



PLANNING REPORT

Planning & Zoning Commission

Thursday, September 21, 2023

THE COUNTRY CLUB AT MUIRFIELD VILLAGE – VERANDA ADDITION 23-082AFDP

www.dublinohiousa.gov/pzc/23-082

Case Summary

Address	8715 Muirfield Dr
Proposal	Proposal for the construction of two indoor/outdoor patios and one covered patio at the existing clubhouse for the Country Club at Muirfield Village.
Request	Review and approval for Amended Final Development Plan under the provisions of Zoning Code Section 153.055.
Zoning	PUD, Planned Unit Development – Muirfield Village
Planning Recommendation	<u>Approval of Amended Final Development Plan with a condition.</u>
Next Steps	Upon approval of the Amended Final Development Plan, the applicant may submit for necessary building permits through Building Standards.
Applicant	Eric Koch, Verdantas
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

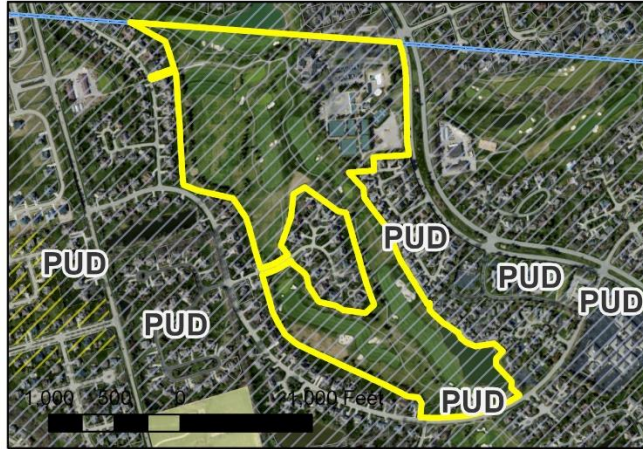
Site Location Map

23-082AFDP | The Country Club at Muirfield Village



Site Features

- 1 Existing clubhouse and member amenities
- 2 Country Club at Muirfield Village Course



1. Background

Site Summary

The site was zoned PUD, Planned Unit Development District, as part of the Muirfield Village development in the early 1970s. The development plan evolved from the original plan to include 2,700 dwelling units and two golf courses. The country club building is located at the center of the parcel at the end of the entrance drive from Muirfield Drive. The facility includes the main clubhouse, swimming pool and pool house, tennis courts, and the tennis pro shop.

The Muirfield Village master plans are conceptual in nature and do not provide detailed requirements for this facility, showing only the development of the Country Club golf course on this site. No development text exists to define the types of facilities, uses, parking, size and scale, architecture and materials, landscaping, or other development standards typically required today. Since the original development was approved as a final development showing the existing uses, the existing design standards and uses for the site, including the patio, pool, parking and other amenities, are considered permitted and in compliance. In cases where development standards are specifically defined, compliance with the Zoning Code is required.

Development History

In July 2021, the Planning and Zoning Commission approved an Amended Final Development Plan with a Minor Text Modification to construct platform courts, a warming hut, and a pool patio expansion.

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.

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 March 2010, the Commission approved an Amended Final Development Plan for modifications to the existing patio along the clubhouse. The patio expansion added 1,200 square feet along the western edge of the existing patio and several seating areas for more formal dining, bar areas, and gathering spaces.

Process

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

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

2. City Plans and Policies

Future Land Use

The Community Plan identifies the Future Land Use as Parks/Open Space, which includes land used for public or privately owned parks and recreational uses, or lands that are to be preserved in a natural state. This classification may include portions of private lands that have been identified for open space preservation as part of future development projects, but not necessarily targeted for public dedication or acquisition.

Interim Land Use Principles

As Envision Dublin, the City's Community Plan update, is developed, City Council has adopted Interim Land Use Principles to guide development during this transition. The goal was to provide a clear policy document to supplement adopted plans and accepted planning practices in the interim. These principles are to be utilized similar to the recommendations of the Community Plan, as both are guiding policies and principles for the City. These policies were not established to supersede Zoning Code requirements. The proposed project aligns with all Interim Land Use Principles.

3. Project

Proposed Addition

The 1,620-square-foot veranda is proposed as an extension of the existing clubhouse toward the golf course. The veranda will be approximately 14 feet in height with a parapet roof to screen a direct gas fireplace vent located centrally on the roof. The addition will be constructed of beige horizontal cementitious siding, matching the clubhouse materials. It will include operable glazing folding walls to allow an indoor/outdoor transition between the veranda and the covered patio.

Attached to the west side of the veranda is a 700-square-foot covered patio. The roofed structure replicates the approved covered outdoor bar on the south side of the building. It will be constructed of dark stained columns and beams with a dark bronze standing seam metal roof. The stamped concrete patio is proposed to transition to a grass area adjacent to the clubhouse to accommodate outdoor events at the course. No landscaping is proposed along the edge of the patio to encourage a seamless transition. The proposal will have a variety of minimal lighting, including bronze wall sconces and patio string lights.

No parking improvements are proposed or required with the building improvements, as the site meets parking requirements. Additionally, stormwater management has been accommodated with the addition, and will continue to be finalized with the building permitting process.

Proposed Rendering



4. Plan Review

Amended Final Development Plan

Criteria	Review
1. The plan conforms in all pertinent aspects to the approved preliminary development plan.	Criteria Met. The proposal conforms to the approved preliminary development plan and all other applicable zoning text and Code requirements.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	Not Applicable. The proposal does not impact existing pedestrian or vehicular site circulation.
3. The development has adequate public services and open spaces.	Not Applicable. The proposal will not affect public services and open space.
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable	Criteria Met. The proposal has minimal impacts to the existing natural characteristics of the site.

regulations set forth in the Code.

5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.

Criteria Met. The proposal provides minimal lighting within the affected area that is consistent with lighting used throughout the clubhouse area.
6. The proposed signs are coordinated within the PUD and with adjacent development.

Not Applicable. No signs are proposed.
7. The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.

Criteria Met. The applicant is not proposing additional landscaping due to the programming of the addition and transition into the adjacent clubhouse event green space. The addition would not negatively affect existing landscaping on the site.
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters.

Criteria Met with Conditions. The applicant will continue to work with Staff to comply with stormwater management requirements in accordance with Chapter 53 of the City of Dublin Code of Ordinances.
9. If the project is to be carried out in progressive stages, each stage shall

Not Applicable. The site is developed and improvements are not proposed to be phased.

be so planned that the foregoing conditions are complied with at the completion of each stage.

10. The proposed development is compliant with other laws and regulations. **Criteria Met.** The proposal meets all other applicable laws and regulations.

Recommendation

Planning Recommendation: Approval of Amended Final Development Plan with conditions:

- 1) The applicant continue to work with Staff to comply with stormwater management requirements in accordance with Chapter 53 of the City of Dublin Code of Ordinances.