



CITY OF DUBLIN.

Land Use and
Long Range Planning
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PLANNING REPORT

PLANNING AND ZONING COMMISSION

MARCH 18, 2010

CASE INFORMATION

2. The Country Club at Muirfield Village **8715 Muirfield Drive**
10-010AFDP **Amended Final Development Plan**

Proposal: Site modifications and amenities for an existing patio associated with the Country Club at Muirfield Village located along the west side of Muirfield Drive, at its intersection with Whittingham Drive within the Muirfield Village PUD.

Request: Review and approval of an amended final development plan under the provisions of Code Section 153.050.

Applicant: The Country Club at Muirfield Village; represented by Christopher Meyers, Meyers & Associates Architects.

Planning Contact: Jennifer M. Rauch, AICP, Planner II

Contact Information: (614) 410- 4690, jrauch@dublin.oh.us

Case Summary

This is a request for review and approval of changes to the existing outdoor patio associated with the Country Club at Muirfield Village within the Muirfield Village Planned Unit Development. The proposal complies with the applicable amended final development review standards and Planning recommends approval of the request.

Case Background

The site was zoned PUD, Planned Unit Development District, as part of the Muirfield Village development in the early 1970s. The development plan evolved from the original plan to include 2,700 dwelling units and two golf courses. The Muirfield Village master plans are conceptual in nature and do not provide any level of detail for this facility, showing only the development of the Country Club golf course on this site. No development text exists to define the types of facilities, uses, parking, size and scale, architecture and materials, landscaping, or other development standards typically required today. Since the original development was approved as a final development showing the existing uses, the existing design standards and uses for the site, including the patio, parking and other amenities, are considered permitted and in compliance.

Since its original approval, the Planning and Zoning Commission approved an amended final development plan for a 1,200-square-foot addition to the tennis club building on March 6, 1997 and a 3,894-square-foot fitness room addition to the Clubhouse on May 5, 2005.

Site Description

Site Location

The site is located on the west side of Muirfield Drive, approximately 2,800 feet northwest of Memorial Drive. The 79.5 acre parcel includes portions of the Muirfield Country Club golf course that are in Franklin and Delaware Counties.

Surrounding Zoning and Uses

The site, and all surrounding properties are zoned PUD, Planned Unit Development District, as part of the Muirfield Village PUD. The golf course is south and west of the Country Club building. To the north are residential homes and to the east are the parking area and the swimming pool.

Site Character and Layout

The Country Club building is located at the center of the parcel at the end of entrance drive from Muirfield Drive. The facility includes the main dining building, a patio, fitness room with the parking area, tennis courts, and swimming pool located to the east and south.

Plan Description

Overview

The applicant is proposing to increase the existing patio area and modify the design and layout of the patio.

Patio Modification

The existing 6,600-square-foot concrete patio is located in an internal courtyard of the Country Club building and utilized for outdoor dining associated with the Club. The applicant is proposing to expand the patio by an additional 1,200 square feet along the western edge. The proposal includes the addition of several different seating areas with more formal dining, bar areas, and informal gathering spaces.

Patio Amenities

The applicant is proposing to replace the northern portion of the existing concrete patio with new composite wood decking with a concrete fire pit, which will be separated by a six-foot tall water wall and informal seating areas. The southern and western portion of the patio consists of the existing concrete slab and proposes new decorative and colored concrete area, a bar with seating areas and wood trellis, gas grill and fireplaces, and covered seating areas. The patio will be enclosed along the western edge by a new 18-inch tall stone wall with a central opening to allow access from the adjacent cart path to the west. The proposed patio furniture includes black, cushioned wicker seats and coordinating black tables with neutral colored umbrellas.

Landscaping

There are several existing trees located within the patio area, which are incorporated into the proposed modifications of the patio. Tree protection is indicated on the plans, which will remain in place through construction. The applicant proposes to incorporate new landscape material along the proposed stone wall and includes a mixture of shrubs, perennials and annuals.

Stormwater Management

The proposed patio expansion creates impervious space where grass/landscaping existed before; however, given the amount of green space and areas of infiltration provided by the adjacent golf course no additional stormwater requirements need to be met.

EVALUATION AND RECOMMENDATION BASED ON AMENDED FINAL DEVELOPMENT PLAN CRITERIA

Section 153.055(B) of the Code identifies criteria for the review and approval for an amended final development plan. Following is an evaluation by Planning based on those criteria. The criteria are arranged in the following categories and may be in a different order than listed in the Code:

Adopted Policies and Plans (Criteria 1, 3, 9, & 10). The proposed plan conforms to the approved preliminary development plan, has adequate public facilities and open spaces, is carried out in progressive stages, and conforms to all other applicable zoning text and Code requirements.

Criteria met. The proposal conforms to the approved preliminary development plan and all other applicable zoning text and Code requirements.

Site Safety and Circulation (Criteria 2 & 5). The proposed plan provides for safe and efficient pedestrian and vehicular circulation and provides adequate lighting for such uses.

Criteria met. No site modifications are proposed.

Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.

Criteria met. The proposed patio modifications coordinate with the existing clubhouse building. No part of the patio is visible from adjacent residential areas.

RECOMMENDATION: Approval

Amended Final Development Plan

In Planning's opinion, this amended final development plan proposal is consistent with the preliminary development plan and the final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code. Approval is recommended.

AMENDED FINAL DEVELOPMENT PLAN REVIEW

REVIEW STANDARDS

Amended Final Development Plan

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Amended Final Development Plan (Commission approves/denies).**

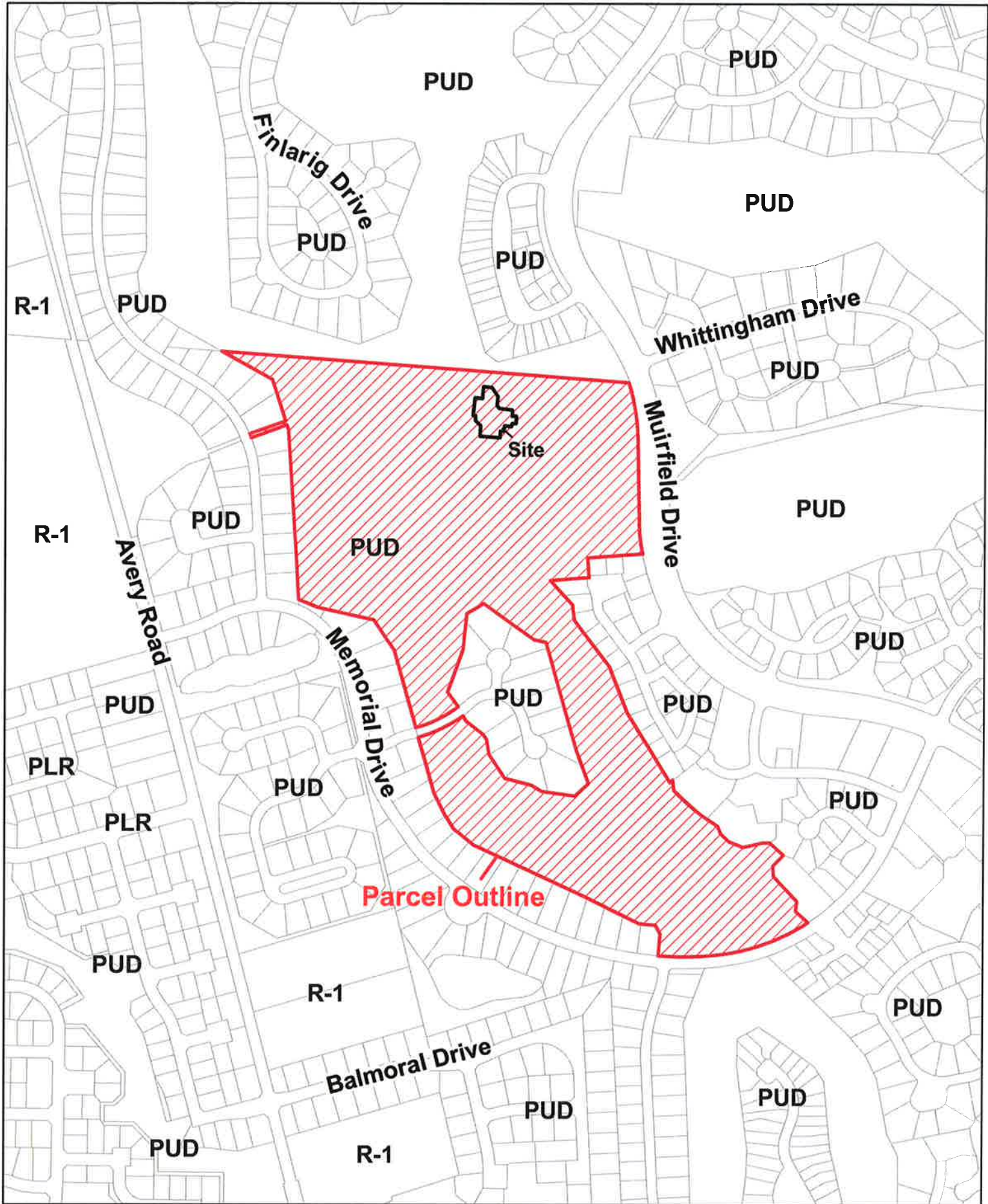
The intent of the amended final development plan is to allow for modifications to an approved final development plan consistent with the purpose of the approved final development plan. The amended final development plan includes all of the final details of the proposed modification. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that the updated standards would not cause undue hardship.

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

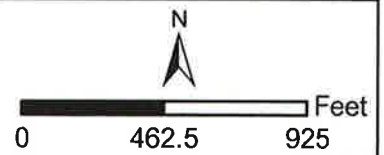
1. The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
3. The development has adequate public services and open spaces;
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 this Code;
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;
6. The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;

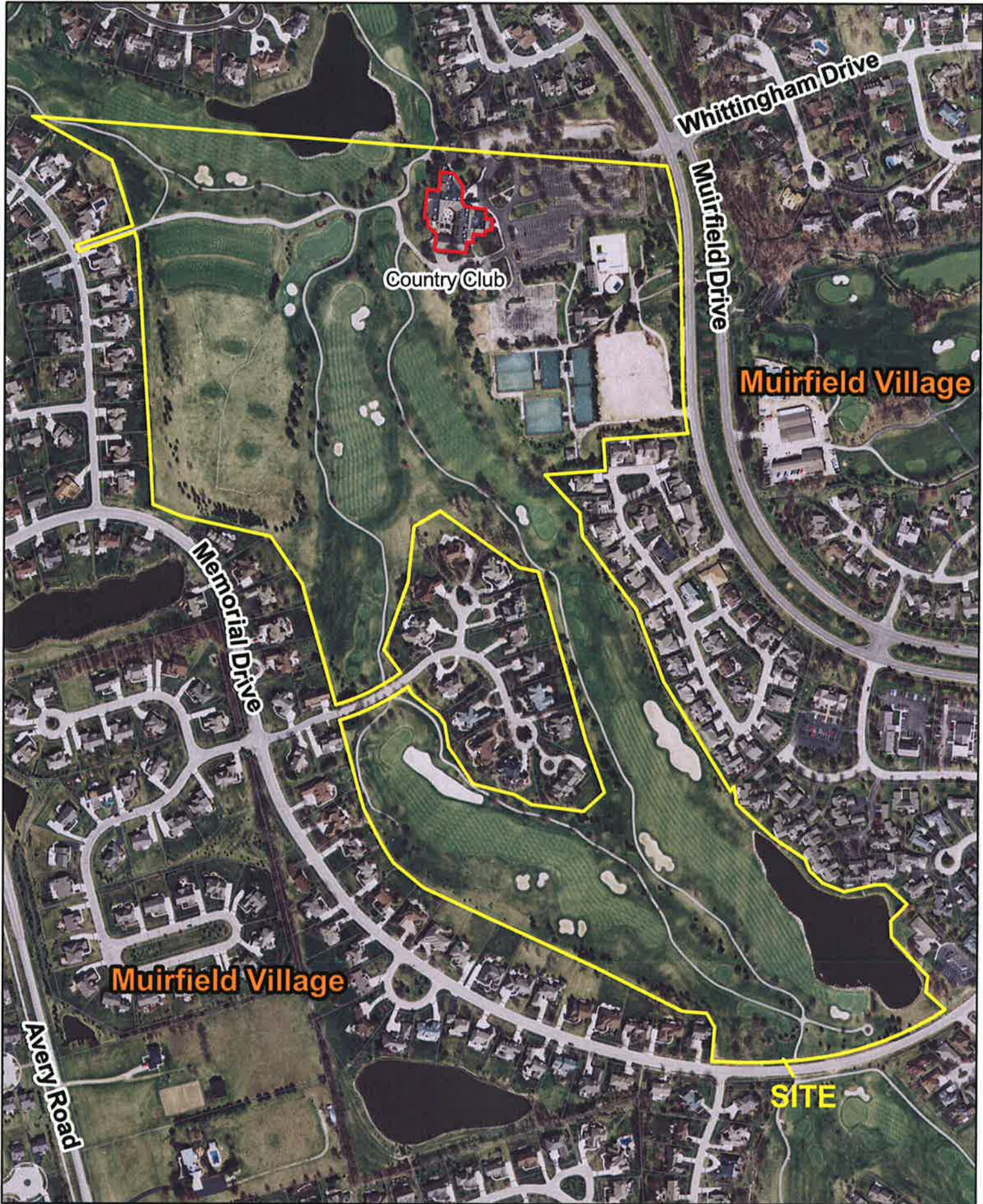
7. The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental 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; and
10. The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.



City of Dublin
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10-010AFDP
Amended Final Development Plan
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0 300 600 Feet

Existing Patio Area



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Amended Final Development Plan
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 5, 2005

CITY OF DUBLIN.

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

5. Amended Final Development Plan – 05-045AFDP – Muirfield PUD – Muirfield Country Club Expansion – 8715 Muirfield Drive

Location: 79.5 acres located on the west side of Muirfield Drive, approximately 1,300 feet north of Kentigern Place Drive.

Existing Zoning: PUD, Planned Unit Development District (Muirfield Plan).

Request: Review and approval of an Amended Final Development Plan under Code Section 153.053.

Proposed Use: A 3,894-square-foot fitness club expansion to an existing 16,900-square foot golf club facility.

Applicant: Michael Graney, General Manager, The Country Club at Muirfield Village, 8715 Muirfield Drive, Dublin, Ohio 43017; represented by Christopher Meyers, AIA, Meyers Welsh Architecture and Design, 15 East Gay Street, Suite 2A, Columbus, Ohio 43215.

Staff Contact: Jamie E. Adkins, Planner.

Contact Information: (614) 410-4644/Email: jadkins@dublin.oh.us.

MOTION: To approve this Amended Final Development Plan because it meets the requirements of the Planned District regulations and the Muirfield PUD, it is compatible with the existing building and surrounding architecture of the area, and it is consistent with the Future Land Use Map within the Community Plan, with two conditions:

- 1) That tree protection fencing be indicated on the plans, subject to staff approval; and
- 2) That the site design meets Stormwater Regulations to the satisfaction of the City Engineer.

* Christopher Meyers, AIA, agreed to the above conditions.

VOTE: 6-0.

RESULT: This Amended Final Development Plan was approved.

STAFF CERTIFICATION


Claudia Husak, Planner

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Amended Final Development Plan
The Country Club at Muirfield Village
8715 Muirfield Drive

- 3) That a revised landscape plan, incorporating the comments made within this staff report, including landscaping at the base of all signs, be submitted, subject to staff approval;
- 4) That a five-foot wide sidewalk from the hospital staff entrance to the adjacent shopping center be provided, subject to staff approval;
- 5) That additional control joint architectural treatments be incorporated into the front elevations near the patient and emergency entrances, subject to staff approval;
- 6) That information be provided regarding the lighting fixtures under the entry canopies to demonstrate conformance with the City of Dublin Exterior Lighting Guidelines; and
- 7) That a note be added to the sign text indicating that the fourth color (red) is limited to wall signs identifying the emergency room, and related on-site directional traffic and way finding signs identifying the emergency room entrance only.

Mr. Zimmerman seconded the motion.

Ms. Reiss asked for clarification on an additional condition about the change of base on the signage.

Mr. Gerber said what he had heard was that only Ms. Reiss wanted to change it.

Mr. Zimmerman said he did not want to change the base. He said he liked the design as proposed.

Mr. Gerber, Ms. Jones, and Ms. Boring agreed.

The vote on Mr. Gerber's motion for approval was as follows. Ms. Reiss, yes; Ms. Boring, yes; Ms. Jones, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 6-0.)

5. Amended Final Development Plan – 05-045AFDP – Muirfield PUD – Muirfield Country Club Expansion – 8715 Muirfield Drive

Mr. Gerber said this site is zoned PUD, Planned Unit Development District. He said this is a request for a 3,800 square foot fitness club expansion to an existing 16,000 square foot golf club facility. He said Amended Final Development Plans require review and approval by the Planning and Zoning Commission. Following approval, the applicant may apply for building permits.

Mr. Gerber swore in those who intended to testify in regards to this case.

Ms. Boring, who pulled this consent case, said a staff presentation was not necessary.

Ms. Boring asked if this project had been approved by the Muirfield Review Board.

Christopher Meyers, architect representing the applicant, said they submitted the preliminary and final imagery and materials as a courtesy to the Muirfield Review Board. He said they had received a letter stating that they appreciated the consideration and thought it was a fine project, although they had no jurisdiction.

Ms. Boring asked if a awning would ever be put over the entryway.

Mr. Meyers said the front entry of the building had a covered roof which was a porch, but there would not be any additional coverings for the front. However, they are planning on replacing the existing canvas awning at the other main entry of the building.

Ms. Boring asked if a canopy were ever considered on this addition that it be earth tone colored.

Mr. Meyers understood it would have to be approved by the Commission, but he agreed any future canopy on this addition would be earth tone.

Mr. Meyers agreed to the conditions as listed below.

Mr. Gerber made the motion to approve this Amended Final Development Plan because it meets the requirements of the Planned District regulations and the Muirfield PUD, it is compatible with the existing building and surrounding architecture of the area, and it is consistent with the Future Land Use Map within the Community Plan, with two conditions:

- 1) That tree protection fencing be indicated on the plans, subject to staff approval; and
- 2) That the site design meets Stormwater Regulations to the satisfaction of the City Engineer.

Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Messineo, yes; Ms. Jones, yes; Ms. Boring, yes; Ms. Reiss, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 6-0.)

6. Amended Final Development Plan 05-044AFDP – Tartan West PUD, Subarea I Modifications – 8640 Hyland Croy Road

Mr. Gerber said this site is zoned PUD, Planned Unit Development District. He said this is a request for minor modifications to the requirements and restrictions to this subarea including sideyard encroachments for window wells and air conditioning units, lot coverage, swimming pool location, and architecture. Amended Final Development Plans require review and approval of the Planning and Zoning Commission. He said following approval, the applicant may apply for building permits.

Mr. Gerber swore in those who intended to testify in regards to this case.

Ms. Boring pulled this case from the Consent agenda and instead of a full staff presentation, asked for a brief explanation about the window wells and why air conditioners could not be placed in the rear yards.

Brad Schoch, Schoch and Associates, representing the applicant, explained that many of the lots had some topography to them which will allow them to eliminate a window well. However, on the lots lacking topography, the window well itself would measure approximately 48 inches deep at a maximum. He referred to a slide of a diagram that best illustrated what they were proposing. He said they would have control over the orientation of these homes, and if and when, a window well would be necessary, if there is a concern about access around the sideyards of the lots, that they will maintain at least an eight-foot separation between window wells if they oppose each other or window wells if they end up on a similar lot. Mr. Schoch said their market is finding that these are primarily single-family homes, and their buyer wants an add:



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**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
March 6, 1997**

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

3. Revised Final Development Plan - The Country Club at Muirfield Village - 8715 Muirfield Drive

Location: 79.5 acres located on the west side of Muirfield Drive, south of Craigston Court.

Existing Zoning: PUD, Planned Unit Development District (Muirfield Village Plan).

Request: Review and approval of a revised final development plan under the provisions of Section 153.056.

Proposed Use: A 1,200 square foot restroom addition to an existing tennis building

Applicant: The Country Club at Muirfield Village, c/o James Bean, Architect, Suite 1600, 42 East Gay Street, Columbus Ohio 43215.

MOTION: To approve this revised final development plan with the following conditions:

- 1) That the developer work with the staff to develop appropriate screening along the east elevation of the building; and
- 2) That the bank of phones have subdued colors and lighting.

* John Blute, on behalf of The Country Club at Muirfield, agreed to the above conditions.

VOTE: 6-0.

RESULT: This application was approved.

STAFF CERTIFICATION

Barbara M. Clarke
Planning Director

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Amended Final Development Plan
The Country Club at Muirfield Village
8715 Muirfield Drive

is to be built. He said the only acceptable signage would have to be compatible with all the other signage in Metro.

Ms. Boring said architecture was not really discussed during the rezoning. She liked how the rendering looked in Metro Place. This is a quasi-residential use and she was not bothered by the building. She would like to see more brick accents. Ms. Boring said this use was needed here with all the office buildings.

Mr. Harian agreed the use was needed. He said it fit well into an office park, but the front of the building needed something. All stucco looked too plain compared to the other buildings. He liked the metal roof. He said the sign should be lowered to five or six feet tall. He encouraged the applicant to add more brick to the front to make it look more substantial.

Mr. Lecklider said his preference would be an all brick exterior. A standing seam metal or shingle roof would be satisfactory to him. He was concerned about the use of stucco and how it would look over time, particularly a lighter colored stucco. He was concerned how the air conditioning units fit into the window design and that staining might occur from condensation dripping. An all-brick exterior would be a better fit with Metro Center.

Ms. Chinnici-Zuercher asked Commission members to meet with staff and the applicant to work on the architecture. The goal is to have an approvable project. Commissioners Harian, Boring, and Sprague volunteered.

Mr. Henry requested a tabling of this application so that a meeting could be held between him, the Commissioners, and staff to discuss architectural plans.

Mr. Harian made the motion to table this application, and Ms. Boring seconded the motion. The vote was as follows: Mr. Lecklider, yes; Mr. Ferrara, yes; Ms. Chinnici-Zuercher, yes; Mr. Sprague, yes; Ms. Boring, yes; and Mr. Harian, yes. (Tabled 6-0.)

Ms. Chinnici-Zuercher requested notification of all Commissioners regarding meeting date(s).

Mr. Sprague said the November design was very attractive to him. Mr. Harian also liked it.

2. Reconsideration - Conditional Use Application/Development Plan 97-012CU/DP - Windmill Plan - Joyland Preschool Childcare Inc. - 5400 Wilcox Road

The architectural requirements of the Windmill PCD text have been withdrawn by letter this request for reconsideration. There was 10-010AFDP Amended Final Development Plan The Country Club at Muirfield Village 8715 Muirfield Drive

3. Revised Final Development Plan - The Country Club at Muirfield Village - 8715 Muirfield Drive

Ms. Clarke said this revised final development plan was for a 1,000 square foot addition to a tennis building located on the west side of Muirfield Drive at the country club. The addition

extends toward Muirfield Drive. The building is well insulated within the rest of the site. The only concern staff has is the bank of telephones which face this street. Muirfield has always done a good job of controlling illumination and bright colors. The restroom addition will be used in connection with the golf tournament. The building addition will have matching stained cedar siding and a wood shake roof. It is well integrated and is a continuation of the subdued architectural detailing Muirfield has presented over its history.

Staff is recommending approval with two conditions:

- 1) That the developer work with the staff on an appropriate screening plan along the east elevation of the building; and
- 2) That the bank of phones have subdued colors and lighting.

Ms. Clarke said nothing in the original Muirfield Village PUD documents listed the associated facilities needed to support the tournament.

Ms. Boring asked if this plan requires Muirfield Association review. Ms. Clarke did not know.

Ms. Boring asked about the parity issue for male/female restroom stations. Mitch Banchevsky said he did not know the ratio required. It was a building code issue. Ms. Boring counted twelve stations for the men and eight for the women. Mr. Harian was concerned that the number of stations might be an issue during the tournament. Mr. Sprague agreed.

John Blute, General Manager, The Country Club at Muirfield, said they intended to subdue and down light the phone bank during the tournament. They intend to put canister lighting above them. AT&T will remove the phones after the tournament.

Mr. Blute agreed with the above conditions. He said the Muirfield Association will not review the addition.

Dan Bosbrook said they were replacing temporary with permanent restroom facilities. For the building size, one restroom facility for each gender is required and any others added are voluntary. They have chosen to replace an equal number temporary restrooms with permanent ones. He said twice as many men attend the tournament as women.

Mr. Lecklider asked if the color of the phones could be controlled. Mr. Blute said the color of the phones would have to be agreed upon by AT&T.

Ms. Clarke said she was not aware that the telephones would be removed after the tournament. Staff was concerned that they might be illuminated and brightly colored and would spoil the subdued, consistent image of Muirfield Village during the rest of the year. Mr. Blute said the phones would be temporary and consistent with the architecture of Muirfield.

Ms. Chinnici-Zuercher asked how many telephones will be permanent. Mr. Blute said none.

Edward Odorizzi, greens superintendent, said seven phones could be located in the phone bank. He said illumination will not be a factor because this area is never used after dark. He said at a

meeting scheduled for Monday with AT&T they will ask for three black phones to be installed on the wall and removed as soon as the tournament is over.

Ms. Chinnici-Zuercher asked how the wall would look after the temporary phones were removed. Mr. Odorizzi said the wall would look the same as the side of the building.

Mr. Ferrara asked if Condition 2 was necessary since the telephones were to be temporary. Ms. Clarke stated that since the drawings submitted included telephones, the condition could stand. A phrase that requires removal of the phones immediately following the event could be added.

Ms. Chinnici-Zuercher said some day, the phone bank may need to be permanent. She supported the condition as is. She said the total tournament presentation had always been color-coded, and she had confidence that Muirfield would not want to use bright yellow, etc. Mr. Sprague also had confidence that the tournament would control the colors and aesthetics.

Ms. Boring said she was disappointed in the inequity of the number of stations in the restrooms. Mitch Banchefsky said no permit would be issued if the Code was not followed.

Mr. Lecklider suggested changing Condition 2: "That the bank of phones have subdued colors and not be lighted." Ms. Clarke said she did not want to clog the Commission's future agendas unnecessarily. If lighting is later needed, the Commission would need to review it again.

Mr. Ferrara made the motion to approve this revised final development plan with two conditions:

- 1) That the developer work with the staff to develop appropriate screening along the east elevation of the building; and
- 2) That the bank of phones have subdued colors and lighting.

Mr. Lecklider seconded the motion, and the vote was as follows: Mr. Harian, yes; Ms. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. Sprague, yes; Mr. Lecklider, yes; and Mr. Ferrara, yes. (Approved 6-0.)

4. Development Plan 97-022DP - Perimeter Center Subarea F - Bob Sumerel Tire Company - 6600 Perimeter Loop Road

Lisa Fierce presented this development plan for an outparcel in Subarea F of Perimeter Center. A future multi-family development is located to the east. Crown Eurocars is located to the south. A 4,500 square foot building with six service bays is proposed for tire sales, installation, and other minor auto repairs. Accesses will be to the east and north with no new curb cuts on either Mercedes Drive or Perimeter Loop Road. Twenty-four parking spaces proposed will meet Code requirements. The parking setback meets the development text, but should be amended to increase the overall setback shown from 25 feet to 35 feet. The landscape code is being met, but staff recommends that the hollies along the south property line be changed to a taller evergreen material. The service bay screening requires something other than hollies.