



Parks and Trails Advisory Board Agenda

Wednesday, September 8, 2021 6:00pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via Zoom Webinar. There is no public participation via the Zoom Webinar.

Join this meeting on your computer, tablet or smartphone.

<https://us02web.zoom.us/j/81141754557>

Or dial in using your phone: 646-558-8656

Access Code/ Webinar ID: 811-4175-4557

I. Call To Order

II. Roll Call

III. Action of Minutes: June 7, 2021

IV. Additions or Corrections to Agenda

Swear in All Witnesses/Applicants/Staff whom plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth".

V. Hearing of Visitors for Items Not on Tonight's Agenda

VII. Cases:

FDP-83-2021 Final Development Plan

Final Development Plan for a 60 lot residential subdivision on 38+/- acres generally located at 7555 Bevelhymer Road and 7325 Walnut Street (PIDs: 222-005169, 222-005168 and 222-005167).

Applicant: Bobb Webb Group c/o Brandon Belli

VIII. Other Business

IX. Poll members for comment

X. Adjournment



**New Albany Parks and Trails Advisory Board
June 7, 2021 DRAFT Minutes**

Mr. Stribick called the meeting to order at 6:12 pm.

Those answering roll call:

Mr. Stribick, Chair	Present
Ms. Steelman, Vice Chair	Present
Ms. Bhat	Present
Ms. Brooks	Absent
Mr. Resch	Present
Mr. Chip Fellows (council liaison)	Present

Others Present: Stephen Mayer, City of New Albany; Chris Christian, City of New Albany

Action of Minutes: Ms. Steelman moved to approve the minutes, seconded by Mr. Resch. Motion passes 4-0.

Additions or Corrections to the Agenda:

Mr. Resch asked if staff thought it would be appropriate to have a preview presentation of the NoNA project ahead of the final development plan.

Mr. Mayer stated that the board would have an opportunity to review the project at the time of a final development plan application.

Mr. Resch provided addition comments on the importance of the project along the Sugar Run Creek as it will be developed

Mr. Mayer stated that staff would provide an informal presentation to the board under other business but the applicant would also be at the Planning Commission meeting later tonight and the board could attend the meeting to listen in.

Mr. Mayer stated that staff would share the recording with board.

Hearing of Visitors for Items Not on the Agenda: None.

Cases:

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 provided the staff review for the application.

Ms. Steelman asked for clarification where the applicant would not be providing leisure trail/sidewalk.

Mr. Stribick asked for clarification about the retention basin on the site.

Mr. Resch stated that he was pleased to see that the delineated wetland was to be preserved and asked if there were any streams on the property.

Mr. Rubey stated that there were no streams on the property.

Ms. Steelman asked Mr. Rubey to discuss the missing trail/sidewalk gap and who it would impact.

Mr. Rubey provided clarification on the leisure trail location throughout the neighborhood and stated that there would be a small 100+/- foot gap in the trail to be sensitive to existing trees.

Ms. Steelman stated that the reasoning makes sense.

Mr. Rubey asked staff for clarification on the ownership and maintenance obligations for each area.

Mr. Mayer provided clarification.

Mr. Rubey stated that the New Albany Company would like to own Reserve A but were in agreement on other reserve areas.

Mr. Stribick asked if there were any other comments.

Mr. Rubey stated that there would be a trail connection from the subdivision, through the golf course that would connect to an existing park at the corner of Brandon Road and Lambton Park.

Mr. Stribick asked for clarification on the lines shown on the plan.

Ms. Steelman and Mr. Stribick stated that the plan looked good.

Mr. Stribick asked if there were any other comments.

Mr. Resch stated that there were no streams crossing through the area and complimented the applicant on the stormwater management for the project.

Mr. Stribick asked for a motion on the application.

Mr. Steelman moved to approve, Mr. Resch seconded. Motion passed 4-0.

Mr. Steelman asked about the timing of the project.

Mr. Rubey stated that they hoped to release lots for sale by the end of the year.

Mr. Resch asked if any permeable pavers would be used in the community.

Mr. Rubey said that it was their intent to but they are unable to commit at this time.

Other Business:

Ms. Steelman asked about Ms. Brooks request to change the meeting time.

Mr. Mayer stated that staff would send a poll to the board to see if meeting time change could be accommodated.

Ms. Steelman moved to adjourn the meeting, seconded by Mr. Resch. Meeting adjourned at 6:47pm.

Permit # _____
Board _____
Mtg. Date _____



Community Development Planning Application

Site Address 7555 Bevelhymmer Road, 7325 Walnut Street

Parcel Numbers 222-005169, 222-005168, 222-005167

Acres +/- 38 Acres

of lots created 60

Choose Application Type

Circle all Details that Apply

- | | | | | |
|---|----------------------|--------------|-------------------|-----------|
| ☐ Appeal | | | | |
| ☐ Certificate of Appropriateness | | | | |
| ☐ Conditional Use | | | | |
| ☒ Development Plan | Preliminary | Final | Comprehensive | Amendment |
| ☒ Plat | Preliminary | Final | | |
| ☐ Lot Changes | Combination | Split | Adjustment | |
| ☐ Minor Commercial Subdivision | | | | |
| ☐ Vacation | Easement | | Street | |
| ☐ Variance | | | | |
| ☐ Extension Request | | | | |
| ☐ Zoning | Amendment (rezoning) | | Text Modification | |

Description of Request: Final Development Plan and Final Plat for 60 Lot Subdivision at Southwest Corner of Walnut Street and Bevelhymmer Road

*** COURTESY CALL**

PLEASE CONTACT PROPERTY OWNERS AT LEAST 24 HOURS BEFORE SITE VISITS. WE HAVE A LARGE DOG THAT NEEDS TO BE CONTAINED FOR THE SAFETY OF YOUR CITY WORKERS. SINCERELY, William Hoelcher

614-855-7639

Property Owner's Name: William Hoelcher/ Carol Pemberton

Address: 7555 Bevelhymmer Road / 7325 Walnut Street

City, State, Zip: Westerville, Ohio 43081

Phone number: 614-855-7639 / 614-566-7764

Fax: none

Email: nhoelcher@yahoo.com / none

Applicant's Name: Brandon Belli (Bob Webb Group)

Address: 7662 N. Central Drive

City, State, Zip: Lewis Center, Ohio 43055

Phone number: 614-207-1574

Fax: none

Email: brandon.belli@bobwebb.com

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner

Signature of Owner

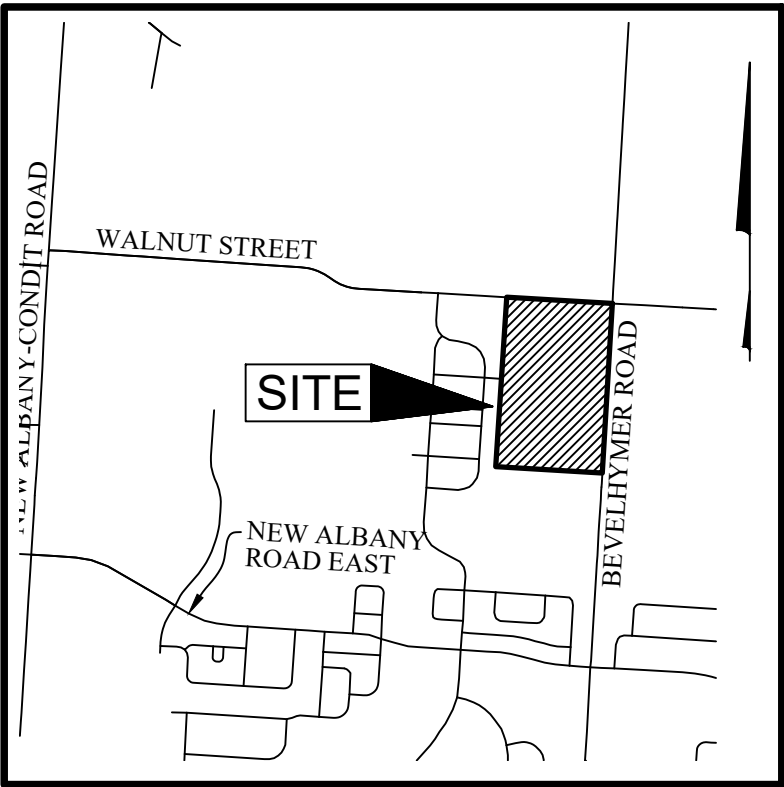
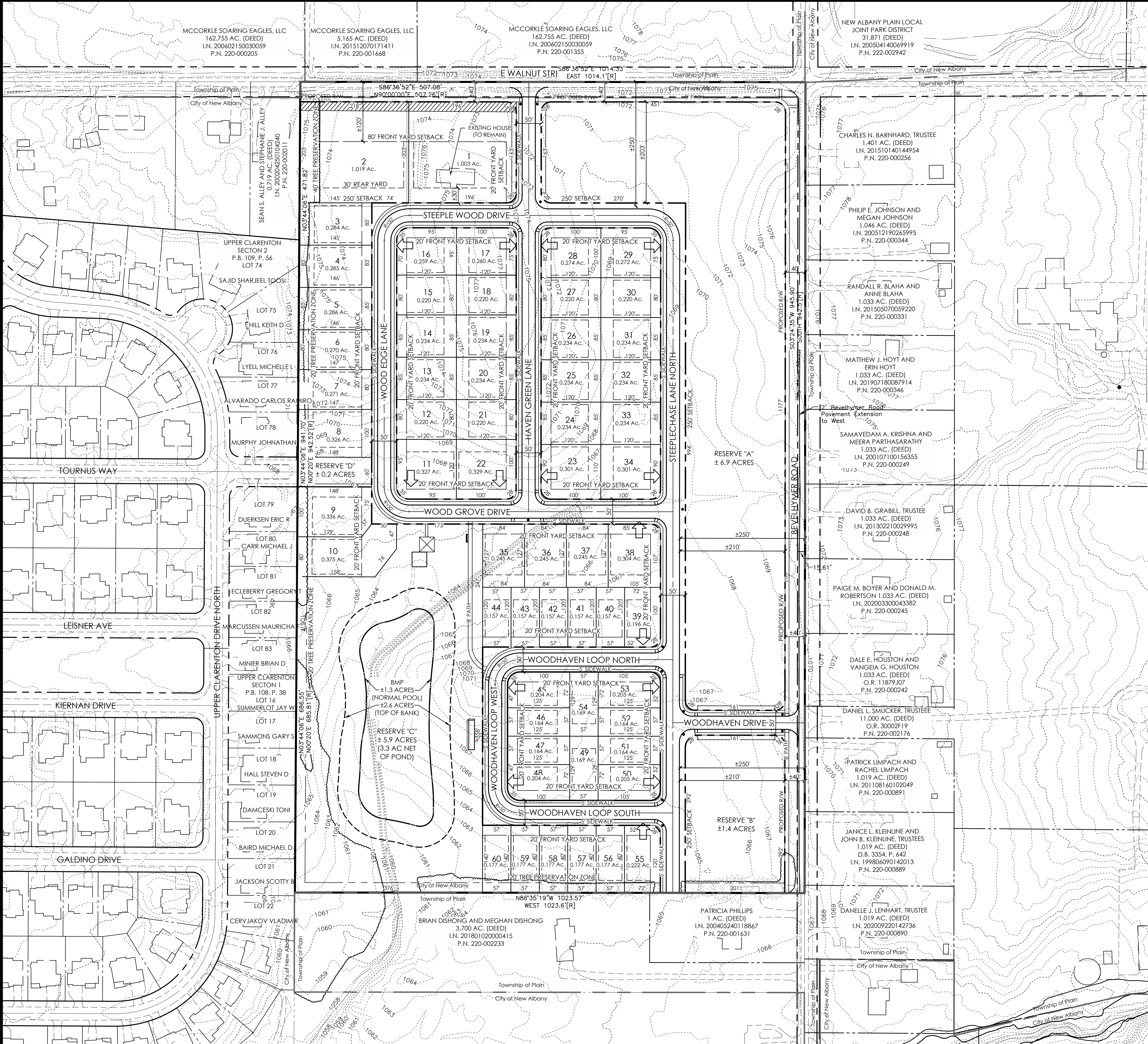
Signature of Applicant

William Hoelcher
Carol Pemberton
Brandon Belli

Date: 8/10/21

Date: 8/11/21

Date: 8/13/21



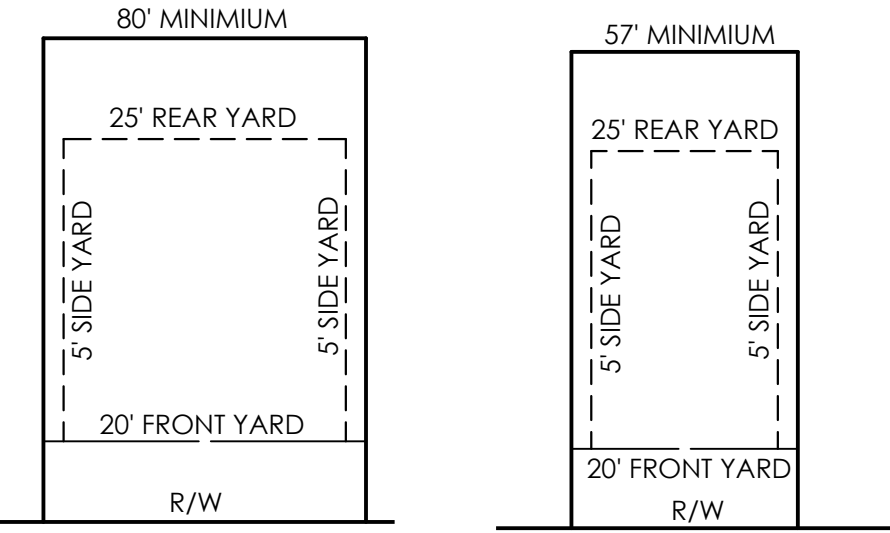
LOCATION MAP
NOT TO SCALE

Site Data 2021-08-20

Site Area (Gross)	± 38.09 ac
Site Area (Net 40' R/W Dedications)	± 35.7 ac
Lots	60 du
1 Existing Single Family Home – (Lot 1) 37 Traditional Single Family Lots (Lots 2-38) 22 Age Restricted Lots (Lots 39-60)	
Gross Density	± 1.57 du/ac
Net Density	± 1.68 du/ac

Open Space Parkland Calculations (Based on Net Acreage)	
Open Space /Parkland Required	± 10.44 ac/ 29.2 %
35.7 ac x .20 = 7.14 ac (Open Space) 60 lots x 2400 sf = 3.3 ac (Parkland)	
Open Space /Parkland Provided	± 11.8 ac/ 33 %
- Reserves A and B (Open Space) ± 8.3 ac 250' Rural Corridor - Reserve C (Parkland) ± 3.3 ac - SW Corner 5.7 ac – 2.6 ac BMP (from top of bank) - Reserve D (Open Space) ± 0.2 ac	

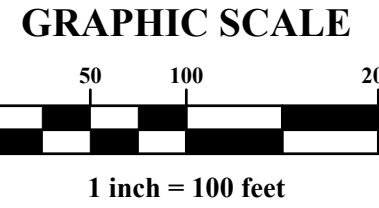
- Notes:
- Lots 1 and 2 shall not have driveway access to Walnut Street and shall be accessed from internal streets.
 - Mandatory home front facade orientation for certain lots is indicated with an arrow on the site plan. If Lot 1 is demolished or renovated, the front facade may face the internal north/south street that provides access to Walnut Street.
 - Reserve D shall be owned by the City of New Albany and maintained by an association comprised of the owners of the fee simple titles to the lots in the Woodhaven Subdivision in perpetuity unless/until a public road is constructed and Reserve D is dedicated to the City as public right of way.
 - A Tree Preservation Zone shall apply for a distance of twenty feet along Reserve B, C and lots abutting the west and south boundary lines of this zoning district except for Lot 2 which shall have a forty foot tree preservation zone from the west boundary line. Within that area, only the construction of underground utility lines, underground storm water management infrastructure and pedestrian connections to adjacent developments shall be permitted and designed to be generally perpendicular to the preservation zone. Healthy mature trees shall be preserved within this area unless they conflict with the installation of the permitted utility, storm water management infrastructure and pedestrian connections. After completion of construction, dead plant material, noxious plant material, such as poison ivy and other invasive plants may be removed subject to staff approval. Special markers shall be placed at each lot corner marking the edge of the Tree Preservation Area.
 - Lots 10, 35, 44 and 60 shall have special markers placed at each lot corner marking the lot edge where adjacent to open space. Lots 10, 35, 44 and 60 shall have special markers placed at each lot corner marking the lot edge where adjacent to open space.



TYPICAL SINGLE FAMILY LOTS (LOTS 11-38) (NTS)
* LOTS 3-10 AND 55-60 (20' TREE PRESERVATION ZONE WITHIN 30' REAR YARD SETBACK)

TYPICAL AGE RESTRICTED LOTS (LOTS 39-60) (NTS)

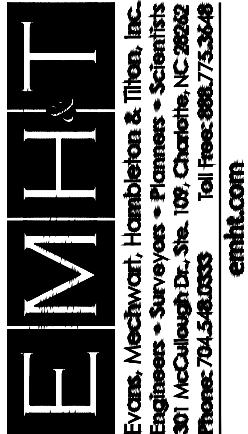
- STREET LIGHT - LOCATION MAY BE ADJUSTED WITH ENGINEERING
- CORNER LOT FRONT FACADE ORIENTATION
- NO SINGLE FAMILY DRIVEWAY ACCESS FROM LOTS 1 AND 2 ON WALNUT STREET



MARK	DATE	DESCRIPTION

Alto Real Estate
6262 Eirerman Road
Dublin, OH 43016

WOODHAVEN
Final Development Plan
Plan City, Franklin County, Ohio
SITE PLAN



DATE
August 20, 2021

SCALE

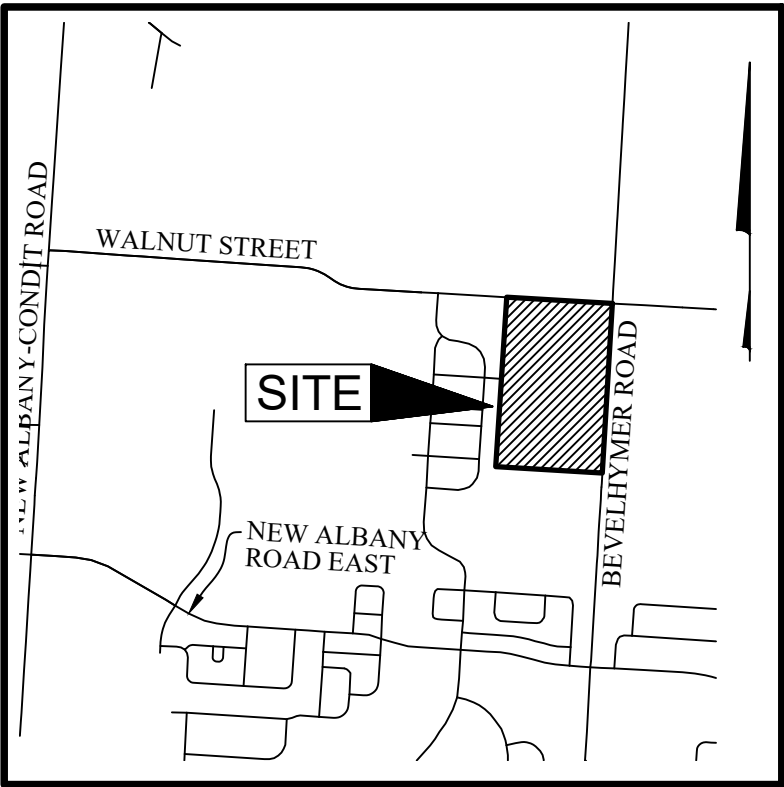
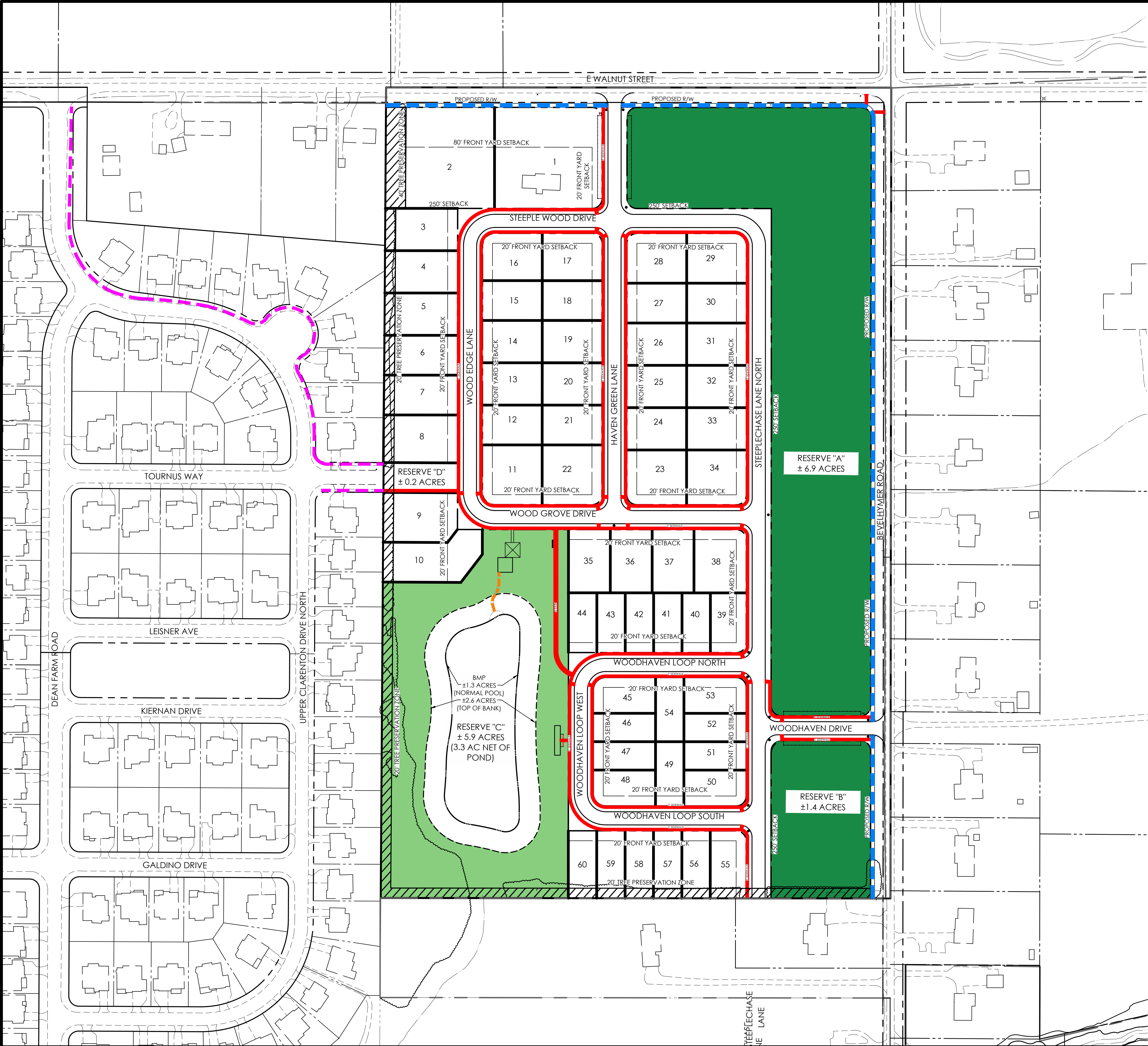
JOB NO.

20210698

SHEET

2/16

\\c:\data\01\proj\101\20210698\DWG\04\Sheets\Final development plan\20210698 FDP-Open Space and Pedestrian Connectivity
Plan.dwg, Last Saved By: mneal, 8/20/2021 9:59 AM



LOCATION MAP
NOT TO SCALE

KEY

- 5' Wide Sidewalks
- 8' Wide Leisure Path
- Mulch Path
- Existing Walk
- Open Space
- Parkland
- Tree Preservation Zone

RESERVE OWNERSHIP/MAINTENANCE PLANS

	Acreage	Ownership	Maintained By
Reserve "A"	±6.9 Acres	CITY	CITY
Reserve "B"	±1.4 Acres	CITY	HOA
Reserve "C"	±3.3 Acres (net)	CITY	HOA
Reserve "D"	±.2 Acres	CITY	City/HOA*

REVISIONS

MARK	DATE	DESCRIPTION

Alto Real Estate
6262 Eberman Road
Dublin, OH 43016

WOODHAVEN
Final Development Plan
Main City, Franklin County, Ohio
OPEN SPACE AND PEDESTRIAN
CONNECTIVITY PLAN



DATE

August 20, 2021

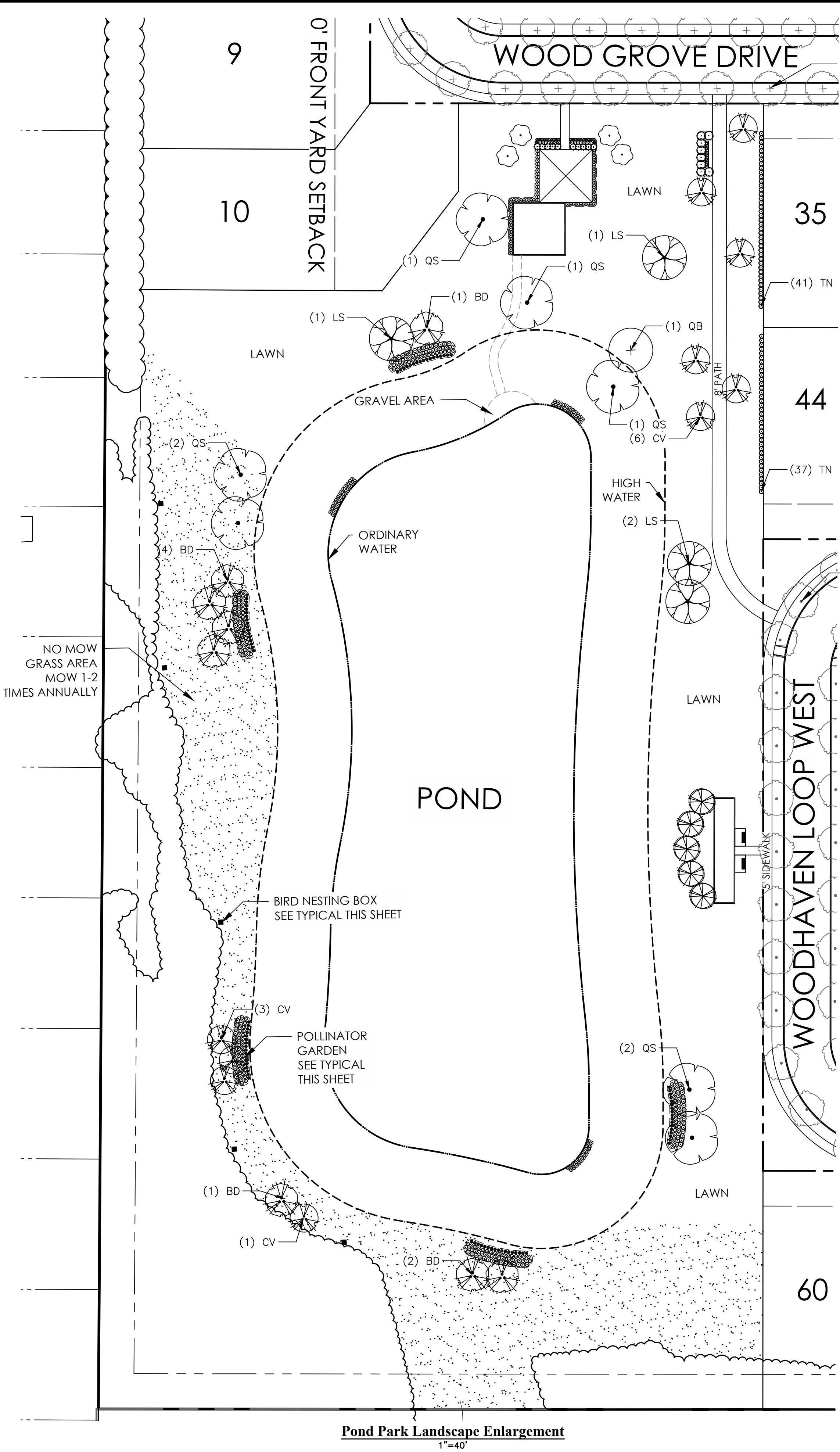
SCALE

JOB NO.

20210698

SHEET

3/16



NO MOW
GRASS AREA
MOW 1-2
TIMES ANNUALLY

\\cmpld\proj\proj01\project01\20210698\Drawings\04\Sheets\final development plan\2021 0698 FDP Key Plan.dwg, Last Saved By: mmerici, 8/20/2021 1:03:39 PM

STREET TREES
ACCOUNTED
FOR ON SHEET 7

STREET TREES
ACCOUNTED
FOR ON SHEET 7

PLANT SCHEDULE POND PARK

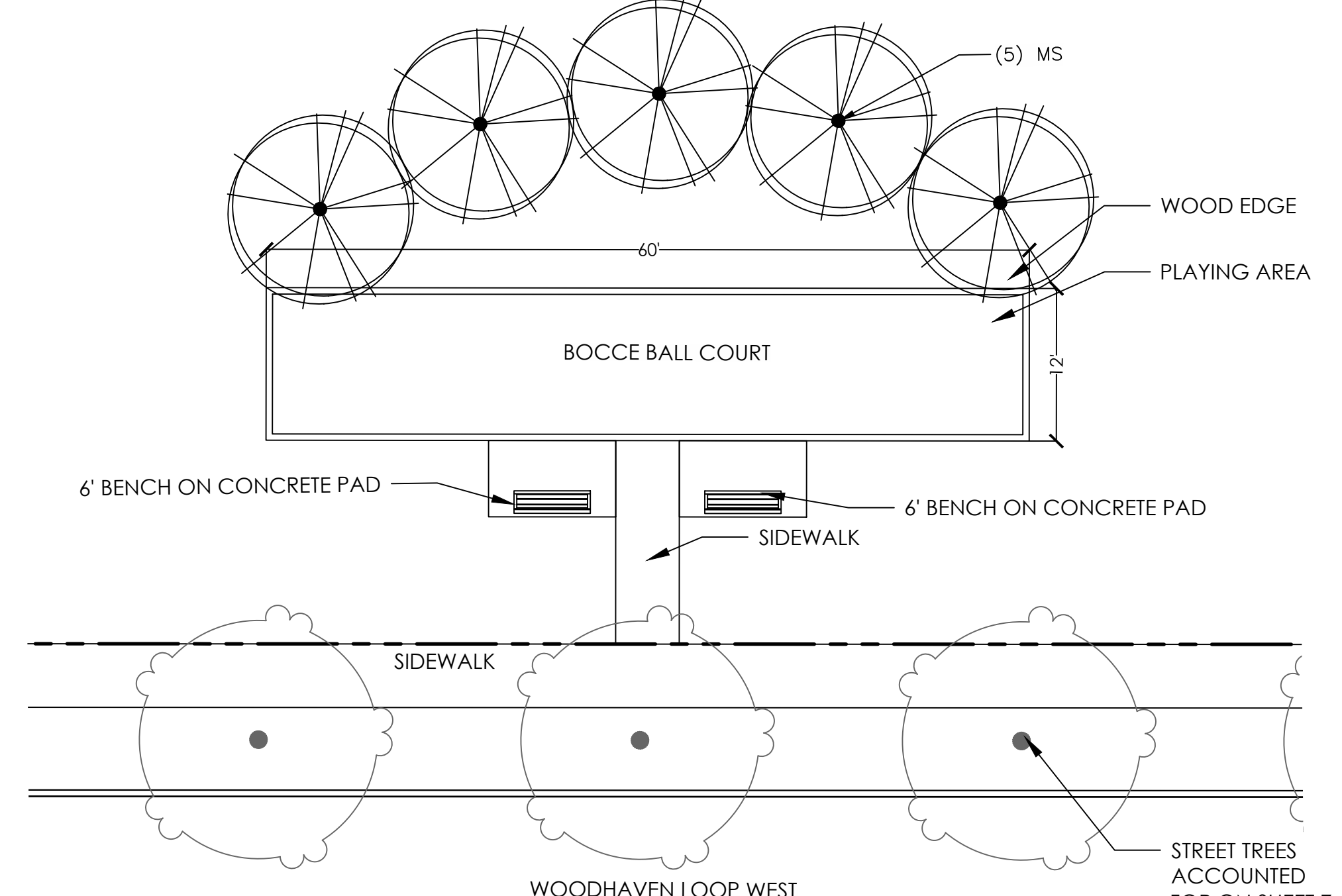
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
BD	8	Betula nigra 'Duraheat'	Duraheat River Birch	2" Cal.	Multi Stemmed
LS	4	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
QB	1	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
QS	7	Quercus shumardii	Shumard Red Oak	2" Cal.	B&B

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TN	41	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6" Ht.	B&B

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
CV	10	Crataegus viridis 'Winter King'	Winter King Hawthorn	2" Cal.	B&B

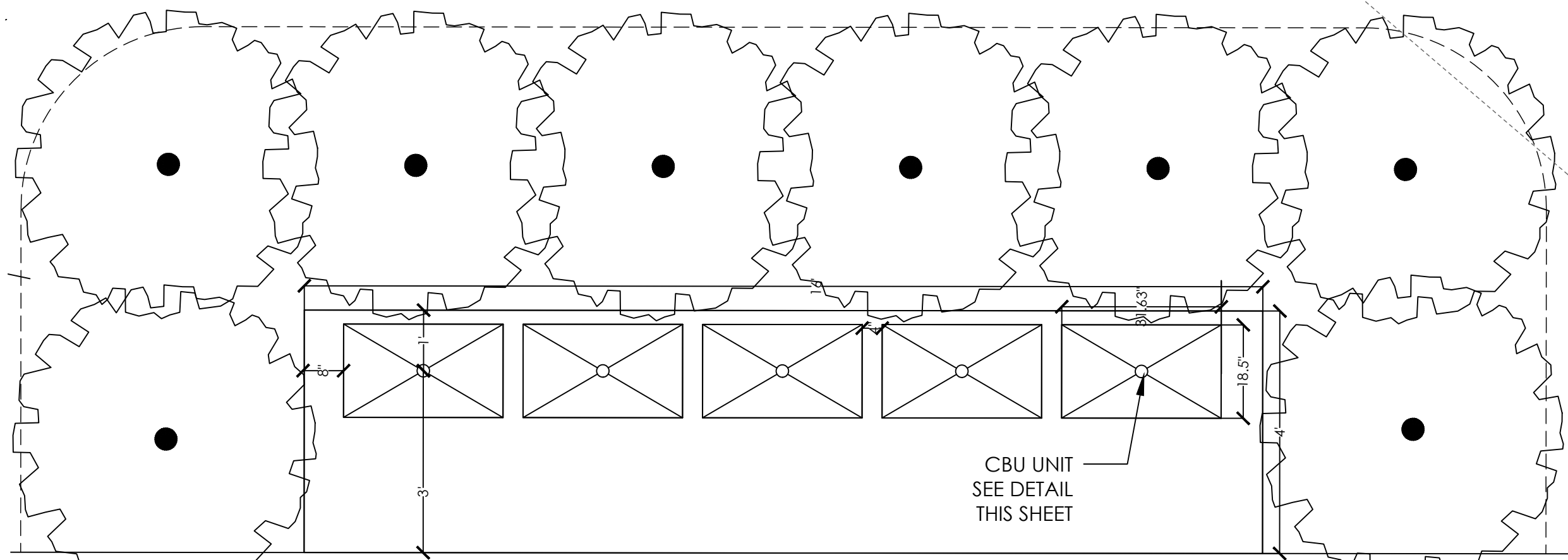
PLANT SCHEDULE TYPICAL POLLINATOR PLANTING BED

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
RA	15	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#3	Cont.
GRASS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
PB	17	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	24" Ht.	Cont.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
EP	16	Echinacea purpurea	Coneflower	24" Ht.	Cont.
RG	20	Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	#2	Cont.



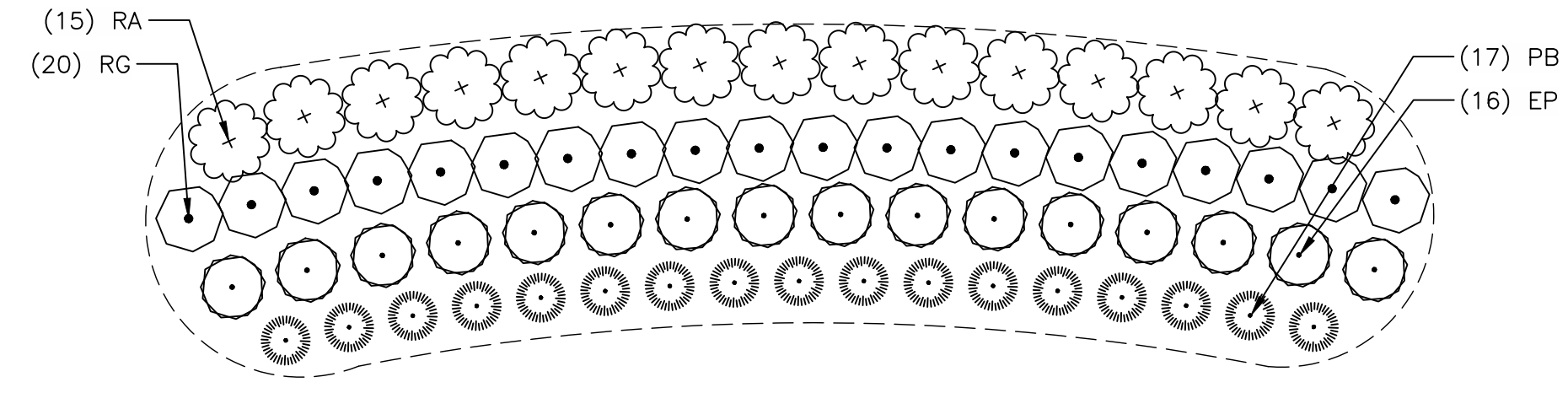
Bocce Ball Enlargement
1"=10'

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
MS	5	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	B&B

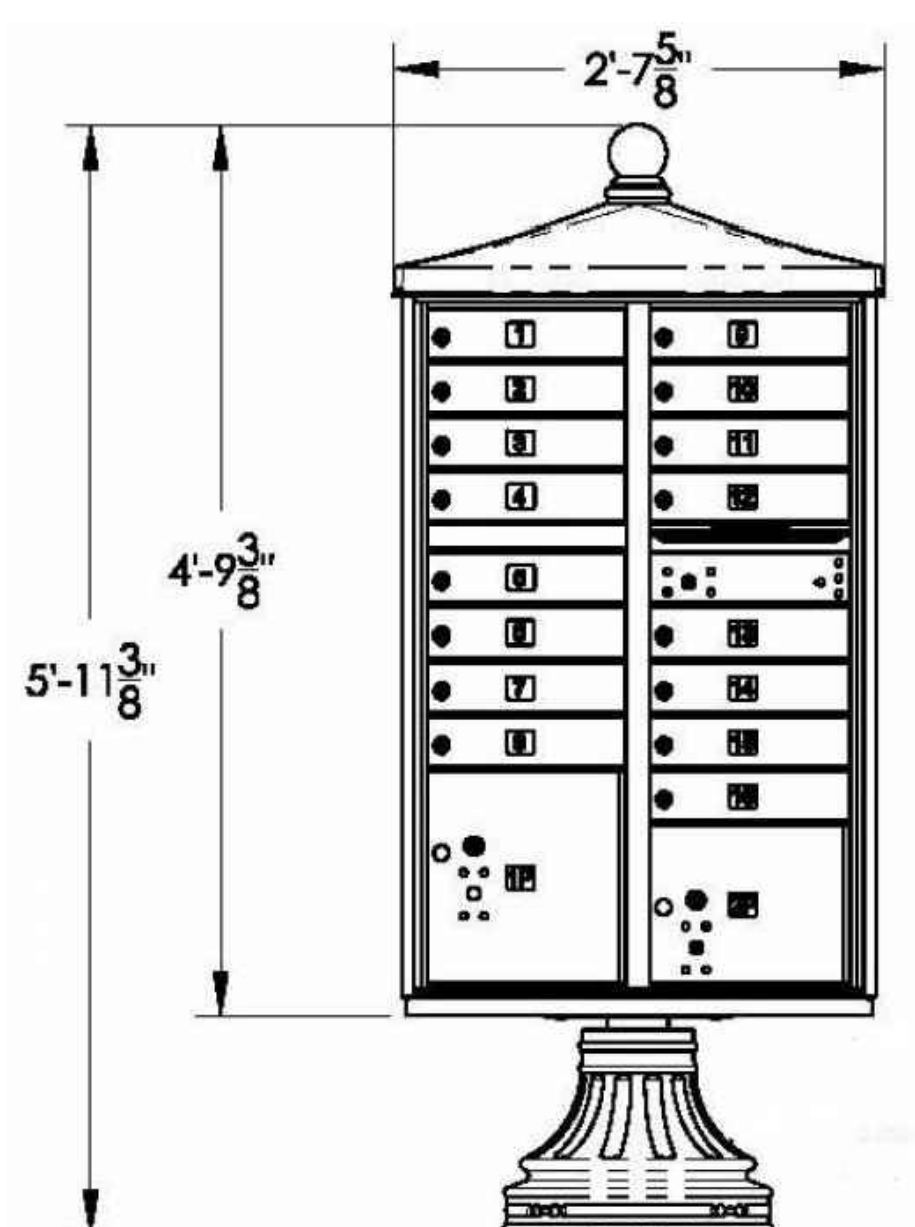


CBU Landscape Enlargement
1"=10'

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
VC	8	Viburnum carlesii	Korean Spice Viburnum	24" Ht.	B&B



Typical Pollinator Planting
Bed Enlargement
1"=5'



Decorative CBU Detail
NTS

16 Tenant Door Cluster Box Unit
Color: Black
(US Mail Supply Product #1570-16V2
or comparable substitute.
www.usmailsupply.com)



Bird Nesting Box
NTS

UNSPSC: 10131500
from Lowe's or Similar
Install 5 Boxes West of Pond Along Edge of Woods

REVISIONS

MARK	DATE	DESCRIPTION

Alto Real Estate
6262 Eberman Road
Dublin, OH 43016

WOODHAVEN
Final Development Plan
Plan City, Franklin County, Ohio
RESERVE C - PARK LANDSCAPE PLAN

EMHT

ENGINEERING, MECHANICAL, ARCHITECTURE & THERMAL, INC.
Engineers • Surveyors • Planners • Scientists
301 McCullough Dr., Ste. 100, Columbus, OH 43260
Phone: 614-291-0000 Fax: 614-291-7200
emht.com

DATE
August 20, 2021

SCALE

JOB NO.
20210698

SHEET
11/16

