



Planning Commission

Meeting Minutes

March 20, 2017

7:00 p.m.

New Albany Planning Commission met in regular session in the Council Chambers of Village Hall, 99 W Main Street and was called to order by Planning Commission Chair Neil Kirby by at 7:06 p.m.

Mr. Matt Shull sworn in the new members, Hans Schell and Kasey Kist.

Neil Kirby	Present
Brad Shockey	Present
David Wallace	Present
Kasey Kist	Present
Hans Schell	Present
Sloan Spalding (council liaison)	Absent (Matt Shull present until 7:14pm)

Staff members present: Adrienne Joly, Deputy Director; Stephen Mayer, Planner and Pam Hickok, Clerk.

Mr. Wallace moved to approve January 18, 2017 minutes, as submitted, seconded by Mr. Shockey. Upon roll call vote: Mr. Kirby, yea; Mr. Shockey, yea; Mr. Wallace, yea; Mr. Kist, abstain; Mr. Schell, abstain. Yea, 3; Nay, 0; Abstain, 2. Motion passed by a 3-0 vote.

Mr. Wallace moved to approve February 6, 2017 minutes, as submitted, seconded by Mr. Kirby. Upon roll call vote: Mr. Kirby, yea; Mr. Shockey, yea; Mr. Wallace, yea; Mr. Kist, abstain; Mr. Schell, abstain. Yea, 3; Nay, 0; Abstain, 2. Motion passed by a 3-0 vote.

Mr. Kirby asked for any changes or corrections to the agenda.

Mr. Mayer stated under other business is an informal regarding rezoning for Schleppi Road.

Mr. Kirby swore to truth those wishing to speak before the Commission.

Mr. Kirby's invited the public to speak on non-agenda related items and received no response.

Mr. Wallace nominated Mr. Kirby as Chair. Mr. Kirby accepted.

Mr. Kirby nominated Mr. Wallace as Vice-Chair. Mr. Wallace accepted.

Mr. Wallace nominated Mr. Shockey as Secretary. Mr. Shockey accepted.

Mr. Kirby nominated Mr. Kist as Board of Zoning Appeals representative. Mr. Kist accepted.

Mr. Shockey nominated Mr. Wallace as Community Reinvestment Authority Housing Council representative. Mr. Wallace accepted.

Moved by Kirby , seconded by Wallace to accept this slate of officers and representative for the year 2017. Upon roll call vote: Mr. Kirby, yea; Mr. Shockey, yea; Mr. Wallace, yea; Mr. Kist, yea; Mr. Schell, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Kirby, seconded by Mr. Wallace establish the date, time, and location of the New Albany Planning Commission , to be consistent with how it has been done in the past. Upon roll call vote: Mr. Kirby, yea; Mr. Shockey, yea; Mr. Wallace, yea; Mr. Kist, yea; Mr. Schell, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Informal Review

Mr. Stephen Mayer introduced a rezoning application that received a positive recommendation from the Rocky Fork Blacklick Accord.

Mr. Aaron Underhill stated that he is representing Pulte Homes for a rezoning near Schleppi Road and State Route 605. Exciting project, age restricted product in accordance with federal law. That is different than the age targeted products such as Straits Farm. The commitment here is 80% of the homes will have one occupant age 55 years or older. Subarea B is a small neighborhood commercial that for now the New Albany Company will retain ownership of. Intended for a coffee shop, dry cleaner, etc. that will come back to this board for review. There is an existing cell tower on about 2 acres on this site which will be reserved under a long term use. This site plan is four months of work with staff and the Rocky Fork Blacklick Accord. Proposing 240 homes on about 88 acres which is about 2.7-2.8 units per acre. That is higher density than normal but with the age restriction and a market that is not served well. These are planned to be about \$400,000 homes on average. The homeowners association will take care of yard maintenance, open space and manage the age restriction. We have over 22 acres of green space that we are calling a regional park. We are protecting the riparian corridor and existing trees. The existing Columbus homes to the west average \$225,000. Showed the history of project using PowerPoint presentation.

Mr. Kirby asked who owns the property to the north.

Ms. Joly stated that she is not sure but believes it is in a trust. That area is not in the New Albany growth area.

Mr. Kirby asked if Walnut is re-aligned are you willing to give up right of way for the project, if needed.

Mr. Underhill stated that we are giving the city right of way dedication.

Mr. Kirby stated that you are agreeing to give up your right of way on Walnut on the northern boundary. If Walnut moves away from you, you're good with that.

Mr. Underhill stated right. He continued with the PowerPoint and explained that green corridor setback area on Walnut.

Mr. Kirby stated that Walnut and SR 605 will increase the traffic because the traffic from Schleppi will now go to Walnut to connect.

Ms. Joly stated that the traffic study is underway and staff specifically asked for those intersections to be included in the counts. We have not seen the final counts but should be done before this comes back to this commission.

Mr. Underhill stated that we will have additional information regarding traffic. The 6% takes into account the relocation. We are fine with the relocation we just want the traffic slower through the neighborhood. We had EMH&T look at the traffic under multiple scenarios including the current zoning which is commercial. The current zoning would produce about 4x the traffic at peak times. This type of development doesn't have the traffic during peak times because many are retired and don't need to take kids to school. This land has been marketed for non-residential uses and it has not been a viable site because they want to be closer to the highway. We have heard many times that this type of use is needed in New Albany. We believe based on projections on an average home at \$375,000 that 1.5 million to the schools each year. We don't expect to see many kids at this site because the homes will be 1600 - 2800 square feet of living space. We won't have any playground and will be marketed toward the empty nester.

Mr. Schell asked if the walking paths connect and circle around the pond.

Mr. Underhill showed the paths on the map.

Mr. Kirby asked about the units backing to the pond and commercial.

Mr. Underhill stated correct, in order to make the density this was the trade-off. The ponds are not considered open space, so we thought we would back up to the space and provide adequate screening.

Mr. Kirby stated that the public /private break needs to be addressed.

Mr. Underhill asked for the preferred delineation.

Mr. Kirby stated that there is not a clear answer. It needs to be clear and obvious otherwise residents will believe that they property goes to the pond. You could put the walking path near the property line. The homeowner's

association rules need to be examined regarding those back yards. The lighting and headlights will also need to be addressed.

Mr. Wallace asked if public parking will be available for use of trails.

Mr. Underhill stated that we have an amenity center that has some parking. At the moment we are not showing any additional parking.

Ms. Joly stated that we will look into that at the final development plan but I would expect on-street parking on at least one side. When talking about the delineation of public / private I thought of Millbrook that used a single rail horse fence.

Mr. Underhill introduced Mr. Callahan with Pulte Homes.

Mr. Matt Callahan, Pulte Homes, stated that we get a very low percentage of residents under 55. Pulte Homes is a national home builder. We have been in Columbus area for about 2 1/2 years and have about 35 communities. We have several brands including Pulte Homes, Centex Homes, DiVosta and Dell-Webb. Typically very large master planned communities with around 1000 lots, amenities, programed. This development will be similar to a Dell-Webb community without the mass and reduced amenities due to the size of the community. The homes are all ranch homes with master and second bedroom on first floor with optional loft or third bedroom on second floor. The base house is 1600-1900 square feet on the first floor and 400-500 square feet on the second floor. Based on other locations across the country, this is not a good value based on the price per square footage based on other homes in New Albany. We completed the school analysis at .15 students per acre but in reality the number is much less. We would probably restrict playground completely in the association rules.

Mr. Kirby stated that a playground at a central place may be a good idea for visiting families.

Mr. Kist asked if they have any other communities with playgrounds.

Mr. Callahan stated that he is not aware of any but may be appropriate to consider.

Mr. Schell asked if there is a swimming pool.

Mr. Callaghan stated no swimming pool. The amenity center will be a modest building with a gathering place, small recreation facility and kitchenette. The outdoor space will be designed to be used 9 months of the year with a covered gathering place.

Mr. Kirby asked if the right of way has been vacated.

Ms. Joly stated that the vacation process will happen at Council after the final development plan or plat.

Mr. Wallace asked if the curb cuts have been determined.

Mr. Underhill stated that access will be from the residential road. Access will need to be maintained for the cell tower maintenance. He continued the presentation regarding conceptual architecture and streetscape. We will have better architectural drawings by final development plan.

Mr. Kirby asked if they have a plan for diversity of house plans so that styles are not next each other.

Mr. Callahan stated that they will have enough different styles. We want to design specific homes for this community. Rocky Fork Blacklick Accord is now complete so the architecture is next step. Provided some examples of homes.

Mr. Kirby stated that side elevation views need more.

Mr. Callahan stated that we are trying to meet the spirit and intent of the city code. We want the front elevations to give the same appearance that you see throughout the city.

Mr. Wallace stated that you will need to keep in mind that people stepping down will still expect similar homes.

Mr. Shockey asked if you intend to have the elevations similar to this proposals.

Mr. Callahan stated that they will be similar with more detail.

Mr. Shockey asked if the text spells out the architecture details including the garage doors, glass louvers and entry doors.

Mr. Underhill stated that we are trying to find the balance to providing a lot of detail in the text for architecture.

Mr. Shockey asked if every home will have dormers.

Mr. Callahan stated that most probably will. We are new in New Albany with Millbrook and learned a lot during that process. The types of details that are in Millbrook we have tried to incorporate here.

Mr. Shockey asked if the elevations will be a part of the text by reference.

Mr. Underhill stated that we are working with staff to make that determination. We want to retain some flexibility but want to get as much committed to as we can so we have the expectations.

Mr. Shockey asked if you are using any brick, vinyl or beaded.

Mr. Callahan stated that we are planning on a 6" beaded.

Mr. Shockey asked about roof pitch.

Mr. Callahan stated that the minimum roof pitch will be a 6:12 and that view is an option.

Mr. Shockey stated that he would like to see the in relation to the density, price points and size of the homes as much detail as possible in the text.

Mr. Kirby asked regarding roof pitch if they were going to have language regarding solar panels and provided the current city code. He stated that if it is addressed than it won't be an issue later especially if the homes is built for additional load on the roofs.

Mr. Kist asked if they are single bay garage doors.

Mr. Underhill stated that these are double bay garage doors but will appear as single bay garage doors.

Mr. Kist asked if they could bring the vinyl siding samples with them to the next meeting.

Mr. Underhill provided the sample to the board and stated that this was a Rocky Fork Blacklick Accord condition and we are working with staff.

Mr. Callahan stated that we choose the 6" bead vinyl that is closer to hardi plank.

Mr. Shockey stated that Windsor required a certain percentage of brick versus vinyl siding.

Ms. Joly stated that staff would prefer to keep with brick and hardi plank. We want to review the new products with the applicant.

Mr. Underhill stated that we will need determine the specifications for an approval.

Ms. Joly stated that we have been looking at other subdivisions to have quantifiable things in the text to ensure the variety in housing types.

Mr. Shockey stated that all of these elevations are showing dormers and that would change greatly without dormers. He asked if any dormers in the rear of homes.

Mr. Callahan stated not at this time.

Mr. Shockey asked if this would be permitted.

Mr. Callahan stated that we have not looked at that and I would need to discuss with my architect.

Mr. Shockey stated that add a dormer at the rear of the house will allow a larger floor space and light. Do they have a bonus room option over the garage?

Mr. Callahan stated no. Over the garage will always be attic space.

Mr. Shockey stated that not allowing that area to be finished supports the age restriction. Make sure the text spells out the permitted options.

Mr. Callahan stated that about 60-70% of the residents will choose to have the optional second floor.

Mr. Underhill stated that we have no intentions of bonus rooms. Straits Farms was generated as an age targeted area and has .15 students per unit.

Mr. Shockey asked how large the site is.

Mr. Underhill stated that it is 94 acres so approximately 88 acres of residential.

Mr. Shockey stated that we usually stay at one unit per acre.

Mr. Underhill stated that New Albany Company has a residential housing bank where they haven't used the density that was permitted they add it to a bank. There are 615 units that are age restricted in the bank. They used to be on Souder East. We will be using some of those units here.

Mr. Kirby stated that the over the garage area is never developed and always attic.

Mr. Callahan stated that above the garage is typically used for extra storage and we have added a permanent stair system for access. It is not a conditioned space.

Mr. Kirby stated that you could have rear dormers to break up the side profile. Look for ways to add detail to it for the buildings that have a second story.

Mr. Shockey asked how far off the road are the homes.

Mr. Callahan stated that they are about 27-28 feet from the street.

Mr. Shockey stated that they would have two parking spaces in the garage and two parking spaces in the driveway. How wide will the street be?

Mr. Mayer stated that they committed to 50 feet of right of way for the neighborhood streets.

Mr. Shockey stated that this area will be grandparents and parking needs to be addressed. People go to the grandparents for the holidays.

Mr. Underhill stated that we will be keeping the driveway at 12' at the right of way to allow more room for parking on the street.

Mr. Kirby asked what the side yard setback. If you have two garages next to each other would you have enough room to park a car on the street between the driveways?

Mr. Schell asked the difference in cost between the vinyl and hardi plank.

Mr. Callahan stated that it is about \$6,100 difference per house.

Mr. Underhill stated that it is a comparable material and would reduce cost for the homeowners.

Mr. Shockey stated that his other concern is the residential friendly buffer between commercial and the homes.

Mr. Underhill stated that we thought that it was important to frame this as a residential community with the homes on both sides of the road at the entrance.

Mr. Callahan stated that having the homes there will also block some of the view of the cell tower

Mr. Kirby stated that they should change the subarea B to show the actual location of the commercial. He continued by asking if they moved the road south, could they gain the same number of homes on the north side of the road.

Mr. Callahan stated that one of the things we were trying to do was reduce the cut through traffic. The homes backing onto the open space are premium. There are not a lot of them in this design but they are designed to drive up the value of the overall community.

Mr. Kirby stated that in Ocean Grove, New Jersey has V-shaped setbacks that provide the homes closest to the ocean a large front yard and no back yard and the other end of the block would have no front yard and a large back yard to allow the amenity (ocean) more depth to it.

Mr. Callahan stated that we had a strong objection to having too many connections to the community. Buyers in these communities like the safety and security of having limited access points. They like the insulated community. They have designed the roads in a way to cut down of the cut through traffic.

Mr. Kirby stated that he had no problem with not making it cut through but I do have a lot of problem with not connecting with the grid. The reason we have the Rocky Fork Blacklick Accord was so we would have seamless development with Columbus.

Mr. Underhill stated that during the Rocky Fork Blacklick Accord process we increased the rear yard setback to 50' along Mr. Zapetelli's property. We have also increased the setback to 40' for the other properties to the north of our project. The existing trees are not on our site.

Mr. Kirby asked if there were any wetlands.

Mr. Underhill showed him on the map.

Mr. Kirby asked about drainage issues to the northern neighbors. He suggested contacting the neighbors to see if they have any drainage issues that you could correct during construction.

Mr. Kirby stated that the need for headlight screening may need to be reviewed.

Mr. Kist asked if they will have sidewalks on both sides of the streets.

Mr. Underhill stated yes.

Mr. Kist asked if they are paved paths in the open areas.

Mr. Underhill stated they are paved trails that connect to sidewalk.

Mr. Callahan stated that Ms. Joly stated that we used a low fence in Millbrook to delineate the property lines. We have used ballards on the rear corners which is more subtle to show the rear line.

Mr. Kirby is the park going to be mowed differently.

Mr. Underhill stated that he is not sure, it would be a final development plan issue.

Mr. Wallace asked what the average age is in most of your communities.

Mr. Callahan stated that he is not sure.

Ms. Joly asked how it works on re-sales to keep the age restrictions.

Mr. Callahan stated that it will be a homeowner's association requirement.

Mr. Underhill stated that we have built in a mechanism to monitor that using the homeowners association. If you don't comply with the federal law there are damages and reporting requirements.

Mr. Kirby asked how far the nearest bike path on SR. 605 is.

Ms. Joly stated there is a gap, but not sure how far.

Mr. Kirby stated that this would be the time to apply for grants to connect the parts.

Ms. Joly stated that we did apply for a grant and didn't receive it for this section.

Mr. Wallace asked about signal at entrance.

Ms. Joly stated that the traffic study is not complete but we don't expect it to come back with a need for a light.

Mr. Wallace asked if not having a light is a concern with an older community.

Mr. Underhill stated even if we wanted the light we need to follow what the states.

Ms. Joly stated that we need to find the right quantifiable items to assist with the project.

Mr. Kist asked if this community has a name.

Mr. Callahan stated not yet.

With no further business, Mr. Kirby polled members for comment and hearing none, adjourned the meeting at 9:01 p.m.

Submitted by Pam Hickok