

New Albany Planning Commission
June 21, 2021 Minutes

Planning Commission met in regular session in the Council Chambers at Village Hall, 99 W. Main Street and was called to order by Planning Commission Chair Mr. Neil Kirby at 7:05 p.m.

Those answering roll call:

Mr. Neil Kirby, Chair	Present
Mr. Brad Shockey	Present (7:50 p.m.)
Mr. David Wallace	Present
Mr. Hans Schell	Present
Ms. Andrea Wilttrout	Present
Mr. Matt Shull (Council liaison)	Present

(Mr. Kirby, Mr. Shockey, Mr. Schell, and Mr. Shull present via Zoom.com).

Staff members present: Steven Mayer, Development Services Coordinator; Chris Christian, Planner; Mitch Banchefsky, City Attorney (via Zoom.com); Jay Herskowitz for Ed Ferris, City Engineer (via Zoom.com); and Josie Taylor, Clerk (via Zoom.com).

Moved by Mr. Wallace, seconded by Ms. Wilttrout to approve the May 17, 2021 meeting minutes. Upon roll call: Mr. Wallace, yea; Ms. Wilttrout, yea; Mr. Schell, yea; Mr. Kirby, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Mr. Kirby asked if there were any additions or corrections to the Agenda.

Mr. Christian stated none from staff.

Mr. Kirby noted all who would be speaking before the Planning Commission (hereafter, "PC") this evening would be sworn to tell the truth and nothing but the truth on a per case basis.

Mr. Christian reviewed the process on how to speak on the Zoom meeting if anyone wanted to participate.

Mr. Kirby asked if there were any persons wishing to speak on items not on tonight's Agenda. (No response.)

FDP-49-2021 Final Development Plan

Final Development Plan for a 36-lot residential subdivision on 29.87 acres generally located south of Brandon Road, east and west of Lambton Park Road and north of Eryehall Pass (PID: 222-004458).

Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.

Mr. Christian presented the staff report.

Mr. Mike Barker, Deputy Director City of New Albany Public Works Department, discussed the engineering of the roads and determinations of safety in the proposed application for pedestrians and traffic.

Mr. Kirby asked if there was any engineering on this application.

Mr. Jay Herskowitz stated they had the same comments as Mr. Christian regarding the maintenance responsibility for the reserves. Mr. Herskowitz stated there were discrepancies in the representations of street typical sections and how that information was represented in plan view. Mr. Herskowitz stated the note regarding RCC could be removed. Mr. Herskowitz noted final comment would be reserved until the detailed construction plans became available.

Mr. Kirby asked to hear from the applicant and swore those who would be speaking on the application to tell the truth.

Mr. Tom Rubey swore to tell the truth.

Mr. Tom Rubey, New Albany Company, LLC., stated the applicant agreed to all seven (7) conditions and highlighted changes on the project since the last discussion with the PC. Mr. Rubey noted safety measures taken on the project.

Mr. Kirby asked if there would be a pedestrian path on the east side of Head of Pond Road.

Mr. Rubey asked staff to zoom into the area on the screen so he could respond to Mr. Kirby's question.

Mr. Christian presented the image.

Mr. Rubey stated they would be extending trail connections on the east and west sides of Head of Pond Road across Lambton Park Road. Mr. Rubey stated there would be a change in pavement for the area, new lights, and pedestrian crossing signs would be added.

Mr. Kirby asked if there would not be a northbound connection from the intersection to the cart crossing where the lots began.

Mr. Rubey stated that was right, they had looked at that but with heavy trees they would see what they could do.

Mr. Kirby stated the existing streets were okay for bikes but a pedestrian connection would be preferred if possible.

Mr. Rubey stated they could figure it out once they got the streets in place.

Mr. Kirby stated he thought they were then in agreement regarding what condition 3 meant.

Mr. Kirby asked how Lot 3 and Lot 4 addressed the streets

Mr. Rubey stated Lots 3 and 4 were the largest lots and their driveways intersected the public road. Mr. Rubey stated he believed they would be oriented in an east/west position. Mr. Rubey stated he believed the front doors on these homes would not face the road.

Mr. Kirby stated there was room to do that on these lots as they were 1.3 and 1.4 acres.

Mr. Rubey stated right, and the pond could even be increased to be a unique feature.

Mr. Kirby stated the sequence of Lot 2, Lot 3, Lot 33 and then the corner should be maintained to create a gorgeous street.

Mr. Rubey stated yes and noted this street had a pond modeled on the pond at Ealy Crossing and would have overlooks.

Ms. Wiltrout asked what was considered in the traffic study, what those factors meant, and what touch points would have made the decision go in a different direction.

Mr. Barker stated he would defer to Mr. Samuelson, but low traffic volume was key here.

Mr. Dave Samuelson, Senior Traffic Engineer with E.P. Ferris, stated sight distance and the intersection's design would be two key factors for an all way stop.

Ms. Wiltrout stated that when they discussed traffic they were using the existing Baughman Grant and Head of Pond Roads and asked if the roads' character were changed, how would they account for that in their analysis.

Mr. Samuelson stated volume did come into play if adding a four way stop, but the type of development being considered and the character of the area suggested it would not come close to meeting the warrants in terms of volume.

Ms. Wiltrout asked what the numbers were with this study and what kind of numbers would trigger a four way stop.

Mr. Samuelson stated the studies looked at an eight (8) hour period that needed to meet certain thresholds. Mr. Barker stated a major street would need 300 vehicles per hour and a side street would need 200 vehicles per hour during an eight (8) hour period, so a total of 500 vehicles per hour for an eight (8) hour period at the intersection.

Ms. Wiltrout asked what the totals were in this study.

Mr. Samuelson stated about 140 was the highest volume on Lambton Park Road and forty (40) or so was the highest volume on Head of Pond Road.

Ms. Wiltrout asked if they had looked at Baughman Grant.

Mr. Samuelson stated no, but they would be happy to continue to monitor and at such time as a warrant would be met they could implement a four way stop.

Ms. Wiltrout asked if that would be a year from now or could a homeowner that noticed an increase in traffic request an additional study.

Mr. Barker stated they could commit at one (1) year after development to do a pro-active count but certainly phone calls to the Public Service Department could also have it monitored.

Ms. Wiltrout stated she the applicant had changed the materials in the road. Ms. Wiltrout asked the applicant about other changes on those roads.

Mr. Rubey asked which roads.

Ms. Wiltrout stated the intersections, how were the intersections changed since the last discussion.

Mr. Rubey stated crosswalks, two light poles, narrower streets, and no parking was added as well as gates that would suggest a privatized intersection and discourage through movement.

Mr. Kirby asked if the intersection at Reserve F had a full stop.

Mr. Rubey stated yes.

Mr. Kirby stated a full stop would go a long way.

Ms. Wiltrout asked if the gates would be functional or conceptual.

Mr. Rubey stated they would be conceptual and always remain open.

Ms. Wiltrout stated okay.

Mr. Schell thanked the applicant for listening to the residents' comments from the prior meeting. Mr. Schell asked about the size of these roads and where the no parking requirements would be.

Mr. Rubey stated the no parking would apply to the neck at the Head of Pond Road extension and also to the roads on the north and southeast corner. Mr. Rubey stated the balance would accommodate on street parking on one (1) side.

Mr. Shockey asked if cross walks would be on both sides of the street.

Mr. Rubey stated both sides.

Mr. Kirby asked if members of the public had any comments.

Mr. Jess McCarter, a resident, stated he appreciated the work done. Mr. McCarter noted he appreciated adding the gates, but noted that the gates on Wiveliscombe were a hazard as they could not be seen around and there was not foot path there. Mr. McCarter asked that sight lines should be considered on the proposed gates and a pedestrian path behind the gates should be added for safety. Mr. McCarter stated the other additions were great. Mr. McCarter asked if there had been a discussion of extending the rough hewn pavement to the entire intersection to slow all traffic.

Mr. Rubey stated it was an interesting idea and could make sense later on if this became a four way stop, but had not been proposed at this time.

Mr. McCarter stated it might alleviate residents' concerns as it was difficult to see clearly through this intersection.

Mr. Kirby asked to share his screen and showed an image of the gates at Wiveliscombe.

Mr. Rubey stated he agreed they could be improved but thought this was the right tool.

Mr. McCarter stated it went to his point, one could not see around the gates. Mr. McCarter said the gates slowed traffic, but a walkway was needed for pedestrians and better visibility was also needed.

Mr. Rubey discussed the initial thoughts on the gates and ways to increase visibility.

Ms. Sarah Feasel, a resident in the community, stated her comments were similar to those of Mr. McCarter. Ms. Feasel asked if the grading of the path and road on Lambton Park Road would be changed.

Mr. Rubey stated yes, the grading would be changed so that the grade was lowered and closer to the grade at Lambton Park Road with a slight incline on the trail going east to west.

Ms. Feasel stated she liked the gates and noted a four-way stop would be good for all. Ms. Feasel noted the traffic study on June 3 was conducted on a rainy day which could have decreased traffic for vehicles and pedestrians.

Mr. JT Thurston, a resident in the community, stated the proposal looked great and asked what its impact would be on the schools.

Mr. Underhill stated the project would be very lucrative for the school district and noted it would produce about two (2) times the revenue needed to pay for the students it produced.

Mr. Rubey stated the original zoning for this was 88 units and they were only putting in 36 units.

Mr. Thurston asked how many students would be added to the community.

Mr. Underhill stated the standard was that, on average,.8 students would be added per single family home, so a total of 27 or 28 students for these 36 units.

Mr. Thurston stated the class size at the elementary school level was now approximately 25 children while the National Education Association recommended the ideal number should be 15 students. Mr. Thurston stated the reality could differ from what the research said.

Mr. Kirby stated there was a comment in the Zoom chat from Ms. Feasel. Mr. Kirby read that Ms. Feasel stated she thanked the applicant for their continued consideration of the public's requests; pulling the walking trail through from Lambton Park Road would be great and potentially closing the gates; and no stone if there would not be stone homes in the development.

Moved by Mr. Kirby to accept the staff reports and related documents into the record for FDP-49-2021, seconded by Ms. Wilttrout. Upon roll call vote: Mr. Kirby, yea; Ms. Wilttrout, yea; Mr. Schell, yea; Mr. Wallace, yea; Mr. Shockey, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Schell to approve application FDP-49-2021 based on the findings in the staff report, with the seven (7) conditions listed in the staff report, seconded by Mr. Kirby. Upon roll call: Mr. Schell, yea; Mr. Kirby, yea; Mr. Shockey, yea; Mr. Wallace, yea; Ms. Wilttrout, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

FPL-61-2021 Final Plat

Final plat for a 36-lot residential subdivision on 29.87 acres generally located south of Brandon Road, east and west of Lambton Park Road and north of Eryehall Pass (PID: 222-004458).

Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq

Mr. Christian presented the staff report and noted additional conditions of approval.

Mr. Kirby asked if there was any engineering on this.

Mr. Herskowitz stated that since the initial review of the plat they had received hard copy documentation that all Army Corps of Engineer permits had been received in accord with Code §1187 and stated they would like one more opportunity to comment on the plat after detailed construction plans became available.

Mr. Kirby asked to hear from the applicant.

Mr. Rubey stated the applicant agreed to all conditions in the staff report. Mr. Rubey stated the applicant wanted to redesign the intersection at the northeast corner, with the pork chop landscape in the middle, so it would be more of a 90 degree angle intersection without the pork chop.

Mr. Kirby asked if that was Reserve F.

Mr. Rubey stated yes.

Mr. Kirby stated that if any members of the public wished to speak they could use the raise your hand button. (No response.)

Mr. Kirby asked if the right-of-way or the lots in the upper 20s, such as Lots 26 or 27, would be affected.

Mr. Rubey stated it would be more of a traditional intersection and the lot sizes would not change. Mr. Rubey stated the frontages might shift slightly, but it would be more visually appealing on the street.

Mr. Kirby asked if it would be a T intersection with 90 degree legs on the T.

Mr. Rubey stated exactly.

Mr. Kirby stated that Lot 25, instead of being partly angled as it addressed Head of Pond Road, would be side loaded to Baughman Grant.

Mr. Rubey stated the cul-de-sac at the northeast corner was intended to be for empty nesters. Mr. Rubey stated having a clearer demarcation of where that started and stopped was preferred. Mr. Rubey stated Lot 26 would not be part of Baughman Grant Road and Lot 25 would front on Head of Pond Court as part of that empty nester neighborhood.

Mr. Kirby stated that if the right-of-way was going away, then the lots would expand slightly.

Mr. Rubey stated yes.

Mr. Kirby asked if staff would want that to be subject to staff approval.

Mr. Mayer stated yes.

Moved by Mr. Kirby to accept the staff reports and related documents into the record for FPL-61-2021, seconded by Ms. Wilttrout. Upon roll call vote: Mr. Kirby, yea; Ms. Wilttrout, yea; Mr. Schell, yea; Mr. Wallace, yea; Mr. Shockey, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Ms. Wiltrout to approve application FPL-61-2021 based on the findings in the staff report, with the following conditions:

1. Reserves A, B, C, E, F and G totaling 1.48 +/- acres be owned by the city and maintained by the HOA in perpetuity;
 2. Reserve D totaling 4.8 +/- acres be owned maintained by the HOA in perpetuity;
 3. The plat is revised to show the centerline of Head of Pond Drive and Head of Pond Road be aligned subject to staff approval;
 4. The city engineer comments must be addressed, subject to staff approval;
 5. Approval of the final plat is contingent upon the approval of the final development plan for this development;
 6. A note be added to the plat to outline the intent and purpose of the 20 foot landscape and maintenance private easement, subject to staff approval;
 7. The rework of Reserve F will be subject to staff approval;
- seconded by Mr. Kirby. Upon roll call: Ms. Wiltrout, yea; Mr. Kirby, yea; Mr. Shockey, yea; Mr. Wallace, yea; Mr. Schell, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

ZC-43-2021 Zoning Amendment

Rezoning of 30.6 +/-acres from R-1 to Infill-Planned Unit Development (I-PUD) generally located at the southwest and southeast corners of the New Albany Condit Road and Central College Road intersection for an area to be known as the “NoNA Zoning District.”

Applicant: NoNA Master Development LLC

Mr. Christian presented the staff report.

Mr. Kirby asked if there was any engineering on this application.

Mr. Herskowitz stated he agreed with staff that during the Final Development Plan (hereafter, "FDP") they would need to strictly adhere to the floodplain Code.

Mr. Kirby called for a brief break until 9:00 p.m.

Mr. Christian swore the following parties: Mr. Justin Leyda, Mr. Yaromir Steiner, Mr. Drew Laurent, Mr. Mike Workosky, Mr. Brian Quackenbush, and Mr. Jeffrey Pongonis, to tell the truth and nothing but the truth.

Mr. Kirby asked the applicant to speak.

Mr. Aaron Underhill, for the applicant, discussed the project.

Mr. Justin Leyda, Steiner & Associates, showed a presentation on the screen and discussed issues or questions raised during prior meetings.

Mr. Jeff Pongonis, MKSK, described the look and feel of the stream corridor.

Mr. Leyda spoke about detention on the stream corridor.

Mr. Brian Quackenbush, EMH&T discussed how the locations were selected and the developing storm water design at this time.

Mr. Leyda discussed action items to be completed prior to the FDP.

Mr. Bryan Stone, Steiner & Associates, responded to staff's comments and conditions in the staff report.

Mr. Kirby asked Mr. Stone if he had touched on number 3.

Mr. Stone stated the applicant asked if they could commit to installing sidewalks on the south end of the proposed road if and when it was connected to New Albany Road East.

Mr. Kirby asked staff to comment on Mr. Stone's statement.

Mr. Mayer stated staff supported the request to delay the installation of the leisure path until the road was connected.

Mr. Kirby stated there were conflicts between the documents to be brought into the record and asked how they would be resolved.

Mr. Mayer stated the sub area plan would be the ruling document.

Mr. Kirby asked if the PC could have a hard limit on what the term "limited" meant in terms of mowing on the understory.

Mr. Pongonis stated it was early now but they could define the term. Mr. Pongonis stated the intent was to preserve what was there and provide a naturalized landscape.

Mr. Leyda stated he agreed.

Mr. Kirby asked if they would commit to working out the language for limited mowing subject to staff approval.

Mr. Leyda stated yes.

Mr. Steiner stated there would be less mowing then there is today and the goal was that it would be as natural as possible.

Mr. Pongonis stated there might be some mowing on the shoulders but they agreed.

Mr. Kirby asked if native plants would stay in the understory.

Mr. Pongonis stated yes.

Mr. Steiner stated they wanted to remove the non-native species.

Mr. Pongonis stated he agreed.

Mr. Kirby stated he would prefer there not be detention or retention in the preservation zone. Mr. Kirby stated the PUD text did not have page numbers. Mr. Kirby stated there were numerous paragraphs in the sub-area text that did not exist in all sub-areas, such as landscape. Mr. Kirby asked what that would default to.

Mr. Underhill stated that if they had not addressed something the intent was to default to Code.

Mr. Kirby asked staff if they were comfortable with that.

Mr. Mayer stated staff was comfortable with that and this would be evaluated at the time of the FDP by staff and the PC and the applicant would also provide a master landscape plan that would be reviewed.

Mr. Kirby asked for a definition of the term "green features" found under section C. II. 4.

Mr. Stone stated he believed the intent was to allow for green roofs.

Mr. Kirby asked if they could delineate what was not currently allowed.

Mr. Stone stated they would work with the City on that.

Mr. Kirby stated the solar panel language was very good.

Mr. Leyda stated thank you.

Mr. Kirby asked for a discussion regarding how many hamlets there would be and where they would be.

Mr. Stone stated there were only two (2) hamlets, one was NoNA and the other was in the five (5) points area.

Mr. Leyda stated he agreed.

Mr. Steiner stated there were only two (2) hamlets.

Mr. Kirby asked staff if that was what the Strategic Plan had.

Mr. Mayer stated that was what the Strategic Plan contained and indicated the Strategic Plan was being shown on the screen at this time.

Mr. Kirby asked why other hamlets could not be built elsewhere.

Mr. Mayer stated the hamlets were site specific areas cited in the Strategic Plan and had been chosen and evaluated through a public process.

Mr. Kirby stated this project was really dense and may be the most dense zoned in the Village.

Mr. Underhill stated that could be true but noted that other areas in the City might exceed this.

Mr. Kirby stated they needed to get this right and it needed to be the right size. Mr. Kirby asked when a hamlet would be too big.

Mr. Steiner stated it was not a question of size but whether the public space made it valuable and a good neighbor to all. Mr. Steiner stated a magic number did not exist.

Mr. Kirby stated this was a holistic design.

Mr. Leyda stated there was a sweet spot between the development and density.

Mr. Stone stated density of this type was responsive to demographic trends.

Mr. Steiner stated that from an economic standpoint this was the kind of place that would attract the new generation.

Mr. Kirby stated it addressed demographics quite well. Mr. Kirby asked if, given accessibility, they would not want to go north of Central College.

Mr. Stone stated that was correct.

Mr. Kirby asked the applicant what they would add if they acquired control of the notch on SR 605.

Mr. Leyda stated it would be residential, likely townhomes.

Mr. Kirby asked if it would address what was directly south and west of it.

Mr. Leyda stated yes but it might be a little less organic.

Ms. Wiltrout asked to see the slide on different developments and the comparable numbers again.

Mr. Leyda put the slide on the screen.

Ms. Wiltrout asked for a discussion on the restrictions for the Millennial/Active Adult Apartments.

Mr. Leyda stated they were focusing on a smaller unit type with a single bedroom with a maximum of eight (8) units having three (3) bedrooms.

Mr. Underhill stated 40% would be two (2) bedroom units.

Ms. Wiltrout asked how the comparable apartments compared to the proposed apartments.

Mr. Leyda stated they were similar but they had more three (3) and two (2) bedroom units.

Ms. Wiltrout asked how well the one (1) bedroom units would sell.

Mr. Steiner stated many could not afford two (2) bedroom units and there was a big demand for one (1) bedroom units as long as priced in the \$1200 to \$1500 range.

Ms. Wiltrout asked what two (2) bedroom units would be priced at.

Mr. Steiner stated they were about two (2) or three (3) years away from pricing, but close to \$1800 to \$2000, although rental demand was increasing.

Mr. Schell stated there was a concern that while there might be a benefit to schools financially they still had to consider space planning for school and he was concerned about the number of students. Mr. Schell stated this was beautifully planned and well thought out.

Mr. Leyda stated their final projection would be a net gain of about 35 students.

Mr. Wallace stated page 5 spoke about height at the bottom of the page and indicated four (4) stories were 53 feet but subsection D, subarea 5 said just 55 feet and asked if there were stories for that designation.

Mr. Stone asked where he was referencing.

Mr. Wallace stated subsection D, subparagraph 5. Mr. Wallace stated it said 55 feet but did not designate stories and noted stories were also not stated in subsection A.

Mr. Stone stated subarea 5 related to the assisted living and was approximate for other nearby area heights.

Mr. Steiner stated they were against the fence.

Mr. Wallace asked if on page 6 the reference to exterior doors was for fire doors.

Mr. Stone asked for the subsection reference.

Mr. Wallace stated II.C.9.

Mr. Stone stated he believed it referred to exterior doors.

Mr. Underhill stated the intent was for them to be fire doors not primary entry points. Mr. Underhill asked if this was subarea 5.

Mr. Kirby stated it was II.

Mr. Stone stated it was Architectural Elements, item 9 at the bottom of the page.

Mr. Kirby stated it read as if it applied to residential.

Mr. Wallace stated right.

Mr. Stone stated it seemed the intent was for them not to be entry type doors.

Mr. Kirby stated the language needed to be cleaned up.

Mr. Wallace asked if the FDP would be for each subarea separately or all together.

Mr. Stone stated it would all be together.

Mr. Wallace asked for an explanation of the language regarding architectural elements to encourage pedestrian activity in section 11's second sentence.

Mr. Leyda stated they committed to having an architectural feature or element that encouraged pedestrian access which fronted on the street.

Mr. Mayer stated that was at staff suggestion.

Mr. Wallace stated he had not understood the pedestrian activity but it made sense.

Mr. Mayer stated it would encourage vibrancy or activity if you were walking on the street.

Mr. Wallace stated it was strange language.

Mr. Mayer stated they could update and clarify it.

Mr. Wallace asked if the definition of a nano brewery was well established.

Mr. Stone stated it was not a larger manufacturing facility, the intent was to have a restaurant or an outdoor dining area with beer they brewed on site.

Mr. Kirby asked if cottages under 900 square feet were prohibited.

Mr. Mayer stated base subdivision requirements did prohibit them, but the PUD would override that.

Mr. Kirby stated good.

Mr. Wallace asked if the last page's section on waivers used standard language and what types of waivers were they discussing.

Mr. Underhill stated it was the language from the urban center Code and it allowed for waivers in limited circumstances for architectural features.

Mr. Wallace asked if it would be reviewed using the Duncan factors or the standards written into the text.

Mr. Underhill stated those written in the text would apply.

Mr. Wallace stated thank you.

Mr. Kirby stated the core usage would likely be a variance while changes for design might be a waiver.

Mr. Underhill stated yes.

Mr. Banchefsky stated a use variance would be approved by City Council.

Mr. Kirby asked if any members of the public had any comments.

Ms. Feasel, stated she was concerned about the schools and noted that there were currently 24 to 25 students in a class when the optimal number of students was 15. Ms. Feasel noted New Albany only had one elementary, middle, and high school buildings and could not handle more student growth the way other communities could. Ms. Feasel asked for details regarding how the school's projections could support the new students.

Mr. Leyda stated the conversation with the schools had been on the total number of student increase not on class size projections.

Ms. Feasel stated there was a difference between revenue versus class size and the comparisons made to different districts was not really comparable.

Mr. Steiner stated it was a legitimate concern but the schools needed to determine how to use the additional revenue.

Mr. Stone stated the comparables were provided to show that similar apartment building projects had yielded a similar number of students, not to indicate the school districts were similar.

Mr. Mayer stated staff coordinated with the school district annually and every three (3) years the student district shared the number of students per subdivision. Mr. Mayer stated the City had found that over time the number of students indicated per type of housing unit were accurate.

Ms. Kerri Mollard, a resident in the Enclave subdivision, stated the total number of 365 units did not include the senior housing. Ms. Mollard asked if there was an estimate of how many units there would be in the senior housing and had that been taken into account for the traffic study.

Mr. Stone stated there were 125 units and it had been taken into account.

Ms. Mollard asked if that had included not only the seniors living there but also the staff.

Mr. Stone stated yes.

Ms. Mollard asked if the study had looked at current traffic patterns, which still included lower volume due to Covid-19.

Mr. Steiner stated they had looked to 2034 with significant increases from today and only 8% of that growth was from this project.

Mr. Drew Laurent, with the applicant, stated all data used was pre-pandemic and also the City growth projections.

Ms. Mollard stated turn lanes would help, but making a left out of Snyder Loop was difficult. Ms. Mollard asked if the townhomes would have two (2) or four (4) stories or two (2) to three (3) stories, as four (4) stories would be out of scale.

Mr. Steiner stated that on Ms. Mollard's side of the road it would probably be only two (2) or three (3) stories, but the other side had a larger right-of-way and could have taller buildings.

Mr. Leyda stated the senior living was significantly set back from SR 605.

Ms. Mollard asked if the stream corridor included the section of the Sugar Run stream in the Enclave neighborhood.

Mr. Steiner stated they would like it to do so and would also like to cooperate with the Enclave neighborhood.

Mr. Leyda stated the average pedestrian flow would not be into the Enclave property.

Ms. Mollard stated the stream was an asset. Ms. Mollard asked if, on the northern edge of her side along Central College, they would connect the leisure trail from the Enclave to the path across Central College.

Mr. Steiner stated they were speaking to that owner to see what could be done.

Mr. Kirby stated the City had pushed for many years to build paths as a statement of intent showing where they would be filled in.

Ms. Mollard stated thank you.

Ms. Danielle Chatfield Beres, on the Enclave HOA Board, stated the community was mainly in favor of the development. Ms. Beres stated there were traffic concerns on SR 605 and Snyder Loop and asked if they would consider a stop light or roundabout there. Ms. Beres asked if they would be lowering the speed limit to at least 35 mph. Ms. Beres stated this development could bring residents who would use facilities in the Enclave and asked if there could be a discussion on cost sharing.

Mr. Kirby stated the Enclave should speak to their City Council member about a unified stream policy.

Ms. Beres stated thank you.

Mr. Doug Berner and Mrs. Loni Berner, residents in the community, spoke to the PC about the development. Mr. Berner stated it sounded like the development drove the plan rather than the plan drove the development. Mr. Berner stated he believed the density issue should cause this to be reconsidered and the application should be tabled for a review of that.

Mr. Stone stated that this evenings meeting was one of many meetings that would yet occur and offer opportunities for review.

Mr. Berner stated he understood that, but it would be more difficult later than it was now.

Mrs. Loni Berner asked what the cost of the condos would be.

Mr. Steiner asked if she meant the townhomes.

Mr. Leyda stated about \$650,000 for the townhomes and about \$800,000 for the detached, single family homes.

Mrs. Berner asked what the whimsical residences were.

Mr. Leyda stated they would be detached units under 900 square feet in the trail hub area. Mr. Leyda stated they were intended to have a unique feature or quality to them and were to be used as short-term rental or corporate housing.

Mrs. Berner stated the development was very nice and upscale, but noted she had a lot of development around her and this was upsetting as she wanted to live in the country.

Mr. Steiner stated the development was surrounded by commercial although they introduced some residential.

Mrs. Berner asked why there was so much development but no development near Kitzmiller Road and SR 161.

Mr. Kirby stated that Market Street would go across Reynoldsburg-New Albany Road in late summer or early fall.

Mrs. Berner stated thank you.

Mr. Mayer promoted Mr. Bill Resch to panelist so he could speak. Mr. Mayer stated that Mr. Resch had also sent a comment in the Zoom chat which asked staff to mention that the Friends of the Rocky Fork & Tributary endorsed the NoNA proposal and park.

Mr. Resch had technical issues and was unable to speak to the PC.

Mr. Kirby stated there was another chat asking what the setback was from Central College and SR 605.

Mr. Stone stated from Central College they had established a seventy (70) foot setback from the centerline. Mr. Stone stated that for SR 605 they had established a fifty (50) foot setback from the right-of-way centerline.

Mr. Wallace noted the document received from Mr. Resch's group should be part of the record.

Mr. Mayer stated yes.

Mr. Shockey stated this was a ground breaking plan. Mr. Shockey stated traffic would be a situation the City and this developer would be involved with in the future. Mr. Shockey stated New Albany had changed, as had surrounding communities, and he fully supported the application.

Ms. Wiltrout stated this was a new chapter in New Albany's future and this plan was good and she looked forward to seeing it develop.

Mr. Schell stated he appreciated the vision of the City and developer.

Mr. Wallace stated there was some deviation from the City's standards regarding density and school impact. Mr. Wallace stated this should not set any precedents that developers could come in and claim that because the houses were very expensive they could obtain a pass from the schools. Mr. Wallace stated that was not happening here. Mr. Wallace stated this was a unique and very individualized project and that accounted for deviations from standard policies that could be made.

Mr. Kirby stated he concurred and there was nothing like this in the community that he was aware of. Mr. Kirby stated the community needed this variety but he wished the City's firefighters and teachers would have more places to live in the community as well. Mr. Kirby stated they seemed to have a good handle of the demographics but noted they needed to get the details right and the FDP would be a bear.

Moved by Mr. Kirby to accept the staff reports and related documents, including correspondence and other materials that were submitted at various times, into the record for ZC-43-2021, seconded by Ms. Wiltrout. Upon roll call vote: Mr. Kirby, yea; Ms. Wiltrout, yea; Mr. Schell, yea; Mr. Wallace, yea; Mr. Shockey, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Kirby to approve application ZC-43-2021 based on the findings in the staff report, with the six (6) conditions listed in the staff report, with condition (3) in the staff report to include a notation

that the building of the leisure trail could be done after the road came through, and with the following additional conditions:

7. The limited mowing language would be subject to staff approval and applicant to retain the natural understory in the preservation zone;

8. Language clean-up to be subject to staff approval;

seconded by Mr. Wallace. Upon roll call: Mr. Kirby, yea; Mr. Wallace, Mr. Shockey, yea; Mr. Schell, yea; Ms. Wiltrout, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Other Business

Mr. Kirby asked if there was any other business.

Mr. Christian stated none from staff.

Poll Members for Comment

None.

Mr. Kirby adjourned the meeting at 10:50 p.m.

Submitted by Josie Taylor.

APPENDIX



Planning Commission Staff Report June 21, 2021 Meeting

NEW ALBANY COUNTRY CLUB SECTION 30 FINAL DEVELOPMENT PLAN

LOCATION: A portion of a property generally located north and west of Lambton Park and south of Brandon Road (PID: 222-004458).
APPLICANT: The New Albany Company LLC, c/o Aaron Underhill, Esq.
REQUEST: Final Development Plan
ZONING: 1998 NACO C-PUD; subarea 1.d
STRATEGIC PLAN: Residential District
APPLICATION: FDP-49-2021

Review based on: Application materials received May 21 and June 7, 2021.

Staff report completed by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The application is for a final development plan for Section 30 of the New Albany Country Club. This new section includes 36 residential lots and three new streets. The applicant also requests review and approval of a final plat application (FPL-61-2021) that is evaluated under a separate staff report.

The property is zoned C-PUD. C.O. 1159.03 states the process in a C-PUD shall consist of a Comprehensive Plan which shall constitute the rezoning of the property; a Preliminary Development Plan which shall consist of more detailed plans for a subarea or subareas of the Comprehensive Plan; and a Final Development Plan which shall consist of a detailed development and engineering plans for a subarea or portion of a subarea. On March 15, 2021, the Planning Commission approved a preliminary development plan for this same area with conditions (PDP-20-2021).

The Parks and Trails Advisory Board reviewed the application at their June 7, 2021 meeting and recommended approval to the Planning Commission.

II. SITE DESCRIPTION & USE

The 29.87+/- acre development area is part of a larger 105.34+/- acre property. A majority of the 105.34 acre property contains portions of the New Albany Country Club golf course as well as some undeveloped land where residential uses are permitted to be developed. The surrounding land uses include the golf course and residentially zoned and used land.

III. PLAN REVIEW

Staff's review is based on New Albany plans and studies, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text. Planning Commission's review authority is found under Chapter 1159.

The Commission should consider, at a minimum, the following (per Section 1159.08):

- (a) *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- (b) *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- (c) *That the proposed development advances the general welfare of the Municipality;*
- (d) *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- (e) *Various types of land or building proposed in the project;*
- (f) *Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
- (g) *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- (h) *Building heights of all structures with regard to their visual impact on adjacent facilities;*
- (i) *Front, side and rear yard definitions and uses where they occur at the development periphery;*
- (j) *Gross commercial building area;*
- (k) *Area ratios and designation of the land surfaces to which they apply;*
- (l) *Spaces between buildings and open areas;*
- (m) *Width of streets in the project;*
- (n) *Setbacks from streets;*
- (o) *Off-street parking and loading standards;*
- (p) *The order in which development will likely proceed in complex, multi-use, multi-phase developments;*
- (q) *The potential impact of the proposed plan on the student population of the local school district(s);*
- (r) *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
- (s) *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

It is also important to evaluate the PUD portion based on the purpose and intent. Per Section 1159.02, PUD's are intended to:

- a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
- c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
- d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
- e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
- f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
- g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*

- h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
- i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*
- j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*
- l. *Provide for innovations in land development, especially for affordable housing and infill development.*

A. Engage New Albany Strategic Plan

The site is located within the Residential District future land use district. The Engage New Albany Strategic Plan lists the following development standards for the Residential District:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- Houses should front onto public open spaces and not back onto public parks or streets.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of the development. Typically, neighborhood parks range from a half an acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- Adequate amounts of open space and parkland are encouraged to be provided on site.
- Rear or side loaded garages are encouraged. When a garage faces the street, the front façade of the garage should be set back from the front facade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.
- Private streets are at odds with many of the community's planning principles such as: interconnectivity, a hierarchy of street typologies and a connected community. To achieve these principles, streets within residential developments must be public.

The Engage New Albany Strategic Plan recommends the following standards as prerequisites for all development proposals in New Albany:

- Development should meet setback recommendations contained in strategic plan.
- Streets must be public and not gated. Cul-de-sacs are strongly discouraged.
- Parks and open spaces should be provided, publicly dedicated and meet the quantity requirements established in the city's subdivision regulations (i.e. 20% gross open space and 2,400 sf of parkland dedication for each lot).
 - All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site. If it cannot be provided on-site, purchasing and publicly dedicating land to expand the Rocky Fork Metro Park or park space for the Joint Parks District is an acceptable alternative.
- The New Albany Design Guidelines & Requirements for residential development must be met.
- Quality streetscape elements, including an amenity zone, street trees, and sidewalks or leisure trails, and should be provided on both sides of all public streets.
- Homes should front streets, parks and open spaces.
- A residential density of 1 dwelling unit (du) per acre is required for single-family residential and a density of 3 du per acre for age restricted housing.

- Higher density may be allowed if additional land is purchased and deed restricted. This type of density “offset” ensures that the gross density of the community will not be greater than 1 unit per acre. Any land purchased for use as an offset, should be within the NAPLS district or within the metro park zone.
- 3 du/acre is only acceptable if 100% age restricted. Otherwise, the federal regulations and criteria for subdivisions to qualify as age-restricted must be accounted for when calculating density (i.e. 80% age restricted and 20% non-age restricted).
- Age restriction must be recorded as a deed restriction and included as a requirement in the subdivision’s zoning text.

B. Use, Site and Layout

1. The applicant proposes to create a new section of the New Albany Country Club, Section 30 within the 1.d subarea (Lambton Park Central Cluster) of the 1998 NACO C-PUD Comprehensive Plan.
2. Zoning text section 1d.01(1) permits a maximum of 88 single family cluster detached and attached housing types to be developed in the subarea. The applicant proposes to develop 36 units within the subarea and deposit the remaining 52 permitted units into the NACO PUD housing bank on record with the city.
3. Zoning text section 1d.01(8) requires all lots to have frontage and access on a public and/or private right-of-way and this requirement is being met.
4. Zoning text section 1d.01(3) states that the minimum lot width at the building line shall be 50 feet. All of the proposed lots are meeting this requirement.
5. Zoning text section 1d.01(9) states that reasonable and good faith efforts will be made to not back homes onto public rights-of-way and public parks. There are lots situated where homes may back onto the adjacent private, New Albany Country Club golf course and proposed privately owned reserve areas within the subdivision. As proposed, this requirement is being met as the lots are situated to allow homes to front onto public rights-of-way.
6. Zoning text section 1d.01(4) requires the following setbacks:

Perimeter Boundary	Required Setback
Front Yard	15 feet
Rear Yard	10 feet
Side Yard	10 feet for detached homes 0 feet for attached homes

All of the proposed lots are meeting the minimum required setbacks.

C. Access, Loading, Parking

1. As proposed, the site is serviced using a new street created using an existing stub of Baughman Grant and one new curb cut on Lambton Park Street that aligns with Head of Pond Road.
 - a. Zoning text section 1d.02(2)(a) requires cluster street to be 22 feet wide from curb to curb with 40 feet of right-of-way to be provided. In order to address comments and concerns expressed during the preliminary development plan hearing, the applicant proposes a 22-foot paved street at both entrances into this new section in order to deemphasize the street and force traffic to slow down when approaching these intersections. The remainder of the street will be 24 feet wide throughout the rest of the section and 50 feet of right-of-way is being provided for the entire street, meeting the zoning text requirement. For comparison, typical subdivision streets are 26 feet wide based on the city’s subdivision regulations. The 22 and 24 foot street sections here appear to be appropriate.
2. The subdivision includes one cul-de-sac street on the northern portion of the site and a one-way loop street on the southeast portion of the site.
 - a. Zoning text section 1d.02(2)(a) requires this cul-de-sac street to be 22 feet wide from curb to curb with 40 feet of right-of-way to be provided. As proposed, the cluster street on the

northern portion of the site is proposed to be 22 feet wide from face of curb to face of curb with 50 feet of right-of-way, meeting this requirement.

- i. The city's subdivision regulations C.O. 1187.08(a)(5) states no cul-de-sac shall exceed six hundred (600) feet in length unless lot widths exceed one hundred (100) feet at building setback lines, then the maximum length shall not exceed one thousand (1,000) feet. This cul-de-sac is approximately 421+/- feet in length.
 - b. The one way, loop street shown on the southeast portion of the site is proposed to be 20 feet wide from face of curb to face of curb with 34 feet of right of way.
 - i. The proposed street width matches the design of similar streets in the New Albany Country Club including Coldicott Leys in Ebrington which is a one-way street.
 - ii. The proposed street matches the city subdivision regulation requiring 20 feet of pavement for one-way streets.
3. Zoning text section 1d.02(4) states that on street parking is prohibited on pavement widths of 22 feet and on curvilinear sections of streets measuring 26 feet. The final development plan states that on street parking will be prohibited for all streets that are 22-23 feet wide, however the applicant did not provide the location of no parking signs on the plans. Staff recommends a condition of approval that on street parking be prohibited for all streets less than 24 feet in width and that the applicant provide the locations of no parking signs as part of the private site improvement plan during the permitting process, subject to staff approval.
 4. The applicant provided a turn study analysis for larger emergency vehicles that demonstrates successful turn movements.
 5. The city engineer has reviewed all proposed streets within the subdivision and is supportive of their design and locations. Additionally, the city engineer states that the new intersection at Lambton Park and Head of Pond Road does as design and submitted does not present any pedestrian safety concerns due to the traffic volumes in the area, sufficient sight distance for both pedestrians and motorists, and the design of the intersection.
 - a. The street network provided accomplishes an important objective contained in the Engage New Albany Strategic Plan by maximizing connectivity and safety of street networks in the city. The strategic plan recommends providing multiple connections to distribute traffic throughout streetway networks and to connect stub streets, like Baughman Grant and the existing Head of Pond stub, in order to improve connectivity and mobility between neighborhoods.
 - b. The applicant provided a memo stating that the final design of the Lambton Park Road and Head of Pond intersection was determined based on several items including the preservation of existing trees, site grading, safety of both pedestrians and motorists and pedestrian connectivity. To accomplish this, the applicant has narrowed the street with at this intersection to calm traffic, added granite cobbles similar to what has been employed in other sections of the country club and established a lower grade to ensure existing tree survivability. The city staff has reviewed the intersection and is supportive of its design.
 6. The final development plan also illustrates that the applicant proposes to improve pedestrian connectivity at the new Head of Pond and Lambton Park Road intersection by adding two pedestrian crossings that will allow pedestrians to cross Lambton Park Road on both sides of the street.

D. Architectural Standards

1. The architectural standards for this section have been approved as part of the 1998 NACO C-PUD zoning text. This development will contain custom designed homes and the Community Development Department staff, including the city architect, will review zoning/building permits to enforce the architectural standards of the zoning text. The applicant submitted a memo stating that the existing, Tidewater Georgian architectural vocabulary that is employed throughout the New Albany Country Club will be utilized for this development. Additionally,

- the applicant states that the development will incorporate a more liberal interpretation of this style, much like what has developed in the Ealy Crossing neighborhood.
2. The existing zoning text contains the same high-quality architectural standards that have made the New Albany Country Club neighborhoods so successful. Many of these existing standards were used to develop the New Albany Design Guidelines and Requirements
 - a. The text allows windows to be of traditional themes, requires simulated or true divided light in double hung windows.
 - b. Brick, wood siding and composite material such as hardi-plank are permitted exterior building materials.
 - c. The text prohibits double bay garage doors and individual garage doors cannot be wider than 9 feet.

D. Parkland, Buffering, Landscaping, Open Space, Screening

1. Per C.O. 1159.07, detailed landscaping plans must be provided for all areas of the final development plan. The landscape plan must include the proposed landscape for all reserve areas and street lawns. The applicant submitted a proposed street tree plan for the subdivision. Staff recommends a condition of approval that the landscape plan for the reserve areas, stormwater basin and entry features be subject to staff approval.
2. Section 1d.03(1)(3)(c) requires the developer to install a four-foot-wide sidewalk along both sides of all streets in the development within the right-of-way. The applicant is largely exceeding this requirement by providing a 5-foot sidewalk and 8-foot-wide leisure trail throughout the development. There is one section on the southwest side of the new Head of Pond intersection where there is no sidewalk present. The applicant states that the reasoning not including pedestrian connectivity along this short section is to maintain existing trees on the site as required by the Planning Commission at the time of rezoning. Staff recommends a condition of approval that the developer explore any possibilities of field locating a sidewalk or leisure trail within this area while being sensitive to existing trees, subject to staff approval.
3. The city subdivision regulations require parkland and open space to be provided as part of the construction of a new subdivision. Zoning text section 1d.04(2) states that land must be dedicated as parks and open space within the subarea.
4. C.O. 1187.15(a) requires 2,400 square feet of parkland to be dedicated per dwelling unit, as part of the development of a new subdivision. Additionally, C.O. 1187.16(a) requires 20% of the gross developed land area to be used as open space. The table below shows the required and proposed amounts of parkland and open space. As noted in the application materials, the applicant intends to offset their shortage of parkland by using the NACO parkland bank credits on record with the city. The amount of open space provided does not meet code requirements. The Parks and Trails Advisory board reviewed the application and recommended approval during their June 7, 2021 meeting. Staff recommends a condition of approval that the applicant use the parkland/open space bank credits to offset the shortage of open space and parkland dedication.

C.O. Requirement	Shown on FDP as	Required (acres)*	Provided (acres)	Difference	Meets Code?
1187.16 Open Space	Reserves	5.974	5.95	-0.024	No
1187.15 Parkland Dedication	Reserves	1.98	0.93	-1.05	No
Total		7.95	6.88	-1.07	No

*Calculations based on 29.87 acres and 36 lots.

5. The final development plan states that all open space and parkland will be owned and maintained by the city. In order to meet code requirements and to be consistent with recently approved subdivisions, staff recommends a condition of approval that:
 - a. Reserves A, B, C, E, F, and G be owned by the city and maintained by the HOA in perpetuity.
 - b. Reserve D be owned and maintained by the HOA in perpetuity. Reserve D contains a wetland and there is no opportunity to develop any amenities and/or trails within in it in order to meet the environmental regulations of this space. Keeping this space privately owned, to match with its OEPA permits appears appropriate in this case.
6. The applicant does not propose to install any playground equipment within this section of the country club. Section 1d.04(2) of the zoning text states that parks and open spaces will be in the form of neighborhood parks to service the needs of the residents and that the goal is to have some open space area within 1,200 l.f. of all residential units. Additionally, the text states that the developer will use reasonable good faith efforts to accomplish this and if it cannot be achieved will demonstrate a reasonable hardship and what mitigating factors will be made. It appears that all of the homes are within 1,200 l.f. of open space areas. Adjacent sections of the country club include parks such as Lambton Park (1,000+/- feet away) and Tiverton (1,200 +/- feet away) that contain playground amenities.
7. Zoning text section 1d.04(3) states that street trees must be installed on both sides of internal streets at an average rate of one tree every 30 feet. The trees must have a caliper of 2.5 inches. The applicant is meeting this requirement.

E. Lighting & Signage

1. *Zoning text section 1d.05(1)(b) requires the typical Village of New Albany gooseneck street lights to be utilized. Zoning text section 1d.06 requires the developer to use the standard city street and regulatory signage. The final development plan states that all regulatory signs will be in accordance with City of New Albany standards and consistent with existing country club communities.*

F. Other Considerations

1. The Applicant proposes to erect brick piers at the northern and southern entrances into the subdivision. The pier height is approximately 10' and two of the piers at the northern entrance will be located within the right-of-way. These piers are similar to those approved by the Planning Commission for other sections of the country club.
2. The piers located within the right-of-way do not appear to be located at intersections, therefore should not pose any sight distance visibility conflicts. However, the city engineer and city attorney will have to review the proposal for safety and liability concerns. The city engineer and attorney will determine the appropriate legal mechanism that is necessary for the applicant and the city to execute in order to allow the piers to be located as proposed and staff recommends that this be a condition of approval.
3. The city will not be able to maintain the piers, fences and cobblestone within the right-of-way, therefore the applicant must commit to the maintenance, repair and replacement of these items through an agreement with the city. Similar agreements have been executed for the same items located in different sections of the country club.
4. The boundaries of the development plan conform to the boundaries of the subarea, meeting the intent of the zoning district.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that these comments be addressed, subject to staff approval.

1. Refer to Note E, sheet 1 of 8. Confirm that Reserves are to be maintained by the City.
2. Remove the note at the bottom of sheet 2 of 8 requiring City approval to utilize RCC pavement base.
3. Sheet 3 of 4 shows proposed R/W of 34' near Reserve A. Typical street sections shown on sheet 2 of 8 show no streets with proposed R/W of 34'. Please revise.
4. Sheet 3 and 4 of 8 of the FDP shows 20' pavement widths at the cul-de-sac. Typical street sections shown on sheet 2 of 8 show no pavement widths of 20'. Please revise.
5. We recommend that "No Parking Signs" be added along curved sections of streets.
6. We will evaluate storm water management, sanitary sewer collection and streetway construction related details once construction plans become available

V. RECOMMENDATION

Basis for Approval:

Staff is supportive of the final development plan as it is in conformity with the Residential land use recommendations of the Engage New Albany Strategic Plan. The site is unique as it is surrounded by the golf course on three sides and a wetland on the north side which warrant special design considerations. The applicant has designed this new development to be sensitive and complementary to the established character of the immediate area that provides connectivity for motorists and pedestrians.

There are two existing road stubs at Baughman Grant to the north and Head of Pond to the south. These road stubs were installed to provide connectivity and they should be utilized. Well-networked streets provide shorter, more direct routes between destinations. This increases the efficiency and reliability of the road network and allows for better traffic flow throughout the larger network. The intersections are designed to match other successful intersections within the county club community through the use of narrowed streets, granite cobbles, cross walks and handicapped ramps installed across Lambton Park Road to both east and west side of Head of Pond Road, and vehicular and pedestrian scaled signage to alert motorists and walkers.

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval with the conditions of the approval listed below.

VI. ACTION

Suggested Motion for FDP-49-2021:

Move to approve preliminary development plan application FDP-49-2021 based on the findings in the staff report with the following conditions.

1. On street parking is prohibited for all streets less than 24 feet in width and the applicant must provide the locations of no parking signs as part of the private site improvement plan during the permitting process.
2. The landscape plan for the reserve areas, stormwater basin and entry features is subject to staff approval.
3. The developer must explore any possibilities of field locating a sidewalk or leisure trail along the southwest section of the new street while being sensitive to existing trees, subject to staff approval.
4. The applicant must deduct 1.07 +/- acres of parkland/open space bank credits to offset the shortage of open space and parkland dedication.
5. All open space and parkland, with the exception of reserve D, be owned by the city and maintained by the HOA in perpetuity.

6. The city engineer and attorney will determine the appropriate legal mechanism that is necessary for the applicant and the city to execute in order to allow the piers to be located as proposed.
7. The city engineer comments must be addressed, subject to staff approval.

Approximate Site Location:



Source: Google Earth

NEW ALBANY
COMMUNITY CONNECTS US
Planning Commission Staff Report
June 21, 2021 Meeting

**NEW ALBANY COUNTRY CLUB SECTION 30
FINAL PLAT**

LOCATION: A portion of a property generally located north and west of Lambton Park and south of Brandon Road (PID: 222-004458).
APPLICANT: The New Albany Company LLC, c/o Aaron Underhill, Esq.
REQUEST: Final Plat
ZONING: 1998 NACO C-PUD; subarea 1.d
STRATEGIC PLAN: Residential District
APPLICATION: FPL-61-2021

Review based on: Application materials received February 16 and 26, 2021.

Staff report completed by Chris Christian, Planner.

II. REQUEST AND BACKGROUND

The application is for a final plat for Section 30 of the New Albany Country Club. The plat includes 36 residential lots, seven reserves and three new roads.

II. SITE DESCRIPTION & USE

The 29.87+/- acre development area is part of a larger 105.34+/- acre property. A majority of the 105.34 acre property contains portions of the New Albany Country Club golf course as well as some undeveloped land where residential uses are permitted to be developed. The surrounding land uses include the golf course and residentially zoned and used land.

III. PLAN REVIEW

Planning Commission's review authority of the preliminary plat is found under C.O. Section 1187. The applicant must return to the Planning Commission for review and approval of a final plat. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

- The final plat follows the proposed New Albany Country Club Section 30 final development plan. The plat shows 36 residential lots to be developed. The proposed lot layout and dimensions match what is shown on the final development plan and meets the requirements of the zoning text.
- This phase of the plat contains seven (7) reserve areas shown as reserves A, B, C, D, E, F and G on the plat with a total acreage of 6.28 +/- acres. According to the plat notes, all of the proposed reserve areas will be used as open space for the subdivision. The plat states that the City of New Albany will own and maintain all reserve areas. In order to meet code requirements and to be consistent with recently approved subdivisions, staff recommends a condition of approval that:
 - Reserves A, B, C, E, F and G totaling 1.48 +/- acres be owned by the city and maintained by the HOA in perpetuity.
 - Reserve D totaling 4.8 +/- acres be owned maintained by the HOA in perpetuity. Reserve D contains a wetland and there is no opportunity to develop any amenities and/or trails within it in order to meet the environmental regulations of this space. C.O. 1187.16(b) states that all

publicly and privately-owned parks and open space must be accessible by roadway or public access easement. Additionally, maintaining the ownership of the reserve by the HOA will ensure it makes the USACE and Ohio EPA issued permits.

- The plat will create three (3) new publicly dedicated streets totaling 4.27 +/- acres: .
 - Head of Pond Drive with 50 feet of right-of-way that connects to the Head of Pond Road intersection. An extension of the existing stub of Baughman Grant to a new curb cut on Lambton Park Road that aligns with Head of Pond Drive with 50 feet of right-of-way.
 - One new cluster public street on the north side of the development (Head of Pond Court) with 50 feet of right-of-way.
 - One new one-way loop public street as part of Head of Pond Drive on the southeast side of the development with a pavement width of 20 feet and 34 feet of right-of-way.
- Proposed developer utility and proposed public utility easements are shown on the plans.
 - The final plat shows a 20 foot landscape and maintenance easement on the rear of the lots that back onto the private golf course. Staff recommends a condition of approval that a note be added to the plat to outline the intent and purpose of this private easement. Staff recommends a condition of approval this note be added, subject to staff approval.
- Per the city's subdivision regulations, C.O. 1187.04, all new streets shall be named and shall be subject to the approval of the Planning Commission. The applicant proposes to continue the names of Baughman Grant and Head of Pond Drive. The new cluster street at the northeastern portion of the site will be named Head of Pond Court.
- The text appropriately shows a 15 foot front yard setback along all the lots as required by the zoning text.
- Zoning text section 1d.01(3) states that the minimum lot width at the building line shall be 50 feet. All of the proposed lots are meeting this requirement.
- The city's subdivision regulations C.O. 1187.08(a)(5) states no cul-de-sac shall exceed six hundred (600) feet in length unless lot widths exceed one hundred (100) feet at building setback lines, then the maximum length shall not exceed one thousand (1,000) feet. This cul-de-sac is 421 feet in length.
- C.O. 1187.04(d)(4) and (5) requires verification that an application, if required, has been submitted to the Ohio Environmental Protection Agency in compliance with Section 401 of the Clean Water Act and to the U.S. Army Corps of Engineers in compliance with Section 404 of the Clean Water Act. The applicant has submitted documentation that demonstrates the appropriate permits have been obtained.
- The intersection of Lambton Parkway and Head of Pond Drive does not match the final development plan since the centerline of Head of Pond Drive and Head of Pond Road don't align. The roads must align to ensure safe and appropriate turning for vehicles. Staff recommends a condition of approval that the plat is revised to show the centerline of Head of Pond Drive and Head of Pond Road aligned subject to staff approval.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that these comments be addressed, subject to staff approval.

7. In accordance with code sections 1159.07 (b)(2) J and K, we recommend that the applicant provide documentation indicating that all OEPA and ACOE permitting requirements have been obtained.
8. We will evaluate storm water management, sanitary sewer collection and roadway construction related details once construction plans become available

V. RECOMMENDATION

Basis for Approval:

The final plat is generally consistent with the final development plan and meets code requirements.

VI. ACTION

Suggested Motion for FPL-61-2021:

Move to approve preliminary plat application FPL-61-2021 with the following conditions.

8. Reserves A, B, C, E, F and G totaling 1.48 +/- acres be owned by the city and maintained by the HOA in perpetuity.
9. Reserve D totaling 4.8 +/- acres be owned maintained by the HOA in perpetuity.
10. The plat is revised to show the centerline of Head of Pond Drive and Head of Pond Road be aligned subject to staff approval.
11. The city engineer comments must be addressed, subject to staff approval.
12. Approval of the final plat is contingent upon the approval of the final development plan for this development.
13. A note be added to the plat to outline the intent and purpose of the 20 foot landscape and maintenance private easement, subject to staff approval.

Approximate Site Location:



Source: Google Earth

NEW ALBANY
COMMUNITY CONNECTS US
Planning Commission Staff Report
June 21, 2021 Meeting

**NoNA ZONING DISTRICT
ZONING AMENDMENT**

LOCATION: 6495 Central College Road, 6501 Central College Road, 6527 Central College Road, 6545 Central College Road, 6557 Central College Road, 6571 Central College Road, 6589 Central College Road, 6945 Central College Road, 6944 New Albany Condit Road, 6922 New Albany Condit Road, 6941 New Albany Condit Road, 6939 New Albany Condit Road, 6911 New Albany Condit Road, 6873 New Albany Condit Road, 6857 New Albany Condit Road, 6841 New Albany Condit Road (PIDs: 222-000670, 222-000673, 222-000676, 222-000688, 222-000668, 222-000549, 222-000669, 222-000654, 222-000314, 222-000375, 222-000672, 222-0000671, 222-000686, 222-000664, 222-000685 and 222-000675)

APPLICANT: NoNA Master Development LLC

REQUEST: Zoning Amendment

ZONING: R-1 to Infill-Planned Unit Development (I-PUD)

STRATEGIC PLAN: Employment Center and Hamlet Location

APPLICATION: ZC-43-2021

Review based on: Application materials received on May 7 2021

Staff report completed by Chris Christian, Planner.

III. REQUEST AND BACKGROUND

The applicant requests review and recommendation to City Council to rezone 30.6+/- acres from R-1 to Infill-Planned Unit Development (I-PUD). The proposed zoning will permit the development of a new mixed use, hamlet district envisioned in the Engage New Albany Strategic Plan. The zoning area will be known as the “NoNA Zoning District.”

During the Engage New Albany community outreach effort, residents expressed interest in creating small, walkable neighborhood retail/restaurant locations as well as adding some different housing types to help New Albany become a life span community with housing for young professionals and empty nesters. This feedback resulted in the recommendation of creating hamlets in the Engage New Albany Strategic Plan with development standards designed to meet this need. The concept of a hamlet identifies opportunities in the city to introduce walkable retail and commercial uses that are integrated with residential areas. The Engage New Albany Plan identifies this general site location and one other as locations for hamlets to be developed based on their location in the city and the existing development patterns and context. The Engage New Albany Strategic Plan was adopted endorsed by the Planning Commission and adopted by City Council earlier this year. The proposed rezoning is the hamlet concept brought to life in one of the locations identified in the plan. The proposed text permits a variety of commercial, residential (multi-family, attached and detached single family) and assisted living facility uses.

On May 20, 2021, the Rocky-Fork Blacklick Accord Panel recommended approval of the application. The application met 89% of the Accord Town Mixed Use land use district development standards.

Once the rezoning application has been approved by City Council, the application must return to the Planning Commission with a final development plan application due to the Infill-Planned Unit Development (I-PUD) zoning classification.

Chapter 1159 of the city's Codified Ordinances (Planned Unit Development District) permits the use of more flexible land use regulations and provides flexible design and development standards in order to facilitate the most advantageous land development techniques. Planned Unit Development zoning is often used to establish district designations for uses that are harmonious with the general area and the Strategic Plan. The objective of a Planned Unit Development zoning is to encourage ingenuity, imagination and design efforts to produce development that maintains the overall land use intensity and open space objectives of the city code and the Strategic Plan while departing from the strict application of dimensional standards found in traditional zoning districts.

II. SITE DESCRIPTION & USE

The 30.6+/- acre zoning area is located in Franklin County and is made up of 16 properties, some of which are vacant land and the others contain single family homes. This section of the Central College Road corridor and specifically this intersection serves as a transition between denser retail, residential and commercial development uses on the west side of 605 to more traditional residential land uses on the east side. Some examples of this include the original sections of the New Albany Business Park with the old discover building to the north, multi-family residential development to the west in Columbus and traditional single-family residential development to the east in New Albany.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.09. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (a) Adjacent land use.
- (b) The relationship of topography to the use intended or to its implications.
- (c) Access, traffic flow.
- (d) Adjacent zoning.
- (e) The correctness of the application for the type of change requested.
- (f) The relationship of the use requested to the public health, safety, or general welfare.
- (g) The relationship of the area requested to the area to be used.
- (h) The impact of the proposed use on the local school district(s).

Per Codified Ordinance Chapter 1159.08 the basis for approval of a Preliminary Development Plan in an I-PUD shall be:

- (a) That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;
- (b) That the proposed development is in general conformity with the Strategic Plan or portion thereof as it may apply;
- (c) That the proposed development advances the general welfare of the Municipality;

- (d) That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;
- (e) Various types of land or building proposed in the project;
- (f) Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density of dwelling units may not violate any contractual agreement contained in any utility contract then in effect;
- (g) Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;
- (h) Building heights of all structures with regard to their visual impact on adjacent facilities;
- (i) Front, side and rear yard definitions and uses where they occur at the development periphery;
- (j) Gross commercial building area;
- (k) Area ratios and designation of the land surfaces to which they apply;
- (l) Spaces between buildings and open areas;
- (m) Width of streets in the project;
- (n) Setbacks from streets;
- (o) Off-street parking and loading standards;
- (p) The order in which development will likely proceed in complex, multi-use, multi-phase developments;
- (q) The potential impact of the proposed plan on the student population of the local school district(s);
- (r) The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);
- (s) The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).

E. Engage New Albany Strategic Plan

The site is located within the Employment Center base future land use district. In addition to providing strategic land use districts, the Engage New Albany Strategic Plan also includes focus areas to demonstrate how the recommendations outlined in the other sections of the strategic plan can be applied in the built environment. This hamlet area is included in a focus area and the strategic plan recommends the creation of a mixed-use node around the Central College Road and SR 605 intersection.

The Engage New Albany Strategic Plan also identifies this general location where a hamlet could located in the city. The hamlet concept identifies an opportunity to introduce walkable retail and commercial uses with residential areas. The creation of this concept in the plan is in response to the significant input received from residents during the public outreach process of the plan where residents identified the lack of local dining and retail options in the city as a weakness and providing more of these options as a top priority for the community. The plan lists the following development standards for hamlets.

- Street edges and streetscape treatments are reinforced. Alternate street typologies and reduced setbacks may be appropriate based on the pattern of development.
- Hamlets need to incorporate public spaces like pocket parks or pedestrian corridors. These are gathering spaces for office employees and residents of the area.
- Buildings may not be taller than three stories in height around the civic green, nor taller than two stories at the perimeter.
- Hamlets should have a balance of neighborhood retail, commercial office, and residential uses.
- All non-single-family development should front on the green.
- A hamlet does not necessarily have to include residential uses if it is located near an area with established residences and has strong pedestrian connections to those existing neighborhoods.
- Surface parking should be located to the rear of commercial and non-single-family uses.
- Drive locations should be kept to a minimum and the placement of buildings should encourage pedestrian activity.

- Development proposals for identified hamlets should submit an overall master plan for the area showing how it fits together appropriately in terms of mobility, site layout, uses, and aesthetics.
- Hamlet development is expected to go through the Planned Unit Development rezoning process.
- Hamlet development should be high quality and built with a high level of attention to site and building design.
- Hamlet development is expected to propose an architectural style that is both distinctive and complementary to New Albany's character and brand.

The Engage New Albany Strategic Plan recommends the following standards as prerequisites for all development proposals in New Albany:

- Development should meet setback recommendations contained in strategic plan.
- Streets must be public and not gated. Cul-de-sacs are strongly discouraged.
- Parks and open spaces should be provided, publicly dedicated and meet the quantity requirements established in the city's subdivision regulations (i.e. 20% gross open space and 2,400 sf of parkland dedication for each lot).
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site. If it cannot be provided on-site, purchasing and publicly dedicating land to expand the Rocky Fork Metro Park or park space for the Joint Parks District is an acceptable alternative.
- The New Albany Design Guidelines & Requirements for residential development must be met.
- Quality streetscape elements, including an amenity zone, street trees, and sidewalks or leisure trails, and should be provided on both sides of all public streets.
- Homes should front streets, parks and open spaces.
- A residential density of 1 dwelling unit (du) per acre is required for all residential or a density of 3 du per acre for age restricted housing.
 - Higher density may be allowed if additional land is purchased and deed restricted. This type of density "offset" ensures that the gross density of the community will not be greater than 1 unit per acre. Any land purchased for use as an offset, should be within the NAPLS district or within the metro park zone.

F. Zoning Text Overview and Intent

The applicant's intent is to develop a hamlet as envisioned in the Engage New Albany Strategic Plan. To achieve this goal, the text commits to the principles of the master planning process and holistic design which is a crucial component of the strategic plan within the zoning text. This zoning text recognizes the intrinsic relationship between the public and private realm to ensure the following general principles of the zoning district and the intent of a hamlet are met:

- Providing a pedestrian friendly environment that places a high priority on walking and bicycling;
- Creation of interesting and convenient destinations;
- A commitment to respecting the natural environment; and
- Using high quality architecture and design that emphasizes beauty, human comfort and creating a sense of place.

To achieve these goals, the text commits to providing various master plans as part of the final development plan process including:

- Overall site planning and associated proposed uses;
- Cohesive streetscapes and perimeter landscaping;
- Vehicular access and shared parking solution;
- Bicycle access and shared parking solution;
- Lighting; and
- Signage (as needed).

Areas where the text is not meeting these development standards are underlined in the staff report. A very detailed purpose and intent statement for the district can be found on the first two pages of the zoning text.

G. Use, Site and Layout

7. The site is generally located at the southwest and southeast corners of the New Albany Condit Road and Central College Road intersection. These exact site boundaries are identified in the Engage New Albany Strategic Plan as a location for a hamlet/mixed use development pattern due to the transitional character of the general area.
8. The proposed zoning district is Infill-Planned Unit Development (I-PUD) that will permit the construction of a hamlet style of development which contains a variety of commercial, retail, assisted living facility and residential (multi-family as well as single family detached and attached) uses. These permitted uses are broken up into six different subareas in the zoning text and illustrated on the preliminary development plan. The epicenter of the zoning district will be located in subarea 3, with a diversity of uses centered around green space. The table below provides a high-level overview of the uses permitted in each subarea. All non-residential uses proposed in the text are only permitted to be located on the west side of New Albany Condit Road.

Subarea	Acreage	Permitted Uses	Conditional Uses	Notes
1	1.8+/- acres	General Business Commercial District Uses found in the C-2 General Business District (C.O. 1147.02) which permits office, general retail stores, personal service uses such as restaurants, banks, and beauty shops.	Conditional uses permitted in C.O. 1147.03	Prohibited uses include funeral services, self-service laundries, and gasoline service stations or retail convenience stores selling gasoline as an ancillary use.
2	5.4+/- acres	Max 280 multi-family Dwelling Units, private community center facility and home occupations		1, 2, and 3 bedroom units permitted provided no more than 40% of units can have 2 bedrooms and no more than 8 units can have 3 bedrooms
3	9.1+/- acres	Parks and open space, recreation facilities, 25 residential “whimsical” cottages and office, retail, restaurant, and outdoor performances area uses	None.	Includes outdoor performance space and a public 8.5-acre Sugar Run Park.
4	2.8+/- acres	Max 25 single family attached residences	One model home or	

			leasing office	
5	6.5+/- acres	Senior Living Facility Uses, supportive uses and office uses	Daycares and preschools	Includes assisted living facilities, memory care facilities, skilled nursing facilities, and independent living facilities.
6	5.4+/- acres	Max 35 single family attached and detached residences, one model home and home occupations	One model home or leasing office	

9. The Engage New Albany Strategic Plan recommends a gross density of 1 dwelling unit per acre or up to 3 units per acre if the development is 100% age restricted. The city of New Albany's codified ordinances does not define assisted/senior living facilities as a residential so city staff has not included it in the overall residential density calculations.
 - Between all subareas, the applicant proposes 365 residential units on 30.6 acres (gross acreage) resulting in a density of 11.93 units per acre (not including senior living facilities).
 - The Engage New Albany states that higher density may be allowed if additional land is purchased and deed restricted. This type of density "offset" ensures that the gross density of the community will not be greater than 1 unit per acre. Any land purchased for use as an offset, should be within the NAPLS district or within the metro park zone. The applicant states that there are currently no density credits available for purchase in the city and the applicant would be required to assemble a large amount of land to purchase in order to develop a hamlet as envisioned in the strategic plan. Further, the applicant states that in order to fully offset the density of the project they would have to purchase 335 acres of property in the school district which is more than what is currently available and they estimate that they would have to spend an additional \$35 million to offset the density if the land were available.
 - While the proposal is higher than the strategic plan's recommended density since it is not providing an "offset", city staff is supportive of the density since it is appropriate given the hamlet development pattern. The hamlet is located within a transitional area between Columbus and New Albany and the development pattern is consistent with the Central College corridor to the west.
10. A school impact statement was submitted with the application. The applicant provided different student ratios for each housing type based on data collected from other similar projects including some of their own similar projects. The ratios are consistent with historical student impact statements for other residential developments in New Albany. Based on this estimation, the applicant projects that this development will have a net positive financial impact on the school district.
11. The Engage New Albany Strategic Plan, hamlet development standards state that alternate street typologies and reduced setbacks may be appropriate based on the desired pattern of development. The text provides a 70 foot building and pavement setback from the centerline of Central College Road and New Albany Condit Road. Subarea 5 allows a zero-foot pavement setback and 25-foot primary building setback and 10-foot ancillary building setback from New Albany Condit Road right-of-way. The text contains a variety of other internal and perimeter

boundary setbacks that take into consideration adjacent uses to provide an appropriate setback from those boundaries. There are minimal interior setbacks to ensure that a cohesive development is achieved where pedestrian connectivity between subareas is encouraged. The proposed setbacks are appropriate based on the desired development pattern of a hamlet and provide appropriate screening from adjacent residential uses where they exist.

12. The zoning text states that all development within this area must be accessed from a public road. The text commits to providing right-of-way for Central College Road, New Albany Condit Road and all new roads in the development. Staff is supportive of the amounts provided as they ensure a proper streetscape with all typical amenities can be installed within them. The text commits to providing a master plan for all streetscape and perimeter landscaping plans as part of a future final development plan application.
13. The zoning text states contains varying lot coverage requirements between 35% and up to 90% based on each subarea. The lowest lot coverage amount is found in subarea 3 where a public park is proposed is permitted to be development and the highest is for the subarea where a multi-family building is permitted to be developed.

H. Access, Loading, Parking

7. The zoning district is located at the southwest and southeast corners of the Central College Road and State Route 605 intersection. As proposed, the zoning district will be accessed via 4 new curb cuts along these corridors. The applicant proposes to connect into an existing private drive in Columbus where several commercial users exist such as Huntington Bank and Taco Bell. The text requires some of the new roads to be dedicated as public roads but allows the alleys to be private. Staff recommends a condition of approval that the text be revised to require all new streets and alleys to be publicly dedicated per the recommendations of the Engage New Albany strategic plan.
8. A traffic impact study was completed and submitted by the developer, and the study recommends the following public street improvements:
 - a. Addition of northbound right turn lane on 605 at Central College;
 - b. Restriping Central College Road to add left turn lane into site for westbound traffic where it aligns with the Discover entrance.
 - c. Street widening to accommodate various left turns on 605 for north and southbound traffic at the one new entry point into the development and at the entrance to the Enclave subdivision (Snider Loop).
9. During the RFBA meeting, residents of the Enclave subdivision expressed concerns about making lefts out of their subdivision onto 605. The traffic impact study evaluated this and it does not advise alternative/additional improvements (i.e. roundabout or signal) at Snider Loop. The city traffic engineer has reviewed the traffic impact study's evaluation and agrees with the findings based on the traffic volumes and speeds. The city traffic engineer comments:
 - a. As part of this development a southbound left turn lane into Snider Loop will added which will increase safety for that turning movement in the Enclave subdivision.
 - b. The city traffic engineer recommends additional analysis of the design of the Snider Loop and 605 intersection. The design of the intersection should be revised so the centerlines of Snider Loop and new street align to ensure there is no overlapping left turn movements. Staff recommends this be a condition of approval subject to the review and approval of the city traffic engineer.
 - c. The current speed limit along this portion of State Route 605 where it intersects with Snider Loop is 45 mph. The city intends to work with the developer and ODOT to lower the posted speed limit to 35mph in conjunction with construction of the development. This will improve pedestrian safety and vehicle traffic turning left from Snider Loop onto State Route 605.
10. Based on the findings of the traffic impact study, staff will work with the applicant to study the extent of the street widening along 605 relating to the turn lanes needed for the development.

Staff recommends this be a condition of approval subject to the review and approval of the city traffic engineer.

11. The text requires 8-foot-wide, asphalt leisure trails to be installed along both Central College Road and New Albany Condit Road. The text commits to providing additional leisure trail and sidewalk connections throughout the zoning district in order to place a high priority on walking and bicycling, meeting an important strategic plan recommendation for this development type. The text permits the development of a new public road in subarea 5, along the southern boundary of the zoning text that will allow the installation of a 5 foot sidewalk to be installed on the north side of it. In order to be consistent with the Engage New Albany Strategic Plan roadway character classifications, the Leisure Trail Master Plan and city code requirements, staff recommends a condition of approval that the text be revised to require leisure trail or sidewalk to be installed on both sides of this road.
12. The text commits to providing a comprehensive vehicle and bicycle parking plan as part of the first final development plan for the zoning district. The text states that the parking plan shall analyze peak uses and recommend the total number of parking spaces and their locations based on shared parking principles and ratios to provide adequate parking without “overparking” that would detract from the built environment and provide a comprehensive parking strategy for the zoning district.
 - a. The text does contain specific parking space ratios for subarea 2.
 - b. The text requires parking for the multi-family building in subarea 2 to be provided on the interior of the building with the following rates. The text permits a maximum of 8 three-bedroom units inside the multi-family building however parking requirements are not specified. Staff recommends a condition of approval that parking standards for three-bedroom units are added to the text or are included with the final development plan.
 - i. 1.05 parking spaces for each studio unit.
 - ii. 1.16 parking spaces for each one-bedroom unit
 - iii. 1.64 spaces per two-bedroom unit.
 - c. The text requires a minimum of one parking space for every 1,000 square feet contained in the community center/clubhouse in subarea 2.
 - d. The text requires homes within subarea 4 to have a minimum one car garage and shall be required to have a minimum of one off-street parking spaces on their driveways.
 - e. The text requires homes within subarea 6 to have a minimum one-car garage.

I. Architectural Standards

3. The hamlet development standards in the Engage New Albany Strategic Plan state that hamlets are expected to propose an architectural style that is both distinctive and complementary to New Albany’s character and brand. Additionally, the plan recommends that hamlet development be of high quality and that a high level of attention is paid to building and site design. The text contains many requirements, restrictions and allowances regarding architecture unique to each subarea that vastly meet the intent of the strategic plan recommendations.
4. The New Albany Design Guidelines and Requirements (DGRs) ensure residential and commercial development both sustain their quality and vibrancy over time. These guidelines have been developed by New Albany to ensure that the community enjoys the highest possible quality of architectural design that has made the community successful thus far. The text states that the DGRs will be applied to all subareas with the exception of subarea 3 due to the unique nature of that subarea and the fact that there are no governing DGR requirements for that development type. Subarea 3 is the epicenter of the development where the most activity is expected to take place and the text allows for the greatest amount of flexibility here to ensure a unique sense of place can be created.
5. For all subareas, the text commits to meeting or exceeding the architectural standards of New Albany while enabling creativity in defined locations. Additionally, the text commits to 360-

degree design for all buildings in the zoning district, meeting an important goal of the city. Character images for the intended architectural design of the zoning district are included in the submittal. More detailed architectural designs/renderings will be reviewed and approved as part of future final development plan applications.

6. The hamlet development standards state that the maximum number of building stories, interior to the site is 3 and a maximum of two stories at the perimeter. The applicant is meeting this requirement for all subareas with the exception of subareas 2 and 6.
 - a. Subarea two is where a multi-family building is permitted to be developed and the text allows a maximum height of 53 feet and four stories.
 - b. Subarea 6 (located at southeast corner of 605 and Central College) permits a maximum of 3 stories.
 - c. The Central College Road corridor has seen a significant amount of development since the creation of the Accord Plan. There are many existing examples along this corridor where 3-3.5 story buildings have been constructed.
 - d. While taller than the strategic plan recommendations, there are other 3 and 4 story office buildings in the general area such as the Water's Edge structures to the south along Walton Parkway so the development does not appear to be out of character for the corridor. The buildings in these two subareas will be located at the southwest and southeast corners of the Central College Road and State Route 605 providing a strong architectural presence at these corners. The hamlet takes into consideration the surrounding heights of building by matching surrounding building heights along the edges and appropriately transitioning to the taller buildings at the corners and along public roads.
7. The text permits the use of the following building materials and prohibits exposed concrete foundations.
 - a. Brick and brick veneer
 - b. Cementitious or composite siding
 - c. Vinyl is permitted on building exteriors that are not visible from any road and surrounded by building facades on all sides and within subarea 5 if the Planning Commission approves it as part of a final development plan application.
 - d. Metal panels, EIFS, wood and aluminum are permitted as trim or accent elements.
8. The DGRs require active and operable doors to be installed along all public streets. The applicant is meeting this requirement with the exception of subarea 1 where single tenant buildings are not required to have one along Central College Road. The text does require building facades facing Central College Road to include an architectural feature that encourages pedestrian connectivity, meeting the spirit and intent of the DGR requirement.
9. The text requires additional architectural details such as roof plans, garage door design/colors, dormer details, columns and cornice details to be submitted and reviewed as part of a final development plan application.
10. The text requires rooftop screening for sight and sound for all subareas.

G. Parkland, Buffering, Landscaping, Open Space, Screening

1. The Engage New Albany Strategic Plan emphasizes the importance of providing greenspace and promoting sustainability by protecting, preserving and enhancing natural features in these mixed-use areas. The Engage New Albany Plan's Mixed Use (included with Hamlets) development standards state that an appropriate amount of open space to provide in hamlets is between 0.5 and 10 acres. The zoning district is bisected by the Sugar Run Creek. The applicant proposes to activate an 8.5-acre space around Sugar Run Creek as the center of the development and the text allows the applicant to install trails, benches and other amenities within this area to make it attraction for all of the New Albany community. This acreage amounts to 27% of the zoning district and is appropriate based on the mixed-use nature of the development of a hamlet.

2. The Codified Ordinances subdivision regulations contain requirements about the provision of open space and parkland dedication which only considers typical suburban single-family development. The table below shows the required and proposed amounts. It is clear in the amounts shown below that city code never contemplated this type of development and it would be unreasonable to apply these suburban residential standards in this case. The applicant states that if they were to meet this standard, 86% of the site would have to be dedicated as parkland and open space. Additionally, if they were required to pay a fee-in-lieu they estimate that it would cost as much as \$5.6 million which would completely destroy the economic viability of any Hamlet in the city.

C.O. Requirement	Shown on PDP as	Required (acres)*	Provided (acres)	Meets Code?
1187.16 Open Space	Open Space	6.12	See below	No
1189.15 Parkland Dedication	open Space	20.11	See below	No
Total		26.23	8.47	

*Calculation based on 30.6 acres and 365 units.

- The zoning text states that this 8.47 acre space around Sugar Run Creek will enhanced and cleaned to improve its health and sustainability and provide a defining feature for this zoning district, substantially meeting the parks and open space recommendations for hamlet areas. The text states that this area will be dedicated to the city or maintained as open space with public access determined as part of a final development plan application. The text suggests that this space will be maintained by the city if is publicly owned and privately if owned privately or the business association. Staff recommends a condition of approval that the text be clarified to state that this area will be owned by the city and maintained by a private owner or business association in perpetuity.
3. The text commits to and city code requires providing 3-inch caliper street trees along all public roads at an average rate of 30 feet on center. The applicant commits to providing a master perimeter and streetscape plan as part of a final development plan application. Additionally, the applicant will also be required to meet the minimum interior parking lot landscape requirements of city code and submit landscape plans with each final development plan application to be reviewed by the city landscape architect.
 4. The text contains screening requirements for dumpsters, loading and service areas that is consistent with city code.
 5. The zoning text exempts the applicant from providing the internal landscaping buffering requirements between dissimilar uses as required by C.O. 1171.05. Staff believes that this is appropriate due to the mixed-use development pattern of the zoning district.

H. Utilities, Lighting & Signage

2. *The text requires all utilities to be installed underground.*
3. The text states that all security lighting be motion sensor type.
4. The text states that street lighting shall not exceed 30 feet in height, that fully shielded cut off type fixtures be used and be consistent throughout the zoning district.
5. *The text requires standard New Albany street regulatory signage to be used and that any entry feature signage be subject to review and approval at the time of a final development plan application.*
6. The text requires a master sign plan to be submitted in conjunction with the fist final development plan for the zoning district and where this sign plan is silent, the city sign code

regulations will apply. Additionally, the text states that the intent for subarea 3 is to create a unique and creative sign package that will determine design, numbers and placement on buildings within the subarea.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments:

1. Sugar Run is a FEMA studied stream (Map No. 39049C0180). We recommend that the Stream Corridor Protection Zone (SCPZ) width be established in accordance with Chapter 1155 – Flood Damage Reduction.
2. We will evaluate storm water management, sanitary sewer collection and roadway construction related details once construction plans become available

V. RECOMMENDATION

Basis for Approval:

Staff recommends approval of the rezoning application. The Engage New Albany Strategic Plan envisions the concept of a hamlet which is the intent of this zoning district. This concept was revived in the strategic plan based on public feedback the city collected from residents during the recent strategic planning process. Residents cited a lack of local dining and retail options as the city's second greatest weakness and one of the top areas where the city should focus their efforts in the future. Additionally, residents expressed interest in adding a diversity of housing options to ensure that New Albany is a life-span community.

The proposal matches the city strategic plan's land use recommendation and meets 11 out of 12 hamlet development standards found in the Engage New Albany Strategic Plan. The Engage Plan recommends buildings not be taller than three stories in height around the civic green, nor taller than two stories at the perimeter. While a portion of this development exceeds the height recommendations, the height and number of stories appears appropriate since it takes into consideration the surrounding environment by transitioning heights from neighboring properties. Moreover, the site plan, architectural commitments and requirements, landscaping and strong emphasis on pedestrian experience and connectivity equates to a development that is very desirable from a site and building design and planning perspective.

The city's parkland and open space requirements account for a traditional single-family subdivision. While the subdivision regulations technically apply to this site since it is creating new residential sites, it does not account for this type of Hamlet mixed-use development pattern recently established and recommended by the Engage New Albany Strategic Plan. The development provides a substantial amount of passive open space by establishing Sugar Run Park and an active, central parkland where restaurants and performances will be located.

The strategic plan identifies this site as one of two locations in the city where this type of hamlet development is appropriate given its location and the surrounding development context. Overall, the proposed densities and uses are appropriate due to the location of the zoning district along the Central College Road corridor which serves as a transitional area between denser residential and commercial development to the west and north to the typical suburban residential development that exist on the east side of 605. While the proposed density exceeds the strategic plan recommendations since it is not proposing an offset, it is appropriate given the desired development pattern of a hamlet. Moreover, the zoning text accounts for this transition by permitting single family attached and detached uses on the east side of 605, providing an appropriate transition to the denser uses that are permitted on the west of 605.

Master planning and holistic design principles are crucial components of what has made the New Albany community so successful to date and the applicant commits to these principles. This plan and its design recognizes the intrinsic relationship between the public and private realms to ensure the following general principles of the zoning district are met:

- Providing a pedestrian friendly environment that places a high priority on walking and bicycling;
- Creation of interesting and convenient destinations;
- A commitment to respecting the natural environment; and
- Using high quality architecture and design that emphasizes beauty, human comfort and creating a sense of place.

To achieve these goals, the applicant commits to providing various master plans as part of the final development plan process including a shared vehicular and bicycle parking, streetscape and perimeter landscaping, lighting and signage plans.

The proposed rezoning accomplishes the following city code considerations found in C.O. 1111.06:

1. The zoning amendment will result in a more comprehensive planned redevelopment of the area and will ensure compatibility between uses in the immediate area (1111.06(a)).
2. The proposed zoning classification permits consistent uses found within other adjacent zoning districts (1111.06(b)).
3. The zoning amendment application is an appropriate application for the request (1111.06(e)).
4. The overall effect of the development advances and benefits the general welfare of the community (1111.06(f)).

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval.

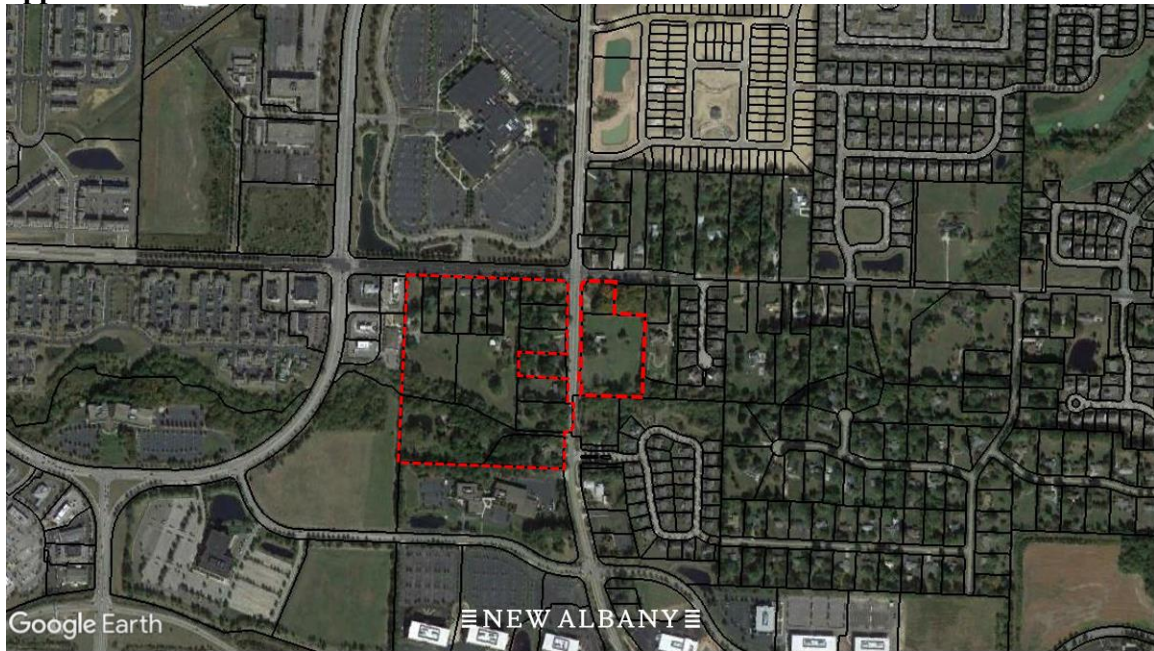
VI. ACTION

Suggested Motion for ZC-43-2021:

To recommend approval to city council of zoning amendment application ZC-43-2021 based on the findings in the staff report with the following conditions.

1. The text must be revised to require all new roads and alleys to be dedicated publicly.
2. The final design and geometry of proposed curb cut, aligning with Snider Loop, is subject to staff approval in order to ensure proper turn movements are achieved.
3. The text must be revised to require leisure trail or sidewalk to be installed on both sides of the proposed new public road within subarea 5.
4. Parking standards for three-bedroom units in subarea 2 must be added to the text or are included with the final development plan.
5. The text must be revised to state that the proposed Sugar Run Park will be owned by the city and maintained by a private owner or business association in perpetuity.
6. The final lengths of street widening and roadway design along State Route 605, geometrics/design of the Snider Loop/605 intersection, and extent of the right turn lane from State Route 605 onto Central College be subject to the city traffic engineer's review and approval.

Approximate Site Location:



Source: Google Earth



Friends of the Rocky Fork Watershed & Sugar Run – Rose Run Tributaries



FROM:

- Chris Willmore
President
- Bill Resch
Vice President
- Bob Kyle
Secretary-Treasurer

TO: MEMBERS of the New Albany PLANNING COMMISSION:

Chairperson Neil Kirby, Dave Wallace, Brad Shockey,

Hans Schell, Andrea Waltrout, Council Liaison, Matt Shull and

CITY PLANNING & ZONING STAFF: Steve Mayer and Chris Christian

On behalf of our membership, we are presenting our team's evaluation of the NoNA (North New Albany) Gateway Development Proposal by Steiner & Associates (aka SNAI LLC) Zoning Case No. ZC – 43-2021 as it relates to the Sugar Run Stream corridor.

Our organization's Urban Development Committee thoroughly reviewed:

1. The Rocky Fork Blacklick Accord Community Plan - Update #3
2. The RFBA Professional Planning Staff's Staff Report
3. The U.S. ARMY CORPS OF ENGINEERS April 23, 2021 Letter of APPROVAL of Jurisdictional Waters Wetlands Determination LRH-2021-291-by EMH&T
4. The Ohio EPA ROCKY Fork Watershed Protection Action Plan
5. The ENGAGE NEW ALBANY 2021 Strategic Plan's Design Guidelines Requirements
6. The City of New Albany requirements of Ordinance 1187 Section 1187.15, on Parkland Dedication and Section 1187.16, on Open Space.

EVALUATION of the Environmental Features and Stewardship of the NoNA Development::

The primary focus and assessment by the Friends of the Rocky Fork Watershed and its Sugar Run - Rose Run Tributaries is related to PRESERVATION and PROTECTION , in perpetuity, of the site's Natural Features and the Sugar Run stream corridor. After extensive cordial and informative consultations with the applicant's team, Yaromir Steiner, Justin Leyda, and Bryan Stone, it is very evident that the Steiner & Associates/SNAI LLC organization is very committed to restoring and enhancing the NoNA portion of the Sugar Run Stream's riparian corridor. Also their past record of exemplary environmental stewardship on local (Easton) and national projects precedes their NoNA Gateway Project. Once the first step of approval by the Planning Commission of the NoNA Town District Project's ZONING APPROPRIATENESS, THE FRIENDS OF THE ROCKY FORK & TRIBUTARIES we are confident this very experienced company and its EMH&T contractor will be fully compliant to all enviromental Design Guidelines & Requirements (DGRs) and Sediment Erosion regulations embodied in the above referenced Federal, State and Local Documents.

The Friends of the Rocky Fork Watershed & Sugar run-Rose Run Tributaries fully endorse and recommend approval of Zoning Case ZC-43-2021.