



City of Dublin

Land Use and Long
Range Planning

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 9, 2015

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

- | | |
|-----------------------|--|
| 1. Riviera | 8025 Avery Road |
| 14-068Z/PDP/PP | Rezoning/Preliminary Development Plan |
| | Preliminary Plat |

Proposal: A rezoning of approximately 152 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 185 single-family lots and approximately 76 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 J. Ruma, Davidson Phillips, Inc.

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

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

MOTION #1: Ms. Newell moved, Ms. Mitchell seconded, to recommend approval to City Council for a Rezoning/Preliminary Development Plan with 13 conditions:

- 1) 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 including the necessary sanitary sewer system improvements;
- 2) That the applicant work with the City to program a direct site connection to Hyland-Croy Road to the satisfaction of the City Engineer prior to the approval of a final plat that includes the Firenza Place connection to Tartan West;
- 3) That the developer update the traffic impact study to the satisfaction of the City Engineer prior to the City Council hearing of the rezoning; and
- 4) 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.
- 5) That the development text be revised to eliminate vinyl as a permitted window option and allow the applicant to request approval of specific vinyl window products at the Final Development Plan stage if so desired;
- 6) That the development text be revised to eliminate vinyl as a shutter material;
- 7) That the development text be updated to eliminate asphalt as a permitted driveway material;
- 8) That the development text be updated to address the language on page AS-1 in accordance with the Commission comments;

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**1. Riviera
14-068Z/PDP/PP**

**8025 Avery Road
Rezoning/Preliminary Development Plan
Preliminary Plat**

- 9) That the development text be updated to limit all siding as the building material to 25% of the total homes within Subareas A and B;
- 10) That the development text be updated to limit stucco to no more than 50% of the primary façade of a home;
- 11) That the development text regarding the review authority of the Architectural Review Committee be updated to revise page AS-1, Section II. B. 1. to add architectural character and level of detail of architectural elements to the review authority of the ARC;
- 12) That the stormwater management areas be maintained by the City of Dublin and the development text and plans be updated accordingly; and
- 13) That consistent mailboxes be submitted for review and approval at the final development stage.

*Mr. Ruma agreed to the above conditions.

VOTE: 7 – 0.

RESULT: The Rezoning/Preliminary Development Plan was recommended for approval with 13 conditions.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

MOTION #2: Ms. Newell moved, Mr. Brown seconded, to recommend approval to City Council for a Preliminary Plat with the following condition:

- 1) That the applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal.

*Mr. Ruma agreed to the condition.

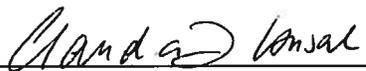
VOTE: 7 – 0.

RESULT: The Preliminary Plat was recommended for approval.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION



Claudia D. Husak, AICP, Planner II