

## **Riviera Golf 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 proposal is to redevelop the Riviera Golf Club with a single family subdivision that abuts a single family subdivision to the south (Belvedere), east (Muirfield), west (Tartan West) and Dublin High School, condominium development (Savona Condos), and Dublin Middle and Elementary School to the north. The surrounding developments have been designed to incorporate future access to the subject site as evidenced by the three (3) stub streets abutting the golf course site. The proposed single family subdivision is appropriate given that three (3) sides of the site is developed with single family subdivisions and Dublin School sites. The proposed use is certainly in keeping with abutting existing uses and the density proposed for the new subdivision is comparable with those existing housing developments. The proposed layout of the subdivision will connect to the abutting three (3) stub streets and provide a main access point off Avery Road. The interior roads will provide curvilinear access through the subdivision and be designed to slow traffic through the subdivision. A traffic study has been prepared and submitted with the application that details the impacts on surrounding streets and intersections as directed by the City of Dublin Engineering Department. The subdivision's proposed  $\pm 61$  acres of green space that will function as both passive green space and designated park areas. The park and green space areas will be connected with a multi-use path that will also allow a connection to existing paths to the north and south thereby creating a regional path system that will serve many areas within the northwest Dublin community. The plan is to provide useable park space that can be programmed for activities for both the community within the new subdivision as well as surrounding neighborhoods. The site will also feature stormwater retention ponds that will be incorporated into the green space areas and provide focal points that enhance the look of the community. The multi-use paths will provide connectivity with the abutting schools to allow school children to walk to school in a safe environment.

**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 existing single family housing developments located to the south, east and west. The proposed density is 1.46 du/ac, which is similar to the density for the single family developments which abut the subject site. The proposed subdivision will utilize the existing stream corridor to provide a portion of the open space area as it will connect to open space areas to the south and north. There will be a large open space area located at the entry way at Avery Road. A green corridor will also be created along the Avery Road corridor that will provide an amenity for the community with buffering and landscaping along this portion of the road right of way. The proposed rezoning and accompanying development plan is consistent with past rezoning and development plan

approvals in the area 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 subject site was identified on the most recent Community Plan (2007) as open space to reflect the existing golf course use. The prior Community Plan (1997) had the site as part residential use and part green space (a portion of a large park area located to the west). The property is currently zoned for residential development (R-1 – 99 acres and R-Rural – 69 acres) and therefore could be developed utilizing the development standards found in those districts. If one looks at the Community Plan for recommendations for land abutting the subject site the recommendation is for Residential Medium Density (1 to 2 du/ac) which is comparable to the request before the City in this application. Furthermore, forethought must have been given to eventual redevelopment of the site as stub streets were created to provide access to the area from the abutting subdivisions. The proposed plan is compatible with the surrounding subdivision in both density and open space areas and therefore the deviation to the Community Plan is a guide to future development.

**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 for our responses.

**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 that has been forwarded to Council for its consideration.

**Approval Criteria (Section 153.055)  
Riviera Golf Club 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 serve 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 conforms to that suggested in the 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 with a variety of lot sizes that will provide for a variety of home styles.

**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 36% or 61± acres of the

site will be green space. The 36% 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 City.

**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 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 three (3) separate pods of lot sites. These three (3) 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 ensure 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 ensure 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 through the new subdivision. The new subdivision will make use and supplement existing drain swales and preserve the existing waterways that cross the site to 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 ensure 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 serviced 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 is consistent with the Thoroughfare Plan and will be sufficient to service the new subdivision.