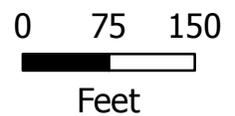


15-123AFDP
Amended Final Development Plan
Muirfield Village Maintenance Facility
8372 Muirfield Drive





CITY OF DUBLIN

RECORD OF ACTION

DUBLIN PLANNING AND ZONING COMMISSION

June 9, 1994

The Planning and Zoning Commission took the following action in the application below at its regularly scheduled meeting:

CASE 7: Revised Final Development Plan - 8372 Muirfield Drive - Muirfield Association Office Building

Location: 5.0 acres located on the east side of Muirfield Drive, approximately 533 feet north of Crossgate Drive.

Existing Zoning: PUD, Planned Unit Development District.

Request: Review and approval of revised Final Development Plan under the Planned Unit Development provisions of Section 1181.07.

Proposed Use: A 739 square foot addition on the west end and a 420 square foot addition on the east end to an existing 6,049 square foot two-story office building.

Applicant: William C. Andrews, President, William Andrews Architects, 6631 Commerce Parkway, Studio B, Dublin, OH 43017.

MOTION: To approve this revised Final Development Plan because it complies with the Community Plan and is architecturally consistent and well integrated into the residential surroundings with the following three conditions:

- 1) That exterior lighting conform to the Dublin Lighting Guidelines;
- 2) That the landscape plan for the site be submitted prior to issuance of occupancy permit; and
- 3) That the north and south elevations be retained.

* The applicant, Bill Andrews, agreed to the above conditions.

VOTE: 5-0.

RESULT: This revised Final Development Plan was approved.

STAFF CERTIFICATION BY:

Mary H. Newcomb
Graduate Landscape Architect

Ms. Clarke asked if the Commission would entertain a woven wire fence instead of the board fence. Mr. Sutphen did not care.

Mr. Sutphen made the motion to disapprove this revised Final Development Plan.

Mr. Kranstuber asked Larry Holbrook, President of the Muirfield Association, if they would object to such a fence. He did not think so.

Mr. Rauh asked Messrs. Coulter and Webb if they would be willing to split the cost of the fence. Ms. Clarke said seven lots backed up to the Coulter property.

Messrs. Sutphen and Kranstuber did not think it fair to ask Mr. Coulter to pay for the fence.

Mr. Webb would not agree to install and pay for a fence on Mr. Coulter's property line.

Mr. Ferrara seconded Mr. Sutphen's motion to disapprove this revised final development plan as submitted on the basis of safety (fencing) considerations.

The vote on the disapproval motion was as follows: Mr. Peplow, no; Mr. Sutphen, yes; Mr. Rauh, no; Mr. Kranstuber, yes; and Mr. Ferrara, yes. (Disapproved 3-2.)

7. Revised Final Development Plan - 8372 Muirfield Drive - Muirfield Association Office Building

This case was presented by Mary Newcomb. This is a revised final development plan for an addition to an existing office building for the association. The subject site is five acres located on the east side of Muirfield Drive, approximately 500 feet north of Crossgate Drive. The original application was submitted for an addition on the west side of the building only. The applicant has revised the application, and an updated Staff Report was distributed to the Commission along with site plans and elevations.

Ms. Newcomb said this building houses the office of the Muirfield Association and serves as their maintenance facility. The applicant is proposing to relocate the existing entrance and add a ± 700 square foot addition. It has a cut limestone portal and stone accents on the facade. The siding will match the existing siding on the building. There is parking for twenty cars on the site. The applicant also proposes to extend the building ten feet on the east side of the building to permit a shower area to conform to the Occupational Health and Safety Act (OHSA). To the east of the addition is a gravel area and a picnic area.

Staff is recommending approval subject to the following three amended conditions:

- 1) That exterior lighting conform to the Dublin Lighting Guidelines;
- 2) That the landscape plan for the site be submitted prior to issuance of occupancy permit; and
- 3) That the north and south elevations be retained.

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Mr. Sutphen asked if the roof would be asphalt shingles or wood. Ms. Newcomb said it would be asphalt shingles.

The applicant, Bill Andrews, agreed to the above conditions. He did not however feel the entire maintenance building needed to be re-shingled. The building was constructed in several parts and the roofs now match. The new roof will be saw-toothed in a zig-zagged fashion so that the shingles blend.

It was clarified that the addition's roof was in the same plane as the existing one. Mr. Rauh asked if homeowners would be allowed to do this in Muirfield. Mr. Andrews said yes, if the same shingle were used.

Larry Holbrook said if the applicant can match the shingle weight, dimensions, and color, it can be approved by the Association. It would be a hardship to re-roof an entire building.

Mr. Sutphen made a motion to approve this revised final development plan with the following conditions:

- 1) That exterior lighting conform to the Dublin Lighting Guidelines;
- 2) That the landscape plan for the site be submitted prior to issuance of occupancy permit;
and
- 3) That the north and south elevations be restrained.

Mr. Peplow seconded the motion and the vote was as follows: Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Sutphen, yes; Mr. Rauh, yes; and Mr. Kranstuber, yes. (Approved 5-0.)

Mr. Sutphen made the motion to extend the meeting past 11:00 p.m. as required by the rules and regulations. Mr. Peplow seconded the motion and the vote was as follows: Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Sutphen, yes; Mr. Rauh, yes; and Mr. Kranstuber, yes. (Approved 5-0.)

8. Corridor Development District CDD94-004 - 4500 Dale Drive - Touch of Class Car Wash

Mary Newcomb presented this case. It is a request for a CDD review and approval of exterior changes to the existing 8,200 square foot carwash building located on the north side of Dale Drive. A CDD application for the Touch of Class Carwash was approved in 1986.

Ms. Newcomb said the applicant proposed to remove the overhead door which is used as an exit to the detail work bay. This door will be replaced with a storefront system including windows and a door, and the interior space will be converted to office space.

Ms. Newcomb said this site will be inspected this summer for conformance with the approved landscape plan as part of the City's landscape inspection program. The dumpster for the site is shared with the Touch of Class Center and is located on that site. Electronic cedar gates were

CASE 7: Revised Final Development Plan - 8372 Muirfield Drive - Muirfield Association Office Building

APPLICANT: Muirfield Association, c/o William C. Andrews, William Andrews Architects, 6631 Commerce Parkway, Studio B, Dublin, OH 43017

REQUEST: Review and approval of a revised Final Development Plan under the Planned Unit Development provisions of Section 1181.07 to permit an addition to the existing office building at 8372 Muirfield Drive. The subject site is 5.0 acres located on the east side of Muirfield Drive approximately 533 feet north of Crossgate Drive.

BACKGROUND:

The subject site is an existing two-story building, 6,049 square feet in area, located on 5.0 acres within the Muirfield PUD. The building is used for offices and maintenance for the Muirfield Association. The original portion of the building was used for the Muirfield maintenance facility. A final development plan for an office addition was approved by the Planning and Zoning Commission on September 3, 1986, and the addition was constructed in 1987. The applicant is proposing to add a 739 square-foot addition to the west side of the building.

CONSIDERATIONS:

- o The site is located approximately 500 feet east of Muirfield Drive and approximately 533 feet north of Crossgate Drive. Located to the north of the site is a heavily wooded area and farther to the north is the Mews, which is accessed from Memorial Drive. To the south of the site is an undeveloped area which is used for tournament parking. A split-rail fence runs along the south property line. To the east are single-family lots located on Glenbervie Court (Phase 1). Located to the west is the Muirfield swimming pool and tennis courts located in Reserve L. A bikepath is located at the eastern portion of the site and connects with the Muirfield bikepath system.
- o The site and all surrounding property is zoned PUD, Planned Unit Development District, as part of the original plan for Muirfield Village.
- o The existing two-story building has wood siding and wood trim, which is stained a light gray, and an asphalt shingle roof.
- o The proposed two-story addition is to be 21.67 feet by 16.67 feet and will be located along the west elevation. The addition is being constructed to replace the existing entryway for the building. Three vertical windows located on the facade will be removed and replaced with two windows to match the existing windows on the north side of the facade.
- o The building materials are to be consistent with the existing building. The facade of the addition will consist of stone veneer with a cut stone portal.
- o There are 20 parking spaces located on the site. No additional parking is proposed with this addition. There is one handicap accessible parking space on the site. An office of 6,800 square feet requires 27.2 parking spaces. Employees currently park on the tournament parking lot to the south. The addition generally requires adding three parking spaces to the lot. The Commission is empowered to waive such development standards in the PUD zone.

- o The site is heavily landscaped. Two existing trees located on the west side of the building will be relocated on-site with this addition. Evergreen plant material on the site is effectively used to screen two gas pumps.
- o The existing sidewalk will be removed and a four-foot wide sidewalk will be constructed to the new entrance.
- o The applicant is not proposing any additional landscaping for this addition. Staff is requesting that the applicant submit a copy of the site landscape plan for the file.
- o Coachlights are proposed on either side of the entrance.

STAFF RECOMMENDATION:

Staff is recommending approval of this Revised Final Development Plan subject to the following two conditions. Staff believes this proposal will not have any negative impact on surrounding properties.

Conditions:

- 1) That exterior lighting conform to the Dublin Lighting Guidelines; and
- 2) That the landscape plan for the site be submitted prior to issuance of occupancy permit.

Bases:

- 1) The request complies with the Community Plan.
- 2) The addition is architecturally consistent and well integrated into the residential surroundings.

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8. Final Development Plan - ~~Muirfield Clubhouse~~

An expansion to the Muirfield Country Club existing clubhouse. It would be a 2500 square foot banquet room addition, and also to be constructed would be two small offices, a restroom/lounge area, and a small kitchen storage area. Staff recommended approval of the application.

Mr. Geese moved to approve the Final Development Plan for the Muirfield Clubhouse as submitted.

Mr. Berlin seconded the motion.

The vote was as follows: Mr. Reiner, yes; Mr. Berlin, yes; Mr. Amorose, yes; Mr. Jezerinac, abstain; Mr. Grace, yes; Mr. Geese, yes.



9. Final Development Plan - ~~Muirfield Maintenance Building Addition~~

Being proposed is an addition to the existing maintenance facility located on the east side of Muirfield Drive behind the Association swimming pool. The two story addition will have just over 2520 square feet of storage space on the ground floor and just under 2000 square feet of future office and meeting area on the second floor. The ground floor storage area will be utilized upon completion. The upstairs office will be roughed in for future use. Seven parking spaces are to be added as part of the plan.

There are some trees that are immediately adjacent to the building, and Mr. Bowman suggested that as many of the trees as possible be preserved.

Staff recommended approval.

Mr. Geese made a motion to approve the final development plan.

Mr. Berlin seconded the motion.

The vote was as follows: Mr. Grace, yes; Mr. Amorose, yes; Mr. Jezerinac, abstain; Mr. Geese, yes; Mr. Berlin, yes; Mr. Reiner, yes.

Final Development Plan - ~~Muirfield Phase 29~~

Mr. Bowman presented the following information:

1. The subject site is a 51.38 acre site located between Muirfield Drive and Avery Road at the south terminus of Davington Drive.
2. Phase 28, a cul-de-sac off the south side of Memorial Drive was approved at the last meeting of the Commission.
3. The plan proposes 84 lots and will extend Memorial westward to Avery Road, and Davington Drive south to Memorial.

Mr. Darragh showed some slides of the site.

Revised Final Development Plan
Muirfield Association Office Bldg
8372 Muirfield Drive
History

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9. Final Development Plan - Muirfield Association Office and Maintenance Building.

- A. The Muirfield Village Association is proposing an addition to the existing maintenance facility located on the east side of Muirfield Drive behind the Association swimming pool. The two story addition will have just over 2520 square feet of storage space on the ground floor and just under 2000 square feet of future office and meeting area on the second floor. The ground floor storage area is to be utilized upon completion. The upstairs office will only be roughed in for future use. Seven parking spaces are to be added as part of the plan.
- B. Staff has been told that the Association currently parks on the tournament parking lot immediately south of the site and will continue to do so.
- C. Staff recommends approval of this application.

Revised Final Development Plan
Muirfield Association Office Bldg
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