



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

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www.dublinohio.us

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 13, 2014

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

1. RIVIERA 14-068Z/PDP/PP	8025 Avery Road Rezoning/Preliminary Development Plan Preliminary Plat
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Proposal: A rezoning of approximately 168 acres from R, Rural District and R-1, Restricted Suburban Residential District to PUD, Planned Unit Development District for the potential development of the site with up to 240 single-family lots and approximately 60 acres of open space. The site is on the west side of Avery Road, north of the intersection with Memorial Drive.

Request: Review and recommendation of approval to City Council of a Rezoning/Preliminary Development Plan application for a Planned Unit Development District under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation of approval to City Council for a Preliminary Plat under the provisions of the Subdivision Regulations.

Applicant: Charles Ruma, Davidson Phillips, Inc.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION #1: Mr. Taylor moved, Mr. Zimmerman seconded, to **TABLE** this Rezoning/Preliminary Development Plan with 11 conditions:

- 1) That the development text be updated to include language highlighting that Riviera is proposed near a very active high school with year-round activities and that homeowners will likely be affected by the noise and light that typically accompanies such activities;
- 2) That the development text be updated to describe the intent of the ownership of Subarea D;
- 3) That Lots 43 and 240 in Subarea A and Lots 144 and 169 in Subarea B are removed to provide larger open space vistas;
- 4) That the Development Plan and text be updated to consistently name the reserves and provide accurate information regarding their sizes;
- 5) That the applicant work with Planning to determine a method of either physically delineating Stream Corridor Protection Zone (SCPZ) areas, and/or ensuring the property owners are aware of the presence of the SCPZ and its restrictions;
- 6) That the applicant provide a direct site connection to Hyland-Croy Road to the satisfaction of the City Engineer to be completed with Section 5 of the proposed development;
- 7) That the applicant enter into an infrastructure agreement with the City, prior to submitting the first Final Development Plan, for development thresholds and public project contributions;
- 8) That the developer revises the traffic impact study to the satisfaction of the City Engineer prior to a City Council hearing of the rezoning;



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- 9) That as part of the development of Section 1, the applicant provide a northbound left turn lane on Avery Road into the site and a pedestrian crossing system for Avery Road to the satisfaction of the City Engineer;
- 10) That the applicant evaluates existing cart paths intended to remain on site and upgrade if necessary to ensure compliance with City standards; and
- 11) That the development text be clarified as to the required location of the hedge for court-loaded garages and that sight visibility triangles will be maintained.

VOTE: 5 - 0

RESULT: This Rezoning/Preliminary Development Plan was **TABLED**.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Absent
John Hardt	Absent
Todd Zimmerman	Yes
Victoria Newell	Yes
Amy Salay	Yes



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Motion #2: Mr. Taylor moved, Mr. Zimmerman seconded, to **TABLE** this Preliminary Plat with 1 condition:

- 1) That the Preliminary Plat be updated in terms of open space dedication, prior to Council Review.

VOTE: 5 - 0

RESULT: This Preliminary Plat was **TABLED**.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Amy Kramb	Absent
John Hardt	Absent
Todd Zimmerman	Yes
Victoria Newell	Yes
Amy Salay	Yes

STAFF CERTIFICATION


 Claudia D. Husak, AICP, Planner II