



PLANNING REPORT

Planning & Zoning Commission

Thursday, September 21, 2023

Riviera Section 4-2 23-089AFDP

www.dublinohiousa.gov/pzc/23-089/

Case Summary

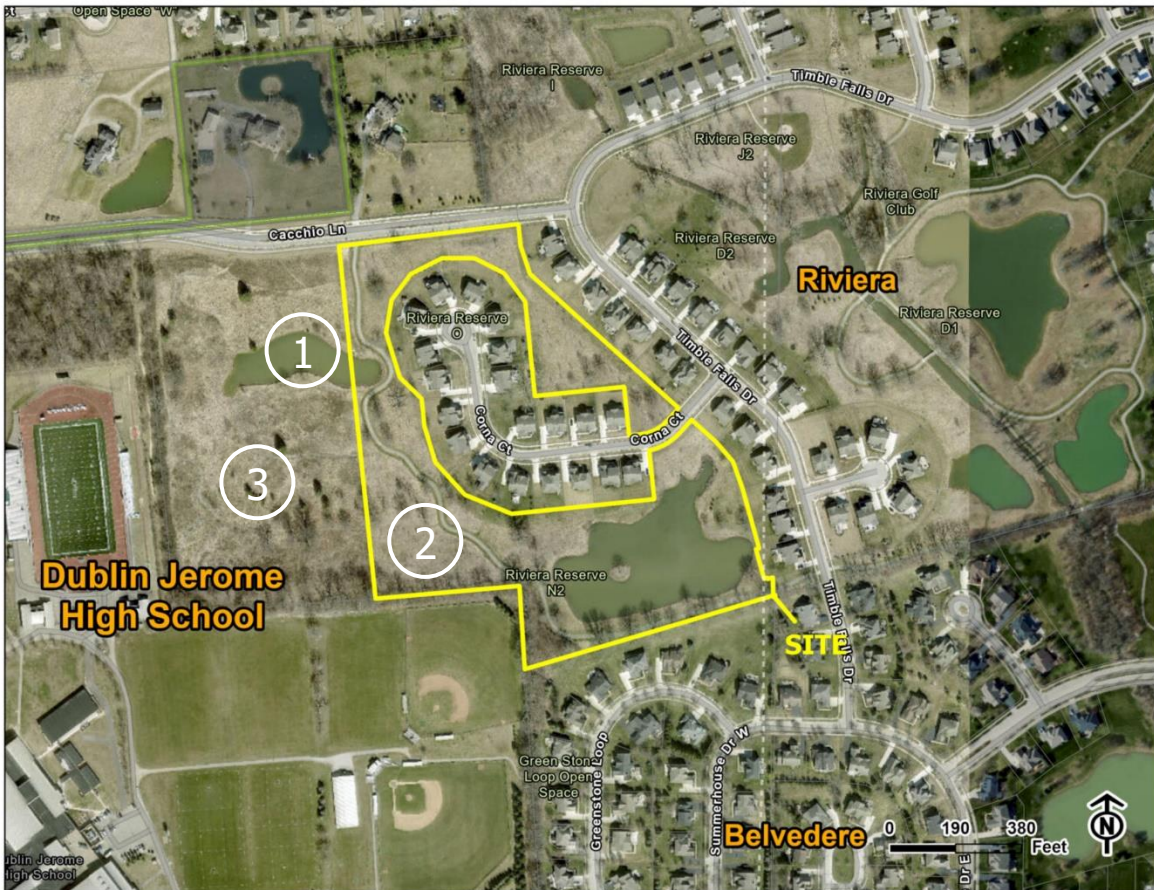
Address	PID: 3900240341130
Proposal	Proposal for the relocation of a stormwater retention basin in an existing reserve.
Request	Request for review and approval of an Amended Final Development Plan for the relocation of a stormwater retention basin in an existing reserve, under the provisions of Zoning Code Section 153.055.
Zoning	PUD – Planned Unit Development District, Riviera
Planning Recommendation	<u>Approval of Amended Final Development Plan</u>
Next Steps	Upon approval of the Amended Final Development Plan, the applicant may file for Site Permits through Building Standards
Applicant	Megan O’Callaghan, City Manager, City of Dublin
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

Site Location Map

23-089AFDP | Riviera Section 4-2



- Site Features**
- 1 Existing storm basin
 - 2 New basin location
 - 3 Potential elementary school



1. Background

Site Summary

The 15.17-acre site is zoned PUD, Planned Unit Development District, Riviera, and is located southwest of the intersection of Cacchio Lane and Timble Falls Drive. The site is currently undeveloped and contains significant grade change from north to south. A tree row exists along the southern property line as well as several mature trees throughout the site. A walking path is situated on the site. A stormwater management pond is partially situated on the site, and is proposed to be relocated with this application.

The Riviera subdivision was established in 2015 as a Planned Unit Development. Prior to this development, Riviera Golf Club occupied the site with significant naturalized vegetation, water basins, and greenways. The development was established to mimic a "Conservation Design", which constitutes an emphasis on preservation of these natural features. Riviera contains 76.1 acres of open space, with centralized open spaces, significant setbacks from scenic roads, and consolidations of lots to allow for large contiguous open spaces. Several of the existing basins from the golf course were maintained or modified to continue the character of the golf course with the development of this neighborhood.

Process

The PZC is the final reviewing body for the AFDP. The development process is generally a three step process with an additional fourth step if amendments to a FDP are required. PZC reviews and approves these amendments.

- 1) Concept Plan (CP)
- 2) Preliminary Development Plan (PDP)/Rezoning
- 3) Final Development Plan (FDP)
- 4) *Amended Final Development Plan (AFDP)*

The AFDP is required due to the alterations to the existing stormwater facilities on the site. The Commission is only reviewing the relocation of the basin with this development.

2. Project

Stormwater Basin

The City of Dublin is proposing to relocate an existing approximately 1-acre stormwater basin on the eastern property line of the site. The basin is located on 2 parcels: Parcel #3900240340020 (Dublin City Schools), and Parcel #3900240341130 (City of Dublin). The pond is proposed to be relocated to the southwest corner of the Riviera Subdivision, Reserve N2, which is a City-owned and maintained reserve. The relocation is intended to clear the area for the anticipated construction of a future elementary school.

The basin will continue to serve the existing stormwater management needs for Cacchio Lane and portions of the Riviera subdivision, while also including stormwater facilities for the future elementary school. The proposed basin will not impact the adjacent shared-use path, and will require the removal of approximately 21 inches of protected trees. The inches will either be replaced on the site, or be paid into the tree replacement fee, per Code requirements. The basin would follow the design and function of existing ponds within the Riviera neighborhood.



3. Plan Review

Amended Final Development Plan

Criteria	Review
1. The plan conforms in all pertinent aspects to the approved preliminary development plan.	Criteria Met. The basin will be consistent with existing, approved stormwater basins in the development.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Not Applicable. The proposal does not impact vehicular or pedestrian circulation.
3. The development has adequate public services and open spaces.	Criteria Met. The basin would allow for proper stormwater management within the Riviera development and adjacent sites.

Criteria	Review
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.	Criteria Met. The proposed basin would mimic the design and natural intent of the open space basins within the existing development.
5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.	Not Applicable. No improvements to lighting are proposed.
6. The proposed signs are coordinated within the PUD and with adjacent development.	Not Applicable. No signs are proposed.
7. The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.	Criteria Met. The proposed basin will require the removal of approximately 21 inches of protected trees. The inches will either be replaced on the site, or be paid into the tree replacement fee, per Code requirements. No other landscaping will be impacted with the project.
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other	Criteria Met. The proposed basin allows for stormwater management practices to continue within the development, and comply with applicable regulations.

Criteria	Review
government entity which may have jurisdiction over such matters.	
9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.	Not Applicable. The project will not be completed in phases.
10. The proposed development is compliant with other laws and regulations.	Criteria Met. The project is compliant with all other laws and regulations.

Reccomendation

Planning Recommendation: Approval of Amended Final Development Plan with no conditions.