

21-002AFDP – COUNTRY CLUB AT MUIRFIELD VILLAGE

Summary

This is a request for review of an Amended Final Development Plan. The proposal is for modifications to a previously approved AFDP to allow for the relocation of four pickleball courts, as well as modifications of an adjacent patio on the 79.66-acre site.

Site Location

West of Muirfield Drive, approximately 1,700 feet northwest of the intersection with Memorial Drive.

Zoning

PUD, Planned Unit Development District – Muirfield Village

Property Owners

Country Club at Muirfield Village

Applicant/Representative

Matt Toddy, Design Collective

Applicable Land Use Regulations

Zoning Code Section 153.050

Case Manager

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Next Steps

Upon approval from the Planning and Zoning Commission for the Amended Final Development Plan, the applicant is eligible to file for building permits.

Zoning Map



1. Context Map



2. Overview

Background

The site was zoned PUD, Planned Unit Development District, as part of the Muirfield Village development in the early 1970s. The development plan evolved from the original plan to include 2,700 dwelling units and two golf courses. The 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 any level of detail for this facility, showing only the development of the Country Club golf course on this site. No development text exists to define the types of facilities, uses, parking, size and scale, architecture and materials, landscaping, or other development standards typically required today. Since the original development was approved as a final development showing the existing uses, the existing design standards and uses for the site, including the patio, pool, parking and other amenities, are considered permitted and in compliance.

Case History

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 added several seating areas for more formal dining, bar areas, and gathering spaces.

In May 2005, the Commission approved an Amended Final Development Plan for a 3,894-square-foot fitness room addition to the clubhouse.

In March 1997, the Commission approved an Amended Final Development Plan for a 1,200square-foot addition to the tennis club building south of the clubhouse.

Site Characteristics

Natural Features

The site includes two golf courses that are heavily landscaped and maintained. The courses include many different water features and streams, vegetation, and mounding throughout the site.

Surrounding Land Use and Development Character

North: PUD, Planned Unit Development District (Muirfield)

East: PUD, Planned Unit Development District (Muirfield)

South: PUD, Planned Unit Development District (Muirfield)

West: PUD, Planned Unit Development District (Muirfield)

Road, Pedestrian and Bike Network

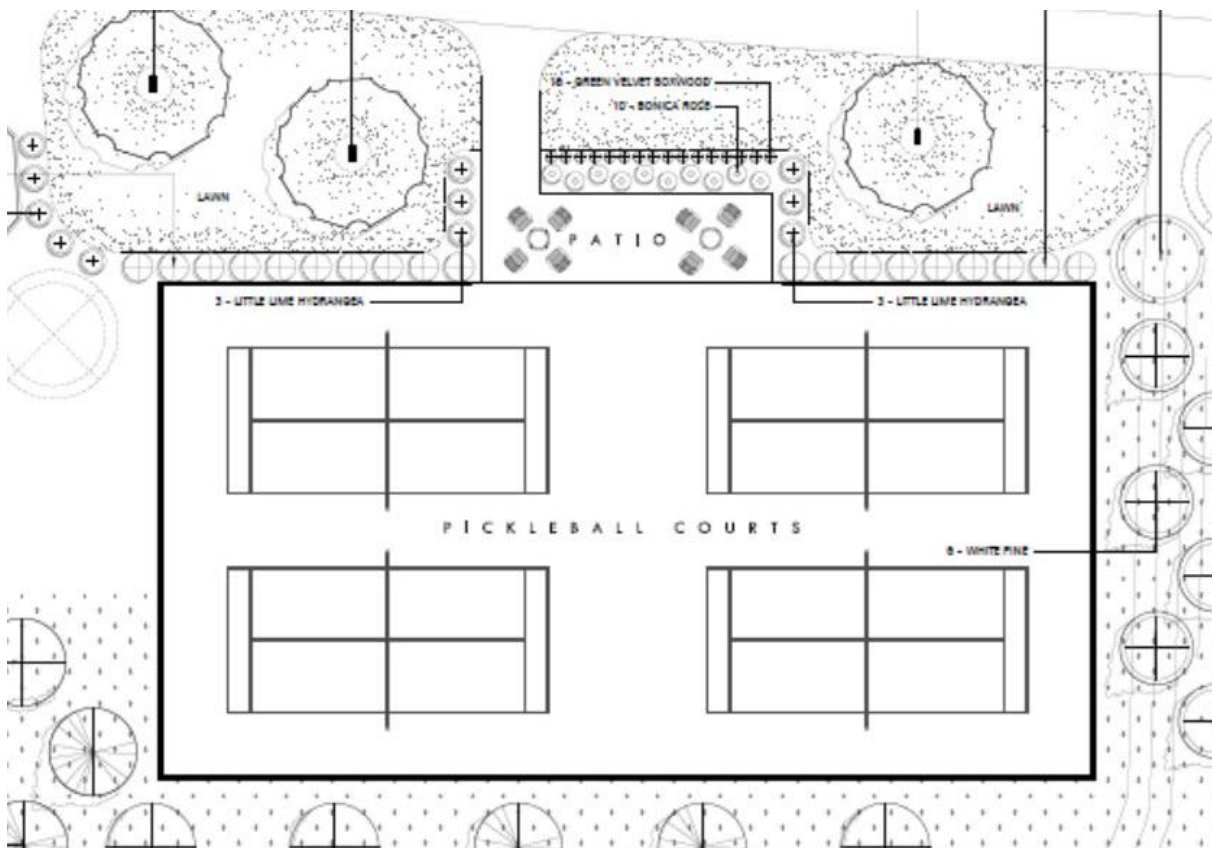
The clubhouse and facilities portion of the site has frontage on Muirfield Drive (± 1100 feet), with one vehicular access point on Muirfield Drive from the northeast corner of the site. Pedestrian Access is provided via a bike path located on the east side of Muirfield Drive.

Proposal

Modifications to a previously approved AFDP, including a slight relocation of four pickleball courts to preserve existing mature trees, and modifications to an approved patio adjacent to the pickleball courts.

Pickleball Court and Patio Modifications

The applicant is proposing to relocate four pickleball courts and an adjacent patio 16 feet to the northeast of the previously approved locations. The shape and size of the courts remain change. The patio retains its 12-foot width and 40-foot length, for a total of 480 square feet, plus an 8-foot wide access path. The applicant is proposing to remove a combination retaining/seal wall which surrounded the patio adjacent to the courts.



Replacing the retaining/seal wall, the proposal adds additional landscaping adjacent to the patio. Proposed landscaping includes green velvet boxwood, little lime hydrangea, and bonica roses. Modifying the location of the courts preserves several mature trees which were originally proposed to be removed. New trees to be installed include white pines, snowdrift crabapples, and a variety of spruce trees. The applicant should continue to work with Staff to finalize landscaping details around the patio and pickleball courts.

No materials are proposed to be modified with this application. The pickleball courts retain their approved size of 7,650 square feet, and will have an asphalt base and surface similar to the existing tennis courts. The courts also retain the approved 8-foot tall black mesh commercial grade fence, which is also similar to existing fences on the site.

3. Criteria Analysis

Amended Final Development Plan §153.055(B)

- 1) *The proposal is consistent with 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. The site plan is consistent with the previously approved Amended Final Development Plan.
- 2) *Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property.*
Criteria Met. The proposal will provide adequate circulation throughout the affected site.
- 3) *The development has adequate public services and open space.*
Not Applicable. The proposal will not affect public services and open space.
- 4) *The development preserves and is sensitive to natural characteristics of the site while complying with applicable regulations.*
Criteria Met. The proposal has minimal impacts to the existing natural characteristics of the site. The modifications preserve additional mature trees.
- 5) *The development provides adequate lighting for safe use of the site without emitting light onto adjacent properties.*
Criteria Met. The proposal provides additional lighting within the affected site that is consistent with lighting used throughout the campus.
- 6) *The proposed signs are consistent with the preliminary development plan.*
Not Applicable. The applicant is not proposing signs with this application.
- 7) *The development has appropriate landscaping to enhance, buffer, and soften the building and site.*
Criteria Met with Condition. The applicant will continue to work with Staff to finalize landscaping details surrounding the movement of the pickleball courts and elimination of the sitting wall.
- 8) *The development is compliant with stormwater management regulations.*
Criteria Met. The proposed improvements comply with stormwater management requirements in accordance with Chapter 53 of the City of Dublin Code of Ordinances.
- 9) *If developed in multiple phases, all phases comply with the previous criteria.*
Not Applicable. The site is developed and improvements are not proposed to be phased.
- 10) *The proposed development is compliant with other laws and regulations.*
Criteria met. The proposal meets all other applicable laws and regulations.

4. Recommendation

The proposed Amended Final Development Plan is consistent with all the applicable review criteria. Staff recommends **approval** with one condition:

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