

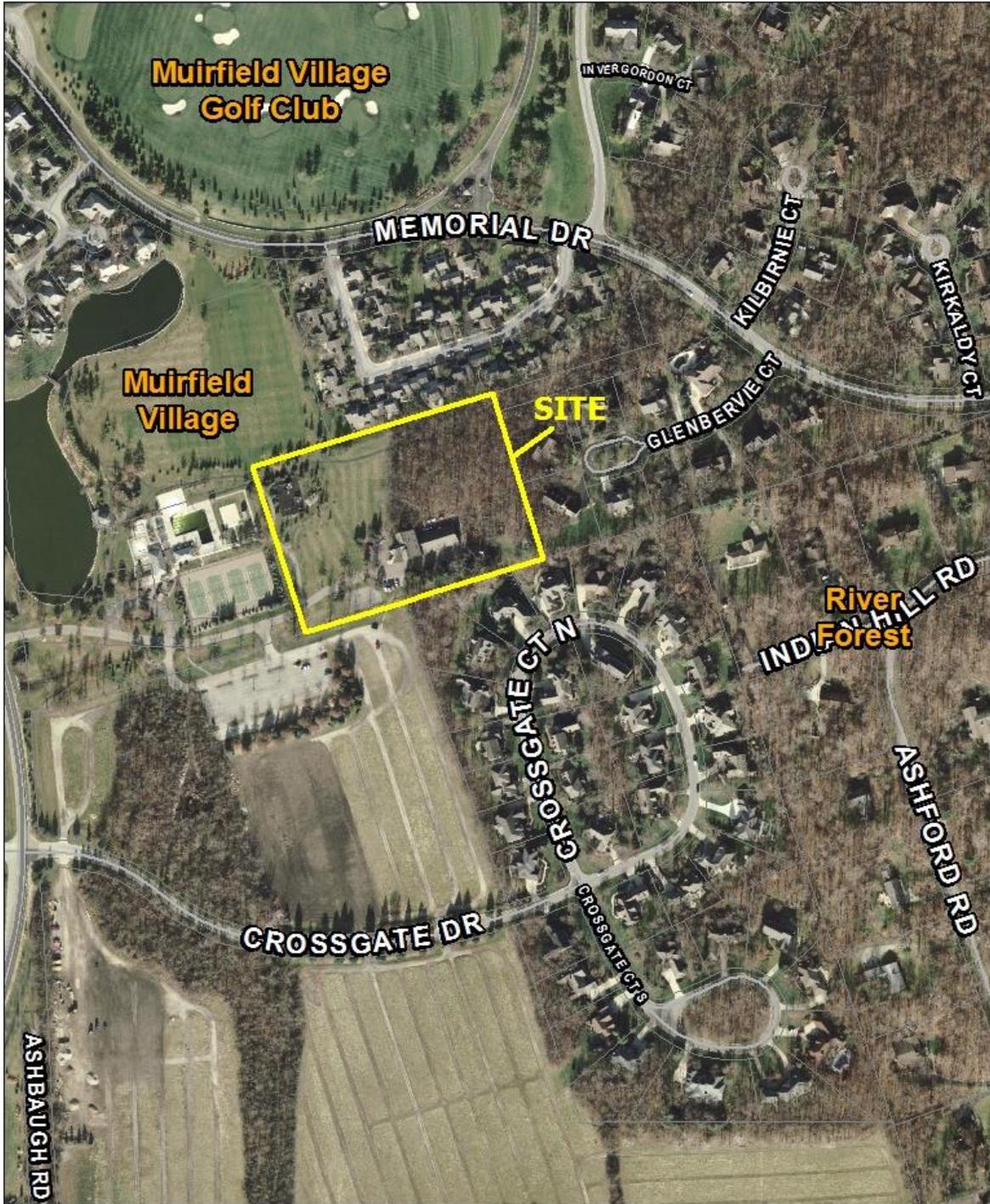
Planning Report

Thursday, January 21, 2016

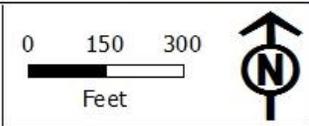
Muirfield Maintenance Facility and Office Addition

Case Summary

Agenda Item	2
Case Number	15-123AFDP
Proposal	An addition to an existing maintenance facility and office within the Muirfield Village Planned Unit Development maintained by Muirfield Homeowners Association maintenance building on Muirfield Drive.
Request	Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.053
Site Location	8372 Muirfield Drive East of Muirfield Drive, approximately 400 feet north of the intersection with Crossgate Drive.
Owner	The Muirfield Association represented by Walter Zeier.
Applicant	Peter Lenz, Lenz Group.
Case Managers	J.M. Rayburn, Planner (614) 410-4653 jrayburn@dublin.oh.us Jennifer M. Rauch, AICP, Planning Manager (614) 410-4690 jrauch@dublin.oh.us
Planning Recommendation	<u>Approval of Amended Final Development Plan</u> In Planning's analysis, the review criteria for the amended final development plan, as applicable, are met and approval of this proposal is recommended with four conditions.
Conditions	<ol style="list-style-type: none">1) That the applicant will be required to update the plans to reconcile the size of the proposed addition across all sheets;2) That the applicant meet Code for tree replacement as part of the building permit submission and provide details on tree protection fencing;3) That the applicant work with staff to add evergreen trees to the site to provide screening for residences to the north, and;4) That the applicant demonstrate compliance with the Stormwater Management regulations as part of the building permit submission.



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



Facts	
Site Area	5-acre parcel
Zoning	PUD, Planned Unit Development District (Muirfield Village plan), Phase 1
Surrounding Zoning and Uses	All surrounding sites are zoned PUD as part of Muirfield Village. South: Parking area for events and single-family homes in Phase 40 East: Tennis courts and pool as part of Phase 1 North: Residential condominiums in the Mews at Muirfield West: Single-family homes in Phase 1
Site Features	<ul style="list-style-type: none"> • Rectangular parcel with dense woods on the eastern half of the site. • The existing 8,584-square-foot, two-story maintenance facility and associated parking lots are located in the center off the site toward the southern property boundary. • Access is provided by a driveway off Muirfield Drive. • A playground is located in the northwest corner of site.
History	The subject site is an existing two-story building used by Muirfield Village Association for offices and maintenance. 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. A 739 square-foot addition to the west side of the building was approved on June 9, 1994.

Details	
Amended Final Development Plan	
Proposal	The Muirfield Association is proposing an addition to the maintenance facility located on the east side of Muirfield Drive behind the recreation and pool facility. The existing two-story building contains 5,857-square-feet of maintenance facility space on the first floor with the lobby entrance (285-square-feet) and 2,422 square feet of office space on the second floor. The proposal includes a 1,787-square-foot addition to the first floor maintenance facility and a 585-square-foot addition to the second story office space, which are both located to the rear of the existing structure. The submitted plans do not consistently show the same numbers for the addition across all sheets, which will need to be reconciled at the building permit stage.
Site Layout	The existing building is located in the eastern half of the site and is surrounded by a densely wooded area. Parking is located to the south and west of the existing building, along with a basketball court in the southwest corner of site.

Details	Amended Final Development Plan
Architecture and Building Materials	The building materials are to be consistent with the existing building, which include wood, stone and asphalt shingles. The proposal includes a new overhead door on the east elevation of the addition.
Parking	There are 18 parking spaces located on the site, including one (1) ADA accessible parking space. No additional parking is proposed with this addition. The parking requirement is based on use, which in this case is a mix of office and warehousing. With the addition, the 10,956-square-foot building requires 10 parking spaces. No new spaces are required.
Landscaping	The proposal includes the tree removal to construct the proposed addition. All tree removal and replacement for the site will be required to meet Code as part of the building permit submission, as well as details addressing tree protection fencing. The applicant should work with staff to add evergreen trees to the site to provide screening for residences to the north.
Stormwater Management	The proposal includes the addition of 2,600-square-feet of impervious surface, which requires compliance with the City's stormwater management requirements. The applicant will be required to address this requirement with the building permit submission.

Analysis	Amended Final Development Plan
Amended Final Development Plan	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
<p><i>1. Consistency with the approved preliminary development plan.</i></p> <p>Condition 1</p>	<p>Criterion met with condition: The applicant is requesting to add additional square footage to the facility for additional maintenance and administrative purposes consistent with the approved preliminary development plan. The applicant will be required to update the plans to reconcile the size of the proposed addition across all sheets.</p>
<p><i>2. Traffic and pedestrian safety</i></p>	<p>Criterion met: Not applicable.</p>
<p><i>3. Adequate public services and open space</i></p>	<p>Criterion met: No additional public services or open space are required as part of this application.</p>
<p><i>4. Protection of natural features and resources</i></p> <p>Condition 2</p>	<p>Criterion met with condition: This proposal requires the removal of trees. The applicant will be required to meet Code for tree replacement as part of the building permit submission. Details on tree protection fencing will also be required.</p>

Analysis	Amended Final Development Plan
5. Adequacy of lighting	Criterion met: No exterior lighting is proposed.
6. Proposed signs are consistent with approved plans	Criterion met: Not applicable.
7. Appropriate landscaping to enhance, buffer, and soften the building and site Condition 3	Criterion met with condition: The applicant should work with staff to add evergreen trees to the site to provide screening for residences to the north.
8. Compliant stormwater management Condition 4	Criterion met with condition: The addition requires compliance with the City's Stormwater Management regulations, which will be required to be addressed as part of the building permit submission.
9. All phases (if applicable) comply with the previous criteria.	Criterion met: Not applicable.
10. Compliance with all other laws and regulations.	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations including providing handicap accessible parking throughout various portions of the site.

Recommendation	Amended Final Development Plan
Approval	In Planning's analysis, the proposal complies with the amended final development plan. Planning recommends approval of this request with four conditions.
Condition	<ol style="list-style-type: none"> 1) That the applicant will be required to update the plans to reconcile the size of the proposed addition across all sheets; 2) That the applicant meet Code for tree replacement as part of the building permit submission and provide details on tree protection fencing; 3) That the applicant work with staff to add evergreen trees to the site to provide screening for residences to the north, and; 4) That the applicant demonstrate compliance with the Stormwater Management regulations as part of the building permit submission.

AMENDED FINAL DEVELOPMENT PLAN

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, 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 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;
- 4) 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;
- 5) 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;
- 6) 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;
- 7) 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;
- 8) 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
- 9) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.