them inside the development and off of Avery Road. He suggested it would also allow the developments to the south to do the same.

Mr. Taylor said it was possible this land could be developed as housing and wants to make sure if that comes to pass that we give Mr. Ruma some comments about this that will help him to go in the proper direction. He said the needs of the community have to be addressed, first and this is not 284 single-family houses. He said to reduce traffic congestion is neighborhood level services to reduce car trips. He said a prime example is the Tara Hill/Muirfield Drive development where that United Dairy Farmers is one of the busiest in the country where the traffic stems from walk-ins and bicycles. He said housing for underserved citizens in our community is needed like those that would use the roads the least. He cited his parents as an example. He said after living in Muirfield a long time but as they age there is no suitable place to downsize to in Muirfield and the next step will be to a retirement home. He said what would have been more suitable would be a flat in Muirfield so they could stay close to their friends, close to their family, and let their family house go to another family. He said his folks do not drive much and certainly do not get early in the morning to drive to work or drive kids to school and trips shopping are very few. If we could use a significant number of units to serve that underserved population, we could reduce the traffic congestion and prevent further traffic congestion. He said the proposal does not address any of his concerns, if further isolates the existing neighborhoods from adjacent schools, and do not allow itself access to the schools and only has one type of housing.

Mr. Taylor reported he had heard comments previously that were not mentioned tonight about solutions to widen streets and improve intersections. He does not believe those are solutions to traffic congestion. Lastly, he said, what Mr. Fishman touched on was parks and open space; it is not the space that is left over between people's backyards, which is what this plan shows, not easily accessible to the public. He emphasized it has to be planned, designed, and useful space. The term conservation subdivision design is an old concept, which means you group all the houses together in pods and you landscape what is leftover.

Mr. Taylor addressed each discussion question: 1) because this is an informal review he does not feel bound to say the land use is appropriate, a golf course or park would be better; 2) density is far too high; 3) no proper relationship to the existing uses that are schools and that needs to be addressed; 4) as Mr. Fishman said, it would be better off to be useful parks or a series of smaller parks as an "Emerald Bracelet" rather than a necklace; and 5) his personal preference is to remain a golf course; as a planning

commissioner, not necessarily opposed to development of the site but it has to be much different, more intelligent, and cannot just be a reaction as Mr. Fishman said to the current market place.

Ms. Amorose Groomes thanked several speakers for their coordinated efforts and wonderful representation of a community working together to bring forward valid outstanding points presented in an exceptional way and depict what the issues are for the residents surrounding this piece of property. She said the members of those HOAs are certainly fortunate. She expressed her joy seeing the room filled with folks passionate about their community, which leads to their community getting better.

Ms. Amorose Groomes described the difference between the Community Plan and Zoning Code. She said zoning on this piece of property would allow roughly one unit per acre on 168 acres, but some space will be deducted for streets, etc. She said the Community Plan is guiding document for the way land is used when rezoning is under consideration. She said if Mr. Ruma wanted to develop that land tomorrow, he could move forward with the zoning that is in place now. She said his intent is to “up zone”; to build more houses. She explained that what happens on that property right now is the zoning that is in place. She said Ms. Krumb stated that if we entertained a rezoning of that, it is a give and take relationship. What we typically give is more density and what we take is a higher standard. She said if he were to build homes on that today, it would just need to meet the letter of the building code, which typically in the city is a much lower standard than PUD codes. She explained that materials are typically upsized from what is in the straight Zoning Code. She cited the relation of the architecture of your home and the detail to different architectural elements.

Ms. Amorose Groomes summarized that Mr. Ruma is looking for an upzoning and that has yet to be seen if that will happen or not. She said it was very concerning to hear what happened at Wellington Place. She said we have wonderful folks that have the ability to take that all to Code Enforcement and she will follow up as well. She said as a Commission that approved that zoning, promises were made to us as well; we want those to ring true and come to fruition.

Ms. Amorose Groomes reported that this room has been filled to capacity when they talked about the Jerome baseball diamonds; the difference between a baseball game and football game is severe. She said any homes that back up to a football field must understand how loud it can get. She said when the baseball folks were here, they complained about how they could hear shouting from individuals that were offensive to them. She said as a Muirfield resident, on the other side of Muirfield Drive, she could sit on her back patio in the evenings of September and October and tell you who carried the ball. She emphasized that it is loud and we need to be sensitive to that. She thought the schools probably put a football field there figuring it would be the least likely place a development would be adjacent to.

Ms. Amorose Groomes remarked that as a City, we like to tout our horn that we are a wonderful city but first and foremost, I am a parent. She confirmed we are a wonderful city and people come here because of our schools. She said we do many great things as a city but what we do well is educate our young people. She said that has to be on the forefront of our minds if we do this: not necessarily applicable as Commissioners but to certainly consider what is good for our city. She said we typically hold a developer to a standard higher than their neighbor; should be less dense than Muirfield.

Ms. Amorose Groomes began to address the discussion questions: 1) yes, because of zoning in place but it is not desirable; she wants it to remain a golf course; 2) no, the density is not appropriate; 3) no, as Mr. Taylor did an outstanding job of illustrating the connectivity issues, which need to be resolved and possible ways of reducing the number of trips required in and out of this neighborhood on a daily basis; 4) no, as Mr. Fishman talked about the set back on Avery Road; open space must be dense and usable and she gave an example of holding soccer practices on space not designated a soccer field; and 5) numbers show we are all the drain on the system every time someone has come to zone where you live, they could have made the same arguments, it is all of us; we owe great volunteerism to our schools and to our city at large. Again she said she would prefer to see this as a golf course but not in the zoning

for this piece of property at present. She said the charge before us is to make it as good as we possibly can. She had hopes and dreams this would be a wetland's preservation as well that deserves some exploration. She stated at the end of the day, it is zoned residential.

Ms. Amorose Groomes invited the applicant forward.

Jeff Brown, Smith and Hale, representing the applicant said, he appreciates the Commissions comments and understands the existing zoning; in a perfect world this would remain as open space. He said he will continue the dialogue with the schools since three are within walking distance. He said even if a path system is created you may have the conflict between child and parent as to whether they should walk. He said they also appreciated the explanation of the advantages of the PUD. He said a tradeoff of getting density vs getting higher standards is something Dublin has used to the advantage of the neighbors and the city on various projects. He said they came with a Concept Plan because they knew this would be controversial; always the last piece is thought to be left open. He said there were changes for the golfers when the schools were built. He has played golf up there and understands the noise level as he could hear every song the bands were practicing through the four hours of playing his round. He said they will need time to react to the comments heard this evening. He stated the traffic and sanitary sewer studies are required and EMH&T have been working on a solution. He concluded that he knows what the issues are and are committed to meeting and resolving as many as they can with the neighbors.

Mr. Ruma thanked everyone for showing up. He said he had been through this a couple of times and appreciates the respect and guidance shown here. He said he plans to react as best as he can as he plans to develop the property. He said if there is a better way to do it then the property can be sold at the same price to others; it needs to be sold at fair market. He said if someone wants to make an offer, if the City wants to buy it as a park, then they should approach him and he will pass on his cost without making a profit.

Mr. Ruma said he was really bothered by and will look at the problems at Wellington Reserve. He said these were sold to his son; he plans to build 28 homes and within the first two weeks, he had 38 deposits. His son is now writing contracts after going through a lottery for lot selection. He said the first few contracts range from \$750,000 - \$900,000. He said he just found out about the mistake of the 100-year old tree. He said that is not his style and the pictures you saw were during construction. He said despite what the situation was, he will look into it to ensure trees are planted and the water is handled so it is not a burden on the neighbors. He said he will stand by his commitment and work with staff. He expressed his appreciation of the Commission's time given to the community.

Ms. Amorose Groomes said if there are no other questions from the applicant, there is no vote to be taken this evening and this will conclude the portion of the meeting dedicated to this Riviera project. She stated they will take a five minute break and resume at 9:10 pm.

Ms. Amorose Groomes stated that today is the conclusion of Warren Fishman's term. She reported he served six years on the Board of Zoning Appeals; served a total 17 plus years on the Planning and Zoning Commission, not all consecutively; and served as a resident representative for the Bicycle Task Force. She thanked Mr. Fishman for his service and commitment to the City. She said he has assisted and aided in the community becoming a more beautiful place. He received a standing ovation. Ms. Amorose Groomes presented the award to Bea Fishman for sharing Warren with all of us and invited stories from the Commissioners.

Mr. Taylor shared his story of appreciation for Warren. Ms. Krumb said she would miss him and think about him as she drives past bike paths, water features, and sandwich boards. Ms. Newell said it was an honor to serve on this board with Warren; he left a good mark on the City of Dublin. Mr. Fishman said he had tremendous respect for everyone on the board and thanked them for their service as well. Mr. Budde said he never saw a project he did not like but cited one instance where he did and tonight he said he did

not agree with the plan. They shared mutual admiration for each other. Ms. Amorose Groomes said it was a privilege to serve with him and it was a lot of fun.

Communications

Mr. Langworthy said on behalf of staff, how much of a gentleman Mr. Fishman has always been and it translates out to the audience, the applicants, and the rest of the City. He said this speaks well for the Commission as a whole. He said Mr. Fishman will be missed very much.

Mr. Langworthy said they should have all received an invitation to the City Council Work Session. He said the Resolution that was passed was placed in the Dropbox that came out as a result of the Council Retreat that describes some of the improvements for design on some critical projects.

Mr. Langworthy said they finally got to answering Amy Krumb's questions as related to traffic and also placed in the Dropbox is a City Council Resolution. He encouraged review before attending the work session. Ms. Krumb expressed her appreciation.

Commission Roundtable Discussion

Ms. Amorose Groomes asked if there were any items for a roundtable discussion. [Hearing none.] The meeting was adjourned at 9:29 p.m.

As approved by the Planning and Zoning Commission on April 3, 2014

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Mayor Chinnici-Zuercher stated that Dublin residents appreciate the library's presence within the community. Council would be interested in actively participating in the master planning process and in looking at a variety of ways in which the City could partner in the funding of a possible expansion, either on the library's present site or another.

CITIZEN COMMENTS

John Bevilaqua, President, American Italian Golf Association and Riviera Country Club, 8205 Avery Road stated that he is present to respond to the City's proposed Community Plan provision for the westward extension of Memorial Drive through the Riviera Country Club property to Hyland-Croy Road. Since 1970, this has been the site of a golf and social club. Their course opened 15 years prior to the Village of Dublin becoming a city. They have paid their taxes, have employees, maintain their property, and provide entertainment via golf and social events to citizens of Dublin and surrounding communities. This site consists of 165 acres of primary greenspace surrounded by sprawling growth. Their intention is to remain a permanent entity at this location. Over the years, Riviera has survived the economic recession of the late 1970's and the deep stock market slide at the turn of the century. Currently, they are enduring the glut of an over abundance of golf communities in and around central Ohio. On Saturday mornings, spring and fall, they tolerate the above-normal speaker noise from the sports announcers at the Dublin Jerome sports fields, which abut the Riviera property to the west. In addition, it has been necessary to periodically deal with rumors of the club being for sale. In the midst of these detriments to long-term success, they have now become aware of the City's long-range Community Plan that provides for the extension of Memorial Drive westward through their property. This would destroy their golf course and greenspace. Obviously, computer-generated hypotheticals and models have been run, which have been both costly and time consuming. In their opinion, that money and effort would be better spent elsewhere. He respectfully requests that City Council remove from the Community Plan, forever if possible, any and all discussions, scenarios, and plans, etc. that call for the extension of Memorial Drive through Riviera Golf Club. The members of the Italian Golf Association and members of Riviera Country Club plan to survive here in Dublin. They are actively pursuing a full membership. They do not need additional obstacles to impede their growth and long-term viability in this community. Discussions with Council involving the extension of Memorial Drive westward through the Riviera property have become an annoyance to them and to the building and retention of membership.

Mayor Chinnici-Zuercher stated that she was not present at the Community Plan workshop where this topic was discussed. When she indicated to the City Manager that Mr. McCash's recollection of direction given at that meeting was that the traffic modeling was not to occur, Ms. Brautigam noted that the minutes of that meeting indicate the travel model was desired.

Ms. Brautigam stated that when staff conducts long-range thoroughfare planning, they run tests on many scenarios. In this case, they tested to see what would occur with traffic if, in 30 years, there were to be a connection from Avery Road to Hyland-Croy Road. The minutes and the meeting recording indicate that Council members expressed concern about the study, but at the end of the discussion, the understanding was that the study would be performed both with and without a westerly extension of Memorial Drive.

Ms. Salay stated that during the meeting, it was obvious that both City Council and the Planning Commission expressed support of the continued presence of the Riviera Country Club at its present location. Part of the City's focus is on greenspace, beautiful vistas and recreation. Riviera provides all three. She apologized for any anxiety this discussion caused for Mr. Bevilaqua and the Riviera membership. In her view, this suggestion is focused on very long-range planning -- 20-40 years in the future. Council hopes that this site remains a golf course and club forever. Council has no designs on that property for the future.

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Mrs. Boring stated that when the discussion occurred, she was totally opposed to it. She did not support such modeling going forward – no matter what the results should be. She believes that a provision should be placed within the Community Plan that this site should be forever preserved as greenspace – that no road should ever be built through the site. Furthermore, she believes it is very detrimental to the Golf Club to have this in the Community Plan. People will not join the club, nor will they buy homes next to this site because of the Plan. When Council fails to give clear direction that this land should forever remain greenspace, what results is a disservice to the golf club and to the citizens of the community. She suggested that Council give staff direction at this time not to spend more time on this particular modeling. She would never support this concept.

Mr. McCash stated that when the meeting ended, he had the impression that this was an idea that was considered, similar to several others, but that it would not be pursued further. Several years ago, he served on Planning Commission when the Belvedere development, a subdivision to the south, was approved with a street stubbed at the Riviera property line. He argued at the time that this was not vacant land, but rather had a designated use and that the street should not be stubbed at the golf course. He lost that argument. He was surprised to see a continuation of that road. He sees no purpose for the road extension.

Ms. Salay moved that consideration of an extension of Memorial Drive westward through the Riviera Club property be forever removed from the Community Plan. Mr. McCash seconded the motion.

Vote on the motion: Mr. Keenan, yes; Mrs. Boring, yes; Mayor Chinnici-Zuercher, yes; Ms. Salay, yes; Mr. McCash, yes; Vice Mayor Lecklider, yes.

Mayor Chinnici-Zuercher requested that Mr. Bevilaqua share this information with the golf club members.

Wallace Maurer, 7451 Dublin Road, stated that he would defer comments on his usual topic to the next Council meeting.

LEGISLATION

SECOND READING/PUBLIC HEARING - ORDINANCES

Ordinance 11-07

Authorizing the Provision of Economic Development Incentives to Xcelerate Media, Inc. to Induce the Retention of its Current Workforce and the Further Expansion of the Xcelerate Media, Inc. Workforce within the City of Dublin and Authorizing the Execution of an Economic Development Agreement.

Ms. Gilger stated that this ordinance proposes an economic development agreement that provides for a \$31,000 work force expansion and performance incentive. In return, Xcelerate Media agrees it will create approximately 62 new jobs by December 31, 2011, which equates to an annual payroll of nearly \$4.5 million. The president of Xcelerate Media is present to respond to any questions from Council.

Bob Mahaffey, President, Xcelerate Media, Inc. stated that his company provides ethics and compliance training to corporations. Their offices are located adjacent to Starbucks in the Historic District. They will be expanding their office space in pods of 12-17 employees at other locations within the District. He noted that the company has no debt; their only expense is related to people. A recent capital investment made in his company will be used to add new employees. The intent is to grow the company within the Dublin community.

Vote on the Ordinance: Vice Mayor Lecklider, yes; Mr. McCash, yes; Ms. Salay, yes; Mayor Chinnici-Zuercher, yes; Mrs. Boring, yes; Mr. Keenan, yes.

Wallace Maurer, 7451 Dublin Road noted that on page 3 of the agreement, section F, second to last line, there is a typo. The word "retain" should be "retaining."

Ms. Gilger responded that this would be corrected.