



RECORD OF ACTION

Planning & Zoning Commission

Thursday, July 8, 2021 | 6:30 pm

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

**3. The Country Club at Muirfield Village at 8715 Muirfield Drive
21-085AFDP Amended Final Development Plan**

Proposal: Construction of platform tennis courts, a warming hut, pool patio expansion, and associated site improvements on a 79.66-acre site.
Location: West of the intersection of Muirfield Drive with Whittingham Drive and zoned Planned Unit Development, Muirfield Village.
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.050.
Applicant: Matt Toddy, Design Collective
Planning Contact: Zach Hounshell, Planner I
Contact Information: 614.410.4652, zhounshell@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/21-085

MOTION 1: Mr. Grimes moved, Mr. Way seconded, to approve the following Minor Text Modification:

1. The Country Club at Muirfield Village shall be required to provide a minimum of 253 parking spaces, unless otherwise approved by the Planning and Zoning Commission.

VOTE: 6 – 0.

RESULT: The Minor Text Modification was approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Absent
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

MOTION 2: Mr. Grimes moved, Mr. Fishman seconded, to approve the Amended Final Development Plan with eight conditions:

- 1) That the applicant work with Staff to determine the final platform tennis decking material, subject to Staff approval;
- 2) That the applicant select a UV-resistant umbrella canvas, subject to Staff approval;



**3. The Country Club at Muirfield Village at 8715 Muirfield Drive
21-085AFDP Amended Final Development Plan**

- 3) That the applicant verify that any new fencing matches the existing relocated fencing and meets all zoning code requirements for fencing, subject to Staff approval;
- 4) That the applicant work with Staff to provide a tree preservation plan for the platform tennis court project area;
- 5) That the applicant provide a landscape plan consistent with and complementary to the approved pickleball court landscaping previously approved for the site, subject to Staff approval;
- 6) That the applicant show on the building permits, and install tree protection fencing, around the two trees, adjacent to pool deck expansion, at the dripline, prior to commencement of construction activities;
- 7) That the applicant be required to perform preconstruction televising inspection of the existing 8-inch sanitary sewer line below the proposed improvements. This inspection should show that there are no functional issues or defects with the existing sewer and should be submitted at the time of building permit submission. Once construction is complete, post construction televising will be performed by the applicant and submitted as a part of the as-built plans for the site construction, showing that no damage to the existing sewer occurring during construction; to the satisfaction of the City Engineer; and
- 8) That the applicant submit and gain approval of an easement encroachment, including an easement encroachment agreement from the City Engineer, prior to beginning construction within the easement.

VOTE: 6 – 0.

RESULT: The Amended Final Development Plan was conditionally approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Mark Supelak	Absent
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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Zach Hounshell, Planner I



~~Ms. Call inquired if there are “sticking points” of the greater concern for NRI than others.~~

~~Mr. Cull responded that one of the most significant was the introduction of a very significant pavement setback, which was a 35-foot pavement setback at the rear. However, there is not one issue that was greater; it was the combination of all that makes the site unviable. At one point, they had requested a 25-foot rear pavement buffer, but the City’s landscape planners responded that it would be difficult to meet the landscape requirements within that space. NRI indicated that they could so. However, the 35-foot pavement buffer with the additional setbacks was untenable.~~

~~Ms. Call stated that most of the concerns reflect the anticipated massing of up to 35 feet in height. Does NRI have a building template that would typically be placed on this site that would alleviate the massing concerns?~~

~~Mr. Cull responded that there is no NRI template. The issue is whether NRI has 2-3 viable tenants interested in the site. The City Economic Development has proposed certain layouts that could attract tenants to the site. He is not aware of the reason nothing went forward.~~

~~Ms. Call stated that the NRI request to remain in the SO District remains outstanding. However, the question has been raised as to whether the opportunity remains to go back to the NRI decision makers and see if they would be willing to work on a resolution.~~

~~Mr. Cull stated that they all would prefer to have something mutually acceptable; however, at this point, their strong preference would be to be left out of the MUR-4.~~

~~Ms. Call requested that the responsive information the residents requested be provided at the website for public accessibility. There will be future working sessions to discuss the proposed Code, Guidelines, and Rezoning. Is there any additional guidance the staff requests from the Commission?~~

~~Ms. Rauch stated that as next steps, they will determine if there is an opportunity for the parties to meet and discuss the issues in more detail to see if a compromise might be possible. A future special Commission meeting may be scheduled for further discussion.~~

~~Ms. Call stated that there may be a need to have the residential standards be identified in numerical values.~~

NEW CASE

8. The Country Club at Muirfield Village, Amended Final Development Plan, 21-085AFDP

Construction of platform tennis courts, a warming hut, pool patio expansion, and associated site improvements. The 79.66-acre site is zoned Planned Unit Development, Muirfield Village and is west of the intersection of Muirfield Drive with Whittingham Drive.

Staff Presentation

Mr. Hounshell stated that this is a request for review and approval of an Amended Final Development Plan for the Country Club at Muirfield Village. This is Phase 2 of the improvements contemplated on the site. The site is located west of Muirfield Drive, approximately 1,700 feet northwest of the intersection with Memorial Drive. This is one of two golf courses located within the Muirfield PUD. The site was zoned PUD, Planned Unit Development District, as part of the Muirfield Village development in the early 1970s. There is no development text that exists for this golf course. Everything on the site is considered compliant.

In September 2020, the Planning and Zoning Commission approved an Amended Final Development Plan for renovations to the existing clubhouse, pool house, patio bars, and the addition of four pickleball courts. In January 2021, the Planning and Zoning Commission approved an Amended Final Development Plan to allow for the relocation of four previously approved pickleball courts, as well as modifications of an adjacent patio and landscaping.

Proposal

The applicant is proposing the addition of two platform tennis courts, a warming hut, and additional swimming pool deck modifications for the existing site. The improvements are considered Phase II of The Country Club at Muirfield Village planned improvements. The applicant is proposing a new approximately 5,000-square-foot platform tennis facility located west of the existing tennis pro shop. The new facility will be integrated with the existing walking path to the east of the project area, and will provide a walkway entrance from the parking lot to the west. The facility will include two platform tennis courts; both are approximately 1,800 square feet in size and are elevated approximately 3 feet from grade on a platform. The courts will be constructed of a sports court material in Stadium Blue, Nova Green, and Grey, and will be enclosed by a 12-foot tall black hex-mesh wire screen fence. These courts will also be lit with sixteen 300-Watt Shoebox light fixtures distributed throughout each court. At the center of the facility, the applicant is proposing a 384-square-foot warming hut and patio space. The warming hut is approximately 14 feet in height and will be constructed of treated wood in a Mocha stain and a standing seam metal roof in an Antique Bronze finish. Additionally, the warming hut will include two bronze outdoor wall sconces on the south elevation of the structure, located on both sides of the entrance into the structure. South of the warming hut, the applicant is proposing a stone veneer gas fire pit with six grey Adirondack lounge chairs. The fire pit and seating will be enclosed on the west, south, and east sides by a 4-foot tall satin black aluminum fence. The decking material surrounding the warming hut and gas fire pit has not been provided with the submitted materials. The applicant should work with Staff to determine the final decking material. The construction of the platform tennis facility requires the removal of 27 parking spaces from the tennis parking lot to the west of the facility. The removal of the 27 parking spaces reduces the existing parking on the site from 280 parking spaces to 253 parking spaces. The Zoning Code does not have a designated parking calculation for Golf Courses. Since this site is located within a PUD, a minor text modification is required to allow for the decrease in parking for the site. There is an existing 8-inch sanitary line that runs through the area of the proposed platform court. The City Engineer has reviewed the proposal and provided some conditions for approval. The applicant is proposing to expand the swimming pool deck by approximately 4,000 square feet. A mix of concrete and stamped concrete around the perimeter of the existing deck is proposed on the west, north, and east sides of the pool. The applicant is proposing a Desert Tan 3-foot by 3-foot stamped concrete pattern to the north of the pool on two 7-inch raised slabs, and southwest of the pool on the existing concrete deck. The additional deck area provided to the east and west of the pool will be concrete to match the existing concrete. Finally, the applicant will be modifying the existing perimeter fence to accommodate the improvements. The applicant will be removing 203 linear feet of fencing on the east side of the pool. The applicant is proposing to move the fence approximately 10 feet to the east of its existing location, adding approximately 210 linear feet of fencing. The applicant should verify with Staff that any new fencing material matches the existing relocated fencing and meets the zoning code requirements for fencing, subject to Staff approval. The applicant has provided a tree preservation plan for the swimming pool improvement area. The proposed improvements will not affect the two existing mature trees within the project area. The applicant should install tree protection fencing around the two trees, adjacent to pool deck expansion, at the dripline prior to commencement of construction activities. The applicant did not provide a tree preservation plan for

the platform tennis court project area, and additionally, did not provide any proposed landscaping with this project. Staff is recommending that the applicant work with staff to provide a tree preservation plan for the platform tennis court project area. Additionally, staff is recommending the applicant provide a landscape plan consistent with and complementary to the approved pickleball court landscaping approved for the site, subject to staff approval. The plan should incorporate similar plant materials to those previously approved.

Staff has reviewed the application against the applicable criteria and recommends approval of the one Minor Text Modification and the Amended Final Development with 8 conditions.

Commission Questions for Staff

Mr. Schneier inquired if the intent was to reuse most of the fence that will be moved and, as necessary, replace it with new fence. If it were all new fence, would it comply with current Code, or has Code changed since the fence was initially constructed?

Mr. Hounshell responded that as the condition is written, the applicant would be required to meet current fence standards. They are proposing to salvage the fencing being removed.

Ms. Call stated that the illustration depicting the 10-foot move on the east side appeared that it would impact the two mature trees.

Mr. Hounshell responded that the two mature trees within the area will be preserved, but he would defer the question regarding the trees she has referenced to the applicant.

Applicant Presentation

Matt Toddy, Architect, Design Collective Architecture, 151 East Nationwide Blvd., Columbus, OH 43215, stated that in regard to the question about the trees. The illustration shown does not accurately depict the existing trees. There is a series of evergreen trees on the eastern border. The fence will be placed as far east as possible without impacting those existing trees. In regard to the type of fence anticipated, all new fencing will be compliant with existing zoning code. It is their intent to use existing fence and supplement where necessary with a like product. The existing fence will be relocated to a new place, so small segments of supplemental fence will be required that will match the existing fence. He would request that the Commission consider eliminating two of the conditions for approval. The first is for a tree preservation plan. Although one was provided for the pool area, none was provided for the area of the platform tennis court. The courts actually were shifted approximately 12 feet to the north to ensure that a significant donor tree was not impacted, and there are no other trees that could be impacted.

Ms. Martin clarified that the request was for the applicant to provide updates to the plan when submitted to ensure appropriate tree protection fencing from any construction.

Mr. Toddy stated that was his reading of Condition #6, to which he has no objection.

Ms. Martin responded that Condition #6 refers specifically to the two trees adjacent to the pool area, as they are the two largest, most mature trees on site. Something more protective is needed than a snow fence, such as a chain link fence, to provide a protective barrier for those trees.

Mr. Toddy stated that they could work with that. He noted that the original plan for this area called for a much larger raised parking area, which would have surrounded the tree. At the advice of their landscape architect on the project, the parking was revised to protect that tree. The other condition he would ask the Commission to consider is #5, which would require a landscape plan. The Country

Club does not have plans to provide landscaping in any of these areas, and they do not believe it should be compelled, if it is not part of the design.

Ms. Call requested staff to respond.

Ms. Martin stated that any development application that comes before the Commission, the applicant is required to submit a landscape plan. A landscape improvement plan was not provided with this plan, and the expectation is that any development plan, no matter how large or small, provide appropriately-sized landscaping. Planning is recommending that the landscape design be consistent with the recently approved Phase 1 plans for the pickle ball facility.

Ms. Call stated that with the understanding that is required for all applications, and there is existing landscaping adjacent to these areas, would the applicant be amenable to providing the required landscaping plan?

Mr. Toddy responded that although it is a blanket requirement, this is a private club and is not visible from any public right-of-way. It is significantly distant from Avery-Muirfield Drive. Whether it should be subject to a blanket requirement for other developments would be the Commission's purview.

Ms. Fox inquired if landscaping was provided in Phase 1 around the pickleball court, or is the intent not to have landscaping around the pickleball court?

Ms. Martin clarified that those are two different types of facilities. The courts in this application are for platform tennis. The applicant did provide landscaping around the pickleball facilities. As submitted, no landscaping is being provided with this project. Staff recommends that a landscape plan be provided and that the character of that plan be consistent with what was installed around the pickleball facilities.

Mr. Toddy responded that the pickleball court is at grade, and the Phase 1 project included a seating area at grade; landscaping was deemed necessary to make that project work. Platform tennis courts, however, are raised above grade. The remainder of the project involves modifications to the pool deck, which currently involves no landscaping.

Ms. Fox requested clarification as to the reason they object to adding landscaping.

Mr. Toddy responded that it is because landscaping is not necessary for the success of the project.

Commission Discussion

Mr. Way stated that he is unclear about the reconfigured parking lot, where some spaces are being removed. Where will the striping be and the drive lane to provide circulation? He would like to see some definitions of the parking lot layout. Tree islands could be added to define the end of those rows, thereby providing landscaping. Additionally, there is one walkway from the parking lot to the courts, but there are three aisles. It would be nice to have a sidewalk connection at the end of each aisle, so patrons were not required to walk through the grass.

Mr. Schneier stated that the applicant has indicated that landscaping was considered appropriate and was provided for the pickleball courts; however, it was not considered needed for raised platform tennis courts. Maybe that is appropriate due to the height of the courts. This is private property and not in view of the public. In view of the applicant's explanation, he has no objection if they choose not to landscape.

Mr. Fishman stated that he would not want to set a precedent for not providing a landscape plan. Dublin and Muirfield are both all about landscaping. The City requires many applicants to submit landscape plans on private property that is not visible from the street.

Ms. Fox agrees that a landscape plan is necessary. She compliments the architect, however, on the beautiful project. The Country Club should be very pleased!

Ms. Call stated that she also agrees with the need for a landscape plan, and also with the level of vitality and beauty provided with this project. She inquired if the applicant desired any further direction.

Mr. Tully responded that he appreciates the Commission's consideration of his requests and their feedback. He has no additional questions.

Public Comments

No public comments were submitted on this case.

Mr. Grimes moved, Mr. Way seconded approval of the following Minor Text modification:

1. To modify the development text: The Country Club at Muirfield Village shall be required to provide a minimum of 253 parking spaces, unless otherwise approved by the Planning and Zoning Commission.

Vote: Mr. Schneier, yes; Ms. Fox, yes; Ms. Call, yes; Mr. Grimes, yes; Mr. Fishman, yes; Mr. Way, yes.

[Motion approved 6-0]

Mr. Grimes moved, Mr. Fishman seconded approval of the Amended Final Development Plan with the following 8 conditions:

- 1) The applicant work with staff to determine the final platform tennis decking material, subject to staff approval;
- 2) The applicant select a UV-resistant umbrella canvas, subject to staff approval;
- 3) The applicant verify that any new fencing matches the existing relocated fencing and meets all zoning code requirements for fencing, subject to staff approval;
- 4) The applicant work with staff to provide a tree preservation plan for the platform tennis court project area;
- 5) The applicant provide a landscape plan consistent with and complementary to the approved pickleball court landscaping previously approved for the site, subject to staff approval;
- 6) The applicant show on the building permits and install tree protection fencing around the two trees, adjacent to pool deck expansion, at the dripline prior to commencement of construction activities;
- 7) The applicant be required to perform preconstruction televising inspection of the existing 8-inch sanitary sewer line below the proposed improvements. This inspection should show that there are no functional issues or defects with the existing sewer and should be submitted at the time of building permit submission. Once construction is complete, post construction televising will be performed by the applicant and submitted as a part of the as-built plans for the site construction, showing that no damage to the existing sewer occurring during construction to the satisfaction of the City Engineer;
- 8) The applicant submit and gain approval of an easement encroachment, including an easement encroachment agreement, from the City Engineer prior to beginning construction within the easement.

Vote: Mr. Grimes, yes; Ms. Fox, yes; Ms. Call, yes; Mr. Grimes, yes; Mr. Fishman, yes; Mr. Schneier, yes; Mr. Way, yes.

[Motion approved 6-0]



RECORD OF ACTION

Planning & Zoning Commission

Thursday, January 21, 2021 | 6:30 pm

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

3. Country Club at Muirfield Village 8715 Muirfield Drive
21-002AFDP Amended Final Development Plan

Proposal: Modifications to a previously approved Amended Final Development Plan to allow for the relocation of four pickleball courts, as well as modifications of an adjacent patio on the 79.66-acre site zoned Planned Unit Development – Muirfield Village.

Location: West of the intersection of Muirfield Drive with Whittingham Drive.

Request: Review and approval of Amended Final Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Matt Toddy, Design Collective

Planning Contact: Zach Hounshell, Planner I

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-002

MOTION: Ms. Kennedy moved, Mr. Grimes seconded, to approve the Amended Final Development Plan with the following condition:

- 1) That the applicant continue to work with Staff to finalize landscaping details around the patio and pickleball courts.

VOTE: 7 – 0.

RESULT: The Amended Final Development Plan was approved by consent.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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Zach Hounshell, Planner I



- ~~4) The sign does not contain continuous movement, flashing, scrolling, video, or animation, except for the customer order image which shall not exceed more than 20% of the menu board sign area;~~
- ~~5) The sign is turned off during non-operational business hours;~~
- ~~6) The sign does not contain any additional speakers or sound; and,~~
- ~~7) The sign changes no more than three times per day.~~

~~Vote: Ms. Fox, yes; Mr. Fishman, yes; Ms. Call, yes; Mr. Grimes, yes; Ms. Kennedy, yes; Mr. Schneier, yes; Mr. Supelak, yes.
[Motion passed 7-0]~~

~~Mr. Supelak moved, Mr. Fishman seconded approval of the Amended Final Development Plan with the following condition:~~

- ~~1) That the applicant eliminate the pre-browse digital menu board from the proposal.~~

~~Vote: Mr. Grimes, yes; Ms. Kennedy, yes; Mr. Schneier, yes; Ms. Call, yes; Ms. Fox, yes; Mr. Fishman, yes; Mr. Supelak, yes.
[Motion passed 7-0]~~

3. Country Club at Muirfield Village, 8715 Muirfield Drive, 21-002AFDP, Amended Final Development Plan

A request for modifications to a previously approved Amended Final Development Plan to allow for the relocation of four pickleball courts, as well as modifications of an adjacent patio, on a 79.66-acre site located west of the intersection of Muirfield Drive with Whittingham Drive and zoned Planned Unit Development – Muirfield Village.

Ms. Kennedy moved, Mr. Grimes seconded approval of the Amended Final Development Plan with the following condition:

- 1) The applicant continue to work with staff to finalize landscaping details around the patio and pickleball courts.

Vote: Mr. Fishman, yes; Ms. Call, yes; Mr. Grimes, yes; Ms. Fox, yes; Ms. Kennedy, yes; Mr. Supelak, yes; Mr. Schneier, yes.
[Motion passed 7-0]

NEW CASES

4. Germain Honda, Phase IV, 6715 Sawmill Road, 20-184PDP, Preliminary Development Plan

~~A request for exterior building modifications and associated site improvements for an existing car dealership on a 12.70-acre site located southwest of the intersection of Sawmill Road with Dublin Center Drive and zoned Bridge Street District, Sawmill Center Neighborhood.~~

Staff Presentation

~~Ms. Martin stated that this is a request for review and approval of a Preliminary Development Plan for Germain Honda, Phase IV, an existing car dealership. The 12.70-acre site is located within the Bridge Street District, which calls for a three-step review process: a Concept Plan, a Preliminary Development Plan and a Final Development Plan. The Commission reviewed the Concept Plan in 2020, and this is the second step in that process. The site is located southwest of the intersection of Sawmill Road with Dublin Center Drive. The site was originally comprised of several parcels, which have been combined. The applicant's intent is to create consistency and efficiency across the site with these improvements.~~



RECORD OF ACTION

Planning & Zoning Commission

Thursday, September 17, 2020 | 6:30 pm

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

5. The Country Club at Muirfield Village 8715 Muirfield Drive
20-136AFDP Amended Final Development Plan

Proposal: Renovations and exterior modifications to the swimming pool concession building, the club patio and outdoor bar space, and the installation of four pickle ball courts and a lounge area on a 79.66-acre site.
Location: West of the intersection of Muirfield Drive with Whittingham Drive and is zoned Planned Unit Development District.
Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.
Applicant: Matt Toddy, Design Collective
Planning Contact: Zach Hounshell, Planner I
Contact Information: 614.410.4652, zhoushell@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-136

MOTION: Mr. Grimes moved, Mr. Supelak seconded, to approve the Amended Final Development Plan with the following condition:

- 1) That the applicant continue to work with Staff to finalize landscaping details with the four pickleball court additions, subject to Staff approval.

VOTE: 6 – 0.

RESULT: The Amended Final Development Plan was conditionally approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Absent
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes

STAFF CERTIFICATION

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~~Mr. Kist responded that he would have no objection to doing so. The plan with this submission was to eliminate the existing, unattractive cement seating. If he were to submit that request, however, they would be unable to include any additional parking.~~

~~Ms. Husak clarified that the Conditional Use process would allow for the Commission to determine that the current parking was adequate to add the outdoor seating. In terms of design discussions, she is not aware at this time if any text modifications would be necessary.~~

~~Ms. Call stated that although a couple of ideas have been expressed, Commission consensus is that no specific changes will be required for this application.~~

~~Ms. Call stated that she appreciates the applicant's willingness to bring back a Conditional Use request. She also appreciates staff's inclusion of the conditions of the similar McDonald's application. The Commission's review is easier because those conditions previously have been vetted.~~

~~Mr. Grimes moved, Mr. Fishman seconded approval of the Minor Text Modifications as follow:~~

- ~~1) To modify the Development Text under Subarea A1, Parking as follows: The existing 3,200-square-foot restaurant located at 5051 Tuttle Crossing Boulevard shall provide a minimum of 61 parking spaces, and parking spaces shall have a minimum dimension of 9 feet in width by 18 feet in length. Should the site redevelop, the site shall be required to comply with the City of Dublin Zoning Code Section 153.200.~~
- ~~2) To modify the Development Text under Subarea A1, Signs and Graphics that:
Electronic menu boards shall be permitted, provided that:
 - ~~(1) The sign is located on the property to which it refers;~~
 - ~~(2) The sign is not visible from the public right-of-way;~~
 - ~~(3) The sign does not exceed 32 square feet in size;~~
 - ~~(4) The sign does not contain continuous movement, flashing, scrolling, video, or animation, except for the customer order image, which shall not exceed more than 20% of the menu board sign area;~~
 - ~~(5) The sign is turned off during non-operational business hours;~~
 - ~~(6) The sign does not contain any additional speakers or sound; and~~
 - ~~(7) The sign changes no more than three times per day.~~~~

~~**Vote:** Mr. Supelak, yes; Mr. Grimes, yes; Ms. Call, yes; Mr. Fishman, yes; Mr. Schneier, yes; Ms. Fox, yes.
[Motion carried 6-0]~~

~~Mr. Grimes moved, Mr. Fishman seconded to approve the Amended Final Development Plan with seven (7) Conditions:~~

- ~~1) The applicant continue to work with the City's Landscape Zoning Inspector to ensure replacements are appropriately selected and located, subject to staff approval;~~
- ~~2) The final color of the bicycle rack and all bollards (existing and proposed) be earth tone color, subject to staff approval;~~
- ~~3) The existing poles be re-painted bronze to match the new light fixtures;~~
- ~~4) The applicant should submit a photometric plan, subject to staff approval;~~
- ~~5) The menu board design be revised to eliminate the menu topper and menu extender;~~
- ~~6) The ordering canopy standing-seam roof be black to match the primary structure; and~~
- ~~7) The applicant will mill and fill the parking lot.~~

~~**Vote:** Mr. Supelak, yes; Mr. Grimes, yes; Ms. Call, yes; Mr. Fishman, yes; Mr. Schneier, yes; Ms. Fox, yes.
[Motion carried 6-0]~~

5. The Country Club at Muirfield Village, 8715 Muirfield Drive, 20-136AFDP, Amended Final Development Plan

Ms. Call stated that this is a request for renovations and exterior modifications to the swimming pool concession building, the club patio and outdoor bar space, and the installation of four pickleball courts and a lounge area. The 79.66-acre site is west of the intersection of Muirfield Drive with Whittingham Drive and is zoned Planned Unit Development District.

Staff Presentation

Mr. Hounshell stated that this is a request for review and approval of an Amended Final Development Plan for The Country Club at Muirfield Village. The proposal is for renovations to the existing pool house and clubhouse patio bar, and the addition of four pickleball courts. The 79.66-acre site is located west of Muirfield Drive, approximately 1,700 feet northwest of the intersection with Memorial Drive. The site was zoned PUD, Planned Unit Development District, as part of the Muirfield Village development in the early 1970s. Due to the age of the development, 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. All previous improvements on this site have been approved and considered in compliance with the existing facilities and materials.

Clubhouse

The applicant is proposing to remove the existing bar and overhead canopy structure located on the south side of the clubhouse to construct an approximately 850-square-foot outdoor patio bar space with a covered patio structure. The outdoor bar is proposed to be constructed of stacked stone, matching the existing stacked stone in the patio lounge and the stone wall around the patio, with a Santorini Gold Quartzite countertop. The covered patio structure will be constructed of Cedar and stained a Dark Walnut color with an opaque bronze corrugated roof. All materials will be the same and all patio furnishings will be complementary to the addition and existing clubhouse. The patio improvements will include modifications to the south elevation of the clubhouse to include a back bar, a stacked-stone architectural feature, and egress improvements behind the bar. The outdoor bar will include multiple TV monitors and speakers and brown/black wicker furniture to complement the addition. The applicant is also proposing a 217-square-foot pergola to the west of the proposed patio improvements, which will match the existing pergola south of the patio improvements.

Poolhouse

The applicant is proposing to remove the existing canopy structure located on the south side of the pool house to construct a 945-square-foot clear translucent canopy structure with an outdoor pool house bar and outdoor dining room seating. The proposed canopy is constructed of cedar wood and is painted to match the Clubhouse. The roof is proposed as a translucent white corrugated roof. The outdoor bar is proposed to be clad in Azure colored wall tiles, and the wicker outdoor seating will be consistent with the proposed seating at the clubhouse. Façade improvements are proposed on the south, east, and west elevations of the existing pool house to improve the indoor and outdoor dining spaces. A new garage door, entrance door, and pass-through service window will be added to the east elevation, which will serve as egress points for interior dining options. The south elevation will include a new entrance door and two sliding track doors behind the outdoor bar. The west elevation will include the addition of an approximately 95-square-foot walk-in cooler north of the existing freezer.

Pickleball Addition

Also proposed are four new pickleball courts and an adjoining patio space southeast of the existing tennis pro shop. The courts will occupy approximately 7,560-square-feet of vacant space and be enclosed by an 8-foot high black mesh fence, similar to the existing fences that enclose the tennis courts on the site. The pickleball area will have an asphalt base and a similar surface treatment as the tennis court surfaces.

An approximately 550-square-foot concrete patio is proposed, which will offer patio seating and a retaining wall with a stone veneer on all sides except the court side. On the northwest side of the patio, a mix of hydrangeas and boxwood plantings are proposed along the retaining wall. The applicant is working with

staff to finalize additional landscaping details with this addition, which will include replacement trees and a landscape buffer between the residential sites south of this proposal.

Staff has reviewed the application against the applicable criteria and recommends approval with one condition.

Applicant Presentation

Matt Toddy, Architect, Design Collective, 151 E Nationwide Blvd., Columbus, OH 43215, stated that he has no information to add but is happy to answer questions.

Commission Questions

Mr. Fishman stated that in his experience, he has not seen a clear corrugated roof that looked good after five years. Typically, they look faded, yellowed and stained. Perhaps this a new type of material with which he is unfamiliar.

Mr. Toddy responded that it is a product with which they are familiar. Historically, if it is well maintained, it does not have the issue that was described.

Mr. Schneier stated that he has the same concern as Mr. Fishman that this material may not be the best solution.

Mr. Toddy stated that this is a corrugated fiberglass. It is fixed, permanent. The reason for the transparent product is that it's to be used at the pool house; tennis court users will use the area, as well. Because it is a seasonal use, the transparency makes sense, providing sunlight on the patio while also providing limited shade and protection from direct UV rays.

Ms. Call inquired if there is a site where the material has been used and proven to retain its integrity after a few years. Is this, typically, a permitted roof material? She is not aware of its presence anywhere in the City of Dublin.

Mr. Fishman responded that it has not been used in Dublin. There are some sites in the Short North in Columbus that have used it. He has inquired about its use there and been told that the deterioration in appearance is typical and is due to sun damage. Glass patio roofs, on the other hand, are easy to maintain.

Ms. Call inquired staff's feedback regarding uses in other places and if use of this material is permitted by Code.

Ms. Husak responded that there is nothing in the Code that would prohibit use of the material. However, she does not believe it has been used anywhere else in the City.

Ms. Fox stated that she has the same concerns regarding the fiberglass roof material.

Mr. Grimes stated that a pickleball court is a good idea. However, the surrounding lot contains rocks and other debris. Is there a plan to landscape the surrounding area?

Mr. Toddy responded that the plan is to provide a buffer with mounding and landscaping between that lot and the new pickleball courts. They are working with staff on additional plantings in the buffer zones on the east side between that lot and Muirfield Drive, and on the south side between that lot and the adjacent neighborhood. The lot provides opportunity for temporary material storage.

Mr. Grimes inquired if the intent is to continue to use that area for that purpose.

Mr. Toddy responded affirmatively.

Mr. Supelak stated that he has the same concerns regarding that area. Periodically, trailers and construction materials sit there. The Country Club may need the area for staging events throughout the year; however, it would be preferable to screen it. Additionally, there is a bikepath that runs down that side of Muirfield and truncates at the drive, which does not connect to the neighborhood immediately to the south. Could a condition be added to finish that path?

Ms. Husak stated that the path to the north is private; it is a Muirfield Village path, not a City path.

Mr. Supelak stated that plastic materials have evolved and improved; however, Commissioners are concerned about use of the acrylic product. It may become a condition to remove it, unless the applicant can demonstrate the product more fully, including its UV stability.

Mr. Toddy responded that his understanding is that the material has a 20-year warranty. They would be willing to identify ways in which to assure the Commission of the product's necessary specifications.

Public Comment

No public comments were received.

Commission Discussion

Mr. Fishman stated that the plan looks great; however, he agrees that the storage lot needs to be screened from Muirfield Drive and the neighbors. It has been an eyesore for some time. With the proposed addition of the pickleball court, there is opportunity to continue the landscaping around the area to provide the desired screening.

Mr. Grimes stated that he understands that some paths are private, but he would like to see it connected. The Clubhouse can use signage to indicate private use.

Mr. Schneier stated that he would be reluctant to deal with the path issue. Those paths are owned and maintained by the neighborhood homeowner association. The City has limited authority, and it would seem to be a regulatory overreach to attempt to exert influence there. Other than his concerns about the acrylic canopy, he likes the plan.

Mr. Call inquired if there are any plans regarding the path.

Mr. Toddy responded that at this time, there are no plans related to the area in question.

Mr. Fishman stated that he believes there is some confusion. It appears a suggestion is being made to connect the neighborhood's private path into a public path. Private paths are kept separate from the public paths for the purpose of avoiding liability issues. Along that road, there are two parallel paths; one is the private path, the other is the public path. It would be an overreach to ask Muirfield to connect their path to the City's public path.

Ms. Fox stated that she likes the plan; however, she shares the concerns about the translucent roof over the pool area. While this plan is not about the storage lot, the Commission could request the Club to take care of that unattractive area, which is near their beautiful facility. She likes the proposed plan, but would encourage them to consider a different roof material.

Ms. Call stated that she echoes fellow Commissioners' comments. The plan is attractive. However, the Commission considers an application and overall area holistically to ensure that we will be proud of the resulting project. The Commission appreciates the applicant's willingness to look at options for the roof, although that has not been made a condition of approval. Historically, the Muirfield Village homeowners' association has maintained its amenities beautifully, so, although there are concerns about the roof, there is assurance with the 20-year warranty that the association will ensure that the roof is well maintained or replaced. The pickleball courts will be fun, but she shares the Commissioners' concerns about shielding the view from the court of the vacant, unattractive lot.

Mr. Fishman inquired if the applicant would be receptive to committing to shielding the view from Muirfield Drive of the storage lot. They intend to do this on their side for the pickleball courts; it would seem fair to shield the view of the storage lot on the other two sides, as well, perhaps by adding a few trees.

Mt. Toddy responded that they would be willing to do so; it is in alignment with the requested condition. They will work with staff to ensure the buffer is adequate along Muirfield Drive.

Mr. Grimes moved, Mr. Supelak seconded to approve the Amended Final Development Plan with one condition:

- 1) That the applicant continue to work with staff to finalize landscaping details with the pickleball courts addition, subject to staff approval.

Vote: Mr. Fishman, yes; Mr. Supelak, yes; Ms. Fox, yes; Ms. Call, yes; Mr. Schneier, yes; Mr. Grimes, yes. [Motion approved 6-0]

6. Ayreshire Farms, PID: 272-000166, 20-092INF, INFORMAL REVIEW

~~Ms. Call stated that this is a request for Informal Review of a potential future development proposal to rezone an 11.4-acre site from Rural District to Planned Unit Development District to develop lots for 34, single-family homes. The site is southeast of the intersection of Shier-Rings Road with Cosgray Road.~~

Staff Presentation

~~Ms. Husak stated this is a request for Informal Review and feedback regarding a proposal to rezone 11.37 acres from R, Rural District to PUD, Planned Unit Development District for the potential future development of 34 single-family homes at the southeast intersection of Shier-Rings and Cosgray Roads. The site was annexed from Washington Township into the City of Dublin on March 11, 2020 (Ordinance 02-20). Upon annexation, the site was automatically zoned R, Rural District, pursuant to the Zoning Code. Because that is the least intensively developable zoning, a rezoning would be required with any development. The applicant filed an application for rezoning with a Preliminary Development Plan for a PUD, Planned Unit Development District, and also for a Preliminary Plat for the PUD. Based on the Commission's review and discussions of several recent developments, staff recommended that the applicant request an Informal Review prior to submitting the development proposal. The next time this application would come before the Commission, it will be to request a recommendation to City Council.~~

~~This L-shaped site is located at the southeast intersection of Shier-Rings and Cosgray Roads. The Ballantrae community is located south of the site, and there are single-family lots along Trafalgar Lane immediately adjacent to the site. The western portion of the site is being farmed and contains no natural features except for fence rows of trees along the southern and eastern boundaries. The eastern portion of the site is comprised of the rear portion of two rural, residential parcels that were not annexed to the City. Both parcels include trees and other vegetation. To the north is a site within the West Innovation District, which is currently zoned ID-4, which would allow for research and multi-family uses. Lots on the east side of Cosgray Road are within Washington Township. They have been for sale for some time, and staff has received numerous inquiries about their development potential. The 11-acre site is currently vacant farmland.~~

Proposal

~~The proposal is for 34 single-family lots along three new public streets with 2.25 acres of open space with a density of 3.0 dwelling units (du) per acre. The Community Plan Future Land Use Map designates this site as "Mixed Residential - Low Density," defined as areas intended to provide a mix of housing options and transition from existing single-family neighborhoods at a typical density of 3.0 du/ac. The Mixed Residential land use is described as "larger sites expected to incorporate a mix of housing types and be designed to look, feel and function as a cohesive neighborhood. Smaller sites may include a single housing type, appropriately scaled to the surrounding development context." The adjacent Ballantrae community is approximately 2.0 du/acre. The applicant is proposing a single-entry street into the development from Shier-Rings Road, which terminates in cul-de-sac roads to the east and to the west of the north-south entry road. All roads are proposed to be public streets. Staff had concerns that lots #12 and #13 at the end of the entry drive could be impacted by vehicle headlights; however, the applicant has indicated that the~~



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MARCH 18, 2010

CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

Creating a Legacy

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

**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

MOTION: To approve this amended final development plan because it is consistent with the preliminary development plan and the final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code, with one condition:

- 1) The applicant be required to rectify any inconsistencies between the plans prior to filing for a Building Permit.

VOTE: 5 – 0.

RESULT: This amended final development plan was approved.

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II

~~The vote was as follows: Ms. Kramb, yes; Mr. Taylor, yes; Mr. Zimmerman, yes; Mr. Hardt, no; Mr. Fishman, yes; and Mr. Walter, no. (Tabled 4—2.)~~

~~Mr. Zimmerman rescinded his vote and voted no. (Tabled 3—3.)~~

~~Mr. Walter rescinded his vote and voted yes. (Tabled 4—2.)~~

**2. The Country Club at Muirfield Village
10-010AFDP**

**8715 Muirfield Drive
Amended Final Development Plan**

Vice Chair Richard Taylor introduced this application which involves site modifications and amenities for an existing patio associated with the Country Club. He swore in those intending to speak in regards to this case including the applicant's representative, Peter Scott, Meyers and Associates Architects, and City representatives.

Warren Fishman disclosed that he was a limited partner of The Country Club at Muirfield Village and therefore, recused himself.

Kevin Walter said it was determined by Jennifer Readler that being a member of the Country Club would not be a conflict of interest on this case.

Claudia Husak provided a brief presentation since this was originally a consent item. She said a birch tree was located to the south side of the building in the corner, and the landscape plan showed it incorrectly in the middle patio area. She said the applicant is intending to preserve all the existing trees on the site and it was the landscape plan that was flawed. She said Planning suggests a condition be included that would require the applicant to rectify any inconsistencies between the plans prior to filing for a Building Permit.

Peter Scott, Meyers, and Associates Architects, representing the applicant agreed with the condition as listed below.

Todd Zimmerman said he had verified that the Muirfield Association does not review these plans.

Mr. Taylor commented that two letters regarding this case had been received. He asked if they had any impact on this case. Ms. Husak said one letter did not, but in the other letter, the residents expressed concerns regarding the smoke from the proposed fire pits. She said those residents were 1,500 feet away from this facility and Planning did not think that their concern was necessarily a valid one.

Mr. Scott said gas fire pits are proposed, and there will be no log burning or smoke.

John Hardt said the proposed plan for the patio plan was incorrect and the landscape plan was correct. He said he had visited the site, and the birch tree was much closer to the corner of the building, and a little to the south side of the building than where it was shown on the construction plan. Ms. Husak pointed out that there were actually two birch trees.

Mr. Hardt said his primary concern was that it be adjusted correctly so that the tree is accommodated in the final design. Mr. Scott said that no existing trees would be removed and that they would be accommodated.

Motion and Vote

Mr. Walter made a motion to approve this Amended Final Development Plan because it is consistent with the preliminary development plan and the final development plan criteria set forth in Section 153.050 of the Dublin Zoning Code, with one condition:

- 1) The applicant be required to rectify any inconsistencies between the plans prior to filing for a Building Permit.

Mr. Zimmerman seconded the motion.

Mr. Scott, on behalf of the applicant agreed to the condition.

The vote was as follows: Ms. Kramb, yes; Mr. Taylor, yes; Mr. Hardt, yes; Mr. Zimmerman, yes; and Mr. Walter, yes; (Approved 5 – 0.)

Mr. Taylor adjourned the meeting at 8:42 p.m.

As approved by the Planning and Zoning Commission.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 5, 2005

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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

10-010AFDP
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:



CITY OF DUBLIN

5800 Shier Rings Road
Dublin, OH 43017-1236
Phone/TDD: 614/761-6550
Fax: 614/761-6506

**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

10-010AFDP
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 1

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.