

## 21-057INF – MUIRFIELD VILLAGE GOLF CLUB – GROUNDS FACILITY

### Summary

Informal review providing feedback for construction of a new grounds facility and associated site improvements on a 36-acre site.

### Site Location

East of Muirfield Drive, approximately 900 feet south of the intersection with Whittingham Drive.

### Zoning

PUD, Planned Unit Development District – Muirfield Village

### Property Owners

Muirfield Village Golf Club

### Applicant/Representative

Teri Umbarger, Moody Nolan

### Applicable Land Use Regulations

Zoning Code Section 153.050

### Case Manager

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### Next Steps

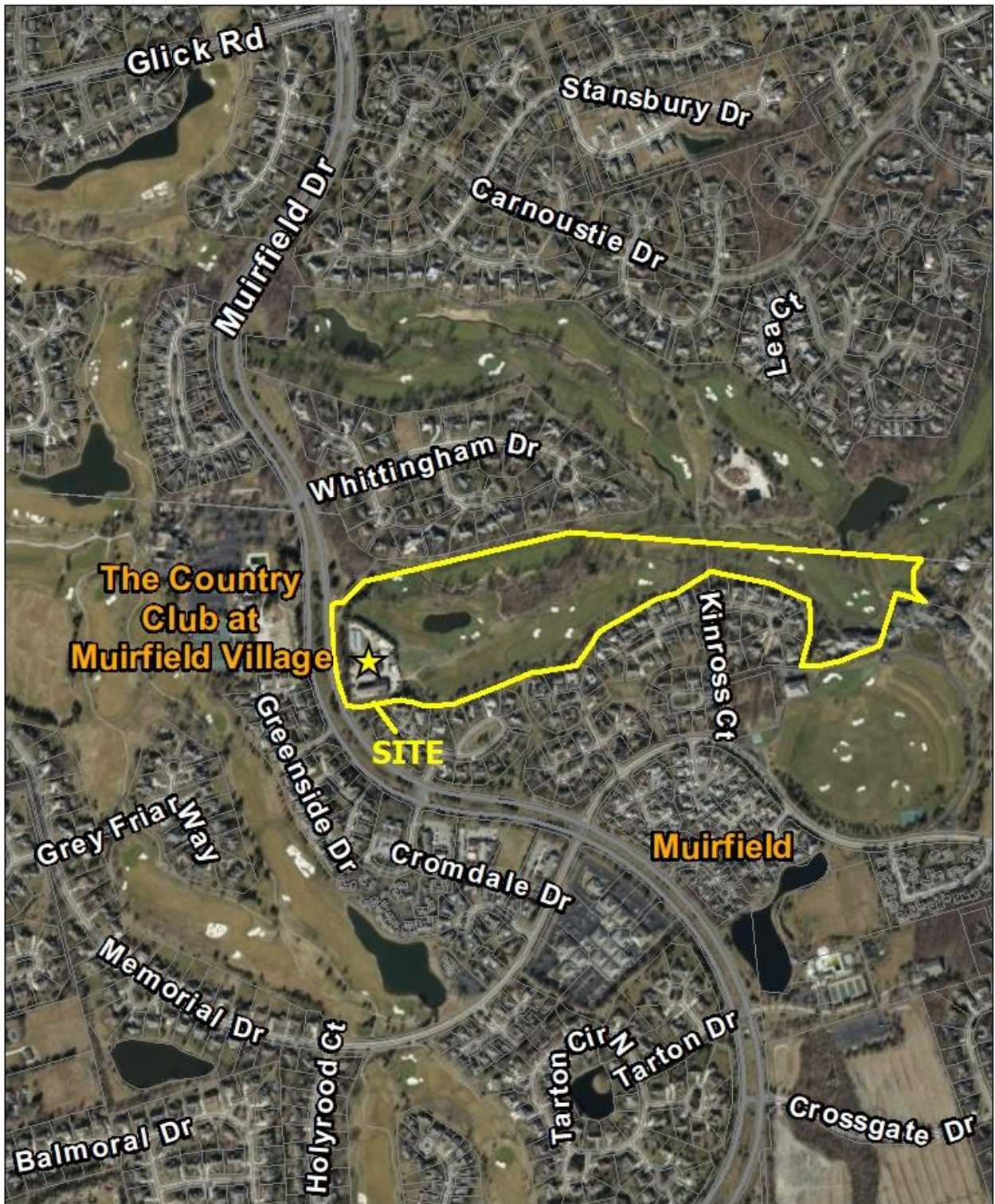
Upon review and feedback of the Informal Review by the Planning and Zoning Commission (PZC), the applicant may file a formal application for review of an Amended Final Development Plan.



### Zoning Map





## 1. Context Map



 <p>City of Dublin</p>	<p>21-057INF Informal Review Muirfield Village Golf Club - Grounds Facility 8670 Muirfield Drive</p>	<p>0 310 620 Feet</p> 
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## 2. Overview

### Background

The site contains an existing two-story building used by the Muirfield Village Golf Club for offices and maintenance. An amended final development plan for a 1,412-square-foot addition was approved by the Planning and Zoning Commission (PZC) in November, 2006.

### Site Characteristics

#### *Natural Features*

The site is part of a larger 36-acre parcel that includes a portion of the Muirfield Village Golf Club golf course, which is heavily landscaped and maintained. The course includes 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 site has frontage on Muirfield Drive (±530 feet), with a single vehicular access point provided from Muirfield Drive. Pedestrian access is provided via a shared-use path located on the east side of Muirfield Drive.

### Proposal

This is a request for review and feedback of an Informal Review for the proposed construction of a new administration and maintenance building, a new Integrated Pest Management building and associated site improvements for an existing maintenance facility located on a 36-acre site zoned Planned Unit Development – Muirfield Village.

#### *Site Layout*

The applicant is proposing to demolish five existing grounds facility buildings and to construct two, single-story buildings on the site. A new administration and maintenance building has an L-shaped footprint, and is proposed near the southwest corner of the site along Muirfield Drive. A new Integrated Pest Management building is proposed to be located northeast of the proposed administration and maintenance building. This facility will store fertilizers, chemicals and associated equipment to support operations of the golf club grounds.

A surface parking area comprised of 49 parking spaces and one ADA-accessible space is located to the west and north of the proposed administration and maintenance building. A dumpster pad is proposed along the western edge of the parking area. The existing entry drive from Muirfield Drive to the facility is proposed to be re-located approximately 160 feet to the north. The mounding and landscaping will be modified to infill the gap left from relocation of the entry drive. The applicant is proposing foundation and decorative plants around the west and north side of the administration and maintenance building. An existing wash pad and associated canopy structure will be maintained in the new design.



### *Setbacks and Lot Coverage*

Code states front yard setbacks shall be established from the center line of that right-of-way a distance equal to the width of the existing right-of-way or the width of the right-of-way as established in the Thoroughfare Plan. The right-of-way of Muirfield Drive is 100 feet, which would equate to a 50-foot setback. No setback information has been provided, but these details will be required with a formal application. In this case, all other setbacks would be required to be a minimum of five feet. The site is zoned within a residential PUD districts where lot coverage is limited to a maximum of 45 percent of the lot area. The maintenance facility is located on a small portion of a large parcel and is not significantly altering the amount of impervious surface. No setback or lot coverage information has been provided, but these details will be required with a formal application to ensure compliance.

### *Design and Materials*

The applicant is proposing the construction of two, single-story pre-engineered metal buildings. The design of the administration and maintenance building will include a stone watertable with cast stone and bronze aluminum clad windows. The upper portion of the building is vertical metal siding in a beige color to match other Muirfield Village Golf Club buildings. The roof is proposed to be sheathed in a metal roofing material in a bronze color. The Integrated Pest Management building will match the proposed administration building, but does not include a stone watertable.

### *Additional Site Details*

An existing six-foot wood fence provides screening of the site from Muirfield Drive. A new wood panel fence and gate is proposed at the new drive entry. A new wood fence is proposed to be installed along the western property line to maintain the screening from Muirfield Drive. The applicant has not provided details on relocation of the ground sign at the existing access point or how the existing shared-use path and on-road bike lane will be addressed. These details will be required with a formal application.

## **3. Discussion Questions**

### **1) Is the Commission supportive of the proposed site layout and improvements?**

The proposal calls for the construction of one L-shaped building for administration and maintenance operations and one building for an Integrated Pest Management facility. The applicant requests feedback with regard to the general site layout and associated site details including the parking area and dumpster pad location.

### **2) Does the Commission support the proposed building design and materials?**

The proposal calls for two, single-story pre-engineered metal buildings. The applicant requests feedback with regard to the general architectural design and building materials. The Commission is asked to consider whether the metal siding for the proposed buildings are appropriate given the established character of the surrounding area.

### **3) Is the Commission supportive of the proposed relocation of vehicular access and the associated gate and fence details?**

The proposal calls for relocating the existing entry drive approximately 160 feet to the north. A five-foot existing berm with landscaping will be modified to infill the gap left

from relocation of the entry drive. The applicant requests feedback with regard to modifications to vehicular access and associated improvements.

4) **Other considerations by the Commission.**

#### **4. Recommendation**

An Informal Review provides the opportunity for feedback at the formative stage of a project. It is intended to allow the Planning and Zoning Commission to provide feedback to an applicant regarding the intended land use and development pattern.

Planning recommends the Commission consider this proposal with respect to the demolition, site layout, architectural design and materials, and associated site improvements. Listed below are suggested questions to guide the Commission's discussion:

- 1) Is the Board supportive of the proposed site layout and improvements?
- 2) Does the Commission support the proposed building design and materials?
- 3) Is the Commission supportive of the proposed relocation of vehicular access and the associated gate and fence details?
- 4) Other considerations by the Commission.