

# 21-085AFDP – THE COUNTRY CLUB AT MUIRFIELD VILLAGE – SITE IMPROVEMENTS

## Summary

This is a request for review and approval of an Amended Final Development Plan for the construction of platform tennis courts, a warming hut, pool patio expansion, and associated site improvements for a 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 Owner

The Country Club at Muirfield Village

## Applicant/Representative

Matt Toddy, Design Collective

## Applicable Land Use Regulations

Zoning Code Section 153.050

## Case Manager

Zach Hounshell, Planner I

(614) 410-4652

[zhounshell@dublin.oh.us](mailto:zhounshell@dublin.oh.us)

## Next Steps

Pending approval of the Amended Final Development Plan, the applicant may submit for necessary building permits through Building Standards.

## Zoning Map





## 1. Context Map



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

0 295 590  
Feet

A scale bar showing 0, 295, and 590 feet. To the right is a north arrow symbol consisting of an upward-pointing arrow with the letter 'N' inside a circle.

## 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 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.

### Case History

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 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 1,200 square-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 Zoning and Land Use*

North: PUD, Planned Unit Development District – Muirfield Village (Residential)

East: PUD, Planned Unit Development District – Muirfield Village (Residential)



South: PUD, Planned Unit Development District – Muirfield Village (Residential)  
West: PUD, Planned Unit Development District – Muirfield Village (Residential)

### *Road, Pedestrian and Bike Network*

The clubhouse and facilities portion of the site has frontage on Muirfield Drive ( $\pm 1100$  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. Private walking paths connecting the pool, clubhouse, and sport courts provide internal pedestrian circulation.

### **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.

### *Platform Tennis Courts*

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. The courts 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, subject to Staff approval.

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.

### *Swimming Pool*

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.

The applicant is providing a number of furnishings throughout the pool area, including grey chaise loungers, teal sectional lounge chairs, patio umbrellas Faux Teak tables, and bronze dining and barstool chairs. The fabric for the proposed umbrellas were not specified in the submitted materials. The applicant should work with Staff to provide a UV-resistant umbrella canvas, subject to Staff approval. In addition, the applicant is proposing four poolside cabanas and five shaded pergolas throughout the pool area. The poolside cabanas are proposed to the north of the pool and are constructed of aluminum with black Sunbrella fabric. The shaded pergolas are located to the south of the pool and are constructed of aluminum with a teak wood finish.



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.

### *Landscaping*

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.

### *Existing Sanitary Line*

The north platform tennis court is proposed to be located over an existing 8-inch sanitary line. The applicant will 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 is 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. Additionally, the applicant should submit and gain approval of an easement encroachment, including an easement encroachment agreement, from the City Engineer prior to beginning construction within the easement.

## 3. Criteria

### *Minor Text Modification [§153.053(E)(2)(b)(4)(b)]*

- 1) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development;
- 2) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- 3) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- 4) The principles of §153.052(B) are achieved; and
- 5) The development, as proposed on the final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

Request. 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.

Criteria met. The proposed text modification retains consistency with the recommendations of the Community Plan and does not inappropriately modify any development standard. The proposed parking count is appropriate for the site and will not have any adverse impacts on neighboring properties.

### *Amended Final Development Plan §153.055(B)*

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan.

Criteria Met with Conditions. The proposal conforms to the approved preliminary development plan and all other applicable zoning text and Code requirements. The applicant should work with Staff to determine the final decking material, subject to Staff approval. The applicant should work with Staff to provide a UV-resistant umbrella canvas, subject to Staff approval. 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.

- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.  
Criteria Met. The proposal will provide adequate circulation throughout the affected site. The affected parking lot has been modified to allow for efficient vehicular circulation.
- 3) The development has adequate public services and open spaces.  
Criteria Met with Conditions. The proposed platform tennis courts do extend over an 8-inch sanitary line. The applicant will 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. Additionally, 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.
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.  
Criteria Met. The proposal has minimal impacts to the existing natural characteristics of the site.
- 5) The proposed signs are coordinated within the PUD and with adjacent development.  
Not Applicable. The applicant is not proposing signage with this application.
- 6) 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 additional lighting for the new platform tennis court that is consistent with lighting used throughout the campus.
- 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 with Conditions. The applicant work with Staff to provide a tree preservation plan for the platform tennis court project area. Additionally, the applicant should provide a landscape plan complimentary to the approved pickleball court landscaping approved for the site, subject to Staff approval. Finally, the applicant should 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.
- 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. The proposed improvements 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 be so planned that the foregoing conditions are complied with at the completion of each stage.  
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

##### *Minor Text Modification*

The proposed **Minor Text Modification** is consistent with all applicable review criteria. Planning recommends **approval** of the following item:

- 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.

##### *Amended Final Development Plan*

Planning recommends **approval** of the Amended Final Development Plan with 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; and,
- 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.