B

FW: Contact Dublin City Council [#455]

Anne C. Clarke

Tue 11/4/2014 2:33 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 9:33 PM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#455]

Name *	Eric Berschet
Email *	ebersche@columbus.rr.com
Subject *	Riviera CC development
Comments *	

As a long time Dublin resident of over 25 years, I believe that Dublin has done a great job of managing the overall development mix throughout the area. The one exception in my opinion would be the development of this golf course. My vote would be for it to be owned by Dublin and continue to be a great golf course. Not knowing the overall costs, etc., it would seem that the course, if managed properly, could at least break even and at some point be a revenue source back to the city. I believe the last thing Dublin needs is 200 more expensive homes crammed into a now open space. Living near the golf course, I believe the traffic issues and the needed road improvements are not something we need. Just my thoughts.

I would like my message to be sent to the following Council Members. *	All City Council Members

FW: Contact Dublin City Council [#455]

Anne C. Clarke

Tue 11/4/2014 2:55 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 9:33 PM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#455]

Name *	Eric Berschet
Email *	ebersche@columbus.rr.com
Subject *	Riviera CC development
Comments *	

As a long time Dublin resident of over 25 years, I believe that Dublin has done a great job of managing the overall development mix throughout the area. The one exception in my opinion would be the development of this golf course. My vote would be for it to be owned by Dublin and continue to be a great golf course. Not knowing the overall costs, etc., it would seem that the course, if managed properly, could at least break even and at some point be a revenue source back to the city. I believe the last thing Dublin needs is 200 more expensive homes crammed into a now open space. Living near the golf course, I believe the traffic issues and the needed road improvements are not something we need. Just my thoughts.

I would like my message to be sent to the following Council Members. *	All City Council Members

November 2, 2014

City of Dublin Planning and Zoning Commission
5800 Shier Rings Road
Dublin, OH 43016

To whom it may concern:

I am writing to ask that you **REJECT** a proposed re-zoning of 168 acres comprising the Riviera Golf Club property (e.g. 14-068Z/PDP/PP) from its current R and R1 status to PUD (Planned Urban Development District) which would allow a developer to construct 240 residential houses on the property. I am strongly opposed to the re-zoning request and respectfully ask the Dublin Planning and Zoning Commission to **DENY** the proposed request.

My wife and I have lived in our home (in Muirfield Village) which is directly east (across Avery Road) of the current Riviera Golf Club driving range. One of the main reasons that we purchased our home 12 years ago was the view that we enjoy looking over Avery Road and across the Riviera Golf Course. Allowing residential homes to be built on the property would forever change the tranquil view that we enjoy and quite likely reduce the property value of our home as well as the other homes adjacent to the property. A reduction in home values would be expected to generate less property tax revenue, which would in turn have an adverse effect on services and amenities supported by property tax revenue in our city.

In addition to the personal financial loss that we and adjacent homeowners would expect to incur, there are a number of others 'costs' that should be considered with regard to a re-zoning petition. There is the added cost of educating the students who would live in the homes built on the property. Preliminary estimates suggest that property tax revenues from the new homes would be insufficient to cover the additional costs of educating the students who will live in those homes. Therefore, we can anticipate an unintended additional burden on the Dublin School District to reallocate funds, or increase taxes to cover the additional costs. Neither of these alternatives should be forced upon the Dublin Public Schools by a re-zoning decision, especially when such a decision does not meet the standard of serving the greater good of our community. From my perspective, it appears that the developer is the only entity who would be expected to benefit from a re-zoning decision. The residents, schools, and city infrastructure will be the ones to bear the financial burden as a result!

In summary, I strongly urge the Dublin Planning and Zoning Commission appropriately represent the interests and needs of Dublin residents, especially those of us who will be most directly impacted by the proposed re-zoning request. Although my preference would be for the property to remain a golf course, and possibly open to the general public . . . at a minimum, the acreage should remain green space as designated in the Community Plan. If houses are allowed

to be built on the property, it is highly unlikely that the area would ever be reverted back to green space.

The option before the Dublin Planning and Zoning Committee is clear . . . there is sufficient land area less than one mile further north and west of the existing Riviera Golf Club that could be used for residential development. It would not be in the best interest of the city of Dublin, Dublin Public Schools, or the home owners adjacent to the Riviera Golf Club property to re-zone the land and allow residential homes to be built.

Therefore, I respectfully request that you and other members of the Planning and Zoning Committee muster the courage to make a decision that is **BEST for Dublin** . . . and vote to **REJECT** the Riviera property re-zoning request!

Thank you for your consideration,

Robert J. Birkenholz
6360 Cragie Hill Court
Dublin, OH 43017
(614-323-9903) cell

cc: Dublin City Council
Robert Fathman

FW: Contact Dublin City Council [#450]

Anne C. Clarke

Tue 11/4/2014 2:31 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 10:03 AM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#450]

Name *	M. Michael Brothers
Email *	mmichaelco@hotmail.com
Phone Number	(614) 873-7763
Subject *	Riveria Zoning

Comments *

I am absolutely against the proposed plan to re zone the parcel known as Riviera CC to allow for a housing development. I would see this as incredibly irresponsible and not in the best interests of residents of this part of Dublin. I also have issues with this development and the pressure it puts on the school district, traffic, which is already a problem at the 4 way stop at Brand and Avery where I live, and the amount of money it would take to build out proper infrastructure.

I have been watching this issue closely and intend to hold responsible those zoning members and members of council that vote in favor of this project for the issues and problems that will surface if this is allowed to move forward.

I would like my message to be sent to the following Council Members. *	All City Council Members

C

FW: Contact Dublin City Council [#448]

Anne C. Clarke

Tue 11/4/2014 2:30 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 9:26 AM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#448]

Name *	Kevin Casey
Email *	kcasey@bizcarta.com
Phone Number	(614) 761-2449
Subject *	Rivera Zoning
Comments *	I've had the privilege of living and working in this remarkable city almost twenty years and during that time many tough issues have come before P&Z, the Dublin Schools as well as City Counsel. This "Riviera" issue is no different and believe that you each will vote not only with your head, heart but also with the overwhelming majority that believe that the entire project is just wrong...I respectfully request that you vote no to the plan(s) presented Thanks Kevin P Casey
I would like my message to be sent to the following Council Members. *	All City Council Members

FW: Contact Dublin City Council [#447]

Anne C. Clarke

Tue 11/4/2014 2:30 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 9:25 AM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#447]

Name *	Kevin Cassidy
Email *	kcass@columbus.rr.com
Phone Number	(614) 571-5958
Subject *	Riviera Development
Comments *	I do not beleive that Ruma's plan is the best use of the riviera's land and it is not in Dublin's best interest. It would make a beautiful park for various recreation and sports as well as provide land for a future school campus. Please do not approve this plan. We do not need more houses stacked on top of each other.
I would like my message to be sent to the following Council Members. *	All City Council Members

Claudia D. Husak

From: Bob Clawson <bobclawson1@gmail.com>
Sent: Tuesday, November 11, 2014 10:45 AM
To: Claudia D. Husak; Marsha I. Grigsby; John Reiner; Mike Keenan; Amy Salay; Tim Lecklider; Rick Gerber; Greg S. Peterson; Marilee Zuercher
Subject: Riveria Property

I am writing you in regards to the proposed use of the property currently known as the Riveria Country Club. A few years back I represented the seller of the property at 8050 Avery Road, right down the street from the Country Club. Several of you were there and made a decision on this property. The Buyers proposal was to build patio homes on this property since there are really none for residents of Muirfield and the area to step down into. We had done surveys and this was something the community really liked. It was voted DOWN because of 2 reasons, one was the increased traffic and the density was just over the allowed density. Now we have the Riveria proposal and it will bring way more traffic and a higher density. It also serves no real purpose for the community. The community has spoken again and is against this development. The last time you went against the Communities wishes and I certainly hope you do not do it again. As a Realtor it would be a good thing for me to sell some more houses, but as a Dublin Resident this could not be a worse idea. The schools are already overcrowded and there are already so many housing developments that are not even close to being completed. There will be too many new houses and not enough infrastructure. This development will take many years to be completed. Also the Ruma's have proven they really don't care what you tell them about the trees and surrounding areas they will do whatever they please. Look at what they have done with the Wellington project. It has been a whole bunch of misrepresentations and telling you what you want to hear and then changing to do what they choose.

Please turn this development down since it is bad for the city as a whole and also why can you decide this is acceptable when nobody but the developer wants it when before you denied the 8050 Avery road project when the community really wanted it. I still have at least 10 people who would love a patio home in Dublin that still does not exist!
Sincerely,

Bob Clawson
iRealty Experts
Your Home Consultant For Life
614-595-1144
bobclawson1@gmail.com
www.bobclawson.com

D

6461 Green Stone Loop
Dublin, OH 43016

October 9, 2014

Chris Amorose Groomes
5200 Emerald Parkway
Dublin, Ohio 43017

Dear Chairman Groomes,

My name is Hanna Darrow, I am a junior at Dublin Jerome High School, and I am concerned about the future of Riviera golf club. I am aware it has been sold to Mr. Charlie Ruma, although I do not think building houses on it is an appropriate use of its land.

Riviera golf club is the oldest golf club in Dublin, and is a part of our history we should not lose. According to the current community plan, Riviera's land is zoned as a green space. Building houses on it would not only violate this, but it would also increase our taxes, increase traffic, and add students. Nearby schools are already crowded, and would not be able to support the increase of students, which would lead to redistricting. Like any golf course, Riviera is filled with beautiful ponds and landscapes, not to mention habitats for all kinds of animals and plants. Do you really want to have all that destroyed? Would adding a new neighborhood here actually be beneficial to our community?

I urge you to reconsider any alternatives dealing with the land of Riviera golf club, for example: conversion to a city park, wetlands, or continue operating it. Riviera has had a dramatic increase in business and revenue since opening to the public. For these reasons, I believe Riviera golf club should remain undeveloped. Thank you for taking the time to read this letter, I look forward to your response.

Sincerely,

Hanna Darrow

Hanna Darrow

FW: Contact Dublin City Council [#456]

Anne C. Clarke

Tue 11/4/2014 2:34 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Tuesday, November 04, 2014 11:31 AM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#456]

Name *	David DeLong
Email *	ddelong5@aol.com
Phone Number	(614) 733-0545
Subject *	Riviera County Club Rezonging and proposed development
Comments *	

I am a resident of Belvedere Subdivision. We built our home in 2003. The appeal of the neighborhood was the less traveled nature of the area surrounded by green space provided by Riviera CC. Whille it is still that somewhat, currently, Belevdere Green Blvd. has become a short cut for motorists and high school students to cut through the neighborhood to and from Jerome HS, speeding, causing a safetly hazard for motorists and neighborhood children, not stopping at the stop sign at the intersection of Bevedere Green Blvd and Summerhouse Drive. Our home sits at this intersection and we obsevre this every day. The police very infrequently are in the area to deter this behavior.

The traffic on Avery road and the intersection of Avery Road and Brand is already a concern causing frequent congestion with the traffic from Avery Park and surrounding areas. Adding 250 or so more homes to an already crowed area -- for no apparent good reason other than a developer wants to build more homes would seem ill advised based on the master city plan.

The proposed plans that I have seen would connect the development from Rivierea to a street in Belvedere so now that adds 250 or so more motorists to our neighborhood. More neighbors using our neighborhood as a shortcut.

There does not appear to be a lack of new housing in the Dublin area, with Jerome Village and other new development areas underway. Why would we want to give up precious mature green space and park like setting, for more homes that really aren't needed. The Riviera property is a gem in the green space and park setting it provides to the city.

The Dublin City Schools have already stated schools in the area are already beyond capacity with plans in place to address current over crowding needs. Why then again would we intentionaly add to this burden by bringing 250 or so more families and school age children to this area?

I respectfully ask council and the zoning committee to not approve the re-zoning request from this developer.

I would like my message to be sent to the following Council Members. *	All City Council Members • Mayor Michael Keenan (At-Large) • Vice Mayor Richard Gerber (At-Large) • Greg Peterson (Ward 1) • Tim Lecklider (Ward 4) • Amy Salay (Ward 2) • Marilee Chinnici-Zuercher (At-Large) • John Reiner (Ward 3)

Claudia D. Husak

From: William Dopp <wdopp@yahoo.com>
Sent: Thursday, October 02, 2014 9:17 AM
To: Claudia D. Husak
Cc: Mary Lyons-Dopp
Subject: Riviera (case 14-068)

Claudia,

I've read the update on the City of Dublin web site regarding the rezoning and development plan for the Riviera Golf Course. In the write-up it states, "all application materials are considered to be drafts until they have received final approval by City Council." Does this mean the application received a preliminary approval? Is the approval a foregone conclusion? Does the public have a real say in the approval process?

It seems like there are a few dominos which are about to fall. The developer has a plan to build on the property and there's not a competing commercial or economic use for the land. Therefore, he gets the rezoning. I would imagine once it's rezoned, the City Council must approve or the developer would have a pretty good legal case against the City.

The property owners in the area impacted by the housing project feel powerless. From the outside, it seems like this will get approved regardless of what the community wants. In the end, the homeowners in Dublin will he handed a lengthy construction project in our backyard, potentially lower values for our homes, higher property taxes to cover infrastructure needs, more traffic, and overcrowded schools. The developer, on the other hand, will walk away with a load of cash.
Any insight on how the community can stop this process would be appreciated.

Cordially,
Bill Dopp
Belvedere Property Owner

E

FW: Contact Dublin City Council [#446]

Anne C. Clarke

Tue 11/4/2014 2:30 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 9:18 AM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#446]

Name *	Marilyn Economou
Email *	mregte@gmail.com
Phone Number	(614) 389-5195
Subject *	Riveira Country Club Development
Comments *	Please vote against the proposed development of the above property. I live on Loch Maree Court and, therefore, need to drive the streets that would be affected by this development on a regular basis, particularly when driving to my grand childrens' schools. Adding this many houses along Avery Road would be a real headache for such a narrow roadway, not to mention school over-crowding, etc.
I would like my message to be sent to the following Council Members. *	All City Council Members

Claudia D. Husak

From: Dick/Diana Evans <dievans2002@yahoo.com>
Sent: Tuesday, November 11, 2014 5:41 PM
To: Claudia D. Husak; Marilee Zuercher; John Reiner; Greg S. Peterson; Tim Lecklider; Mike Keenan; Amy Salay; Marsha I. Grigsby
Subject: Riviera Golf Club Housing

Please do not consider allowing the density of houses in the area currently called Riviera Golf Club, that the developer is proposing.

The schools are crowded, the proposed homes are close together, and the green space not adequate.

The City of Dublin will have to put in walking/bike paths or sidewalks, traffic signals and how will it effect our water pressure? Will it require another water tank? Dublin is trying to grow to the East lets put the emphasis on that and downtown Dublin.

Diana Evans

G

Claudia D. Husak

From: Jeremiah Gebhart <jeremiahgebhart@yahoo.com>
Sent: Tuesday, November 11, 2014 12:13 PM
To: Claudia D. Husak; Marsha I. Grigsby; John Reiner; Mike Keenan; Amy Salay; Tim Lecklider; Rick Gerber; Greg S. Peterson; Marilee Zuercher
Cc: Jessica Gebhart; cac@muirfieldvillage.org
Subject: Please take a moment to read my Protest to New divelopment in Dublin

To All Those Concerned,
Do not approve more multiple home developments in Dublin. Home owners are aging and moving out creating sustainable room for new area residents. Land sold to individuals who want to build a home for their families is justifiable, a developer acting as a planner for a community is all together wrong for Dublin. Building up Dublin with multiple new homes, all within a small time period, ensures the need for large tax increases. Many homeowners are on fixed incomes and others are young blossoming families that are already stressed from steadily increasing prices.

The developer has proven he is not willing to work with the people who live here currently, he has not adjusted the number of homes downward to reflect 15 fewer acres deducted from the project; but has significantly shrunk the lot sizes. This is example of a developer attempting to sell multiple undersized lots during a housing price upswing.

Look to Gahanna and Blacklick area schools and roads, these areas are struggling to support the influx of so many so quickly at the expense of the workers (supporting their families) and children (attending those schools). Those areas were over developed too quickly by developers that didn't care beyond building and selling as many homes in an as small a space as possible. The communities left behind after the builders left are now charged with attempting to best fix now impassable roads during most hours of the day and develop their children for the future in an already overburdened school system.

There are just so many problems with this plan. There is no language in the plan, no agreement recorded, and no deeds have been transferred to ensure the developer is giving the schools 15 acres of land, behind the Jerome football stadium, for a future replacement of Deer Run Elementary. It is not in keeping with either the Community Plan which shows this as green space forever, nor with the "principals of conservation design for new subdivisions" that had previously been enacted by our Council. Many landmark trees will be cut down. Trees 30 years and over are the only trees that make a measurable affect on the oxygen in the air, developers cut down and replace our community trees with trees that will not affect our air cleanliness until thirty years after planting.

The coalition is very concerned about overcrowding of already jammed schools, possible redistricting, probable increased taxes to educate the over 300 new students produced by these homes, more traffic clogging Avery at Brand, Muirfield, Post and Perimeter Drives as well as Glick and Memorial. To read the submitted documents, go to this website: http://dublinohiousa.gov/pzc/14-068/

"Who benefits from this plan besides the developer? How is this good for Dublin?"
Do we allow over development to risk ruining the human ecosystem that is unique to our area? Does adding many new homes into a green area increase the health of our families who already pay to live here?

V/R
Jeremiah Gebhart
5590 Carnoustie Circle
Dublin Ohio
(614)493-7853

Claudia D. Husak

From: Bob Gellenbeck <rsgellenbeck@aep.com>
Sent: Friday, October 03, 2014 8:58 AM
To: Claudia D. Husak
Cc: Cathy Gellenbeck (catjg@wowway.com)
Subject: Opposition to Development of Riviera Golf Club

I am writing to you to state my opposition to developer Charlie Ruma's proposal to erect 247 homes on the Riviera Golf Club property, on Avery Rd.

This is only slightly less than the 288 he originally wanted, and does not at all appear to be in sync with the P & Z members' statements that they want this development to be less dense than the best area adjacent to it. This will add over 300 school kids to our already crowded school buildings, and the property taxes generated come nowhere close to covering those costs, causing an unfunded expense of about $2 million per year for the Dublin schools that we Dublin school tax payers will ultimately have to make up!

As a long time Dublin resident whose property backs up to Glick Road, I am extremely concerned about the increase in traffic that this development will cause with the addition of 247 homes and their families. This could add as many as 750 more cars and trucks to the already overcrowded Avery and Glick roads, decreasing my and all property values along Avery and Glick roads and increasing the risk to property and the safety of my fellow Dublin residents in the area. In addition, as a once long time member of Riviera Golf Club, I am very much aware of the many large historic trees, streams, ponds and wildlife that make up the "green space" on the Riviera Golf Club property, that will be lost to our community because of this development.

I agree and support the coalition of 9 subdivisions that have been working together to express our concerns and oppose this development to P & Z Members and Dublin City Council.

In my opinion, there are more negative impacts to our community because of this development, than positive ones. I urge each of the P&Z members to NOT APPROVE Charlie Ruma's proposal and further I urge each of you to oppose any future proposals that eliminates this much needed "Green Space" from our community.

Sincerely,

Bob Gellenbeck
6320 Tanera More Court
Dublin, Ohio

Claudia D. Husak

From: Tom Gosiorowski <goscorp@columbus.rr.com>
Sent: Saturday, November 08, 2014 11:28 AM
To: Claudia D. Husak
Subject: Fw: BETTER ALTERNATIVE FOR RIVIERA

To Dublin P&Z Committee via C Husak,

The revised Ruma plan is still not desirable. Dublin needs more green space not more high density developments. The RIv property is one of our last chances to continuing to be "Definitely Dublin".

There is another developer/investor interested in converting part of Riv to approx. 100 single story patio homes for over age 55 owners and a 12 hole city owned golf course/greenspace.

Such a redevelopment of Riv would be in line with all parties best interests except Ruma's.
+ no additional public school age residents would reside
+ conservation of 2/3's of existing the golf course that would be owned by Dublin and leased out like DGC recently was
+ compliance with existing zoning
+ "Definitely Dublin" firsts -
  +An Over 55 private residence community and
  +an inviting 12 hole golf course where players could play a round in 2-3 hours.

This alternative plan is worth looking at and considering before a decision is made.

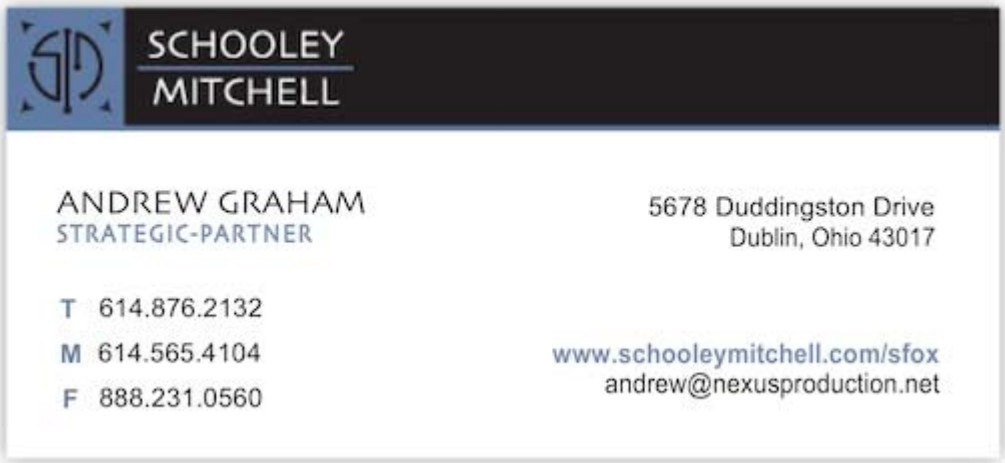
Let's move in a better direction .
How do we get started ?

Tom Gosiorowski
8846 Locherbie Ct
Dublin, OH

Claudia D. Husak

From: Andrew Graham <andrew@nexusproduction.net>
Sent: Saturday, November 01, 2014 12:30 PM
To: Claudia D. Husak; Marsha I. Grigsby; John Reiner; Mike Keenan; Amy Salay; Tim Lecklider; Rick Gerber; Greg S. Peterson; Marilee Zuercher
Subject: Opposition to Riviera GC Housing Plan

I'm extremely disappointed. I understand and can appreciate due process and the idea of giving Charlie Ruma his say on the matter, but I haven't heard one advantage to building houses on this golf course land nor have I met a single individual or household that has shown support for this building initiative. Hard to believe it's even gotten this far! One almost gets the impression that the City of Dublin is more concerned about the increased tax benefits to putting houses on this land than what the actual residents have to say on this matter. I do hope the City of Dublin does the RIGHT thing and opposes Charlie Ruma's idea to overpopulate our beautiful city.



FW: Contact Dublin City Council [#443]

Anne C. Clarke

Tue 11/4/2014 2:29 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

For your handling ... per Marsha.

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 8:53 AM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#443]

Name *	Mike Gunnarson
Email *	mike.gunnarson@herrealtors.com
Phone Number	(614) 403-3163
Subject *	Riviera Rezoning

Comments *

Even as a successful Realtor in the Dublin area and living on the Avery corridor, I oppose the Riviera rezoning to residential. We have had a great struggle with school redistricting over the past 2 decades and the School District has a wonderful plan and has worked out all of our issues. If this development is approved, it would change all of these plans and ultimately put another levy on the ballot to build a new school. There is plenty of development allotted for Dublin in the Jerome Village Community for the next 10-15 years. There is affordable housing nearby and Ruma's idea of affordable housing in the $500s is ridiculous. This area is zoned as green space and should be kept this way. Ruma will go in and clear cut the 156 acres only to fight with you to replant the trees he removed. Lesson learned from Wellington Reserve? Vote no for Charlie Ruma.

I would like my message to be sent to the following Council Members. *	All City Council Members

H

Claudia D. Husak

From: Doug Helmreich <doughelmreich@yahoo.com>
Sent: Thursday, October 02, 2014 7:11 PM
To: Claudia D. Husak
Subject: Yet another anti-Riviera email

Dear Ms. Husak,

We're sad to see the green space go but understand some kind of development is inevitable. We only ask the the Riviera development meet the criteria already established by the Planning & Zoning Commission before gaining approval. The Community Plan should not be modified; overburdening our infrastructure is not welcome. We also need appropriate setbacks from the middle and high schools.

Something closer to 175 homes, with ample green space, tree preservation, school setbacks, and maybe even a direct Avery-HighlandCroy bike path would be more welcome.

Best of luck with the process, and thank you for taking our feedback.

Sincerely,

Doug and Julie Helmreich
6600 Deeside Dr.
Dublin, OH 43017

FW: Contact Dublin City Council [#445]

Anne C. Clarke

Tue 11/4/2014 2:29 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 9:14 AM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#445]

Name *	Ken Hiller
Email *	hillerken@gmail.com
Phone Number	(216) 346-2189
Subject *	Riviera Development
Comments *	

Hello Council -

I'm writing to inquire why the Council enacts principles, but then doesn't maintain the principles is enacts, specifically in regards to the Riviera development.

We love Dublin for so many reasons, one of which is the well planned aspects of the community and the strategy for development implemented by Council that make this a 'special' place to live.

So for us, and many I think, it's really a head-scratcher, that City Council It is not in keeping with either the Community Plan nor with the "principals of conservation design for new subdivisions" when it comes to Riviera.

What makes this area of Dublin different or beyond the rules/standards you've set?

I hope as a resident, City Council doesn't start going outside it's established standards as regular practice. We already pay significant taxes and we want to protect the city. If this continues, we'll start realizing that Dublin is not what it once was and the expense of living here will no longer be justified.

Thanks for listening to a concerned resident.

--ken hiller

I would like my message to be sent to the following Council Members. *	All City Council Members

FW: Contact Dublin City Council [#453]

Anne C. Clarke

Tue 11/4/2014 2:33 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 1:54 PM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#453]

Name *	Tina Howell
Email *	chowell1@columbus.rr.com
Phone Number	(614) 873-0889
Subject *	Rivieria Sub Division Plans
Comments *	

My family is concerned about the lack of planning by Virginia Homes developer, Charlie Ruma. His proposed development of the Riviera Golf Course into a sub-division of 240 homes should not be approved. It is obvious he has not considered the community when designing his plans. The amount of homes considered would have a certain negative impact on our existing school system, flow of traffic and current quality of life. Any new development should at a minimum mirror the lot sizes of the adjacent developments and have ample green space. Does Dublin need another housing development in an already congested area? Like our neighbors, we are concerned about the negative impact to existing home values in and around the proposed development. Is this really the best use of this land?

Like many others we decided to build our dream house in Dublin. We like the numerous parks, walking paths and the spaciousness that comes from living in a well-planned community. If the plans for this development are approved, I can no longer say I am fortunate to live in Dublin.

I would like my message to be sent to the following Council Members. *	All City Council Members • Mayor Michael Keenan (At-Large) • Vice Mayor Richard Gerber (At-Large)

- Greg Peterson (Ward 1)
- Tim Lecklider (Ward 4)
- Amy Salay (Ward 2)
- Marilee Chinnici-Zuercher (At-Large)
- John Reiner (Ward 3)

Claudia D. Husak

From: Linda Hupp <la.hupp@gmail.com>
Sent: Saturday, November 01, 2014 12:42 PM
To: Marsha I. Grigsby; Claudia D. Husak; Amy Salay; Tim Lecklider; Rick Gerber; Greg S. Peterson
Cc: jreiner@dulin.oh.us; mkeenen@dublin.oh.us; Marilee Zuercher
Subject: Rivieria Golf Course Re-development.

My husband & I oppose the redevelopment of Rivieria Golf Course by Charlie Ruman and his son, Charles. This will be very costly & very inconvenient for all residents of the City of Dublin.

Linda Hupp
Muirfield Village Resident

I

FW: Contact Dublin City Council [#444]

Anne C. Clarke

Tue 11/4/2014 2:29 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

For your handling ... per Marsha.

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 8:53 AM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#444]

Name *	Kim Izzo
Email *	izzos@columbus.rr.com
Phone Number	(614) 339-3080
Subject *	Riviera

Comments *

I don't understand why you would change the zoning for this parcel of land. There was a reason to limit the houses to 162 (my numbers may not be exact). To increase that in anyway is not keeping the community in mind. Personally, I think the city should buy it for the $2 million and make it a huge park. Why not! You could extend Memorial through to Hyland Croy and avoid some of the traffic at Brand/Avery where you refuse to put a circle in and avoid the cut-through of Corazon.

Since I know you want the tax dollars from houses, I know this isn't an option. Therefore, looking at this parcel from a resident perspective, I would be very very upset if we get only 30 acres of green space instead of 50. I don't count the future deer run school land as a benefit to a resident. Vote wisely.

I would like my message to be sent to the following Council Members. *	All City Council Members

K

Claudia D. Husak

From: Barbara Kadunc <barbarakadunc@att.net>
Sent: Sunday, November 02, 2014 7:26 AM
To: Claudia D. Husak
Subject: Green space/Riviera CC

Please do not approve the 244 houses proposed for this land that should remain as green space. Is Dublin building a beautifully planned community OR fostering building houses that benefit only the developer?
Barbara Kadunc

Sent from my iPhone

Claudia D. Husak

From: Roland Kolman <rhkolman@aol.com>
Sent: Thursday, November 06, 2014 4:18 PM
To: Claudia D. Husak; Marsha I. Grigsby; John Reiner; Mike Keenan; Amy Salay; Tim Lecklider; Rick Gerber; Greg S. Peterson; Marilee Zuercher
Subject: Planning and Zoning Regarding the Riviera Golf Property

Dublin City Council Members and Planning and Zoning Members

It is understandable that our city's Planning and Zoning Commission wants to actively "plan and zone." Such activity signals to Dublin residents their Commission is diligently doing their job, making our city a better place to live.

However, sometimes the Commission's best work is not approving certain plans/projects--those that take away from our city's "livability" and create long-term problems and expenses.

Such is the situation with the Riviera Golf Club rezoning. The many, many problems that will be created if the developer gets his way have been thoughtfully explained in the last several months. Dublin residents are overwhelmingly against another "me, too" housing project--there are too many other forward-looking uses of the land which can continue to make Dublin a wonderful place to live and work--and, importantly, the Planning and Zoning Commission can and should be the leader in planning and developing those projects Dublin wants and needs on the Riviera property.

Yours sincerely,

Roland H. Kolman
8622 Davington Drive
Dublin, OH 43017

L

Anne C. Clarke

From: Contact Council <no-reply@wufoo.com>
Sent: Monday, November 03, 2014 9:29 PM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#454]

Name * Todd Lacksonen

Email * tlacksonen@att.net

Phone Number (614) 582-3003

Subject * Riviera

Comments *

Good evening

I am writing to share with you my strong opposition to the proposed housing development at Riviera Golf Club.

I have lived off of Glick Road for 15 years and the traffic has grown tremendously in part because of the Jerome Village and Tartan Fields developments and this would further exacerbate this. In addition I believe there needs to be this green space versus housing in order to keep the "nature" of Dublin and not have row after row of housing.

To be honest if these homes were to be built we most likely would move.

Please feel free to contact me.

Kindest regards,

Todd Lacksonen

I would like my message to be All City Council Members

Claudia D. Husak

From: MLewis8305@aol.com
Sent: Thursday, November 13, 2014 8:24 AM
To: Claudia D. Husak
Subject: Planning and Zoning Tonight

Claudia,

I'm concerned by the email's that have been received by the Dublin Community in the past few weeks.

Evite invitations should be reserved for baby shower's, surprise birthday parties, and neighborhood cocktail get together's. Personally I'm appalled, by the use of this email device to try to bring out citizens for civil unrest in regards to Riviera Golf Course. This leads me to believe that the folks trying to organize against the project are not interested so much in community involvement to improve the City of Dublin, as much as to create a circus atmosphere around what, should be a presentation of the pros and cons, presented to the committee.

I'm worried that we are going to end up on the 11:00 o'clock news looking like a bunch of spoiled teenagers, hoping to create enough of a ruckus to get elected to homecoming court. The instigators in this, seem to have an agenda unrelated to the matter at hand, and I hate to see the city's reputation, pay for their hysterics. They do us all a disservice by the show of disrespect, that they show those that disagree. I hope that at tonight's Planning and Zoning meeting the discussion can be based on the facts of the situation. The plan seems to have been very well vetted between the city and the developer, and after reading the proposal, I'm in favor of moving ahead with the development.

Thank you,
Mary Lewis

M

Claudia D. Husak

From: Jennifer MacDonald <mommymac6@gmail.com>
Sent: Monday, November 03, 2014 10:44 AM
To: Claudia D. Husak; Marsha I. Grigsby; John Reiner; Mike Keenan; Amy Salay; Tim Lecklider; Rick Gerber; Greg S. Peterson; Marilee Zuercher
Subject: Riveria Golf Course Development Plan

Hello Dublin Planning and Zoning Commission,
I would like to express my disagreement to the proposed development of the Riviera Golf course. When my husband and I chose Dublin when we moved here 5 years ago, one reason was for the wonderful, well-organized community plan of residential, business, and green space. Please do not consider the current proposal of the development of the Riviera. It is not the best plan for the citizens of Dublin and our tax money.
Thank you,
Jennifer MacDonald

Claudia D. Husak

From: Mark Mace <MarkMa@Crane-Plastics.com>
Sent: Thursday, October 02, 2014 9:24 AM
To: Claudia D. Husak
Subject: Riviera Meeting

Hi Claudia-my name is Mark Mace and I attended the first P&Z meeting regarding Mr. Ruma's proposed development of the Riviera golf course. I thought I heard you specifically address Mr. Ruma and told him to bring back a plan that was less dense than the nearest neighbor and had better use of green space. I believe the least dense was Muirfield at 1.29 homes/acre. Why is Mr. Ruma submitting a plan for up to 247 homes (per notice of meeting from the planning and zoning commission) when this is not in accordance with your instructions? I believe a density of 1.29 homes/acre would yield about 216 homes. Does this mean the Planning and Zoning Commission will not approve Mr. Ruma's revised plan or has the Commission reversed its stance from the first meeting? I'm looking for some clarity here as I don't fully understand the process.

Thank you
Mark Mace

Claudia D. Husak

From: Anne C. Clarke
Sent: Monday, November 10, 2014 10:11 AM
To: Claudia D. Husak
Subject: FW: Contact Dublin City Council [#458]

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 10, 2014 10:03 AM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#458]

Name *	Steve McElroy
Email *	ohmcelroy@yahoo.com
Phone Number	(614) 886-9395
Subject *	Riviera Development

Comments *

I'm concerned that we have lost site of the City Plan for Development. I have looked at all of the information objectively several times, and this does not make sense to me. This has been a topic of conversation with a lot of people that I run into around town, and in board meetings and community events. As a citizen, a small business owner located in Dublin, a father of children who go to school here, President of my Home Owners Assoc. here in Dublin, and an active member of a church here in Dublin. I ask "Why?"

This is so far from what the citizens want that they are all wondering if we have the right leaders. People ask me if there is some sort of back channel deal going on? Is there money exchanging hands some how? The schools are so full in that section of town that our Superintendent is concerned, and has had several webinars and put out memos about it. The only way to truly fix this problem is another levy, and most people that I know will not vote for another Levi.

Please do not let this developer get wealthier at the expense of your citizens!!! Lets do this right - lets hold our ground - lets make this a special neighborhood. Not a crowded, small lot, run of the mill development.

I would like my message to be sent to the following Council Members. *	All City Council Members Mayor Michael Keenan (At-Large) Vice Mayor Richard Gerber (At-Large) Greg Peterson (Ward 1) Tim Lecklider (Ward 4) Amy Salay (Ward 2) Marilee Chinnici-Zuercher (At-Large) John Reiner (Ward 3)

Claudia D. Husak

From: mggarage@columbus.rr.com
Sent: Wednesday, November 12, 2014 10:06 AM
To: Claudia D. Husak; Marsha I. Grigsby; John Reiner; Mike Keenan; Amy Salay; Tim Lecklider; Rick Gerber; Greg S. Peterson; Marilee Zuercher
Subject: Riviera Development Plan

Over 200 Dublin residents attended the Planning and Zoning Commission hearing on the preliminary development plan for Riviera Golf Club this past spring. Individuals unanimously voiced their opposition to this development citing, among other items:

- Annual costs to the city above projected tax revenues;
- Increased traffic on Avery Road, as well as through the surrounding communities when school is in session;
- Additional burden on Dublin schools;
- Housing density greater than the surrounding developments;
- Development was not in accordance with the city development plan to retain this area as a green space.

The Planning and Zoning Commission at that meeting also voiced concerns that the density was too high - the aim for new developments should be less density than the surrounding developments, citing Muirfield as a maximum. At that meeting, we were also informed that the Dublin school board had not agreed to provide land for a western access to Hyland Croy Road.

We are deeply concerned upon learning that the City Planning staff is recommending that Planning and Zoning Commissioners approve this new subdivision. The revised plan for the Riviera development still has density higher than the Planning and Zoning Commission members requested in the spring meeting; is not in agreement with the city development plan for this area to remain a green space; will still lead to increased traffic on the existing roads. As nearby residents, we dread the additional difficulty accessing Avery Road at morning and evening rush hours, particularly when school is in session. [And no, I don't believe a future roundabout at Brand and Avery will alleviate this last concern about access to Avery as there would no longer be stop signs to throttle or slow the traffic down.]

We are also concerned that the latest revisions to the development plan appear to reflect some sort of deal that has been made outside of this public planning process to provide Dublin with land for a new school in return for a western access to Hyland Croy.

For the above reasons, we request that the Planning and Zoning commission as well as the Dublin City Council listen to the residents of Dublin and reject this development and seek other alternatives to retain this land as green space in accordance with the city development plan.

Joseph & Roseann Mercer
6234 Balmoral Dr., Dublin, OH

Claudia D. Husak

From: Jerry Merrell <merrell00@gmail.com>
Sent: Tuesday, November 11, 2014 8:30 AM
To: Claudia D. Husak; Marsha I. Grigsby; John Reiner; Mike Keenan; Amy Salay; Tim Lecklider; Rick Gerber; Greg S. Peterson; Marilee Zuercher
Subject: Riviera Golf Club

PLEASE! do not approve this 240 lot subdivision, it will play havoc on Avery road.
Also, as I understand the proposal the the increased costs to our schools is not
close to being neutral, meaning the rest of the community must pick up the tab. WHY?

Thank you for your consideration.

Jerry & Frances Merrell
8742 Craigston Court
Dublin, Ohio 43017

FW: Contact Dublin City Council [#449]

Anne C. Clarke

Tue 11/4/2014 2:31 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 9:44 AM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#449]

Name *	Diane Minns
Email *	mwm77@aol.com
Subject *	Riviera
Comments *	Hello. I am wondering what the average size of the homes? How many garages will most homes have? Will the homes have first floor masters? I am wondering if the development is meant for young families, or might be targeted for people with older children or empty nesters? I think we could use a neighborhood with single family homes that encourage people with older children to move in. Thanks
I would like my message to be sent to the following Council Members. *	All City Council Members

N

Claudia D. Husak

From: Alexandra Nielson-Joseph <znzpug@yahoo.com>
Sent: Saturday, November 01, 2014 12:54 PM
To: Claudia D. Husak; Marsha I. Grigsby; John Reiner; Mike Keenan; Amy Salay; Tim Lecklider; Rick Gerber; Greg S. Peterson; Marilee Zuercher
Subject: No To Current Riviera Development Proposal

Dear City Council Members,

As a resident of North West Dublin I am adamantly opposed to the current Riviera Development proposal. Eight years ago, I moved to Dublin because of it's non congested safe neighborhoods with ample green space and award winning schools with my young family. The present proposal has no infrastructure to support the addition of the population that these homes would bring. Over the past 18 months the increase of traffic due to the already growing home sites in Jerome Village, Tartan Ridge, Corazon, etc have adversely impacted the routes my family commutes through for work, school, and other family activities. Non the least concern is the impact to the present elementary, middle and high schools. When my son started kindergarten his class at Deer Run Elementary was an ideal, only seen in private school ratio of 18:1. Currently, class room sizes have increased close to 30 students per teacher. These ratios are unacceptable, it hyper extends the resources each school has for the students, is ripe for chaotic learning environments and does not promote trust that our children's academic needs are being met. When my property taxes help pay for 91% of the Dublin School budget and proposals such as these are considered it makes me question the representation I am receiving from elected members.

I escaped California to bring up my children in an idyllic setting that Dublin offered. Not only do I live in Dublin but I own 2 businesses that pay taxes to the city of Dublin. I am not against growth. However, successful population of these areas must be maintained by proper urban planning and civil infrastructure of which none have been provided by the current Riviera Development proposal. I have voted positively on every levy increase to support and maintain the schools that my children have grown in. I need to know that my trust in you is well placed, and that Dublin as we know it is not becoming diluted. The reason people want to move into Dublin, are the same reasons that I had when I chose to move my family here. It is my understanding that this development is opposed by many and not supported by anyone. I hope that you hear us, the current residents and tax payers who are opposed and that you will represent us accordingly and thoughtfully.

Thank you for your time,

Alexandra Nielson-Joseph
Muirfield Resident

0

Claudia D. Husak

From: Gary P. Gunderman
Sent: Wednesday, November 12, 2014 8:51 AM
To: Claudia D. Husak; Steve Langworthy
Subject: FW: Contact Planning [#65]

Looks like info only

Gary P. Gunderman
Planning Manager
City of Dublin Ohio

Phone 614-410-4682

E-Mail ggunderman@dublin.oh.us

From: Planning [mailto:no-reply@wufoo.com]
Sent: Monday, November 10, 2014 10:08 PM
To: Gary P. Gunderman
Subject: Contact Planning [#65]

Name *	Amy Onifer
Email *	eoamy@aol.com
Phone Number	(614) 354-4274
Subject *	Negative impact of proposed Riveria Devolpment

Comments *

I am deeply saddened to read the proposed rezoning and development plan for the Riveria area. Being a homeowner in the Tartan West neighborhood this will directly impact my family. When we purchased this lot we were told that even if that land was sold it was designated green space. Just a short time later, we are hearing that not only may this area be turned into a residential site but that it may connect through our neighborhood. The thought of additional traffic, noise, crowding of schools and other nuisances is really bothersome. I urge you to strongly consider all of the negatives and really think if this is really in the best interest of the Dublin community.

Thank you,

Amy Onifer

8793 Sorrento Court

Dublin, Ohio 43016

P

Claudia D. Husak

From: Joan Burgess <jburgess@aci-industries.com> on behalf of Ralph Paglieri <rfpaglieri@aci-industries.com>
Sent: Wednesday, November 05, 2014 6:54 PM
To: Claudia D. Husak
Subject: Opposition to Riviera Gold Club Development

To the Dublin Planning and Zoning members (via Claudia Husak):

As the property owner and current resident of 8000 Avery Road, Dublin, Ohio, I am sending this email to let you know that I strongly oppose the proposed development of the Riviera Golf Club property by developer, Charlie Ruma, on Avery Road.

I oppose this for the same reasons as many other residents. The extra traffic will be unbearable on Avery Road. As it is now, there are many days that I wait up to 10 minutes for a break in traffic to leave my own driveway during rush hour. Adding this many new residents to the development with one of the main access roads being Avery Road, will make this stretch of Avery Road more dangerous and extremely congested.

The development itself appears to be overly congested with over 240 homes on small lots.

I understand that this will increase the number of students to as many as 300. Our schools in this area are already full to capacity. Adding this many new students to these schools all at one time will most likely cause an increase to our already high taxes.

Lastly, I believe this land should remain a green space forever, as it was intended to be. I also object to the removal of the many mature trees which would be necessary to construct the homes.

This development does not appear to offer any benefits or advantages to the existing residents of this area. Please do not approve this development.

Sincerely,
Ralph F. Paglieri
8000 Avery Road
Dublin, Ohio 43017

Claudia D. Husak

From: Marsha I. Grigsby
Sent: Friday, November 07, 2014 4:10 PM
To: Anne C. Clarke; Claudia D. Husak; Michelle L. Crandall; Kyle M. Kridler; Jennifer L. Delgado
Subject: FW: Proposed Riviera Golf Club Development

FYI

From: Inez Paglieri [mailto:ipaglieri@aci-industries.com]
Sent: Friday, November 07, 2014 3:25 PM
To: Marsha I. Grigsby
Subject: Proposed Riviera Golf Club Development

Marcia Grigsby, Dublin City Manager:

I am writing this letter as the current resident and property owner of 8000 Avery Road, Dublin, Ohio. I would like you to know that I am very much opposed to the proposed development of the Riviera Golf Club property by developer, Charlie Ruma, on Avery Road.

From my understanding this area was meant to be a green space forever, according to the Community Plan and I also feel that this proposed development does not follow the "principals of conservation design for new subdivisions" that had previously been enacted by Council. The thought of the removal of so many beautiful mature trees which would be necessary to construct the homes, is terribly disheartening.

In looking at the diagram of the proposal, it seems to me that crowding over 240 homes on these small lots will make this new proposed neighborhood extremely congested.

The additional traffic produced by over 240 new families on Avery Road will be horrendous. The current traffic on Avery Road near our home is very busy already. Many days, at various times of the day, it is nearly impossible to exit our driveway onto Avery Road due to the heavy volume of traffic as it is now. Adding this many new residents to the development with one of the main access roads being Avery Road, will make this stretch of Avery Road even more congested and dangerous.

Our schools in this area are already full to capacity. Adding this as many as 300 new students to these schools will most likely cause an increase to our already high taxes. It opens up the possibility of redistricting as well, which most residents will be opposed to.

I cannot see how this proposed development will enrich the lives, offer any benefit or enhance the property values for the existing residents of this area. Please do not approve this development.

Sincerely,
Inez H. Paglieri
8000 Avery Road
Dublin, Ohio 43017

Claudia D. Husak

From: jpartridge@nisource.com
Sent: Monday, November 03, 2014 2:00 PM
To: Claudia D. Husak; Marsha I. Grigsby; John Reiner; Mike Keenan; Amy Salay; Tim Lecklider; Rick Gerber; Greg S. Peterson; Marilee Zuercher
Subject: Please the Riviera Golf Course Housing Development plan

We have been residents of Muirfield since 1989. We currently live on Pitlochry, off of Memorial Dr.

Thank you for all you do for our Community. Please continue to protect us by denying this over crowded development.

What is the benefit of this to Dublin? Who benefits beyond the Developer?

Thank You.

Jack and Anne Partridge
8531 Pitlochry Ct
Dublin, OH 43017

614-561-4363

R

Rachel Rhodes
6475 Greenstone Loop
Dublin, OH 43016

October 14, 2014

Chairman Chris Groomes
Dublin Planning and Zoning Commission
5800 Shier Rings Road
Dublin, OH 43016

Dear Madam Chairman,

My name is Rachel Rhodes and I am junior at Dublin Jerome High School. I am writing you concerning the proposed new subdivision to be built on the Riviera Golf Course. As a resident of the Belvedere subdivision and a Jerome High School student, the addition of the proposed two hundred and eighty four new homes would heavily impact me as a citizen and student. I imagine there are multiple considerations as you and the board entertain the developer's request to change the zoning from R1 to PUD, which will allow considerably more homes to be built on the property. In fact, changing the zoning will result in housing density that is worse than the surrounding neighborhoods.

First, the traffic around the Avery and Brand road area is already heavy. With the addition of two hundred and eighty four homes, the traffic will increase significantly. Does the city of Dublin initiate its own traffic studies to ensure the road system can handle the increased traffic?

Second, it is unfortunate that the city of Dublin will be losing a beautiful piece of land. Progress is generally good, however, not at the cost of losing needed green space. Does the city of Dublin ensure that there is sufficient green space in the development and that we do not lose mature trees, ponds and streams?

Lastly, I am concerned about school overcrowding. I have attended Deer Run Elementary, Grizzell Middle School, and I am currently enrolled at Jerome High School. All three schools are already beyond capacity. Additional students will impact the class size and the learning environment, and if we need to add on to the schools or build new schools, the citizens of Dublin will pay higher taxes. Does the city of Dublin take into consideration the impact on schools, class sizes and taxes?

Thank you for taking the time to read my letter. Growing up in Dublin Ohio, I am interested in ensuring we carefully take into consideration the impact of growth on our community and schools. I appreciate your dedication and look forward to your response to my questions regarding the proposed development of the Riviera Golf Course.

Sincerely,

Rachel Rhodes

Rachel L. Rhodes

S

FW: Contact Dublin City Council [#451]

Anne C. Clarke

Tue 11/4/2014 2:31 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 12:26 PM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#451]

Name *	Scott Shanline
Email *	sshanline@yahoo.com
Subject *	Riviera Development
Comments *	We are against the too-dense development plan for up to 244 homes in the Riviera area. Don't we already have enough overcrowding in the Dublin schools, traffic problems, and ever-rising real estate taxes? Please say NO to the developers and use this land for green space and/or a park. Thank you for considering our opinions! --Scott and Veronica Shanline
I would like my message to be sent to the following Council Members. *	All City Council Members

8819 Nairn Court
Dublin, OH 43017

October 13, 2014

Ms. Claudia Husak
Land Use and Long Range Planning
City of Dublin
5800 Shier-Rings Road
Dublin, OH 43016

Ms. Husak:

I am writing to you because I reside in the City of Dublin and would like to inquire about new developments in Muirfield Village. I am a resident of this neighborhood, and I have always respected the decisions of the City of Dublin regarding internal improvements and new property developments. However, I am interested in learning more about the motives for constructing Stansbury at Muirfield Village on the Buckner Farm property. I understand that you are the planning contact for this proposal, and I hope that you will be able to address my concerns.

I am aware that this decision has already been passed. Despite the approval, it seems as though no one really knows for sure what is to become of the property. So I am requesting, as an interested citizen of Dublin, to know why the land will be developed, when it will take place, and what we can expect to see when the project is finished? Additionally, why did the city decide to construct houses instead of an alternative like converting the land into a small nature reserve or park? After living near this property for 17 years, it is clear that the wildlife is abundant throughout the 11.5 acres; what plans will go into effect to protect these animals? Lastly, what are the benefits of building houses on the site? Thank you for your time. I look forward to hearing back from you soon.

Kind regards,

Lauren Stephanic

Lauren Stephanic

Claudia D. Husak

From: Marsha I. Grigsby
Sent: Monday, November 03, 2014 11:40 AM
To: Claudia D. Husak; Anne C. Clarke; Michelle L. Crandall; Kyle M. Kridler; Jennifer L. Delgado
Subject: FW: riverlea

FYI, this was sent to me only.

From: Lori Sturm [mailto:lori@sturm.us.com]
Sent: Monday, November 03, 2014 11:38 AM
To: Marsha I. Grigsby
Subject: riverlea

As a resident in the area, very disappointed still that the city could not find a way to acquire the green space for future generations. The Bublin golf course would have even had a great use a city golf club. But if development is the only answer, please have a reasonable no of homes. We don't need more traffic and high density. Even with the bike lanes and the Shawnee Hills changes, still way too much traffic. And what about making this area of town more walkable with a library and coffee or small udf type market. Somehting useful that benefits the community.
Please insist on more green and less density ar the very least!

Lori Sturm
5511 Aryshire Ct.
Dublin, OH 43017

W

FW: Contact Dublin City Council [#452]

Anne C. Clarke

Tue 11/4/2014 2:32 PM

To:Claudia D. Husak <chusak@dublin.oh.us>;

From: Contact Council [mailto:no-reply@wufoo.com]
Sent: Monday, November 03, 2014 12:40 PM
To: Anne C. Clarke; Judy K. Beal; Jennifer L. Delgado
Subject: Contact Dublin City Council [#452]

Name *	Aaron Wenger
Email *	aaronswenger@gmail.com
Phone Number	(614) 504-5362
Subject *	Riviera Re-Zoning
Comments *	

I am a homeowner in Belvedere and would like to voice my objection to the current plans for rezoning and development of the land currently occupied by Riviera Country Club. The plan proposed by Mr. Ruma's group is clearly intended to maximize profit with no consideration for the effect on surrounding areas or the community as a whole. It is violation of the letter of the Dublin Community Plan and the spirit of conservation design required of new subdivisions. We just managed to get the students out of trailers at Deer Run, now we want to add a large number of new students to an already stressed school and district? Grizzell and Jerome would of course be similarly impacted.

How does this development benefit the community of Dublin? A high-density/small-lot development devalues the surrounding homes and makes our city an overall less desirable place to live. There are literally hundreds if not thousands of such homes being rented (not occupied by owners) or sitting vacant in the Columbus metropolitan area, why should we add to that tally at the expense of our otherwise very desirable location?

Simply put, I would not have purchased a home in Belvedere had I known it would soon become adjacent to a mega-subdivision, rather than the green space my wife and I found so appealing in this area. Don't un-Dublin Dublin! Please remember you represent the citizens of our community, not the interests of a developer with a

"buy first, zone later" mentality. The last thing our town needs is another subdivision, especially one with such a high-density, nature-unfriendly layout.	
I would like my message to be sent to the following Council Members. *	All City Council Members

Claudia D. Husak

From: Neal H. Wood, II <nhwoodii@yahoo.com>
Sent: Wednesday, November 12, 2014 10:07 AM
To: Claudia D. Husak; Marsha I. Grigsby; John Reiner; Mike Keenan; Amy Salay; Tim Lecklider; Rick Gerber; Greg S. Peterson; Marilee Zuercher
Cc: Robert Fathman
Subject: Riviera Club Site Plan Hearing

Commission Members –
I recommend that the Ruma / Davidson-Phillips development proposal for the Riviera Club site should not be approved at this time.
My review yesterday and this morning of the current state of the proposal suggests that numerous proposed responsibilities of the developers have yet to be flushed-out and monetarily quantified. The developers' direct wherewithal to fund these commitments, and/or acquire bonding to cover default risk, has yet to be fully disclosed.

Until the referenced studies are completed and the developers' assured ability to meet these financial and execution commitments are fully understood, the developers' proposal should be tabled or denied.

Respectfully,
Neal Wood9377 Culross Court
Dublin