

#### **New Albany Planning Commission Agenda**

Monday, May 15, 2023 7:00pm

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 the city website at <a href="https://newalbanyohio.org/answers/streaming-meetings/">https://newalbanyohio.org/answers/streaming-meetings/</a>

- I. Call to order
- II. Roll call
- **III.** Action on minutes: May 1, 2023
- IV. Additions or corrections to agenda

Administration of the oath to all witnesses/applicants/staff who 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
- VI. Cases:

#### ZC-11-2023 Rezoning

Request to rezone 1.765+/- acres located at 6A Hawksmoor from (I-PUD) Planned Unit Development to (I-PUD) Planned Unit Development for an area known as Hawksmoor North Amended (PIDs: 222-004874-00 and 222-005170-00).

Applicant: Rebecca Mott, Plank Law Firm

Motion of Acceptance of staff reports and related documents into the record for ZC-11-2023.

Motion of approval for application ZC-11-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

#### FPL-12-2023 Final Plat Modification

Final plat for the re-subdivision of lots 4 and 6A within the Hawksmoor subdivision generally located north of Hawksmoor Drive (PIDs: 222-003482-00, 222-004874-00, and 222-005170-00). **Applicant: Rebecca Mott, Plank Law Firm** 

Motion of Acceptance of staff reports and related documents into the record for FPL-12-2023.

Motion of approval for application FPL-12-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

#### FDP-50-2023 Final Development Plan

Final development plan to allow for construction of a single residential home on 1.654 acres located at 4093 Reynoldsburg-New Albany Road (PID:222-000630).

**Applicant: Maletz Architecture & Build** 

Motion of Acceptance of staff reports and related documents into the record for

FDP-50-2023.

Motion of approval for application FDP-50-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

- VII. Other business
- VIII. Poll members for comment
- IX. Adjournment



#### New Albany Planning Commission DRAFT Meeting Minutes

Monday, May 1, 2023 7:00 p.m.

#### I. Call to order

The New Albany Planning Commission met in regular session on May 1, 2023 at the New Albany Village Hall. Chair Kirby called the meeting to order at 7:01 p.m.

#### II. Roll call

Those answering roll call:

Mr. Kirby present
Mr. Wallace present
Ms. Briggs present
Mr. Larsen present
Mr. Schell present
Council Member Brisk absent
Council Member Shull absent

#### III. Action on minutes:

#### **April 17, 2023 Meeting Minutes**

Chair Kirby requested a clarification on pages 4 and 5. On page 4 he stated that he clarified with Planning Manager Mayer that the distance from the edge of the pavement to the center line of the creek was at least 50 feet. And then to be more specific, on page 5 that clarification arose again in the condition. The condition that was agreed upon was the following: that the distance between the center line of the creek and the edge of the 25-foot easement at the periphery of the pavement is 50 feet or more. Chair Kirby further explained that in other words, half of the conservation zone was on this side of the creek.

Engineer Walther answered that Chair Kirby was correct and further stated that if there was a curve it would be [in] back of that curve.

Chair Kirby agreed and stated that with a 25-foot easement it gets easy to misconstrue what is 25 feet and what is 50 feet.

Chair Kirby asked if there were any other comments or corrections to the minutes.

There was no response.

Commissioner Wallace moved to approve the April 17, 2023 minutes with the clarifications as stated by Chair Kirby. Commissioner Larsen seconded the motion.

Upon roll call: Mr. Wallace, yes; Mr. Larsen, yes; Mr. Schell, abstain; Ms. Briggs, yes; Mr. Kirby, yes. Having 4 yes votes; 0 no votes; and 1 abstention, the April 17, 2023 meeting minutes were approved as clarified.

#### IV. Additions or corrections to agenda

Chair Kirby asked if there were any additions or corrections to the agenda.

Commissioner Wallace stated that proposed corrections to the April 3, 2023 meeting minutes had been submitted.

Chair Kirby stated those would be considered next and added to the agenda.

#### **April 3, 2023 Meeting Minutes**

Chair Kirby stated that corrections to the April 3, 2023 meeting minutes had been requested and asked for comments.

The proposed changes are indicated in underlined text or stricken through text as indicated below. Unaffected text is omitted to conserve space.

- On page 2, Commission Member Wallace confirmed that the applicant, New Albany Company, was the current owner of <u>some of</u> the residences in the Bermuda subdivision.
- On page 3, Mr. Rubey and Mr. Underhill responded that yes, the New Albany Company had purchased some of the homes in the Bermuda residential subdivision.
- On page 3, Mr. Rubey responded that New Albany Company now owned at least 7 homes, some have the original owners as tenants, some do not. there are 32 homes in the subdivision and New Albany Company owns them all. He further stated that in some eases, the homes are rented by former owners.

Deputy Clerk Madriguera explained that the proposed amendments corrected her misinterpretation of what was said at the April 3, 2023 meeting.

Commissioner Wallace asked Deputy Clerk Madriguera whether the amendments were based upon her listening to the recording of the April 3, 2023 meeting and a determination that what she heard on the recording was more accurate than the minutes.

Deputy Clerk Madriguera responded that yes, she had listened to the April 3, 2023 meeting recording again and the amendments were requested in order to correct her misinterpretation of what was said at the meeting.

Commissioner Wallace stated that it was unusual for the commission to not catch a misinterpretation of that nature. He further remarked that when he saw the proposed corrections he kind of recalled that discussion at the April 3<sup>rd</sup> meeting and the minutes as she had drafted them reflected his recollection.

Commissioner Wallace continued that, nonetheless, given the statement from the clerk of the source of the proposed changes he would move to approve the submitted corrections to the April 3, 2023 meeting minutes. Commissioner Briggs seconded the motion.

Upon roll call: Mr. Wallace, yes; Ms. Briggs, yes; Mr. Kirby, yes; Mr. Larsen, yes; Mr. Schell, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the corrections to the April 3, 2023 meeting minutes were approved.

Chair Kirby asked whether there were any other additions to the agenda.

Planning Manager Mayer answered that there were not.

Chair Kirby administered the oath to all present who wished to address the commission.

Chair Kirby asked all present to be sure their phones were silent.

#### V. Hearing of visitors for items not on tonight's agenda

Chair Kirby asked whether there were any visitors present who wished to address the commission for items not on tonight's agenda.

There was no response.

#### VI. Cases:

#### ZC-11-2023 Rezoning

Request to rezone 1.765+/- acres located at 6A Hawksmoor from (I-PUD) Planned Unit Development to (I-PUD) Planned Unit Development for an area known as Hawksmoor North Amended (PIDs: 222-004874-00 and 222-005170-00).

Applicant: Rebecca Mott, Plank Law Firm

Planner Cratic-Smith delivered the staff report for ZC-11-2023 Rezoning.

Planning Manager Mayer requested that the commission hear the re-platting application staff presentation at this time since it was directly related to the rezoning application.

The Commission agreed.

#### FPL-12-2023 Final Plat Modification

Final plat for the re-subdivision of lots 4 and 6A within the Hawksmoor subdivision generally located north of Hawksmoor Drive (PIDs: 222-003482-00, 222-004874-00, and 222-005170-00).

Applicant: Rebecca Mott, Plank Law Firm

Planner Cratic-Smith delivered the staff report for FPL-12-2023 Final Plat Modification.

Commissioner Wallace asked to staff to demarcate lot 6A.

Planning Manager Mayer indicated 6A on the site plan as the flag-shaped lot.

Commissioner Wallace then asked about lot 6b.

Planning Manager Mayer explained that lot 6b would be the new designation of the newly combined parcel which would consist of lots 4 and 5 (previously combined) and lot 6A.

Planner Cratic-Smith continued the staff report.

Chair Kirby asked for comments from engineering.

Engineer Walther stated there were no comments on the rezoning. Engineer Walther further stated that as far as the replatting, any impacts on drainage will be reviewed with a comprehensive permit.

Commissioner Wallace clarified that we are going from 2 combined parcels 4 and 5 to a bigger parcel that will include lot 6.

Planning Manager Mayer responded that was correct, big parcel 6 + 4 and 5. The house sits on lot 4 and a pool is under construction on what was lot 5; the commission approved a variance [on lot 5] so that the pool can be located on the side of the house. The acquisition of lot 6 and approval of the rezoning and plat modification will permit the property owner to construct accessory structures to serve the house on lot 4.

Chair Kirby noted that Google maps had a more current picture of the pool construction.

Commissioner Wallace stated that, when all is said and done, upon approval of these applications, there will be one big lot with a house sitting on what used to be lot 5 (combined with 4) and then there will be a pool with other accessory structures.

Planning Manager Mayer stated that was correct.

Commissioner Larsen noted the drainage and utility easements go along the back of lots 4 and 5 and through lot 6 and asked whether that would still be a drainage and utility easement.

Planning Manager Mayer explained that this application was similar to a 2015 platting application involving this property. In 2015 the commission approved very much the same request to move the tree preservation zone to the rear of the lot 4 with a 1 for 1 trade and no change to the location of the drainage and utility easements. Similarly, this application seeks to move the tree preservation zone from the rear of lot 4 to the rear of what will be 6b and the drainage and utility easements will remain in the same location.

Commissioner Larsen noted that similar to 2015, the reason for moving the tree preservation zone was to make the lot more buildable. However, if that area is a utility and drainage easement, it would not be buildable.

Planning Manager Mayer explained that it was not that the lot would become buildable but the tree preservation zone which currently exists in the center of the combined lots prevented any encroachment whatsoever. So, the thinking by staff was that it would be nice to move the tree preservation zone to put in a path or sidewalk which would promote cohesive development within the property, and direct access from lots 4 and 5 to the accessory structures on the northern portion of the property.

Commissioner Larsen continued that, from an engineering perspective, although he might be missing something, sidewalks would block the drainage as well.

Planning Manager Mayer responded that, as Engineer Walther mentioned, city staff will review construction permits that propose sidewalks and pavement in that area for positive drainage. The plat allows for engineering review of construction plans for drainage to be sure there are no negative impacts.

Commissioner Larsen asked whether the owner would be advised that the utility easement remains.

Planning Manager Mayer responded that this will be a notation on the title recorded with the Franklin County Auditor which runs with the property, so future buyers will know, if and when this property was sold.

Commissioner Schell asked whether moving the tree preservation zone was trying to relocate the healthy trees or whether new trees would be planted.

Planning Manager Mayer responded that the staff report recommended that there be additional trees planted, subject to staff approval, on the eastern portion of the new tree preservation zone. There was no requirement to move any trees, and trees in the existing zone could be removed at the property owner's discretion. The new zone would extend the entire zone and buffer the property to the north.

Commissioner Schell asked whether there was a requirement that new trees be planted 1:1 for size.

Planning Manager Mayer responded that there are no requirements in the text other than it is subject to staff approval. He continued that landscaping would be part of the final development plan which would be reviewed by the commission.

Chair Kirby noted that the final development plan was not presently before the commission.

Planning Manager Mayer responded that it was not but staff did have a tree survey from 2019 which let them know what trees were planted in the area and the location of the trees.

Commissioner Schell referenced the earlier discussion regarding the ability to build unlimited accessory structures and asked whether there was a guarantee that there will be no single-family homes in this rezoned area.

Planning Manager Mayer responded that there was no guarantee but if that was proposed (noting that it was an entitlement of the I-PUD zoning), the property owner would have to split the properties to comply with the city code requirement of one house per lot. Nonetheless it was a vested right of the I-PUD rezoning.

Commissioner Larsen noted that he did not understand why the I-PUD zoning request was separate, and why the whole property would not be amended.

Chair Kirby stated that now would be a good time to hear from the applicant.

Applicant Rebecca Mott with the Plank Law firm, 411 E. Town Street, Floor 2, Columbus 43215, attorney on behalf of the applicant property owners who currently own lots 4 and 5.

Ms. Mott explained that the applicants did not want to change the zoning for lots 4 and 5 because they have a separate zoning text for the house and pool. The applicant wants these applications separate because they have been granted variances and land use entitlements for lots 4 and 5 and hope to establish a family compound or large estate property. She stated that .58 acres at the eastern portion of 6A is not yet part of Hawskmoor which is why they are seeking rezoning. These applications present complicated legal issues because there were 2 different properties involved in the zoning application versus the plat.

She explained that the western parcel and eastern parcel were rezoned in 2021, the western parcel will retain 2021 zoning of IPUD and any accessory structures constructed will maintain the higher residential aesthetic of Hawskmoor – these will include things like poolhouses, detached outbuildings, and detached garages. Current zoning code allows 2 accessory structures per residence and the applicant was seeking the flexibility to build more than 2, she stated that the property owners would not want to overbuild the property and were willing to consider a maximum amount of accessory structures. She noted the substantial size of this property and stated they were thinking that 4 would be a good amount of accessory structures.

She presented a map indicating the proposed setbacks for rezoning; and the no-build tree preservation zone/area. She stated that property to the north would be well-buffered and that the property owners would respect the existing agreement to maintain a 50-foot setback. She explained that other than permitting the construction of accessory structures without a primary residence on lot 6A, all of the other features were existing. She stated that the property owners would work with the Hawksmoor subdivision, that they would comply with the homeowners association, and would comply with the design review board requirements which is a private entity contracted with by the homeowners. Ms. Mott stated that she was happy to discuss the final plat modification now or after consideration of the rezoning application.

Chair Kirby stated these two applications would be best explained as an integrated whole. After the presentation, the commission will vote on each application separately.

Chair Kirby asked whether the new property would be bound by the Hawksmoor covenants and restrictions.

Ms. Mott responded yes, the homeowners association would need to approve the addition and the replat.

Chair Kirby asked what the recourse would be if they did not.

Ms. Mott stated that if they did not approve the replat, it would fail but the property owners would still have the rezoning. In that case, the property owners would most likely return with a replat for lots 4 and 5.

Commissioner Schell asked whether any land had ever been added to Hawskmoor.

Ms. Mott responded that yes there had and she explained prior expansions of Hawksmoor. She also explained that this application was consistent with prior replat applications and their corresponding ordinances. The difference here was that there were 2 different zoning texts and ordinances that apply to this property and they wanted to keep it simple and let those entitlements stand.

Chair Kirby stated that this plan has two masters, one is a large lot and a future vision as 2 lots.

Ms. Mott stated she would not say that 2 lots is their vision.

Chair Kirby asked then how do we get around having a second house here without breaking the 1 house per lot rule.

Ms. Mott replied that the zoning text trumps the code unless the zoning text is silent then the code applies. Because they were asking for a change to the zoning text to allow accessory structures the prong permitting the construction of a single-family residence exists but they agreed to language in the text that would require a replat if they wanted to build a single-family residence, and the zoning enforcement interpretation was only applicable to the 1.726 acres.

Planning Manager Mayer added that there is also a provision in the text that requires that lot to be split again if and when a single-family dwelling unit to be constructed on what is now lot 6A.

Chair Kirby then stated that this text allows multiple accessory structures to be constructed and no residence and in the event an additional residence is sought, the lot must be split.

Planning Manager Mayer answered that was correct.

Ms. Mott answered that was correct, and further stated that if 6b is split for construction of a residential dwelling we will request a rezoning. The IPUD text does not apply to lots 4 and 5.

Commissioner Wallace asked how that would align with the re-subdivision request where it says lots 4 and 5 are combined with lot 6A.

Ms. Mott responded that the city would keep two separate maps on file, and further stated that a plat is totally different than a zoning district and that this lot would have 2 zoning classifications and texts.

Chair Kirby remarked that this was a case where one parcel had multiple zoning districts.

Ms. Mott confirmed Chair Kirby's statement and stated that it was totally legal and would work.

Planning Manager Mayer added that there are other properties in New Albany, in the Country Club Community, that have a two-zoning district classification. And when the city's zoning map is updated, both zoning classifications will appear on the updated map

Commissioner Larsen remarked that he understood the legality of it and the 2 rezoning districts but it was unclear why the replatting was needed.

Ms. Mott responded that it necessary was because the property owners wanted to add the .58 acres east of the property into Hawksmoor and into the lot.

Chair Kirby stated the replat is necessary to combine the ½ acre with 6, but not necessarily with lots 4 and 5.

Ms. Mott responded that was correct and added that the replat included lots 4 and 5 because that would mean the property owners would have one tax bill and was in line with their property goals.

Chair Kirby confirmed that the replat is necessary to bring in the .5 acre of Hawksmoor, but it is not necessary to the combination of lots 4 and 5 with 6A. That was a matter of convenience for the property owners.

Ms. Mott answered that was correct and further explained that her client would be subject to all rules and regulations applicable to adding property to Hawksmoor.

Chair Kirby asked staff whether we had any other properties where secondary structures were as large as these were permitted to be.

Planning Manager Mayer provided the size limits relative to lot size and answered that for purposes of this property the code limited the number of accessory structures to 2 and imposed a size limit of 1600 square feet because the lot is 2 acres or more.

Chair Kirby whether there was a height limit.

Planning Manager Mayer answered that it was 25 feet.

Chair Kirby observed that the height limit proposed in this application was 45 feet which would mean that these accessory structures could be as tall as any of the houses in Hawskmoor.

Ms. Mott explained that they wanted to be as flexible as possible, that the language was permissive, and would maintain the high architectural standard of Hawskmoor. She also stated that no accessory structure plans were underway.

Chair Kirby stated that he was pleased with the architectural standards, his concern was the size of the accessory structures.

Ms. Mott asked whether his concern was with the height and the square footage.

Chair Kirby answered yes, and further stated that 45-feet was a lot and was possibly taller than the houses in Hawksmoor.

Ms. Mott mentioned the 2 ½ story typical heights, and stated that if there was a compromise to be made, they would consider it.

Chair Kirby stated that he would like to hear from staff on that and further, on a related topic, he asked where the second residence would be located. Would it go in the classic lot 6, or to the north in the new portion.

Ms. Mott responded that current zoning text required homes to face the Hawksmoor right of way.

Commissioner Wallace recalled that last year the commission approved a variance for a pool in the side yard to accommodate a pool. He asked Law Director Albrecht how it works when the need for a variance gets mooted out by the same owner buying the adjacent property.

Law Director Albrecht stated that he did not think what happened subsequent made a difference, this application does not affect the prior variance at all. Variances are decided as they arise.

Commissioner Wallace asked whether the commission could impose a condition of approval of this application that the pool be removed from the side yard.

Ms. Mott stated that construction on the pool is almost finished and the use variance is a use entitlement.

Commissioner Wallace clarified that he was not suggesting revoking the prior variance; the commission would be requiring removal of the pool as a condition of approval of this application.

Law Director Albrecht recommended that the commission not go down that road because the pool variance has been approved.

Commissioner Larsen asked staff whether, when the commission approved an IPUD, does the commission need to have a preliminary layout of what is intended for the property because he recalled seeing that in the past.

Planning Manager Mayer responded that the applicant did not have to provide a preliminary layout with an IPUD rezoning application. A subdivision map and standards that usually take the form of IPUD text description were sufficient. He further stated that the commission will review a final development plan prior to construction.

Commissioner Larsen stated that he was of the opinion that the commission should limit the accessory structures to what is afforded in code currently and then possibly approve additional structures when the final development plan is presented. He continued that it was hard to approve an application like this without knowing what was intended for the property.

Ms. Mott added that this was a 1.726 acre lot without a home on it and had ample room for accessory structures as opposed to the standard sized lots that limit accessory structures to 2.

Chair Kirby stated that when there is the entitlement for the home, the commission must assume that a home will be constructed as well as the accessory structures.

Ms. Mott stated that the assumption could be made but clarified that it was not their intent. This application sought to increase the amount of accessory structures, there were no plans to build another primary residential dwelling. If a future owner wished to build a primary residence, they would need to replat the property. This situation deals with accessory structures which are unlimited in the application. She further stated that they are willing to consider a limit and 4

seamed legitimate given the size of the property - 1 in lot 6 body, 2 in the northwest and 1 to the northeast.

Commissioner Schell stated that his only concern with the 4 accessory structures was that there was still room for a large, estate-sized house and asked to confirm the size of the lot.

Ms. Mott responded that the lot size was 1.726 acres.

Commissioner Schell responded that there remains the potential for a large home, and 4 accessory structures and that a lot of that size would be consumed rather quickly.

Ms. Mott stated that if a primary dwelling was sought, a replat would be required and then a limit of 2 accessory structures would apply. She stated that she did not want to crowd or overdevelop the property and she thought 4 accessory structures with these setbacks was about right.

Commissioner Larsen asked whether under the current zoning is there a size limit for the accessory structures.

Ms. Mott answered that there was no size maximum or minimum, but envisioned them as poolhouse sized or garage sized. She further stated that a final development plan will be reviewed by the city and by the Hawksmoor association will review the accessory structures.

Chair Kirby confirmed that he heard Ms. Mott say that in the event a residence was built that the limit of 2 accessory structures would apply.

Ms. Mott stated that if her client builds a primary home, that becomes the primary use.

Chair Kirby asked whether, if more than 3 accessory structures are built, would the client be willing to agree to not build a primary residence. If the home was built first, 2 structures would be permitted. Would building 3 structures foreclose the need to build a primary residence.

Ms. Mott responded that that limitation does not accommodate the possibility that third party could buy the property and want to build a residence.

Chair Kirby stated that the commission has seen, even in the Country Club Community, situations owners try to put more things than will fit on the lot. Here, as written, this text permits an unlimited amount of accessory structures and then when all of that is done, a house could be put on it. He did not find that result palatable. If it was done in the other order it would have been a house + 2 accessory structures. He asked whether there was a point at which the commission could impose a condition that a home would not be built.

Ms. Mott responded that she would she would need to speak with her client, but suspected that her client could live with that. It would be a condition of 3 accessory structures total.

Chair Kirby noted he was still working through the logistics of what it would look like, that it seemed workable aside from the fact that a horrendous amount of trees would be removed.

Commissioner Briggs asked whether her client owned lot 6.

Ms. Mott responded that her clients owned lots 4 and 5 and were in the process of purchasing lot 6.

Commissioner Briggs continued, that the applicants were in contract for lot 6 and 6a and remarked that she was struggling with the plan for lot 6. She noted the location of the pool and

the proximity of the adjacent Hawksmoor residences and remarked that lot 6 was distinguished from lot 6a.

Ms. Mott responded that her clients were purchasing lots 6 and 6A plus the .58 acre and that the plan for lot 6 was a pool house, outbuilding, accessory-type structure and that the primary home was on lot 4. She stated that the owners were also intending to build accessory structures on lot 6A and envisioned an estate or family compound.

Commissioner Briggs acknowledged that the property owners had been in discussions with the neighbors and asked what kind of preliminary feedback they were receiving regarding their plans.

Ms. Mott responded that there was a lot of work to be done with Hawksmoor regarding the replat and with the neighbors. She stated that the neighbors seemed generally supportive, and a meeting had been scheduled, there was an existing title issue that they were working through.

Commissioner Briggs asked Planning Manager Mayer whether there was any precedent for this type of application where an owner had a pool and then purchased an adjacent lot for accessory structures that would face the street.

Council Member Shull answered that the closest thing that came to his mind was last year in Ebrington. The property owner purchased an adjacent lot for the construction of an accessory structure pool-house which is currently under construction.

Chair Kirby asked whether an accessory structure required a final development plan.

Planning Manager Mayer answered that accessory structures required a final development plan. He confirmed that Council Member Shull's recollection of Ebrington was correct. Regarding neighbors, he mentioned that neighbor letters were sent out regarding the hearing for this application and that the neighbors will be notified prior to commission consideration of the final development plan.

Commissioner Briggs noted that would include some of the neighbors in Belmont.

Planning Manager Mayer stated that was correct, neighbors within 200 feet within the subject parcel would be notified, so neighbors within 200 feet of an accessory structure would be notified of the commission's consideration of a final development plan. And in this case, if the accessory structures were constructed separately, the final development plans would be presented and considered separately.

Chair Kirby remarked that the commission was considering the rezoning and final plat modification and would then review the final development plan for each accessory structure. And if construction was at separate times, the commission would review each final development plan separately. He asked whether the homeowners association would also consider the final development plans and observed that it would be nice to hear from the owners of lot 3 considering the removal of the trees in the lot 4 preservation zone.

Ms. Mott stated that the homeowners association would review the final development plans and stated that they would not be affecting lot 3's tree preservation zone, only their own.

Commissioner Wallace added that what Chair Kirby was referring to was the fact that if the trees in the current preservation zone behind lot 4 are chopped down then there would be a lot of trees that would that stop and then start again in a new location behind lot 3.

Ms. Mott responded that those neighbors have a 100% vested interest and would have to sign the replat.

Chair Kirby stated that he understood, but their input would be helpful to the commission's consideration because this application presents what is essentially a huge variance over the top of Hawksmoor. He liked that this was an integrated plan but the commission would benefit from input from the residents.

Ms. Mott responded that this was not an area variance or a use variance. The zoning classification is not changing and all of the existing limitations are being maintained. This would have no effect on governmental services, utility use, or traffic. The IPUD zoning for lot 6A and the .58 acres is currently in place. She continued that she was respectfully asking for approval of both applications.

Chair Kirby stated that he understood that this was not a variance and further stated that nonetheless the commission was required to consider criteria under plan review big 3 (a) - (s) in order to approve these applications. Despite the fact that this is not a variance it does change the zoning.

Ms. Mott responded that all setbacks are being maintained.

Commissioner Schell asked how Ms. Mott felt about negotiating the maximum height and the maximum of three accessory structures.

Ms. Mott responded that she felt confident that she could agree to a maximum height of 35-40 feet. She further stated that she would have to speak with her client about the maximum of 3 structures and would be willing to table this request in order to confer with her client.

Commissioner Wallace asked about vehicular access. He noted that the text indicated a single driveway but it appeared that a second driveway to serve lot 6A was indicated on the site plan.

Planning Manager Mayer responded yes, a second driveway to serve lot 6A was indicated on the site plan.

Commissioner Wallace asked what distinguished an accessory structure from a residential structure and to what extent could an accessory structure accommodate people residing there.

Planning Manager Mayer responded that an accessory structure is a subordinate structure incidental to the principal structure. Staff has been working with the applicant to clarify the language of the IPUD text to be sure it does not go beyond the intent of an accessory structure. He continued that staff felt clear that the language was clear that the accessory structures proposed here could not be used as residences.

Chair Kirby asked about the definition of dwelling unit, how big was a guesthouse and to what extent can a person reside in a mother-in-law suite. What does it need to be missing in order to not become a dwelling-unit? He further commented that he came from campus.

Commissioner Wallace agreed and stated that when the term family compound was used he thought that accessory structures could be used as dwelling units.

Ms. Mott responded that there are no plans to use the accessory structures as dwelling units, a carriage house, or short-term rentals, and there were no plans to build a primary residence.

Commissioner Wallace then asked whether the applicant would be comfortable with language stating that any accessory structure would not be residential in nature, or something to that effect.

Ms. Mott responded that yes another sentence could be added stating that an accessory structure would not be a residence.

Chair Kirby added that this was about use. It was not about the appointments in the accessory structure. He asked for input from legal staff.

Planning Manager Mayer stated that the Chair was correct, there are many properties that have accessory structures with dwelling unit amenities but they are not used as residences.

Chair Kirby continued that there are more than 0 properties in the Country Club with dwelling unit amenities but are not used as residences.

Law Director Albrecht agreed and reiterated that it is about how the structure is used.

Ms. Mott stated that they would be willing to reference or incorporate the building code definition of a residence into this text.

Chair Kirby asked staff to recite the code's definition of a dwelling or residence.

Planning Manager Mayer then read the code definition of a residence used for dwelling.

Chair Kirby requested of staff that if the application got tabled, could the applicant work out what a reasonable size for maximums of large lot accessory structures would be, if they are different than what is provided by code.

Planning Manager Mayer responded yes, that staff had helpful data on that issue.

Chair Kirby continued that on that line, the building footprints for houses on Hawksmoor was crucial for providing perspective on the size of these accessory structures. He was not adverse to them being large-ish, but these accessory structures should maintain a size proportionate to the residential structure and the surrounding architecture.

Planning Manager Mayer stated that staff would research building footprint sizes to make sure these structures, upon completion, are appropriately designed and sized.

Chair Kirby stated that his goal is to bake them into the zoning text so the final development plan was easy to accomplish. The applicant and all parties interested will know what the boundaries are and that this was a workable set of issues.

Commissioner Larsen agreed recommended that it should be gauged in terms of the foot print rather than square footage, and that the accessory structures should be smaller than the residence.

Chair Kirby asked if anyone from the public was present who wished to speak on the application.

There was no response.

Commissioner Larsen asked whether doing the final plat application was more or less complicated from the city's perspective.

Planning Manager Mayer responded that it was not more or less complicated for the city, and it was not required. The applicant had every right to submit this final plat application and if anything it was more complicated for the applicant.

Chair Kirby confirmed that moving the tree preservation zone on lot 4 was part of the final platting application. He further asked when the tree planting requirements would be imposed.

Planning Manager Mayer answered that was correct, the tree protection zone would be recorded with the final plat. It was mentioned in the rezoning application as well for a belt and suspenders approach. He further recommended that the tree planting be part of the final development plan package.

Chair Kirby requested modestly enforceable language regarding tree planting be added. He further remarked that if there were more trees he would wait until final development but as it was there were relatively few there now. The trees could be removed right away and the final development plan could be years away.

Planning Manager Mayer stated that was true. He added that the new preservation zone on the northern zone would become effective immediately.

Chair Kirby confirmed with Planning Manager Mayer that the establishment of the new tree preservation zone allowed the planting of native species and did not prevent an increase in forestation. He added that he wanted to make sure that a gotcha was not built into the plan.

Commissioner Larsen stated that the commission could require preservation of existing trees and further require that any trees removed must be replaced.

Ms. Mott stated that her client had no plans to remove the trees, and her clients did not want to impact drainage or stormwater.

Chair Kirby stated that on the text, it is identical to the existing text for Hawksmoor North.

Planning Manager Mayer stated that this is all the same text and the setback standards had been increased slightly from the eastern property line.

Chair Kirby remarked that what he looked for and did not find in his packet was diff-marked text, the inclusion of which would have been appreciated as it eases comparison.

Ms. Mott stated that she could provide that, and there were many iterations of red-line text.

Planning Manager Mayer stated that staff had worked closely with the applicant and felt with 100% assurity that all existing requirements were met.

Council Member Shull asked Planning Manager Mayer when this becomes one parcel, in recalling the Ebrington discussions about side yards versus front, lot 4 is currently established as the frontline of this parcel, will that change if anything is built on lot 6?

Planning Manager Mayer answered that it would not change the frontline but it would change the internal property lines. The side lot and front lot lines would remain the same but the internal setbacks would be removed to allow for more cohesive design on lot 6.

Chair Kirby confirmed with Ms. Mott that development of accessory structures could preclude a future split because then the property would not meet the one house, one parcel requirement.

Ms. Mott stated that the zoning text would require that the property be re-platted if a residence is proposed for the 1.76 acres. She further interjected that the setbacks on the highlighted diagram would control for lot 6 but do not change the setbacks for lots 4 and 5. Lots 4 and 5 are one lot and lot 6 is another lot.

Chair Kirby responded that it was more common for the commission to hear that the internal lot lines go away and then the re-split is a real deal because the commission cannot create non-conforming lots.

Ms. Mott clarified that her engineer may have created confusion when labelling the new area 6b because 6b consisted of the entire new parcel.

Chair Kirby noted that a new designation was needed to describe the combined area before platting, the intermediate step. The new and combined area were really 6c.

Ms. Mott agreed and added that her zoning text describes the land by acreage and by metes and bounds, not by lot designations. Thus, 6b should probably come off of her zoning map.

Commissioner Wallace requested that Ms. Mott's diagrams become part of the record because it seemed likely that these applications would be tabled and these diagrams would be helpful.

Ms. Mott asked Law Director Albrecht whether she could adjust the title headings of the diagrams.

Law Director Albrecht responded, sure. He continued that it was probably easier that way.

Ms. Mott then indicated that the diagram for the zoning, with the colored highlighting, would be Exhibit A.

Chair Kirby noted it was the last diagram in the packet.

Ms. Mott then indicated that the 2021 map would be Exhibit A1.

Chair Kirby then asked whether staff was able to record this information.

Planning Manager Mayer responded that if it was okay with the applicant, the maps would be scanned and would become a permanent part of the minutes.

Ms. Mott agreed and indicated that the map with the re-subdivision of lot 6 to lot 6A would be Exhibit B.

Ms. Mott then indicated that Exhibit C would be the new lot, the proposed final replat, which would be lot 6b, 2.456 acres.

Ms. Mott then requested a recapitulation of her homework.

Chair Kirby stated that his list for Ms. Mott included to check with her client about the following: the 3 accessory structure maximum; the height and size limit of the accessory structures, with the concurrence of staff; and tree language on the north side of lot 4, the removal and replanting to new location on the north side of the property.

Commissioner Larsen confirmed that the list included the limitation on the size of the structures.

Planning Manager Mayer stated that the list of action items for the staff included the following: research accessory structure size limits in past cases; research the size of the existing homes in Hawksmoor.

Commissioner Wallace stated there was also discussion of a change of language in section 2b regarding residences.

Chair Kirby added that commentary from the owners of lot 3 would be helpful. Input from lot 7 would be helpful as well, but particularly helpful from lot 3.

Planning Manager Mayer stated that staff recommended the addition of a provision to the text, for a belt and suspenders approach, that the setbacks in the zoning exhibit apply even after combination. This added provision would provide further clarity for the record.

Chair Kirby asked if there were any other questions from the commission.

There was no response.

#### Documents motion for ZC-11-2023

Chair Kirby moved to accept the staff reports and related documents into the record for ZC-11-2023, and noted the clarification on some of the exhibits as well. Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion.

There was no response.

Upon roll call: Mr. Kirby, yes; Mr. Wallace, yes; Ms. Briggs, yes; Mr. Larsen, yes; Mr. Schell, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the staff reports and related documents with the clarification on the exhibits, were accepted into the record.

#### Documents motion for FPL-12-2023

Chair Kirby moved to accept the staff reports and related documents into the record for FPL-12-2023. Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion.

There was no response.

Upon roll call: Mr. Kirby, yes; Mr. Wallace, yes; Mr. Schell, yes; Mr. Larsen, yes; Ms. Briggs, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the staff reports and related documents were accepted into the record.

#### Motion to table ZC-11-2023

Chair Kirby moved to table ZC-11-2023 to the next regular meeting that meets notification requirements. Commissioner Schell seconded the motion.

Chair Kirby asked whether there was any discussion on the motion.

There was no response.

Upon roll call: Mr. Kirby, yes; Mr. Schell, yes; Mr. Larsen, yes; Ms. Briggs, yes; Mr. Wallace, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the application was tabled to the next regular meeting that meets notification requirements.

#### Motion to table FPL 12-2023

Chair Kirby moved to table FPL-12-2023 to the next regular meeting that meets notification requirements. Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion.

There was no response.

Upon roll call: Mr. Kirby, yes; Ms. Briggs, yes; Mr. Wallace, yes; Mr. Larsen, yes; Mr. Schell, yes. Having 5 yes votes; 0 no votes; and 0 abstention, the application was tabled to the next regular meeting that meets notification requirements.

The commission thanked the applicant and stated that they looked forward to seeing her again soon.

Thereby, at 8:50 p.m., Chair Kirby ordered a 5-minute recess.

Chair Kirby called the meeting to order at 8:55 p.m.

#### VAR-46-2023 Variance

Variance request to allow a deck to be constructed within a platted drainage easement located at 7831 Straits Lane (PID: 222-004613).

Planner Cratic-Smith delivered the staff report.

Chair Kirby asked for comments from engineering.

Engineer Walther delivered the engineering report noting that in the event maintenance needs to be performed, the proposed deck encroaches on the manhole.

Chair Kirby asked for comments from the applicant.

Jim Knox, Suncraft 122 W. Johnstown Road, applicant appearing on behalf of the property owner. Mr. Knox acknowledged the encroachment and stated that he was unaware of the encroachment upon the manhole at the time of design. The homeowners would still like to construct the deck there and do not feel that the encroachment is substantial.

Chair Kirby asked whether construction had begun.

Mr. Knox stated that it had not because they were waiting for approval.

Chair Kirby thanked Mr. Knox for conducting this transaction in that order.

Commissioner Wallace noted that page 3 of 5 of the staff report showed the manhole cover in different locations.

Mr. Knox confirmed his measurement was correct.

Planning Manager Mayer explained that within the staff report figures 1 and 2 were provided to the city at submittal. The exhibit presented at the meeting was provided after submittal and after the staff report was issued.

Commissioner Wallace requested that the new slide be included in the record.

Commissioner Larsen confirmed with engineering that this was part of a drainage easement that served the entire community.

Engineer Walther answered correct, the easement extends to the neighboring properties on both sides and properties to the side and to the rear.

Commissioner Wallace asked Mr. Knox whether he could redesign a deck that would not interfere with the easement and that would comply with requirements. A deck that would be smaller.

Mr. Knox responded in the affirmative and that he could discuss it with the homeowner, but the homeowner would prefer the current design.

Chair Kirby asked if there was anyone from the public who wished to speak on the application.

Shelly Gupta, 4530 Ackerly Farm Road. She stated hers was the first home in the community and that she lived to the rear of the subject property. The subject property is a lot higher than her property and that she has had drainage issues. She asked whether this cutout was for a catch basin or whether it was just for access/entry.

Chair Kirby added that there appeared to be a swale there.

Engineer Walther stated that this was just for access and for port entry, not a catch basin and would not be for drainage. He further noted that the manhole had a closed lid, which would indicate access as opposed to an open lid.

Chair Kirby stated that the short form is that you are not allowed to change your neighbors' drainage. It appeared to be a drainage swale to the catch basins and that in the event of a large rain there would be sheet-flow of water toward the catch basin. He further confirmed that swale was the correct term.

Engineer Walther confirmed that was correct.

Chair Kirby stated that the Village is very careful to not interfere with drainage swales and drainage easements because they serve a functional purpose for sheet-flow of water.

Ms. Gupta asked whether other structures could be built around the deck.

Chair Kirby stated it depends on how the language of the plat is drafted.

Planning Manager Mayer responded that the drainage easement plat for the subject property stated that there can be no additional construction.

Chair Kirby moved for acceptance of staff reports and related documents into the record including the drawing submitted by the applicant for VAR-46-2023. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion.

There was no response.

Upon roll call: Mr. Kirby, yes; Mr. Larsen, yes; Mr. Schell, yes; Ms. Briggs, yes; Mr. Wallace, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the staff reports and related documents including the drawing submitted by the applicant, were accepted into the record.

Chair Kirby moved for approval of application VAR-46-2023 based on the findings in the staff report with the condition listed in the staff report, subject to staff approval. Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion.

There was no response.

Upon roll call: Mr. Kirby, no; Mr. Wallace, no; Ms. Briggs, no; Mr. Larsen, no; Mr. Schell, no. Having 0 yes votes; 5 no votes; and 0 abstentions, the motion failed.

Chair Kirby stated the following rationale for his no vote: that this was a substantial variance; there were city services; there was no evidence in the record that this property was purchased without knowledge of the drainage easement; this can be solved with a smaller deck; granting the variance would set a precedent the commission does not want to set; and the commission should not interfere with drainage swales.

Commissioner Wallace agreed with Chair Kirby and further stated that the commission had recently denied similar variances in Ebrington and needed to adhere to the precedent set in those cases.

Commissioner Larsen agreed with Chair Kirby and Commissioner Wallace and further stated that the commission needs to remain consistent and that the community needs to be protected.

Commissioner Briggs concurred with Chair Kirby and Commissioners Wallace and Larsen and further stated that this variance would result in disruption of city infrastructure, and would set a precedent.

Commissioner Schell agreed with Chair Kirby and Commissioners Wallace, Larsen, and Briggs and further stated that approval would set a precedent and that the applicant had an easy solution of shrinking the deck.

#### VII. Other business

Chair Kirby asked if there was other business before the commission.

There was no response.

#### VIII. Poll members for comment

Chair Kirby polled the members for comment.

Each member expressed thanks to the commission and staff.

#### IX. Adjournment

Chair Kirby, noting no further business before the commission, adjourned the meeting at 9:05 p.m.

Submitted by Christina Madriguera, Esq., Deputy Clerk.

## **Appendix ZC-11-2023:**

Staff report

Exhibits A, A1, B, C

Record of action

#### FPL-12-2023:

Staff report Record of action

#### VAR-46-2023

Staff reports Applicant Slide – Slide 10 of PC meeting presentation

Record of action





Planning Commission Staff Report
May 1, 2023 Meeting

#### HAWKSMOOR NORTH AMENDMENT I-PUD REZONING APPLICATION

LOCATION: 6A Hawksmoor Drive (PIDs: 222-003484 and 222-005170)

APPLICANT: Plank Law LLC c/o Rebecca Mott

REQUEST: Request to rezone 1.765+/- acres located at 6A Hawksmoor from (I-

PUD) Planned Unit Development to (I-PUD) Planned Unit Development for an area known as Hawksmoor North Amended (PIDs: 222-004874-

00 and 222-005170-00).

ZONING: Hawksmoor North Amend PUD

STRATEGIC PLAN: Residential APPLICATION: ZC-11-2023

Review based on: Application materials received on April 11, 2023

Staff report prepared by Sierra Cratic-Smith, Planner.

#### I. REQUEST AND BACKGROUND

The applicant requests to rezone lot 6A at 1.726+/- acres to Infill Planned Unit Development (I-PUD) from to Infill Planned Unit Development (I-PUD). The purpose of the rezoning is to allow the owners of lot 4 to develop the property with accessory structures while retaining the entitlements to construct a single-family residence in the future. In addition, the rezoning would allow accessory structure standards to be constructed without a primary structure and to modify the development standards for accessory structures including:

- Increasing the maximum height for accessory structures
- Removing the maximum number of accessory structures
- Removing the maximum square feet for each accessory structure
- Increase the setbacks for accessory structures
- Relocates tree preservation zone from lot 4 to this parcel.

A final plat has been submitted on the agenda to relocate the existing tree preservation zone on lot 4 to the north side of this parcel.

In 2020, lot 6 was rezoned to Infill Planned Unit Development (I-PUD) from R-1 and Infill Planned Unit Development (I-PUD). It was approved with development standards that establishes enhanced setbacks and requires the tree preservation zone be relocated to a new location on the north side of the parcel.

#### II. SITE DESCRIPTION & USE

The property is 1.765 acres in size and located on along the north side of Hawksmoor Drive. The lot is currently undeveloped. It is located west of Reynoldsburg-New Albany Road and south of Belmont Place. The immediate neighboring zoning districts include the Hawksmoor I-PUD zoning district located south of and encompassing some portions of the district, Section 5 of the New Albany County Club and other residentially zoned and used properties to the east, west and north of this site.

#### 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 <u>underlined text</u>.

Planning Commission's review authority of the zoning amendment application is found under C.O. Sections 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, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in <u>underlined text</u>.

<u>Per Codified Ordinance Chapter 1159.08</u> 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;
- (i) Gross commercial building area;
- (k) Area ratios and designation of the land surfaces to which they apply;
- (1) 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).

#### A. New Albany Strategic Plan

The 2020 New Albany Strategic Plan lists the following development standards for the Neighborhood Residential District:

- 1. Houses should front onto public open spaces and not back onto public parks or roads.
- 2. Rear and side loaded garages are encouraged. When a garage faces the street, the front façade of the garage must be setback from the front façade of the house.
- 3. Streets should have five-foot wide sidewalks on both sides of the street, other than in locations approved for eight-foot leisure trails.
- 4. Cul-de-sacs are discouraged in all developments and a multiplicity of connections should be made.

- 5. All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- 6. A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of development. Typically, neighborhood parks range from a half acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- 7. Private streets are at odds with many of the community's planning principals, such as interconnectivity, a hierarchy of street typologies, and a connected community. Therefore, the streets within residential developments should be public.

#### B. Use, Site and Layout

- 1. The zoning district currently contains two residentially zoned parcels, the further west parcel in an "L" shape which is undeveloped and one east of Hawksmoor North which is undeveloped.
- 2. The applicant uses the existing Hawksmoor North zoning district development standards to create the proposed text. Due to the proposed I-PUD zoning classification the applicant must return to the Planning Commission for review and approval of a final development plan application for all primary and accessory structures.
- 3. The proposed rezoning modifies the development standards of accessory structures as a primary use of the lot and exempts the property from codified ordinance chapter 1165.04(a)(7) which states accessory structures cannot be constructed before a primary residential dwelling unit. The purpose of this exemption is to provide additional buildable space to construct more amenities for the owner(s) of lot 4.
- 4. One, future residential dwelling unit is still addressed within the text. This residential home is a potential future use and the property is required to be replatted before construction to ensure there is one home per lot.
- 5. The text retains the 50-foot minimum building setback from a line extending southward from the western-facing façade of the garage that exists on an adjacent parcel to the north. The proposed I-PUD text allows for accessory structures to have a 10 foot setback from the western property line when the building themselves are oriented to the west.

  The city staff recommends a condition of approval to requires accessory structures have the same 50 foot building setback if and when they are oriented to the west.
- 6. The I-PUD text establishes larger setbacks for accessory structures when there isn't a single home on the property. The proposed setback standards for accessory structures are compared in Appendix A at the end of the staff report.
- 7. The I-PUD text allows there be no maximum number of detached garages, outbuildings, patios/paved areas, sheds and/or pool houses uses and structures (and any other structures similar in nature).
- 8. The I-PUD text states there be no maximum area or square footage requirements for a residential dwelling unit and accessory structures.
- 9. The text adds a new 50-foot setback to the eastern boundary line of lot 6B and west of Reynoldsburg-New Albany Road.

#### C. Access, Loading, Parking

- 1. Parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development of the site.
- 2. According to the text, the driveway will be connected to Hawksmoor Drive.
- 3. There is an existing sidewalk along Hawksmoor Drive and a leisure trail along 605 therefore there are no additional pedestrian connectivity requirements in the text or are required by the city's codified ordinances.

#### D. Architectural Standards

1. Due to the site being zoned I-PUD, the applicant must return to the Planning Commission for review and approval of a final development plan where final architectural details, in addition to other items will be reviewed in detail.

- 2. The text proposes to allow accessory structures to have a maximum height of 45 feet since these structures will be the primary use of the lot. Also, the text retains the maximum 45-foot building height for the primary residential home found in the existing Hawksmoor zoning text.
- 3. The text retains the development standards in the Hawksmoor North I-PUD and allows for homes to be oriented towards the south or west.
- 4. The proposed text permits the front façade of accessory structures to be oriented towards the western property line or towards the front of the property (Hawksmoor Drive) as well.
- 5. The proposed text retains and applies all the architectural standards for the design, materials and style from the Hawksmoor North rezoning text to accessory structures in addition to single family homes.

#### E. Parkland, Buffering, Landscaping, Open Space, Screening

- 1. In order to prevent conflicting code requirements and establish a comprehensive planned redevelopment: the drainage easement, no build zone, and tree preservation zone north of lot 4 will be moved to the north of lot 6A. Therefore, about 5,976.30 +/- square feet of drainage easement, no build zone, and tree preservation zone will be located at the rear of the existing Hawksmoor parcel.
- 2. The text also retains the 20-foot wide tree preservation zone along a portion of the western boundary line of the western parcel.

#### F. Lighting and Utilities

- 1. The proposed text retains the lighting provisions of the existing Hawksmoor zoning text.
- 2. All new utilities are required to be installed underground which is consistent with the existing Hawksmoor zoning text.

#### IV. ENGINEERING'S COMMENTS

There are no engineering comments.

#### V. SUMMARY

The city codified ordinances define "accessory structure" as a subordinate structure or surface, located on the same lot as a principal building/structure, which is incidental to the use of the principal building/structure. The applicant has submitted a plat modification application that will combine lots 4 and 6A so there will be a principle dwelling unit (house) on the property with the larger accessory structures so the use will still be incidental to the use of the single family residence on lot 4.

Even though the proposed PUD text allows for larger and greater quantity of accessory structures then the city code allows, there are also enhanced setbacks and buffers from neighboring properties to the north. The accessory structures cannot encroach with the tree preservation zones and must follow the same setbacks as the principle dwelling unit (house) thereby increasing the setbacks. Additionally, due to the shape of lot 6A being a flag lot, the larger accessory structures will be positioned behind the existing home so they will be less visible from the public streets and will appear subordinate since they are appropriately located to the rear of the principle dwelling unit. The accessory structures have enhanced architectural requirements since they must be designed in the same manner as principle dwelling units.

The PUD text requires a final development plan must be submitted for review and approval by the Planning Commission prior to the construction of any principle dwelling unit or accessory structures. This secondary review requires neighbor notification and the Planning Commission can ensure the design it is appropriate. The Hawksmoor subdivision is community consisting of large lots with large estate homes so having large buildings, used for accessory uses, does not appear to be out of character for this immediate area.

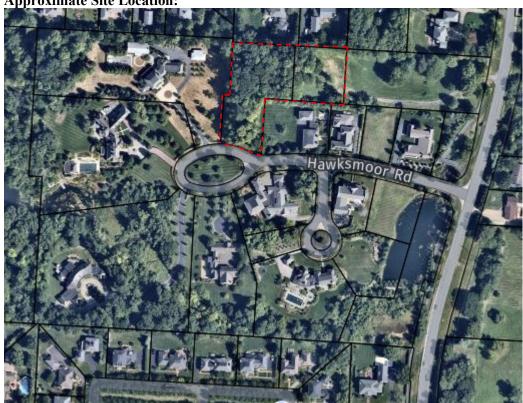
#### VI. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to recommend approval of application ZC-11-2023 based on the findings in the staff report with the following conditions, subject to staff approval.

1. There is a 50 foot building setback from the western property line when any primary or accessory structure's façade (the uses listed in Section II(B)) is facing west.





Source: NearMap

#### Appendix A

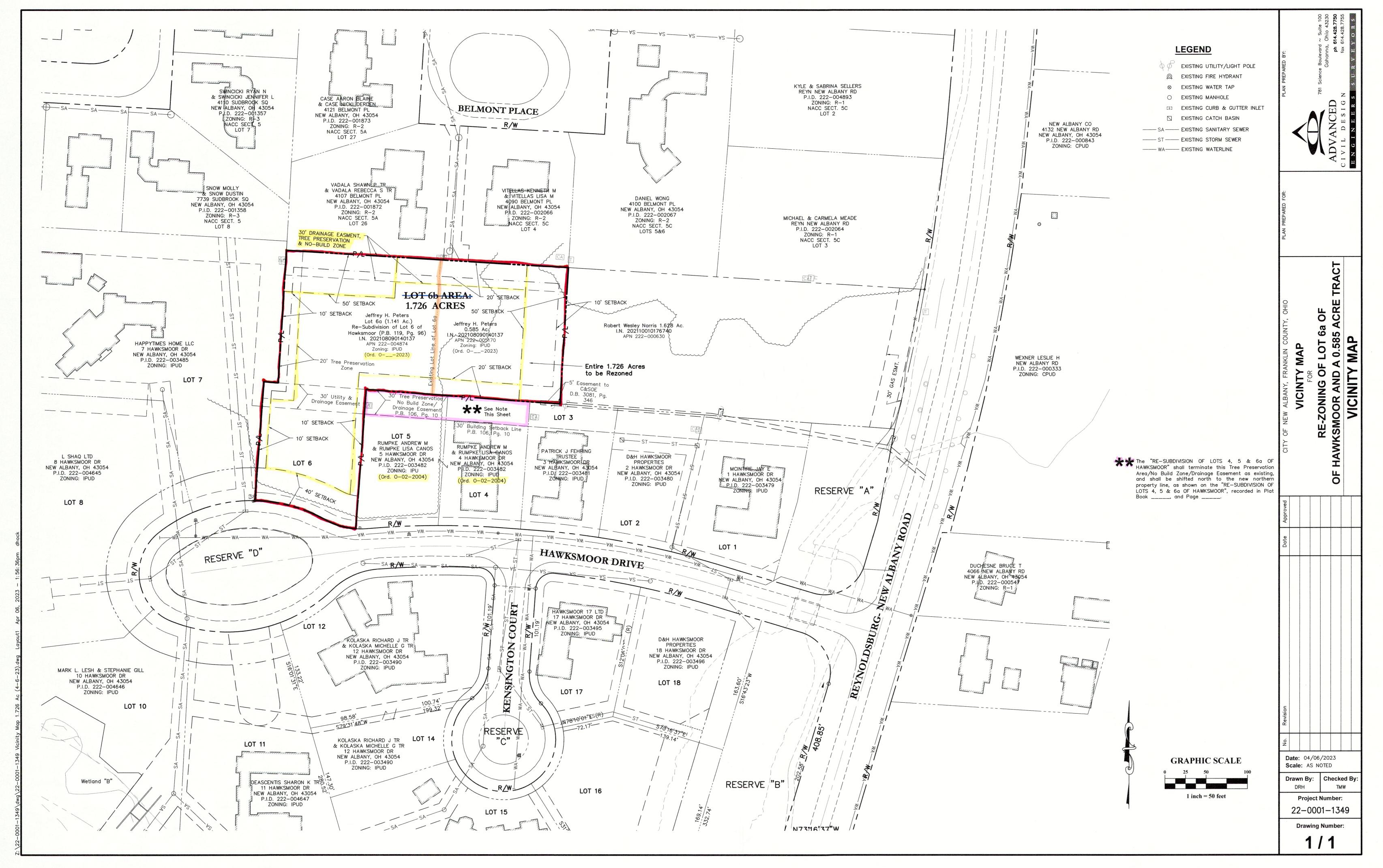
20% of the parcel	20% of the parcel	20% of the parcel	20% of the parcel	20% of the parcel	20% of the parcel	20% of the parcel	Lot Coverage
Unlimited	2 max <sup>5</sup>	Unlimited <sup>5</sup>	2 max <sup>5</sup>	Unlimited <sup>4</sup>	Unlimited <sup>4</sup>	1 Per lot <sup>4</sup>	Quantity
15 feet max	25 feet max	45 feet <sup>3</sup>	45 feet <sup>3</sup>	45 feet <sup>3</sup>	45 feet <sup>3</sup>	45 feet <sup>3</sup>	Height
No minimum or maximum <sup>2</sup>	For lots between one (1) acre and two (2) acres, a structure may have an area up to one thousand two hundred 1,200 square feet,	No minimum or maximum²	No minimum or maximum <sup>2</sup>	No minimum or maximum <sup>2</sup>	No minimum or maximum²	No minimum or maximum <sup>2</sup>	Size (Area/Sq Footage)
• Front lot line: 14 feet • Rear lot line: 10 feet • Side lot line: 5 feet	<ul> <li>10 feet from primary structure</li> <li>Side lot line: 10 feet</li> <li>Rear lot line: 30 feet</li> </ul>	• 10 feet from any side or rear lot line <sup>5</sup>	• 10 feet from primary structure • Side lot line: 10 feet from • Rear lot line: 30 feet <sup>5</sup>	• 10 feet from any side or rear lot line <sup>2</sup>	<ul> <li>40 feet from Hawksmoor Dr.</li> <li>10 feet from west if building facing west, east or north</li> <li>Northeast¹: 20 feet except shared boundary with PID 222-001872</li> <li>Northwest¹: 50 feet extending southward from 222-001872</li> <li>South¹: 20 feet</li> <li>East¹: 50 feet</li> </ul>	• South¹: 40 feet • West¹: 10 or 50 feet (based on orientation) • North¹: 20 feet • East¹: 10 and 50 feet	Setbacks
Recreational Amenities CO 1165(b)	Detached Structures CO 1165(a)	Recreational Amenities with a dwelling	Detached Structures <b>with</b> a dwelling	Recreational Amenities without a dwelling	Detached Structures without a dwelling	Principle Dwelling (dwelling)	
Typical Code Standards	Typical Cod			Proposed			

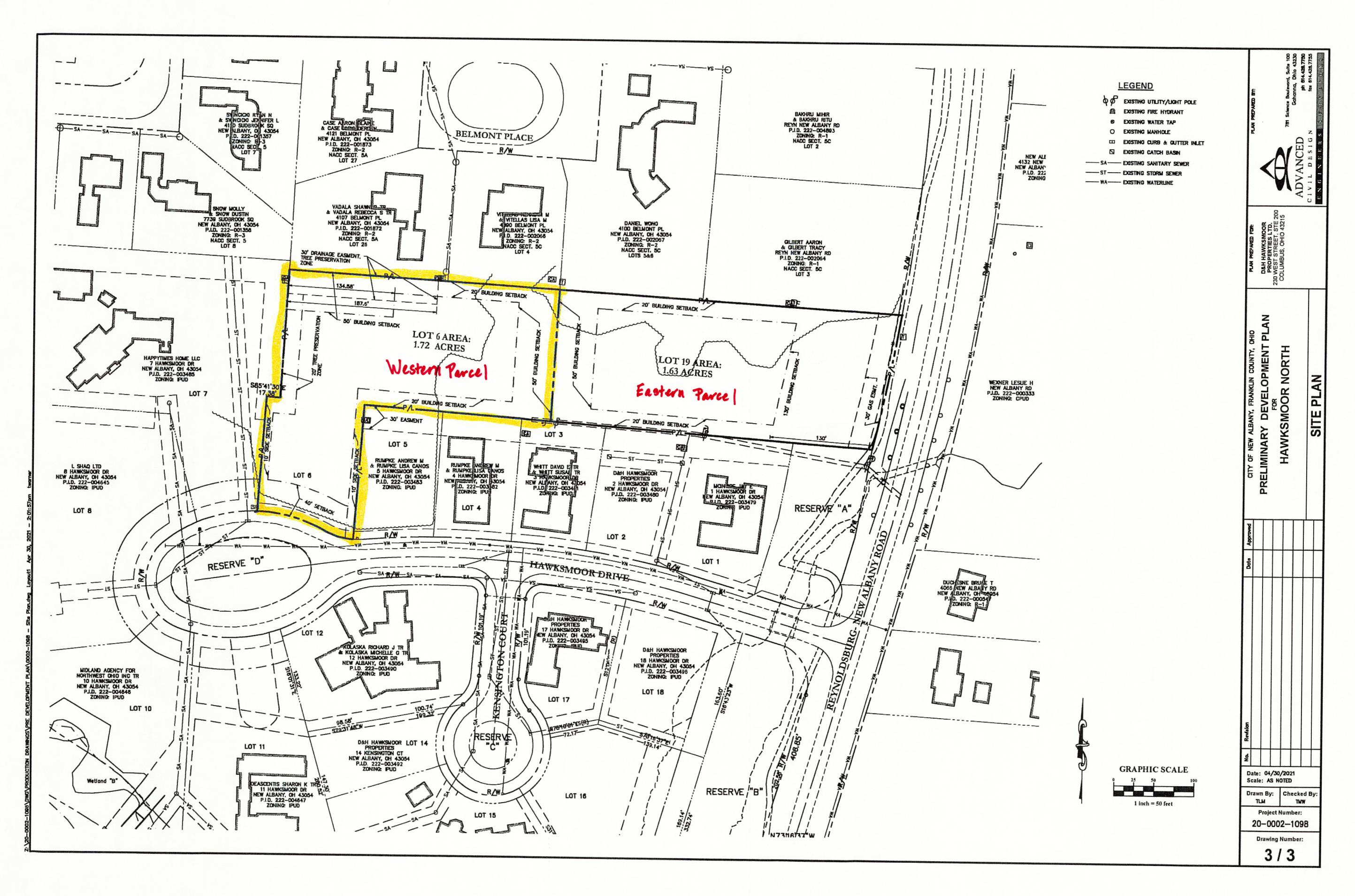
<sup>&</sup>lt;sup>1</sup> Hawksmoor North Amended PUD section III per (B)(3)(b)
<sup>2</sup> Hawksmoor North Amended PUD section III per (B)(5)

<sup>&</sup>lt;sup>3</sup> Hawksmoor North Amended PUD section III per (D)(1)
<sup>4</sup> Hawksmoor North Amended PUD section III per (A)
<sup>5</sup> City Codified Ordinance Chapter 1165 since PUD is silent in this scenario.

<sup>\*</sup> This chart does not include the tree preservation zones.

Exhibit A





PLAT BOOK 119 PG 96

Situated in State of Ohio, County of Franklin, Village of New Albany, located in Quarter Townships 3 and 4. Township 2, Range 16, United States Military Lands, containing 1.141 acres of land, more or less, said 1.141 acres being a resubdivision of all of Lot 6 as numbered and delineated upon the record plat of "HAWKSMOOR", of record in Plat Book 106, Page 10, which contains 0.441 acre and standing in the name of D&H Hawksmoor Properties, Ltd. of record in Instrument Number 201212310201283, and a 0.699 acre portion of an Original 3.153 acre tract, less exception, as conveyed to D&H Hawksmoor Properties, Ltd. of record in Instrument Number 201412310173119, both being of record in Recorder's Office, Franklin County, Ohio.

The undersigned, Michael J. DeAscentis II, authorized signature for D&H Hawksmoor Properties, Ltd. owner of the land platted herein, does hereby certify that this plat correctly represents its "Re-Subdivision of Lot 6 of Hawksmoor", containing Lot 6a, and does hereby accept this plat of the same.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the Drainage Easement areas as delineated on this plat unless approved by the Director of Public Service, Village of New Albany.

All easements within the building setback lines for general utility and drainage purposes shall be landscaped per the Hawksmoor Landscape Plan and maintained by the Hawksmoor Homeowners Association, Inc.

In Witness Whereof, Michael J. DeAscentis II, Authorized Signature for D&H HAWKSMOOR PROPERTIES, Ltd., has hereunto set their hand this \_\_\_\_\_\_ day of Scokenter, 2015.

Signed and acknowledged In the presence of:

D&H HAWKSMOOR PROPERTIES, Ltd.

BUMPAL Witness

Witness

STATE OF OHIO **COUNTY OF FRANKLIN ss:** 

Before me, a Notary Public in and for said State, personally appeared authorized signer of D&H HAWKS MOOR PROPERTIES, LTD., who acknowledged the signing the foregoing instrument to be their free and voluntary act and deed and the free voluntary act and deed of D&H HAWKSMOOR, LTD. for the uses and purposes expressed therein.

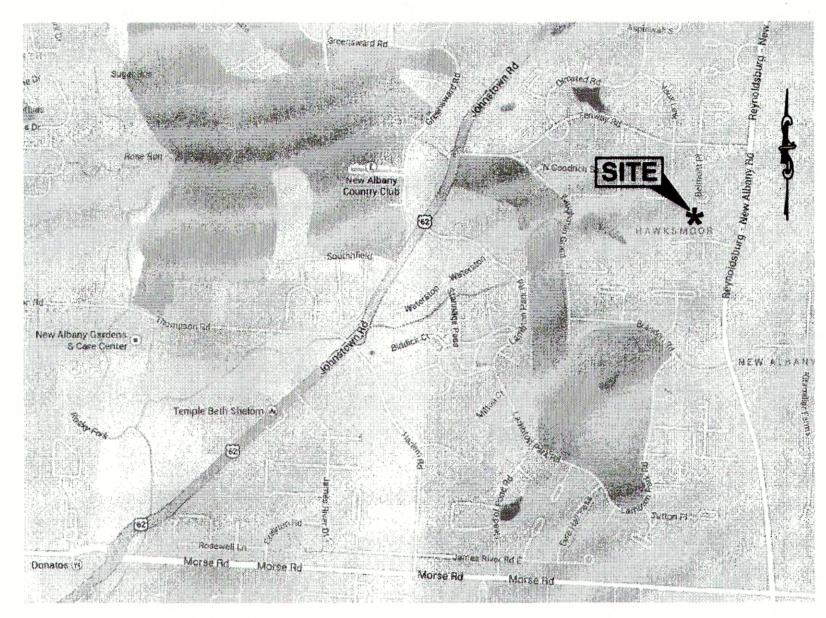
Witness Thereof, I have hereunto set my hand and affixed my official seal this

My Commission expires

Notary Public. State of Ohio



# **RE-SUBDIVISION OF** LOT 6 OF HAWKSMOOR



LOCATION MAP
NO SCALE

## **SURVEY DATA:**

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a GPS survey of Franklin County Monuments "FCGS 9913-B" and "FCGS 9914-B" performed by the Franklin County Engineer's Office, which was based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (1986 adjustment) and determines the bearing between said monuments as N 10° 32' 24" E.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED". These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the Village of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing by the surveyor when the markers are in place.

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Approved this 129 day of JAN,

Approved this 15th day of 5th,

Commission, New Albany. Ohio

New Albany, Ohio

Approved and accepted by Resolution No. R-23-2015, passed 5-13, 2015, by the Council for the Village of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to May 13 th , 2016.

Transferred this \_\_\_\_ day of \_\_\_\_

Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this 0 day of 3PN , 2016 at 11:34 P.M. Fee \$ \$6.40

File No. 201601280011096

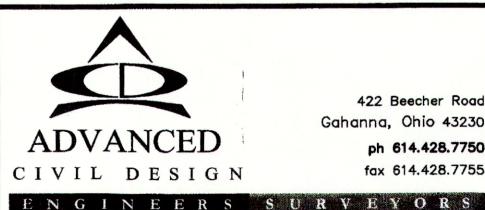
Recorded this 28 day of 5 AN ...

Plat Book 119, Pages 95-97

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- O = Iron Pin Set
- © = Permanent Marker
- = Iron Pin Found

■ = PK Nail Found



422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755

The undersigned, Jeffrey H. Peters, authorized signature, and Andrew M. Rumpke, authorized signature, do hereby certify that this plat correctly represents its "Re-Subdivision of Lots 4, 5 & 6a of Hawksmoor", containing Lot 6b, and does hereby accept this plat of the same.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the Drainage Easement areas as delineated on this plat unless approved by the City Engineer, City of New Albany.

All easements within the building setback lines for general utility and drainage purposes shall be landscaped per the Hawksmoor Landscape Plan and maintained by the Hawksmoor Homeowners Association, Inc.

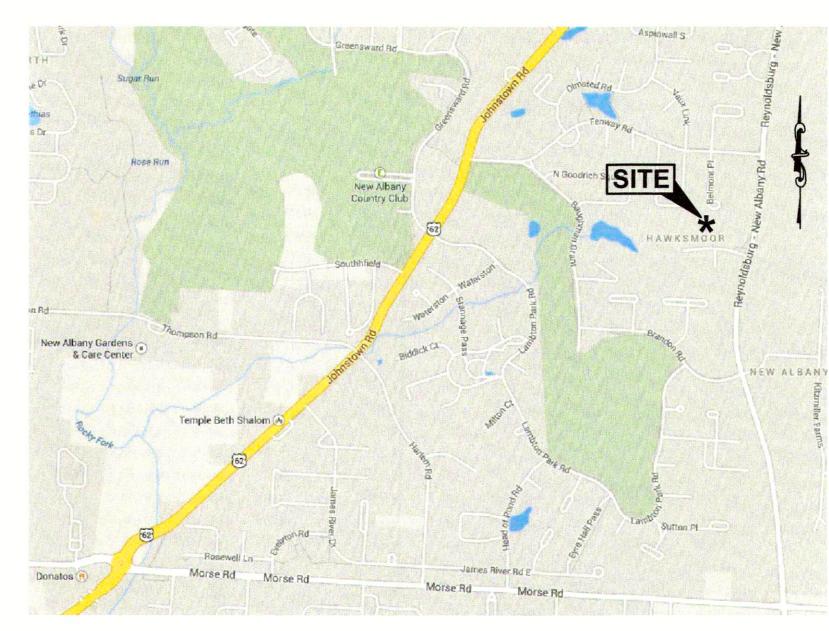
In Witness Whereof, Jeffrey H. Peters, Authorized Signature, has hereunto set their

hand this	day or	, 2023.
Signed and ackn In the presence o		Jeffrey H. Peters
Witness		Ву
		Title
Witness		
STATE OF OHIO COUNTY OF FRA	NKLIN ss:	
, aut instrument to be purposes expres	thorized signer, when their free and volumes therein.	or said State, personally appearedo acknowledged the signing the foregoing intary act and deed for the uses and et my hand and affixed my official seal this
	, i nave neredinto so	
My Commission	expires	
In Witness Where		Notary Public, State of Ohio pke, Authorized Signature, has hereunto set the
In Witness Where	eof, Andrew M. Rum day of	Notary Public, State of Ohio pke, Authorized Signature, has hereunto set the, 2023.
In Witness Where hand this Signed and acknown the presence of the presen	eof, Andrew M. Rum day of	Notary Public, State of Ohio pke, Authorized Signature, has hereunto set the 2023.  Andrew M. Rumpke & Lisa Cano Rumpk
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Notary Public, State of Ohio

My Commission expires

# **RE-SUBDIVISION OF LOTS** 4, 5 & 6a OF HAWKSMOOR



LOCATION MAP NO SCALE

## SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a GPS survey of Franklin County Monuments "FCGS 9913-B" and "FCGS 9914-B" performed by the Franklin County Engineer's Office, which was based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (1986 adjustment) and determines the bearing between said monuments as N 10° 32' 24" E.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

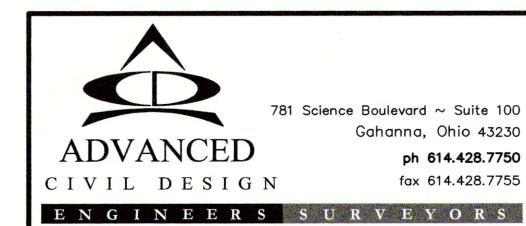
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Approved this day of,  Approved this day of,  Approved this day of,  Council Representative to Planning Commission, New Albany, Ohio  Approved this day of,  Chairperson, Planning Commission New Albany, Ohio  Approved this day of,  Finance Director, New Albany, Ohio  Approved and accepted by Resolution No, passed, 2023, by the Council for the Village of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to, 2023.  Transferred this day of,  Auditor, Franklin County, Ohio  Filed for record this day of,  Pee \$  File No  Recorded this day of,  Deputy Recorder, Franklin County, Ohio  Recorded this day of,  Deputy Recorder, Franklin County, Ohio  Plat Book, Pages  We do hereby certify that we have surveyed the above premises, prepared thattached plat, and that said plat is correct. All dimensions are in feet and deciminars thereof.  O = Iron Pin Found    O = Iron Pin Found	2023	Mayor,	New Albany, Ohio
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Auditor, Franklin County, Ohio  Deputy Auditor, Franklin County, Ohio  Filed for record this day of, 2023 atM.  Fee \$  File No  Recorded this day of, Deputy Recorder, Franklin County, Ohio  Plat Book, Pages  We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.  O = Iron Pin Set O = Permanent Marker O = Iron Pin Found O = PK Nail Found O = PK Nail Found O = PK Nail Found		prior to	_, 2023.
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© = Permanent Marker  ● = Iron Pin Found  ■ = PK Nail Found	attached plat, and that said plat is co	_	
	<ul><li> = Permanent Marker</li><li> = Iron Pin Found</li></ul>		
_			

Approved this

day of



ph 614.428.7750

fax 614.428.7755

Reg. Surveyor



#### **Community Development Department**

RE: City of New Albany Board and Commission Record of Action

Dear Rebecca J Mott, Plank Law Firm LLC,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



### **Community Development Department**

#### **Decision and Record of Action**

Tuesday, May 02, 2023

The New Albany Planning Commission took the following action on 05/01/2023.

#### **Zoning Amendment**

**Location:** 6 HAWKSMOOR DR

Applicant: Rebecca J Mott, Plank Law Firm LLC,

**Application:** PLZC20230011

Request: Request to rezone 1.765+/- acres located at 6A Hawksmoor from (I-PUD) Planned Unit

Development to (I-PUD) Planned Unit Development for an area known as Hawksmoor

North Amended (PIDs: 222-004874-00 and 222-005170-00).

Motion: to table ZC-11-2023 to the next regular meeting that meets notification requirements.

**Commission Vote:** Motion to Table, 5-0

**Result:** Zoning Amendment, PLZC20230011 was Tabled, by a vote of 5-0.

Recorded in the Official Journal this May 02, 2023

**Condition(s) of Approval:** 

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith

Planner



Planning Commission Staff Report May 1, 2023 Meeting

## RESUBDIVISION OF LOTS 4 & 6A WITHIN THE HAWKSMOOR SUBDIVISION FINAL PLAT APPLICATION

LOCATION: 4 & 6A Hawksmoor Drive (PID: 222-004874, 222-005170 and 222-

003482)

APPLICANT: Plank Law LLC, Rebecca Mott

REQUEST: Final Plat

ZONING: Hawksmoor North I-PUD and Hawksmoor I-PUD

STRATEGIC PLAN: Residential APPLICATION: FPL-12-2023

Review based on: Application materials received on April 11, 2023

Staff report prepared by Sierra Cratic-Smith, Planner.

#### I. REQUEST AND BACKGROUND

The applicant requests review of a final plat for the resubdivision of lots 4 and 6 within the Hawksmoor subdivision, generally located along the north side of Hawksmoor Drive. In 2015, lot 6 was re-platted to add a 0.699-acre portion of the existing Fulton Parcel to lot 6 making it 1.141 acres (now known as lot 6A in the Hawksmoor North PUD). The applicant proposes to:

- Combine lots 4 and 6A into a single parcel.
- Relocate the tree preservation zone and easements on lot 4 to the northern boundary of lot 6.

A similar application was heard in 2015 for the expansion of lot 6 in Hawksmoor from 0.442 acres to 1.141 acres. Another related application was heard in 2020 as part of a rezoning to create the Hawksmoor North PUD to adjust the parcel boundaries to create equal sized lots and establish the same zoning development standards found in the existing Hawksmoor (I-PUD) zoning text. In addition, a variance application was heard in 2022 to allow a pool to be located in the side yard. It was approved by planning commission with conditions such as combining lot 4 and 5 of Hawksmoor to ensure setbacks were met.

#### II. SITE DESCRIPTION & USE

Lot 6A is 1.765 acres in size and located on along the north side of Hawksmoor Drive and is currently undeveloped. Lot 4 is 0.73 acres and located within the Hawksmoor subdivision and contains a single-family home.

The Hawksmoor subdivision is located west of Reynoldsburg-New Albany Road and consists of 17 single family lots. The immediate neighboring zoning districts include the Hawksmoor I-PUD zoning district located south of and encompassing some portions of the district, Section 5 of the New Albany County Club and other residentially zoned and used properties to the east, west and north of this site.

#### III. EVALUATION

Planning Commission's review authority of the final plat is found under C.O. Section 1187. Upon review of the final plat the Commission is to make recommendation to City Council. Staff's review is based on New Albany plans and studies, zoning text, zoning regulations. Primary

concerns and issues have been indicated below, with needed action or recommended action in underlined text.

- 1. The approval of this final plat will increase the size of one lot that and allow more accessory structures built on the lot 6A property since lot 4 is developed with a home. There is a reduction in the number of lots, but the zoning permits the lot to be split again in the future for a single-family home.
- 2. The Planning Commission and city council established building setbacks and tree preservation zones adjacent to the properties to the north of this site. The applicant is retaining and keeping all previous front setback and tree preservation commitments, and applying the commitments to the new platted area. Other modifications to rear yard setbacks are evaluated as part of a rezoning application on tonight's agenda.
- 3. The zoning runs with the property. Therefore, this proposed 2.456-acre parcel will be zoned Hawksmoor North Amended I-PUD and Hawksmoor I-PUD. The setbacks are set by the zoning district.
- 4. The existing lot 4 has a 30-foot drainage easement, no build zone, and tree preservation zone along the rear and it will be removed/vacated. The new parcel area from the Fulton parcel is proposed to have a similar 30-foot-wide tree preservation, drainage easement, no build zone, and setback line. The plat keeps and expands the tree preservation zone on the northern property line. It has the same note and restrictions that exist today.
  - A note on the plat states, Tree preservation zone/No Build Zone/ Drainage Easement to read: "Within those areas designated hereon as "tree preservation/no build zone", no accessory buildings, fences, walks, steps or improvements of any kind shall be constructed with the exception of seeding and limited grading to allow proper drainage in order to preserve trees. No tree shall be removed without the approval of the City Manager or their designee. Dead plant material, and noxious plant material such as poison ivy and trees may be removed. This zone shall be maintained by the owners of the lot."
- 5. As required by previous plats, staff recommends a note is added to the plat requiring that tree preservation zone markers are to be installed at the edge of the tree preservation zone. These markers will help to delineate the edge of this zone and avoid additional encroachment. The design of the markers will be provided by the applicant and must be approved by the city. Preservation zone markers are installed on site prior to the issuance of a building permit. The plat notes and locations are submitted and subject to staff approval.
- 6. A tree survey was submitted in 2015 as part of the application for previous plat for lot 6.
  - The survey showed the proposed tree preservation zone on lot 6A has approximately 16 trees that are 6 inches DBH or larger. There are four ash trees, two in fair condition, and ten in good condition.
  - The survey only includes a portion of lot 4. There are at least eight trees that are 6 inches DBH or larger. There are two poor, two fair, and four good trees.
- 7. The existing tree preservation zone on lot 4 is 5,976.30 +/- square feet. The proposed new tree preservation zone is 6,221+/- square feet.
- 8. The tree survey shows there are a substantial number of mature trees in the western portion of the newly proposed tree preservation zone. The city staff recommends requiring the applicant to supplement the tree preservation with additional trees in the eastern portion to re-establish vegetation.
- 9. The previous application for Lot 6 in 2014 submitted an environmental statement letter indicating there are no wetlands or other environmental conditions that would require permits from the OEPA or US Army Corps of Engineers.
- 10. The plat appears to follow the zoning text's development standards. The zoning text allows a maximum of 17 lots. The applicant is proposing to increase the size of one parcel for a total of 15 lots within the Hawksmoor North Amended and Hawksmoor zoning districts.
- 11. There are no reserves or open space areas being modified.

#### IV. ENGINEERING COMMENTS

The city engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1187.06 and provided the following comment(s):

- 1. The applicant provide written letters from private utility companies (e.g., gas, electric, telecommunications, etc.) identifying what utilities have been installed in the 30' utility and drainage easement and if it is acceptable to construct driveways through this area.
- 2. In accordance with code section 1187.06 section (c)(1) and (c)(2), that the applicant provide evidence that OEPA and ACOE permits are not required to allow construction within the expanded Lot 6 area with a building permit.
- 3. The applicant have the area to be re-platted reviewed by the Franklin County Engineer's office and a summary of the County Engineer review comments and the applicant's comment responses be provided for the city engineer's records.

Staff recommends all the City Engineer's comments are complied with and subject to staff approval.

#### V. SUMMARY

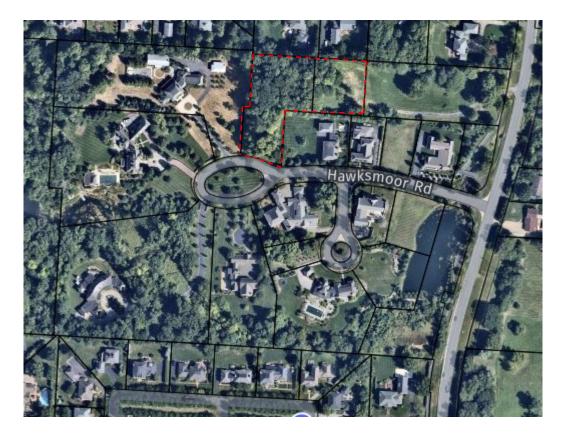
Similar to the 2015 expansion of lot 6's plat, the goal of this final plat is to relocate the tree preservation zone and easements to the northern boundary of the lot. Relocating the preservation zone and easements would allow for more cohesive development within the platted area. Currently, lot 4 has the tree preservation zone and easements located in the center of the platted properties (lots 4 and 6A) which splits the properties. The platted tree preservation restricts development and construction of any kind within it. Therefore, relocating the tree preservation zone and easements allows for sidewalks and pedestrian connections to be constructed between the future accessory structures and the existing residential home on lot 4. As part of the permitting process, the city engineer will review all improvements to ensure there are no negative impacts to the remaining drainage easement running through the property.

#### VI. ACTION

Should the Planning Commission that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

# Move to approve application FPL-12-2023 with the following conditions (conditions of approval may be added).

- 1. A note requiring preservation zone markers be installed at the edge of the preservation zone is included on the plat. The design of the markers will be provided by the applicant and must be approved by the city. Preservation zone markers are installed on site prior to the issuance of a building permit. The plat notes and locations are submitted and subject to staff approval.
- 2. The applicant must supplement the tree preservation with additional trees in the eastern portion to re-establish vegetation.
- 3. The City Engineer's comments are complied with and subject to staff approval.



Source: NearMap



# **Community Development Department**

RE: City of New Albany Board and Commission Record of Action

Dear Rebecca J Mott, Plank Law Firm LLC,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



# **Community Development Department**

# **Decision and Record of Action**

Tuesday, May 02, 2023

The New Albany Planning Commission took the following action on 05/01/2023.

## **Final Plat**

Location: 6 HAWKSMOOR DR

Applicant: Rebecca J Mott, Plank Law Firm LLC,

**Application:** PLFP20230012

Request: Final plat for the re-subdivision of lots 4 and 6A within the Hawksmoor subdivision

generally located north of Hawksmoor Drive (PIDs: 222-003482-00, 222-004874-00, and

222-005170-00).

Motion: to table FPL-12-2023 to the next regular meeting that meets notification requirements.

**Commission Vote:** Motion to Table, 5-0

**Result:** Final Plat, PLFP20230012 was Tabled, by a vote of 5-0.

Recorded in the Official Journal this May 02, 2023

**Condition(s) of Approval:** 

Sierra Cratic-Smith

Staff Certification:

Sierra Cratic-Smith

Planner



Planning Commission Staff Report May 1, 2023 Meeting

## 7831 STRAITS LANE DECK VARIANCE

LOCATION: 7831 Straits Lane - Lot 48 (PID: 222-004613)

APPLICANT: Suncraft Corporation Inc.

REQUEST: Variance to allow a deck to encroach a recorded easement ZONING: Infilled Planned Unit Development: Maplewood Neighborhood

STRATEGIC PLAN: Residential APPLICATION: VAR-46-2023

Review based on: Application materials received on March 31, 2023

Staff report prepared by Sierra Cratic-Smith, Planner.

#### I. REQUEST AND BACKGROUND

The applicant requests a variance to allow a deck to be constructed within a platted drainage easement. The subdivision plat established a drainage easement along the rear property for the collection and conveyance of stormwater.

The Straits Farm subdivision recorded plat states:

"Within those areas designated, "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer. No building shall be constructed in any area over which easements are hereby reserved."

The city (municipal) engineer has review the request and is not supportive of the easement encroachment. Since the city engineer did not approve the request, the homeowner is seeking a variance.

## II. SITE DESCRIPTION & USE

The 0.18-acre property is located in the New Albany Country Club Section 27 Straits Farm residential subdivision. The property is surrounded by single family residential homes. North of the property is the Maplewood Cemetery and Reynoldsburg-New Albany Road is to the east.

#### III. ASSESSMENT

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

#### Criteria

The standard for granting of an area variance is set forth in the case of Duncan v. Village of Middlefield, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the "practical difficulties" standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

- 1. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.
- 2. Whether the variance is substantial.
- 3. Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."
- 4. Whether the variance would adversely affect the delivery of government services.
- 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
- 6. Whether the problem can be solved by some manner other than the granting of a variance.
- 7. Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.

Plus, the following criteria as established in the zoning code (Section 1113.06):

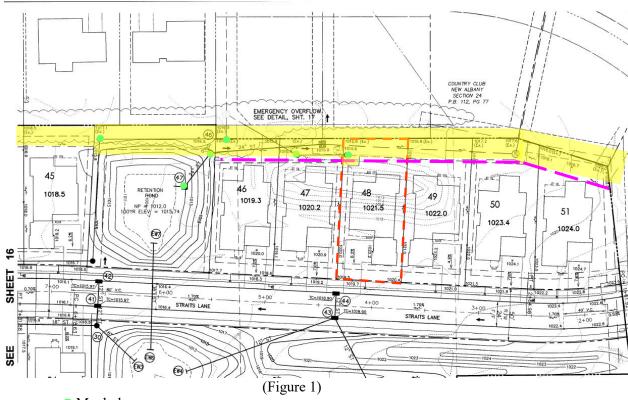
- 8. That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.
- 9. That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.
- 10. That the special conditions and circumstances do not result from the action of the applicant.
- 11. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.
- 12. That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

#### IV. EVALUATION

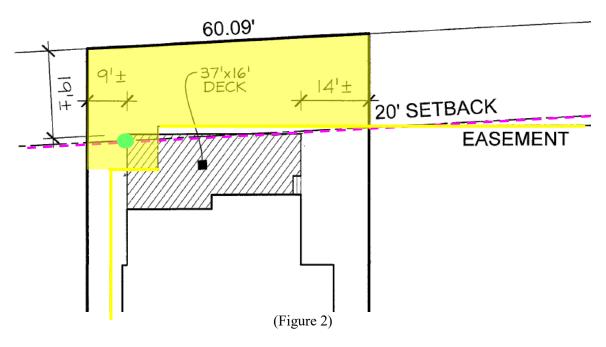
### Variance to allow a deck to be constructed within a platted drainage easement.

The following should be considered in the commission's decision:

- 1. According to the application the proposed deck is 37 feet wide and 16 feet deep from the rear of the house (lot 48). The deck proposes to encroach between 1 to 7.5 feet into a drainage easement.
- 2. The rear of the property has a drainage easement that ranges from 17 to 21 feet, 20-foot building setback, and 10-foot deck setback from the rear property line. There is also a 5 foot easement located in the side yard.
- 3. This drainage easement serves multiple properties and connects to the stormwater basin to the south of the property. This infrastructure serves homes in the immediate area and seven homes south of the property as well. According to the engineering plans, this easement contains a buried stormwater sewer pipe to allow water into a stormwater basin "B" and from Straits Farm and the Fenway subdivision (As Seen in Figure 1).
- 4. The drainage easement contains a manhole and stormwater pipe. This manhole structure is used to access and maintain the stormwater sewer system beneath the ground (as seen in Figure 2).



- Manholes
- 20 +/- foot Drainage Easement Location
- **2**0 foot building Setback
- Property Location The parcel is lot 48 shown in the illustrations above and below.



5. This variance appears to be substantial due to the location of the deck in an area where city infrastructure is constructed. There are public utilities consisting of a manhole and underground storm piping within the drainage easement located in the rear of the property. This underground stormwater pipe distributes water to the neighboring

stormwater basin. This underground sewer has two underground stormwater sewer bypasses that allow rain water from the north and south end of the neighborhood to disperse between the Straits Farm subdivision and Fenway subdivision. Additionally, drainage easements are designed to convey surface water to multiple properties in the neighborhood.

- 6. In order to maintain this city infrastructure, multiple manholes are located along the rear of these properties. The deck as proposed is obstructing one of the manholes in the rear of the property since the deck is in the drainage easement.
- 7. The drainage easement is sized to ensure city staff and other utilities have sufficient space to access if maintenance is required. Covering the easement with private improvements could prevent or slow the city staff if the decking must be removed out of the easement.
- 8. Granting the variance requested will confer on the applicant special privileges that is denied by the Zoning Ordinance to other lands or structures in the same zoning district. Historically, the Planning Commission and Board of Zoning Appeals have only approved partial encroachments when there are no city utilities within the easement.
- 9. Granting the variance may adversely affect the delivery of government services. The city engineering staff reviewed the application and denied the request to stall the deck in the drainage easement. Therefore, the applicant is requesting a variance.
- 10. The problem can be solved by other means by decreasing the deck size. The stormwater manhole is a vital part of the design for the drainage easement. To avoid any disruption or hinderance for maintenance or repair access, it is important that the manhole is completely unobscured.

#### V. SUMMARY

The request is substantial and could adversely affect the delivery of government services since the applicant proposes to construct a deck within a platted drainage easement that contains city infrastructure. The proposed deck is located in close proximity to a manhole that is used to access the city infrastructure constructed underground. The manhole is located at a critical inspection point. Most importantly, the drainage easement is sized to allow for sufficient access if construction equipment is needed to dig down to the pipe and repair it.

It appears the problem could be solved by decreasing the size of the deck so it is constructed completely outside of the easement. However, if the planning commission finds basis for approval, a hold harmless agreement should be entered into to ensure that the applicant is aware that the city is not responsible for any damages to the deck in the event that the easement area has to be accessed in the future.

#### VI. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

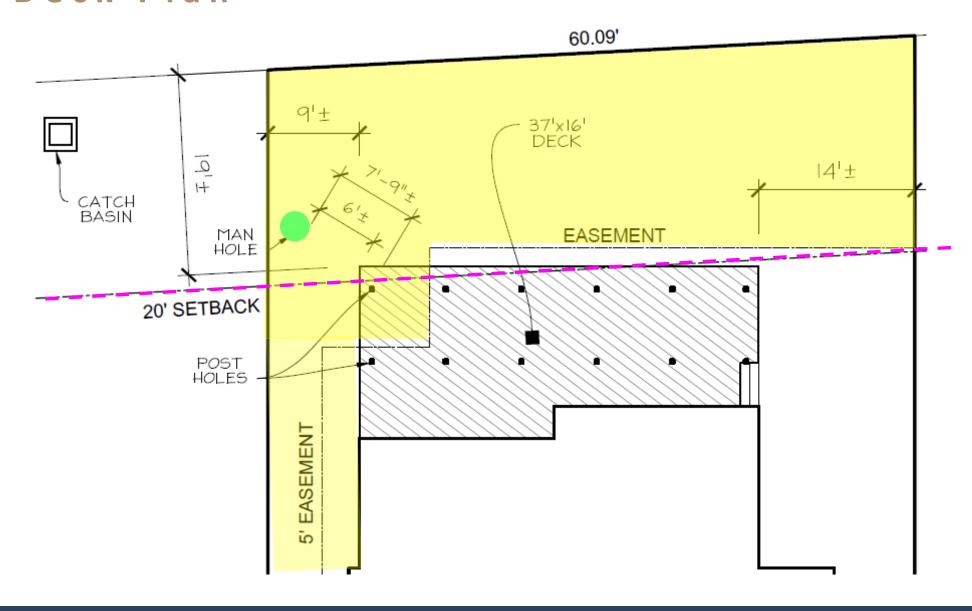
# Move to approve application VAR-46-2023 with the following conditions (conditions of approval may be added).

1. The homeowner enters into a hold harmless agreement (or similar legal mechanism to be determined by the city engineer and/or attorney) specifying that the property owner, and not the city, is responsible for any damages to the deck in the event that a public or private utility provider needs to access the easement area prior to the issuance of a building permit and any impacts to neighboring surface drainage must is the responsibility of the homeowner to address.



Source: NearMap

# Deck Plan





# **Community Development Department**

RE: City of New Albany Board and Commission Record of Action

Dear

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



# **Community Development Department**

# **Decision and Record of Action**

Tuesday, May 02, 2023

The New Albany Planning Commission took the following action on 05/01/2023.

# Variance

Location: 7831 Straits Lane

**Applicant: Suncraft Construction Co** 

**Application: PLVARI20230046** 

Request: Variance request to allow a deck to be constructed within a platted drainage easement

located at 7831 Straits Lane (PID: 222-004613).

Motion: Denied

**Commission Vote:** Motion Denied, 0-5

**Result:** Variance, PLVARI20230046 was Denied, by a vote of 0-5.

Recorded in the Official Journal this May 02, 2023

**Condition(s) of Approval:** 

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith

Planner



Planning Commission Staff Report May 15, 2023 Meeting

## HAWKSMOOR NORTH AMENDMENT I-PUD REZONING APPLICATION

LOCATION: 6A Hawksmoor Drive (PIDs: 222-003484 and 222-005170)

APPLICANT: Plank Law LLC c/o Rebecca Mott

REQUEST: Request to rezone 1.765+/- acres located at 6A Hawksmoor from (I-

PUD) Planned Unit Development to (I-PUD) Planned Unit Development for an area known as Hawksmoor North Amended (PIDs: 222-004874-

00 and 222-005170-00).

ZONING: Hawksmoor North Amend PUD

STRATEGIC PLAN: Residential APPLICATION: ZC-11-2023

Review based on: Application materials received on April 11 and May 5, 2023

Staff report prepared by Sierra Cratic-Smith, Planner.

### I. REQUEST AND BACKGROUND

The applicant requests to rezone lot 6A at 1.726+/- acres to Infill Planned Unit Development (I-PUD) from to Infill Planned Unit Development (I-PUD). The purpose of the rezoning is to allow the owners of lot 4 to develop the property with accessory structures while retaining the entitlements to construct a single-family residence in the future.

At their May 1, 2023 meeting, the Planning Commission tabled this application to allow the applicant to address the height, size and number of accessory structures within the PUD rezoning district. The applicant has submitted a revised PUD text that includes the following development standards:

- A new 35' building height limit for accessory structures such as detached garages, outbuildings, sheds, and/or pool house uses and structures (and any other structures similar in nature)
- A new 2,500 square foot (area) maximum size for accessory structures such as detached garages, outbuildings, sheds, and/or pool house uses and structures (and any other structures similar in nature)
- Continues to provide for a maximum density of one (1) primary residential dwelling (existing language), and adds a provision that no more than three (3) total structures on the Property (the 1.726 acres) are permitted, regardless of the structures status as a primary structure/use or accessory structure/use
- Additional language around the concept that the detached garages, outbuildings, sheds, and/or pool house uses and structures (and any other structures similar in nature) will not be used as a single-family dwelling.
- Additional language clarifying the setbacks run with the property (as shown in the zoning exhibit) regardless if this Property is combined with lots 4/5.

In addition, the rezoning continues to allow accessory structure standards to be constructed without a primary structure and to modify the development standards for accessory structures including:

• Increase the setbacks for accessory structures

• Relocates tree preservation zone from lot 4 to this parcel.

A final plat has been submitted on the agenda to relocate the existing tree preservation zone on lot 4 to the north side of this parcel.

In 2020, lot 6 was rezoned to Infill Planned Unit Development (I-PUD) from R-1 and Infill Planned Unit Development (I-PUD). It was approved with development standards that establishes enhanced setbacks and requires the tree preservation zone be relocated to a new location on the north side of the parcel.

#### II. SITE DESCRIPTION & USE

The property is 1.765 acres in size and located on along the north side of Hawksmoor Drive. The lot is currently undeveloped. It is located west of Reynoldsburg-New Albany Road and south of Belmont Place. The immediate neighboring zoning districts include the Hawksmoor I-PUD zoning district located south of and encompassing some portions of the district, Section 5 of the New Albany County Club and other residentially zoned and used properties to the east, west and north of this site.

#### 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 <u>underlined text</u>.

Planning Commission's review authority of the zoning amendment application is found under C.O. Sections 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, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in <u>underlined text</u>.

<u>Per Codified Ordinance Chapter 1159.08</u> 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;
- (1) 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).

# A. New Albany Strategic Plan

The 2020 New Albany Strategic Plan lists the following development standards for the Neighborhood Residential District:

- 1. Houses should front onto public open spaces and not back onto public parks or roads.
- 2. Rear and side loaded garages are encouraged. When a garage faces the street, the front façade of the garage must be setback from the front façade of the house.
- 3. Streets should have five-foot wide sidewalks on both sides of the street, other than in locations approved for eight-foot leisure trails.
- 4. Cul-de-sacs are discouraged in all developments and a multiplicity of connections should be made.
- 5. All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- 6. A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of development. Typically, neighborhood parks range from a half acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- 7. Private streets are at odds with many of the community's planning principals, such as interconnectivity, a hierarchy of street typologies, and a connected community. Therefore, the streets within residential developments should be public.

## B. Use, Site and Layout

- 1. The zoning district currently contains two residentially zoned parcels, the further west parcel in an "L" shape which is undeveloped and one east of Hawksmoor North which is undeveloped.
- 2. The applicant uses the existing Hawksmoor North zoning district development standards to create the proposed text. Due to the proposed I-PUD zoning classification the applicant must return to the Planning Commission for review and approval of a final development plan application for all primary and accessory structures.
- 3. The proposed rezoning modifies the development standards of accessory structures as a primary use of the lot and exempts the property from codified ordinance chapter 1165.04(a)(7) which states accessory structures cannot be constructed before a primary residential dwelling unit. The purpose of this exemption is to provide additional buildable space to construct more amenities for the owner(s) of lot 4.
- 4. One, future residential dwelling unit is still addressed within the text. This residential home is a potential future use and the property is required to be replatted before construction to ensure there is one home per lot.
- 5. The text retains the 50-foot minimum building setback from a line extending southward from the western-facing façade of the garage that exists on an adjacent parcel to the north. The proposed I-PUD text allows for accessory structures to have a 10 foot setback from the western property line when the building themselves are oriented to the west.

  The city staff recommends a condition of approval to requires accessory structures have the same 50 foot building setback if and when they are oriented to the west.
- 6. The I-PUD text establishes larger setbacks for accessory structures when there isn't a single home on the property. The proposed setback standards for accessory structures are compared in Appendix A at the end of the staff report.
- 7. The I-PUD text continues to provide for a maximum density of one (1) primary residential dwelling (existing language), and adds a provision that no more than three (3) total structures on the Property (the 1.726 acres) are permitted, regardless of the

structures status as a primary structure/use or accessory structure/use. This appears to be appropriate since it is the same number of structures that city code allows (primary dwelling plus two detached structures).

8. .

- 9. The I-PUD text states there be a maximum square footage of 2,500 square feet for accessory structures and residential buildings. The size doesn't appear to be out of character within the general area. Historically variances have been approved that allows for a 2,560 square foot accessory structure within the New Albany Farms subdivision and a 2,083 square foot accessory structure next door at 7 Hawksmoor.
- 10. The text adds a new 50-foot setback to the eastern boundary line of lot 6B and west of Reynoldsburg-New Albany Road.

### C. Access, Loading, Parking

- 1. Parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development of the site.
- 2. According to the text, the driveway will be connected to Hawksmoor Drive.
- 3. There is an existing sidewalk along Hawksmoor Drive and a leisure trail along 605 therefore there are no additional pedestrian connectivity requirements in the text or are required by the city's codified ordinances.

#### D. Architectural Standards

- 1. Due to the site being zoned I-PUD, the applicant must return to the Planning Commission for review and approval of a final development plan where final architectural details, in addition to other items will be reviewed in detail.
- 2. The text retains the maximum 45-foot building height for the primary residential home found in the existing Hawksmoor zoning text. A new 35 feet building height limit for accessory structures such as detached garages, outbuildings, sheds, and/or pool house uses and structures (and any other structures similar in nature) is proposed. This appears appropriate since it ensures a primary residential home is taller in height than accessory structures.
- 3. The text retains the development standards in the Hawksmoor North I-PUD and allows for homes to be oriented towards the south or west.
- 4. The proposed text permits the front façade of accessory structures to be oriented towards the western property line or towards the front of the property (Hawksmoor Drive) as well.
- 5. The proposed text retains and applies all the architectural standards for the design, materials and style from the Hawksmoor North rezoning text to accessory structures in addition to single family homes.

## E. Parkland, Buffering, Landscaping, Open Space, Screening

- 1. In order to prevent conflicting code requirements and establish a comprehensive planned redevelopment: the drainage easement, no build zone, and tree preservation zone north of lot 4 will be moved to the north of lot 6A. Therefore, about 5,976.30 +/- square feet of drainage easement, no build zone, and tree preservation zone will be located at the rear of the existing Hawksmoor parcel.
- 2. The text also retains the 20-foot wide tree preservation zone along a portion of the western boundary line of the western parcel.

#### F. Lighting and Utilities

- 1. The proposed text retains the lighting provisions of the existing Hawksmoor zoning text.
- 2. All new utilities are required to be installed underground which is consistent with the existing Hawksmoor zoning text.

#### IV. ENGINEERING'S COMMENTS

There are no engineering comments.

# V. SUMMARY

The city codified ordinances define "accessory structure" as a subordinate structure or surface, located on the same lot as a principal building/structure, which is incidental to the use of the principal building/structure. The applicant has submitted a plat modification application that will combine lots 4 and 6A so there will be a principle dwelling unit (house) on the property with the larger accessory structures so the use will still be incidental to the use of the single family residence on lot 4.

Even though the proposed PUD text allows for larger and a greater quantity of accessory structures than the city code allows, there are also enhanced setbacks and buffers from neighboring properties to the north. The accessory structures cannot encroach with the tree preservation zones and must follow the same setbacks as the principle dwelling unit (house) thereby increasing the setbacks. Additionally, due to the shape of lot 6A being a flag lot, the larger accessory structures will likely be positioned behind the existing home so they will be less visible from the public streets and will appear subordinate since they are appropriately located to the rear of the principle dwelling unit. The accessory structures have enhanced architectural requirements since they must be designed in the same manner as principle dwelling units. There are large accessory structures constructed in the general area and the smallest house within the Hawksmoor subdivision is over 5,000 square feet. The new size maximum and building heights allows for a cohesive design while still preventing any accessory structures from disrupting the typical building hierarchy.

The PUD text requires a final development plan must be submitted for review and approval by the Planning Commission prior to the construction of any principle dwelling unit or accessory structures. This secondary review requires neighbor notification and the Planning Commission can ensure the design it is appropriate. The Hawksmoor subdivision is community consisting of large lots with large estate homes so having large buildings, used for accessory uses, does not appear to be out of character for this immediate area.

#### VI. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to recommend approval of application ZC-11-2023 based on the findings in the staff report with the following conditions, subject to staff approval.

1. There is a 50 foot building setback from the western property line when any primary or accessory structure's façade (the uses listed in Section II(B)) is facing west.

# **Approximate Site Location:**



# Appendix A

Quantity Lot Coverage	Height	Size (Area/Sq Footage)	Setbacks		
1 Per lot <sup>4</sup> 20% of the parcel	45 feet <sup>2</sup>	No Maximum	• South': 40 feet • West': 10 or 50 feet (based on orientation) • North': 20 feet • East': 10 and 50 feet	Principle Dwelling (dwelling)	
3 <sup>4</sup> 20% of the parcel	35 feet <sup>3</sup>	2,500	<ul> <li>40 feet from Hawksmoor Dr.</li> <li>10 feet from west if building facing west, east or north</li> <li>Northeast!: 20 feet except shared boundary with PID 222-001872</li> <li>Northwest!: 50 feet extending southward from 222-001872</li> <li>South!: 20 feet</li> <li>East!: 50 feet</li> </ul>	Detached Structures without a dwelling	
3 <sup>4</sup> 20% of the parcel	35 feet <sup>3</sup>	2,500	• 10 feet from any side or rear lot line <sup>2</sup>	Recreational Amenities without a dwelling	Proposed
3 <sup>4</sup> 20% of the parcel	25 feef	2,500	• 10 feet from primary structure • Side lot line: 10 feet from • Rear lot line: 30 feet 5	Detached Structures with a dwelling	
3 <sup>4</sup> 20% of the parcel	15 feet <sup>5</sup>	2,500	• 10 feet from any side or rear lot line <sup>5</sup>	Recreational Amenities with a dwelling	
2 max <sup>5</sup> 20% of the parcel	25 feet max	For lots between one (1) acre and two (2) acres, a structure may have an area up to one thousand two hundred 1,200 square feet	<ul> <li>10 feet from primary structure</li> <li>Side lot line: 10 feet</li> <li>Rear lot line: 30 feet</li> </ul>	Detached Structures CO 1165(a)	Typical Co.
2 max <sup>5</sup> Unlimited of the parcel 20% of the parcel	15 feet max	No minimum or maximum <sup>2</sup>	• Front lot line: 14 feet • Rear lot line: 10 feet • Side lot line: 5 feet	Recreational Amenities CO 1165(b)	Typical Code Standards

<sup>&</sup>lt;sup>1</sup> Hawksmoor North Amended PUD section III per (B)(3)(b) <sup>2</sup> Hawksmoor North Amended PUD section III per (B)(5) <sup>3</sup> Hawksmoor North Amended PUD section III per (D)(1)

<sup>&</sup>lt;sup>4</sup> Hawksmoor North Amended PUD section III per (A)
<sup>5</sup> City Codified Ordinance Chapter 1165 since PUD is silent in this scenario.
\* This chart does not include the tree preservation zones.

# Appendix B

Lot Number	Lot Size	Sq Foot Franklin Co
1 Hawksmoor	0.55 acre	5,529
2 Hawksmoor	0.37 acre	undeveloped
3 Hawksmoor	0.36 acre	5211
4 Hawksmoor	0.73 acre	5946
6 Hawksmoor	1.141 acre	undeveloped
7 Hawksmoor	2.98 acre	5147
8 Hawksmoor	3.29 acre	13,414
10 Hawksmoor	3.91 acre	10,790
11 Hawksmoor	1.62 acre	6,546
12 Hawksmoor	1.20 acre	9,777
15 Kensington	1.54 acre	6,211
16 Kensington	0.75 acre	undeveloped
17 Hawksmoor	0.45 acre	5,627
18 Hawksmoor	0.55 acre	undeveloped

Source: Franklin County's Auditor Website

# **Previous Variance Requests**

						Variances Requested			
Number	Address	Type of Structure	Lot Area	Building footprint	Area	Location	Height of Garage	Number of Variances	Other
V-5-2017	7779 Lambton Park Road	Garage	31,363 sf (.72 ac)	3,364 sf	844 sf		23 ft +/-	1	Size
V-4-2017	4104 Harlem	Garage	40,075 sf (.92 ac)	1,554 sf	1,200 sf			1	Size
V-95-2016	5055 Johnstown Road	Garage	114,998 sf (5.28 ac)	2,423 sf	1,200 sf			1	Size
V-78-2016	15 Highgrove	Garage	116,305 sf (2.67 ac)	4,525 sf	1,040 sf		37 ft +/-	Total of 3	Size, number, materials
V-77-2016	7290 Waterston	Garage	14,810 sf (.34 ac)	2,376 sf	306 sf	Closer to Primary (7'-10')	15 ft +/-	1	Distance to primary
V-1-2012	7240 Waterston	Garage	13,503 sf (.31 ac)	2,163 sf	544 sf	In Front of Primary	20 ft 6 in	1	Location (in front of primary building)
V-18-2011	7203 Waterston	Garage	57,499 sf (1.32 ac)	2,504 sf	848 sf		29 ft	Total of 2	Size and height
V-13-2015	10 New Albany Farms Road	Garage	343,252 sf (7.88 ac)	4,748 sf	2,560 sf		27 ft 3 in	Total of 2	Size and height
V-63-2014	6958 Lambton Park	Garage	283,662 sf (6.512 ac)	4,130 sf	1,295 sf		29 ft	Total of 4	Size, height, design
V-17-2011	3915 RNA	Garage	107,026 sf (2.457 ac)	3,459 sf		In Front of Primary		Total of 2	Building new home behind existing barn
V-24-2015	7228 Greensward Drive	Garage	28,749 sf (.66 ac)	3,896 sf	1,040 sf		26 ft 3 in	Total of 3	Size, height and setback
V-82-2015	10 New Albany Farms Road	Garage	343,252 sf (7.88 ac)	4,748 sf	1,144 sf			Total of 2	Size and number
V-11-2011	7117 Lambton Park Road	Pool House				Closer to Primary		1	
						In Front of Primary Closer to Primary			
V-3-2016	7363 Milton Court	Pool House	104,108 sf (2.39 ac)	2,949 sf	350 sf	Required—38' Requested—18'	19 ft 5 in	Total of 3	Height and location
						Closer to Primary Required—55'			
V-13-2011	6057 Johnstown Road	Accessory Structure	60,984 sf (1.4 ac)	2,307 sf	1566 sf	Requested—22' Closer to Primary	27 ft 8 in	Total of 2	Height and location
V-95-2015	1 Highgrove	Storage Building	58,806 sf (1.35 ac)	3,484 sf		Required—55' Requested—26'	27 ft 5 in	Total of 2	Location and setback
V-68-2018	7435 Steeplechase Lane	Pergola	14,374 sf (.33 ac)	1,881 sf	256 sf	Rear yard		1	Size
V-12-2018	6917 Lambton Park	Pergola	51,836 sf (1.19 ac)	3,433 sf	320			2	Size and Material (metal)
V-7-2018	7096 Armscote End	Pergola	15,681 sf (.36 ac)	2,111 sf		Side Yard		2	Distance and Size

									Size and Material
V-34-2018	7269 Talanth Place	Pergola	10,890 sf (.25 ac)	3,433 sf	320 sf			2	(metal)
									Size, setbacks,
V-93-2016	4561 Neiswander	Pergola	21,780 sf (.50 sc)	1708 sf	252 sf			4	materials (metal)
V-10-11	7755 Arboretum	Fireplace/Patio	19,602 sf (.45 ac)	2,410 sf				2	Rear yard setback
V-4-11	25 Ealy Crossing	Open Sided Structure	23,958 sf (.55 ac)	1,857 sf	325 sf	In Front of Primary		2	Size and location
V-1-2013	7625 Skarlocken Green	Patio	14,374 sf (.33 ac)	1,779 sf		Front Yard Setback		1	Setback
V-24-2015	7228 Greensward Drive	Pavilion	28,749 sf (.66 ac)	3,896 sf		Closer to Primary	19 ft	2	Height and setback
	16 New Albany Farms								
V-160-2013	Road	Pergola	182,255 sf (4.184 ac)	4,563 sf	480 sf			1	

Permit #	
Board	
Mtg. Date	



# **Community Development Planning Application**

	Site Address 1.141+/- acres known as Lot 6a of Hawksmoor and 0.585 acres on Reynoldsburg-New Albany Rd.									
	Parcel Numbers 222-004874-00 and 2	22-005170-00 (R	e-Zoning)							
	Acres 1.726 +/- # of lots created After Re-Plat - One Lot to be Created (*including Lots 4-5, see below)									
	Choose Application Type  Circle all Details that Apply									
	□ Appeal		Circle	an Detans that Apply						
Project Information	☐☐Certificate of Appropriateness☐☐Conditional Use									
	□□Development Plan  XXPlat	Preliminary Preliminary	Final Final	Comprehensive	Amendment					
E	□□Lot Changes	Combination	Split	Adjustment						
uţo	□□Minor Commercial Subdivision		•	3						
Ę	□□Vacation	Easement		Street						
ec	□□Variance									
To	□□Extension Request  XXZoning	Amendment (re	ezoning)	Text Modification						
4	AAComme	1 IIII (11	22011116)							
				d above, to modify the	existing zoning text					
	to expand the Permitted Uses section, b		_	-						
	Also, a re-plat application to expand Lo make the additional property a part of I									
	re-zoning of the Property, under the I-l application). *In addition, the re-plat v									
			1 5 01 114 11	RSMOOT that 1 ipplican	t o wild.					
	Property Owner's Name: <u>Jeffrey H. Peters</u> Address: 1988 Woodlands Place									
	City, State, Zip: Powell, Ohio 43065									
	Phone number: Attn: Nicklaus Reis, Attorney - 614.464.5409 Fax:									
0	Email: <u>ihpeters5@gmail.com; n</u>									
Contacts										
ut	Applicant's Name: Rebecca	J. Mott. Attorne	v for Andre	w and Lisa Rumpke						
Ü	Address: Plank Law Firm, LI									
5.45	City, State, Zip: Columbus, Ohio 4		m once, i	ICAN Z						
	Phone number: <u>614-947-8600</u>			Fax: <u>614-22</u>	8-1790					
	Email: rjm@planklaw.com									
8/0/9	Site visits to the property by City of Ne	ew Albany repres	entatives ar	re essential to process	this application.					
	The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives,									
re	employees and appointed and elected of described in this application. I certify the									
Signature	true, correct and complete.	nat the information	on here with	inin and attached to tin	s application is					
gus	aue, correct and comprete.									
Si				Source						
	Signature of Owner	1	n1	Dat Dat						
	Signature of Applicant	ueca c	- ///00	t, a Home Dat	e: <u>02/17/2023</u>					

Permit #	
Board	
Mtg. Date	



# **Community Development Planning Application**

	Site Address 1.141+/- acres known as I	Lot 6a of Hawksn	noor and 0	.585 acres on Reynoldsburg-New Albany Rd					
	Parcel Numbers 222-004874-00 and 222-005170-00 (Re-Zoning)								
	Acres _1.726 +/-	# of lots cre	eated After	r Re-Plat - One Lot to be Created					
	Channa Andrew T			cluding Lots 4-5, see below)					
	Choose Application Type	Circle all Details that Apply							
Project Information	□□Appeal □□Certificate of Appropriateness □□Conditional Use □□Development Plan  XXPlat □□Lot Changes □□Minor Commercial Subdivision □□Vacation □□Variance □□Extension Request  XXOning	Preliminary Preliminary Combination Easement Amendment (re	Final Final Split ezoning)	Comprehensive Amendment Adjustment Street Text Modification					
	Description of Request:  Re-zoning of the Property, mentioned above, to modify the existing zoning text to expand the Permitted Uses section, but retaining the existing zoning district of I-PUD.  Also, a re-plat application to expand Lot 6a in Hawksmoor, to add property that is not in Hawksmoor, and make the additional property a part of Lot 6a of Hawksmoor in keeping with the spirit and intent of the original re-zoning of the Property, under the I-PUD zoning that was approved in 2020 (See materials attached to this application). *In addition, the re-plat will include Lots 4-5 of Hawksmoor that Applicant owns.								
Contacts	Property Owner's Name: Jeffrey I Address: 1988 Woodlands Place City, State, Zip: Powell, Ohio 4306: Phone number: Attn: Nicklaus Reis Email: jhpeters5@gmail.com; n	H. Peters  5 s, Attorney - 614. jreis@vorys.com  J. Mott, Attorney  PA, 411 East Tow	464,5409 y for Andre	Fax:ew and Lisa Rumpke					
Signature	Site visits to the property by City of Ne The Owner/Applicant, as signed below employees and appointed and elected of described in this application. I certify the true, correct and complete.  Signature of Owner Signature of Applicant	r, hereby authorized fficials to visit, p	es Village hotograph	of New Albany representatives, and post a notice on the property					

# HAWKSMOOR NORTH AMENDED

(1.726 +/- Acres)

# INFILL PLANNED UNIT DEVELOPMENT (I-PUD) TEXT

March 27, 2023

# I. <u>Introduction and Summary:</u>

The real property that is the subject of this zoning text consists of 1.726 +/- acres configured in an "L" shape with frontage on Hawksmoor Drive. The southwestern portion of the real property consists of Lot 6a of the Hawksmoor subdivision (1.141 +/- acres), while the balance of the property (0.585 +/- acres) northeast of Lot 6a consists of a separate parcel of vacant land extending toward, but not to, Reynoldsburg-New Albany Road (collectively, referred to as "Property"), and as more particularly described in the legal description provided with this re-zoning application. The intent of this amended zoning text is to re-zone the Property (which was also known as the "western parcel" containing 1.72 +/- acres in the original zoning text, as amended). For the avoidance of all doubt, this zoning text and the re-zoning application do not include the real property currently known as Lots 4 and 5 of Hawksmoor, and commonly known as Franklin County Auditor Tax Parcel Id. No.: 222-003483-00 ("Lots 4 and 5"), which Lots 4 and 5 are subject to the separate I-PUD zoning text, approved on the date of April 20, 2004, by the City of New Albany (the "City") by Ordinance O-02-2004. Any use and area variances obtained for Lots 4 and 5 subsequent to that rezoning shall remain and shall be valid binding and run with the land until re-zoned.

# II. <u>Permitted Uses</u>: Permitted uses in this zoning district will include:

- A. The permitted uses contained in the Codified Ordinances of the City of New Albany, R-1 Single-Family Residential District, Section1131.02, and the accessory uses contained in Section 1131.03. At the request of the City, it should be noted that, if the Applicant, Applicant's successors and assigns, or any third party buyer, desires to construct a residential dwelling unit or home on the Property in the future, then the Applicant, or Applicant's successors and assigns, or any third party buyer, shall re-plat Lot 6b of Hawksmoor, creating two or more lots (since the original platted Lot 4 of Hawksmoor already contains a residential dwelling unit or home, and Lots 4 and 5 and this Property will become one platted lot in Hawksmoor under the re-plat application filed concurrently with this re-zoning application). No conditional uses will apply to this Property.
- **B.** Detached garages, outbuildings, sheds, and/or pool house uses and structures (and any other structures similar in nature), including patio and paved areas, without a residential dwelling unit or home located on the Property. A primary residential dwelling unit or home shall not be required to be constructed on the Property. If no residential dwelling unit or home is located on the Property, and, if any one (1) or more of structures referenced under this Section II(B) are constructed on the Property, then said structures shall be deemed primary and principal uses and structures for all purposes hereunder and under the Codified Ordinances. If at any time, that a residential dwelling

unit or home is located (or a structure referenced above in this Section II(B) is constructed, contains living quarters, and is used in such a manner to provide a primary residential dwelling unit for a single family) on the Property as permitted under Section II(A) above, then, any existing (or future constructed) structures as referenced and permitted under this Section II(B) located on (or to be located on) the Property shall be automatically deemed accessory uses and structures for all purposes under the Codified Ordinances; provided, however, the preceding sentence does not operate to impair in any way or manner the lot development standards that applied to any existing structures (provided those structures conformed to any and all of the lot development standards that applied, as set forth below in Section III herein, including, but not limited to, density, setbacks, height, square footage, and architectural standards, when those structures were actually constructed as principal and primary uses and structures).

## III. <u>Development Standards</u>

The development standards set forth hereunder in this Section III apply to the Property (and not Lots 4 and 5), even if the Property is re-platted and combined with Lots 4 and 5 as one (1) platted lot within Hawksmoor, as it is the specific intention and desire by this re-zoning application and this zoning text that two (2) distinct and different zoning districts and two (2) I-PUD zoning texts (including, but not limited to, development standards) shall apply to (i) the Property (under this zoning text), and (ii) Lots 4 and 5 (under the zoning text approved as part of Ordinance O-02-2004). Unless otherwise specified in the submitted drawings or in this written zoning text, the development standards of Part Eleven of the Codified Ordinances of the City shall apply to the Property. In the event that any development standard which is set forth in this zoning text conflicts with a provision of the Codified Ordinances, then the development standard contained in this zoning text shall govern. When this zoning text is silent as to a particular development standard, then the development standard contained in the Codified Ordinances shall govern.

A. Density: There shall be a maximum of one (1) residential dwelling unit or home (or any structure with living quarters and used as a primary residential dwelling unit for a single family) permitted on the Property, if applicable. There shall be a maximum of three (3) total "structures" permitted on the Property. For purposes of this zoning text and as used in the preceding sentence, "structures" shall mean inclusive of (i) a residential dwelling and any of its accessory structures, and (ii) any and all detached garages, outbuildings, sheds, and/or pool house uses and structures (and any other structures similar in nature) that may be constructed on the Property without the construction of a residential dwelling unit on the Property. There shall be no maximum number of patios, paved areas, or recreational amenities on the Property. There shall be no maximum number of detached garages, outbuildings, sheds, and/or pool house uses and structures (and any other structures similar in nature), including patio and paved areas in the event that the permitted uses contained in Section II(B) (and listed immediately above) are constructed on the Property without the construction of a residential dwelling unit.

## **B.** Setbacks and Lot Commitments:

1. <u>Street Frontages</u>: The Property shall have a minimum of 120 feet of frontage on Hawksmoor North Amended I-PUD

#### Hawksmoor Drive.

- 2. <u>Home Orientation</u>: The Property shall be developed with any of the Permitted Uses contained herein. If the Property is ever constructed with a residential dwelling unit or a home, it shall be oriented in one of two ways: With its front façade oriented toward Hawksmoor Drive in a similar manner as existing homes located to the east on the same street, or alternatively, with its front façade oriented to the west, provided that the latter circumstance (of front façade orientation) shall be permitted only if the residential dwelling unit or home is located to the north of the shared property line between the Property and Lots 4-5.
- 3. <u>Property Setbacks</u>: The following setback requirements shall apply to (i) any residential dwelling unit or home, and (ii) any and all detached garages, outbuildings, sheds, and/or pool house structures and any other structures similar in nature that are constructed without a residential dwelling unit or home on the Property, except as otherwise provided:
  - a. <u>Southern Property Line</u>: The minimum building setback shall be 40 feet as measured from the right-of-way of Hawksmoor Drive.
  - b. Western Property Line: There shall be a minimum building setback of 10 feet from the western boundary of the Property in the circumstance where any residential dwelling unit or home constructed on the Property is oriented to face Hawksmoor Drive, subject to any larger setbacks resulting from the tree preservation areas (addressed later in this zoning text). There shall be a minimum building setback of 10 feet from the western boundary of the Property in the circumstance where the front façade of any detached garages, outbuildings, sheds, and/or pool house structures and any other structures similar in nature that are located on the Property (without a residential dwelling unit or home being constructed) are oriented to face the west, oriented to face the east, or oriented to face Hawksmoor Drive, as the case may be, subject to any larger setbacks resulting from the tree preservation areas. However, there shall be a minimum building setback of 50 feet from the western boundary of the Property in the circumstance where any residential dwelling unit or home constructed on the Property is oriented to face the west.
  - c. Northern and Southern Property Lines: There shall be a minimum building setback of 20 feet for any structure constructed from each of the northern and southern boundaries of the Property, except that along the shared boundary line between the Property and the adjacent parcel to the north (Franklin County Auditor Tax Parcel Id. No.: 222-001872-00), there shall be a 50-foot minimum building separation from a line extending southward from the western-facing façade of the garage that exists on said adjacent parcel to the north (Franklin County Auditor Tax Parcel Id. No.: 222-001872-00) to and any structures constructed on the Property on the date of this text.
  - d. <u>Eastern Property Line</u>: There shall be a minimum building setback of 10 feet from the property line of Franklin County Auditor Tax Parcel Id. No.: 222-003482-00 and a minimum building setback of 50 feet from the property line of Franklin County Auditor Tax Parcel Id. No.: 222-000630-00.

- 4. Other Setbacks: Setbacks for (i) a permitted residential dwelling unit or home (with or without accessory structures), and (ii) permitted detached garages, outbuildings, sheds, and/or pool house uses and structures (and any other structures similar in nature) that are constructed without a residential dwelling unit, in both events under (i) or (ii) as contemplated by Sections II(A) or (B) herein for Permitted Uses, shall be as stated in Section III(B)(3) hereinabove, unless there is no such standard provided, and then, the setback standard that shall apply shall be as required and stated in accordance with applicable provisions of the Codified Ordinances.
- 5. <u>Property Area (Square Footage) Requirements:</u> There shall be no minimum or maximum area or square footage requirements for a residential dwelling unit or home as permitted in Section II(A) <u>herein</u>; provided, however, there shall be a maximum area or square footage requirement of two thousand, five hundred square feet (2,500 s.f.) for any of those <u>and the structures that are constructed or uses</u> as <u>permitted contemplated</u> under Section II(B) herein.

# C. Access, Parking and Traffic-Related Commitments:

- 1. <u>Parking</u>: A garage attached to each primary residential dwelling unit or home, if applicable, shall be provided with a minimum of two vehicular parking spaces.
- 2. <u>Vehicular Access</u>: The primary vehicular access to and from the Property shall be provided using a driveway connecting to Hawksmoor Drive.
- 3. <u>Pedestrian Access</u>: An existing sidewalk is located along the Property frontage on Hawksmoor Drive. No additional pedestrian access improvements shall be required along the street.
- 4. <u>Public Street Rights-of-Way; Street Improvements</u>: No additional street rights-of-way shall be required to be dedicated to the City as it relates to this Property. No street improvements shall be required as a result of the development of the Property.

## D. <u>Architectural Standards</u>:

1. <u>Maximum building heights</u>: The maximum building height for <u>any the permitted</u> principal and primary residential dwelling unit or home <u>shall be forty-five (45) feet as measured per the Codified Ordinances</u>. The maximum building height for <u>any the permitted</u> principal and primary structures, including detached garages, outbuildings, sheds, and/or pool house uses and structures (and any other structures similar in nature) <u>that are constructed without a residential dwelling unit or home</u> shall be <u>thirtyforty-five (345)</u> feet as measured per the Codified Ordinances.

## 2. Exterior Materials:

a. Wall finish materials: Brick, stone, wood siding, and composite siding

materials (Hardie-plank, its equivalent, or of higher quality) shall be permitted as primary exterior façade materials. —Exterior wall finish materials must be used to complete massing elements. The application of brick to a single building facade is prohibited.

- b. <u>Brick</u>: Brick shall be of a "handmade appearance". Traditional brick detailing is required, such as, but not limited to, traditional bonds, water table caps, sills, jack arches, segmental arches, and soldier courses.
- c. <u>Siding</u>: Siding shall be cedar shiplap wood siding or composite material with a natural appearance. Wood or composite siding shall have brick chimneys and brick plinths to the height of the water table.
- d. <u>Roof</u>: Pitched roofs shall be required to have a minimum 6:12 rise over run. Roof pitches with rise over run of less than 6:12 are permitted on minor roofs (i.e. entry porches, dormers, etc.). Flat roofs shall be permitted but must integrate strong cornice lines. Roofs may be of natural slate, wood shake or wood shingle, metal standing seam, or an architectural grade fiberglass asphalt shingle.
- e. <u>Windows</u>: Windows shall be of traditional themes. Simulated or true divided lite windows shall be required.
- f. <u>Shutters</u>: Where used, shutters shall be sized to cover the adjacent window and appear operable. Shutters shall be mounted on appropriate shutter hardware (hinges and shutter dogs).
- g. <u>Gutters and downspouts</u>: Traditional half round gutters and/or ogee gutters with downspouts shall be used.
- h. <u>Skylights</u>: Skylights in the roof shall be permitted. Cupolas, dormers, lanterns, belvederes, or window bays shall be permitted, provided they are consistent with the architectural theme.
- i. <u>Design Approval</u>: The design of a residential dwelling unit or home and any permitted primary or principal structures shall be reviewed as part of a final development plan. Architectural designs for any residential dwelling unit or home and any permitted primary or principal structures shall meet the requirements of this text, unless a deviation or variance therefrom is expressly requested and approved as part of a final development plan. It is anticipated that, due to the nature of the proposed homes as "estate homes" and related primary or principal structures as custom, architectural designs may continue to evolve beyond the date of final development plan approval, and the property owner should be afforded flexibility in this regard in the same manner as would apply to a home being constructed in the City in a subdivision with numerous homes. To this end, architecture approved as part of a final development plan may be modified after the approval of final development plan without further review by the Planning Commission

and with the approval of City staff if (a) the modifications are permitted under the City's Design Guidelines and Requirements or by a variance granted therefrom which has been previously approved by the Planning Commission, (b) do not otherwise cause the need for a variance from this text or other relevant provisions of the Codified Ordinances, and (c) will not cause a substantial deviation from the massing or design of the home or other structure when compared to that which was approved by the Planning Commission. The intent is not to provide an overly stringent design review procedure in this zoning district when compared to homes in other areas of the City, but rather to provide the Planning Commission with oversight over major components of design while leaving more minor components to the review and approval of City staff in the same manner as other homes in the City.

## 3. Vehicular and Pedestrian Standards:

- a. Garages:
  - i. <u>Garage Doors (Vehicular)</u>: Individual bay doors are required; double wide garage doors are prohibited. The width of garage doors shall not exceed nine (9) feet. All garage doors shall be solid paneled. No glazing shall be permitted on garage doors unless they are consistent with the architectural theme.
  - ii. <u>Garage Doors (Pedestrian)</u>: All pedestrian garage doors shall be solid paneled.
- b. <u>Driveways and Entry Courts</u>: Driveways shall be made of a durable material. Appropriate materials are brick, dark color concrete pavers, asphalt with controlled edges, and rolled-in stone topping. Concrete driveways are prohibited where visible from off-site.
- 4. <u>Screened Porches</u>: Screened porches are permitted on the rear or side of the residential dwelling unit or home or any primary or principal structure. Detailing shall be traditional wood with a break in screening at rail height. Columns or full height vertical wood members shall be at least 6" x 6". All screened porch trim shall be painted. Roof lines of screened porches shall conform to the architectural style of the home or any primary or principal structure for which it appertains, and blend into the massing of the residential dwelling unit or home or any primary or principal structure.
- 5. <u>Service Areas</u>: Air conditioners/heat pumps, garbage cans and carts, irrigation controllers, pumps, generators, and meters which are visible from any point outside of the Property shall be entirely enclosed by a privacy wall, a fence, and/or landscaping that is a minimum of four (4) feet high.
- 6. Swimming Pools/Spas:

- a. All swimming pools/spas shall be located to meet the minimum building setback requirements on the Property and shall be completely enclosed and adequately screened from adjoining properties in accordance with the City's Codified Ordinances. Screening and enclosure of swimming pools/spas may be accomplished by installing and maintaining fencing that terminates at a structure so that the combination of fencing and walls of structures provides for complete enclosure of the pool or spa. For purposes of clarification, the foregoing provision is intended to allow complete enclosure of a pool/spa using a combination of fencing and structure walls and is not intended to allow for any gaps between fencing and walls that are large enough to allow a person to enter and exit the pool/spa area through such a gap and the requirements of Codified Ordinances Chapter 1173 must still be met.
- b. All swimming pools/spas shall be in-ground construction. The swimming pool/spa equipment shall be within the enclosure and completely screened from adjoining properties.
- c. Spas may be constructed provided that they shall be flush with the top of the paving. Spas shall be completely screened from off-site view by fencing or landscaping.

# 7. Storage:

- a. <u>Equipment Storage</u>: Storage of all maintenance equipment shall be within garages or permitted storage structures or screened from off-site view. Such items should not be visible from streets and adjacent lots or developments.
- b. <u>Vehicle Storage</u>: All campers, off-road vehicles, and boats must be parked within an enclosed garage. No inoperable vehicles or parts of vehicles may be stored outside.

# E. <u>Buffering, Landscaping, Open Space and Screening Commitments</u>:

### 1. Tree Preservation Zone:

a. Within tree preservation areas, no structures or pavement shall be permitted, and healthy mature trees shall be preserved unless they present a danger to persons or property or are of a noxious or invasive species. A 30-footwide tree preservation area/no build zone/drainage easement exists pursuant to the Hawksmoor plat [(as it also relates to Lots 4-5), as modified by the Re-Subdivision of Lot 6 (to Lot 6a), which is further modified by the re-plat for Lots 4-5 and the Property (filed concurrently with this re-zoning application for the Property)], and as it relates to the Property, is generally, as shown along the northern most property line totaling 342.36 +/- linear feet. This tree preservation area/no build zone/drainage easement shall remain, as shown on the concurrently filed replat.

- b. In addition, a 20-foot wide tree preservation zone was created along a portion of the western boundary line of the Property by the re-zoning and preliminary development plan approved in 2020. This 20-foot wide tree preservation zone will remain, as it exists, along a portion of the western boundary line of the Property, as shown on the accompanying vicinity map and the concurrently filed re-plat.
- c. For the avoidance of all doubt, the 30-foot wide modified tree preservation area/no build zone/drainage easement, as shown on the re-plat (which includes former Lots 4-5) concurrently filed with this re-zoning application for the Property shall supersede and replace the tree preservation area/no build zone/drainage easement, as shown on the preliminary development plan approved as part of the I-PUD zoning text for Hawksmoor, approved on the date of April 20, 2004, by Ordinance O-02-2004, as it relates to and affects Lots 4-5. This zoning text for the Property, as defined herein, and the re-plat (the re-plat involving the Property and Lots 4-5) concurrently filed with this re-zoning application, together, shall control the modified tree preservation area.
- 2. <u>Street Trees</u>: Street trees exist within the rights-of-way of Hawksmoor Drive just outside of the boundaries of this zoning district. These trees shall remain, and no additional street tree plantings shall be required in these locations. Any street trees which are damaged by construction traffic serving this zoning district shall be replaced by the property owner at its expense.

# 3. <u>Fencing and Walls</u>:

- a. <u>Temporary Fencing</u>: Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line. All temporary fences must be removed prior to the issuance of a certificate of occupancy.
- b. <u>Hawksmoor Drive</u>: The landscaping hedge that exists along the zoning district's frontage on Hawksmoor Drive shall remain, except that limited portions may be removed to install a driveway and decorative brick piers on each side of the driveway, so as to be consistent with similar features for other parcels on Hawksmoor Drive.

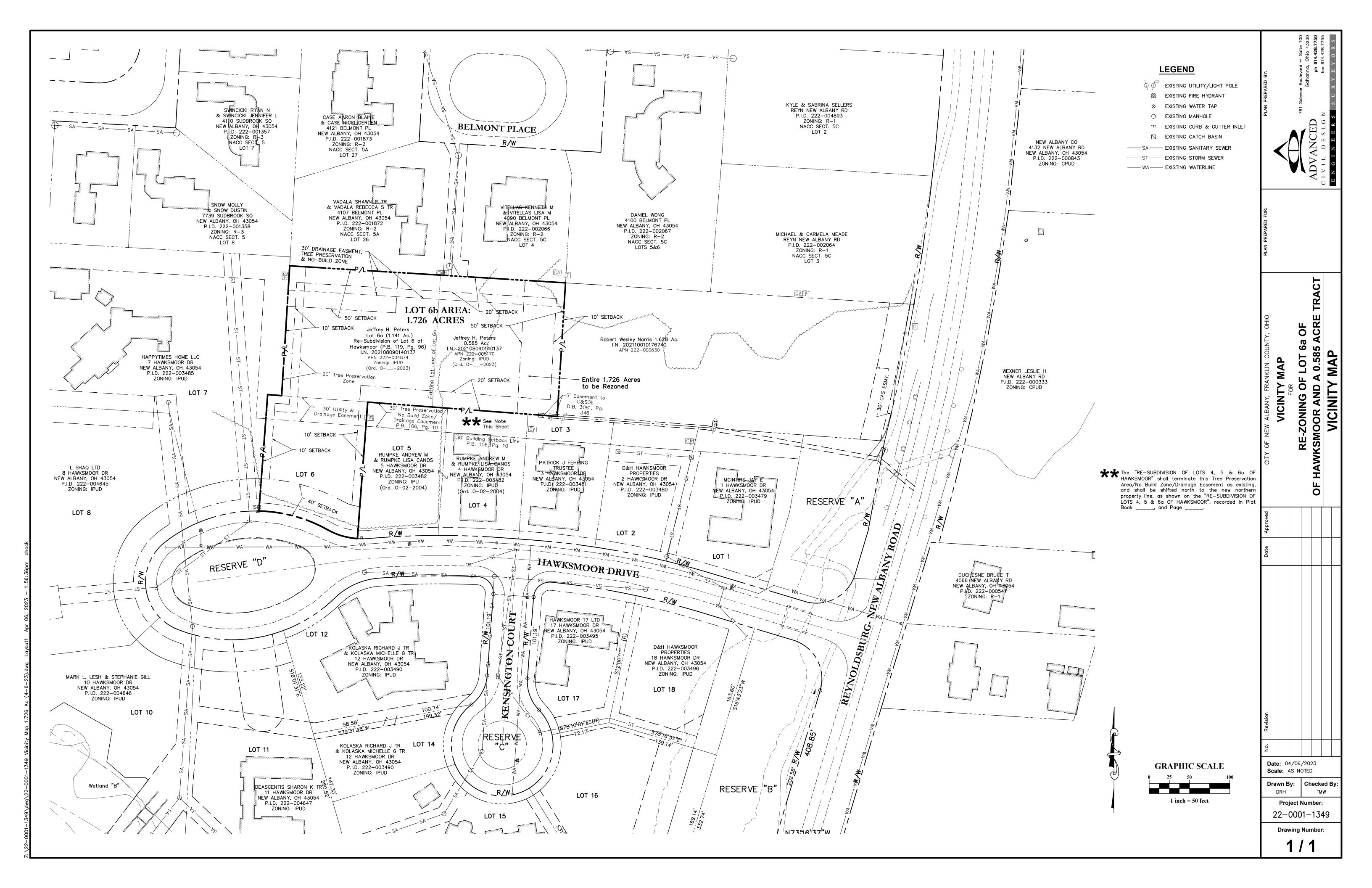
## F. Miscellaneous Commitments:

- 1. <u>Prohibited Storage Buildings</u>: Pre-fabricated storage buildings are prohibited.
- 2. <u>Sport and Recreational Equipment</u>: Basketball backboards and supports, swing sets and other children's play facilities shall be permitted, provided they are screened from adjoining properties.
- 3. <u>Utilities</u>: All proposed utilities shall be placed underground. Utility easement locations and widths shall be determined in the final development plan.

- 4. <u>Lighting</u>: Lighting shall be permitted in accordance with the requirements of the Codified Ordinances. One yard light shall be required to be located in the portion of the yard near Hawksmoor Drive to the east of the driveway providing access to and from this street, with a location, size, color, and fixtures which are consistent with those located on other lots within the Hawksmoor subdivision. The yard light shall have a photocell light sensor.
- 5. <u>Garbage Cans</u>: All garbage cans and other waste containers shall be kept in a garage, within buildings, or within other screened areas so that they cannot be viewed from off-site.
- 6. <u>Stormwater Structures Within the Drainage Easement Areas</u>: Above grade structures, dams, or other obstructions to the flow of stormwater runoff are permitted within the drainage easement areas, as delineated on the re-plat, with the approval of the City Engineer.

# **G.** <u>Variances and Appeals</u>:

- 1. <u>Nature of Variance</u>: On this Property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of this I-PUD zoning text or the Zoning Ordinance unreasonable, and, therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.
- 2. <u>Variance and Appeals Process</u>: The procedures and requirements of Chapter 1113, Appeal and Variances, of the Codified Ordinances of the City shall be followed in cases of appeals. Requests for variances shall be heard by the Planning Commission.



### LEGAL DESCRIPTION

File No.: 1905973

NEW LEGAL TO BE PROVIDED BY OHIO REGISTERED SURVEYOR, AND TO BE PART OF THE FOLLOWING.

Situated in the State of Ohio, County of Franklin, City of New Albany, Quarter Townships 3 and 4, Township 2, Range 16, United States Military Lands, being a 1.726 acre tract of land and being part of the remainder of the Original 3.153 acre tract of land conveyed to D&H Hawksmoor Properties Ltd. Of record in Instrument Number 201412310173119, being all of Lot 6A as numbered and delineated upon the plat "Resubdivision of Lot 6 of Hawksmoor" of record in Plat Book 119, Page 95, comprised of a 0.669 acre portion of said Original 3.153 acre tract conveyed to D&H Hawksmoor Properties Ltd. of record in Instrument Number 201412310173119 and Lot 6 as numbered and delineated upon the plat "Hawksmoor" of record in Plat Book 106. Page 10 as conveyed to D&H Hawksmoor Properties Ltd. Of record in Instrument Number 201212310201283, said 1.726 acres being more particularly described as follows:

Beginning for Reference at a pk nail found at a point in a curve at the current southeasterly corner of said remainder tract of Original 3.153 acre tract, being the southwesterly corner of a 0.234 acre tract, of land described as Parcel No. 40WD and conveyed to the Franklin County Commissioners of record in Official Record 4245E18, being the northwesterly corner of a 0.577 acre tract of land described as Parcel No. 35WD and conveyed to the Franklin County Commissioners of record in Official Record 4547F04, being the northeasterly corner of Reserve "A" as numbered and delineated upon said "Hawksmoor" plat and being in the westerly right of way line of Reynoldsburg-New Albany Road;

Thence N 85° 41' 30" W, along the southerly line of said Original 3.153 acre tract and along a northerly line of said "Hawksmoor" plat, 406.70' feet to an iron pin set in the northerly line of Lot 3 as numbered and delineated upon said "Hawksmoor" plat (passing an iron pipe found at 100.4'), the True Point of Beginning;

Thence N 85° 41' 30" W. continuing along the southerly line of said Original 3.153 acre tract, along the southerly line of said "Re-subdivision" plat and along the northerly line of said "Hawksmoor" plat, 235.48 feet to an iron pipe found with a plastic cap inscribed "Advanced 7661" being in the southerly line of Lot 6A, being the southeasterly corner of said "Re-subdivision plat and at the northwesterly corner of Lot 5 as numbered and delineated upon said "Hawksmoor" plat (passing an iron pipe found with a plastic cap inscribed "Advanced 7661" at 154.8');

Thence S 04° 18 ' 30" W, along the easterly line of said Lot 6A of said "Re-Subdivision" plat and along the westerly line of said Lot 5, 169.56 feet to an iron pin found in a curve with a plastic cap inscribed "Advanced 7661" at a southeasterly corner of said Lot 6A of said "Re-Subdivision" plat, the southwesterly corner of said Lot 5 and being in the northerly right of way line of Hawksmoor Drive (R/W-50) as dedicated on said "Hawksmoor" plat;

Thence along the southerly lines of said Lot 6A of said "Re-Subdivision" plat and along said northerly right of way line, the following two (2) courses;

with a curve to the right, having a central angle of 25° 25' 10" and a radius of 87.00 feet, an arc length of 38.60 feet, a chord bearing and chord distance of N 73° 27' 41" W, 38.28 feet to an iron pipe found with a plastic cap inscribed "Advanced 7661" at a point of reverse curvature;

with a curve to the left, having a central angle of 27° 58' 56" and a radius of 183.00 feet, an arc length of 89.37 feet, a chord bearing and chord distance of N 74° 44' 34" W, 88.49 feet to a ¾-inch iron pipe found at the southwesterly corner of said Lot 6A of said "Re-Subdivision" plat and being the southeasterly corner of Lot 7 as numbered and delineated upon said "Hawksmoor" plat;

Thence along the common lines of said Lot 6A said "Re-Subdivision" plat and said Lot 7, the following two (2) courses;

N 04° 18' 30" E, 144.64 feet to a 3/4-inch iron pipe found at a common corner thereof;

S 85° 41' 30" E, 17.38 feet to a ¾-inch iron pipe found at a southeasterly corner of said Lot 7, to a southwesterly corner of Lot 6A tract and a northwesterly corner of said "Re-Subdivision" plat;

Thence N 03° 33' 00" E, along the westerly line of said Lot 6A and along the easterly line of said Lot 7, 161.11 feet to an iron pin set at the northwesterly corner of said Lot 6A of said "Re-Subdivision" plat and being the southwesterly corner of Lot 26 as numbered and delineated upon "The New Albany Country Club Section 5A" of record in Plat Book 84, Page 63;

Thence S 86° 28' 00" E, along the northerly line of said Lot 6A of said "Re-Subdivision" plat, along the southerly line of said Lot 26 and along the southerly line of Lot 4 as numbered and delineated upon "The New Albany Country Club Section 5C" of record in Plat Book 87, Page 34, 342.36 feet to a ¾-inch iron pin found at the southeasterly corner of said Lot 4 and the southwesterly corner of Lot 5 as numbered and delineated upon said "Section 5C" plat (passing an iron pipe found with a plastic cap inscribed "Advanced 7661" at 187.6'):

Thence S 03° 33' 00" W, across said Original 3.153 acre tract, 165.75 feet to the True Point of Beginning. Containing 1.726 acres, more or less of which 1.141 acres being out of APN: 222-004874 and 0.585 being out of APN: 222-000630. Subject to all legal restrictions and/or rights of ways.

The above description was prepared by Advanced Civil Design Inc. on June 4, 2021 and is based on existing Franklin County Auditor's records and Franklin County Recorder's records and information obtained from an actual field survey conducted in November of 2020.

All iron pins set are 5/8" diameter rebar, 30" long with a plastic cap inscribed "Advanced 7661".

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System South Zone (NSRS 2007) which determines the bearing for the centerline of Kensington Court to be N04° 18' 30" E.

All references used in the description can be found at the Recorder's Office, Franklin County, Ohio.

Parcels Nos. 222-004874-00 and 222-005170-00

# Project Narrative for Re-Zoning Application

[This Project Narrative is Submitted to Address Items as Outlined in Section 1111.03 of the Zoning Code for the City of New Albany as Re-Zoning Application Submittal Requirements]

The real property subject to this application for a re-zoning to the I-PUD zoning district, which is the existing zoning district for the real property, is to modify the zoning text (set of zoning regulations approved for the real property) to add to, and modify, the Permitted Uses section is comprised of the following parcels of land: (i) The real property containing 1.141 +/- acres, located at 6 Hawksmoor Drive, New Albany, Ohio 43054, depicted as Re-subdivision of Lot 6 of Hawksmoor, commonly known as Franklin County Auditor Tax Parcel Id. No.: 222-004874-00 ("Lot 6a") and (ii) the real property containing 0.585 +/- acres, located at Reynoldsburg-New Albany Road, New Albany, Ohio 43054, commonly known as Franklin County Auditor Tax Parcel Id. No.: 222-005170-00 ("Lots 35-36") (collectively, the 1.726 +/- acres of real property is defined as the "Property").

The Property, with the inclusion of Lots 4-5 of Hawksmoor, is also subject to the filing of a re-plat application, filed on the same date herewith, of Lot 6a of Hawksmoor to incorporate and include the entirety of the Property (and Lots 4-5) within the Hawksmoor subdivision. In addition, the Applicant and Applicant's legal counsel are working with the Hawksmoor subdivision lot owners and HOA to include this additional 0.585 +/- acres into Hawksmoor as a new Lot 6a (as the 1.141 +/- acres is already known as Lot 6a of Hawksmoor). This re-plat may create a new Lot number.

Applicant currently owns Lot 4 and Lot 5 within the Hawksmoor Subdivision, and Applicant desires to purchase this Property to create a continuation of the custom "estate home" and real property, as a family compound, and as contemplated by the original zoning text for Hawksmoor and the zoning text for the Western Parcel and the Eastern Parcel (with the Western Parcel, now, known as the Property and subject of the re-zoning application). The changes to the re-zoning to modify the zoning text to expand upon the Permitted Uses is to permit – just on this new Lot 6a of Hawksmoor – the construction of the types of structures outlined below.

This item, and the narrative above, addresses Sections 1111.03(c), (d), and (g) of the Zoning Code: (The proposed re-zoning will not affect any neighboring property owners in any material or substantial way, as the Property is already fully zoned to the I-PUD zoning district, last revised under Ordinance No.: 0-01-2021, and Applicant is retaining that same zoning classification. Applicant will fully comply with all standards, limitations, conditions, and restrictions concerning the Property, including but not limited to, exterior building materials and architectural styles and features, landscaping, and buffer areas, as detailed in the zoning text (as existing), except to add a provision for the following Permitted Uses, as listed below. [Note: Applicant and Applicant's legal counsel are committed to discussing and working with any and all neighboring property owners – whether those neighboring property owners are a part of Hawksmoor subdivision or own residences and real property north of the Property.]

- Detached garages, outbuildings, sheds, and/or pool house (and any other structures similar in nature) uses and structures that are accessory and incidental to a primary residential dwelling unit, whether the primary residential dwelling unit is located on the Property or on adjacent Property owned by Applicant, or Applicant's successor and assigns. A primary residential dwelling unit shall not be required to be constructed on the Property, so long as Applicant, or their successors and assigns, own adjacent real property that contains a primary residential dwelling unit. The detached garages, outbuildings, sheds, and/or pool house structures (and any other structures similar in nature) shall be deemed Principal and Primary Uses and Structures on the Property for all purposes of the zoning text and the Codified Ordinances of the City of New Albany.

Under the requirements of Section 1111.03(e), a vicinity map has been provided for the Property to be re-zoned.

Under the requirements of Section 1111.03(f), an affidavit and buffer report spreadsheet has been submitted with the re-zoning application listing all property owners within two hundred (200) feet of the Property.

This statement is given, as required under Section 1111.03(h) of the Zoning Code: There will be no impact on the school district, as there will be no plans to construct a primary residential dwelling unit on the Property as the primary residence of a person, persons, or family.

Applicant's newer configuration of Lot 6a (to include Lots 4-5), as a part of Hawksmoor, will be subject to any and all deed restrictions, easements, covenants, and encumbrances that are recorded and are currently a part of the land records of the Franklin County Recorder's Office. This item address requirements listed under Section 1111.03(i) of the Zoning Code.

In addition, Lot 6a, as expanded to include the 0.585 +/- acres that is currently not a part of Hawksmoor subdivision, may require an amendment to the current Declarations for Hawksmoor subdivision and any master declarations that bind the existing Lot 6a to add the additional real property (or the expansion property) to the Hawksmoor subdivision. Applicant and Applicant's legal counsel shall assess this matter and separately prepare any necessary instruments and work with the Hawksmoor lot owners and HOA to accomplish this addition, if required and necessary. Seller and Seller's legal counsel agree with this approach.

There shall be no material, measurable impacts to any governmental services or delivery of those services (sanitary sewer, electricity, water, natural gas, fire responders, access, USPS) or to any traffic generation, as the traffic impact study or access study would have been completed with the original re-zoning of the Property to the I-PUD zoning district if any such traffic study was required at that time for this 1.726 +/- acres (the Property) which was subject to the formerly approved rezoning application and this re-zoning application. The access to the Property, to be re-zoned, will be from current Lot 6a to and from Hawksmoor Drive. The access to Lots 4-5 (although not subject to the re-zoning application) will require no change to existing access to those lots. There shall be no change visible or material measurable to any neighboring property owner or to the delivery of governmental services.

Per 1159.07(2)(j) 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 in which anyone who wishes to discharge, dredge or fill material into waters of the United States must obtain a Water Quality Certification Permit from the Ohio Environmental Protection Agency. In the case of an isolated wetland either a general state or individual state isolated wetland permit must be obtained from the Ohio Environmental Protection Agency (Sections 6111.021 – 6111.024 of House Bill 231). Applicant states this is not applicable during this re-platting or re-zoning process because we have no construction drawings, and there has been no engineering performed on the Property, at this time. This will be determined at a future time when the Applicant conducts engineering review and submits for construction drawings approval and building permit application. However, Applicant will comply with any and all governmental rules, regulations, and laws affecting construction on, and development of, the Property.

Per 1159.07(2)(k) Verification that an application, if required, has been submitted to the U.S. Army Corps of Engineers in compliance with Section 404 of the Clean Water Act in which anyone who wishes to discharge, dredge, or fill material into waters of the United States must obtain either a nationwide or individual permit from the U.S. Army Corps of Engineers. Applicant states this is not applicable during this re-platting or re-zoning process because we have no construction drawings, and there has been no engineering performed on the Property, at this time. This will be determined at a future time when the Applicant conducts engineering review and submits for construction drawings approval and building permit application. However, Applicant will comply with any and all governmental rules, regulations, and laws affecting construction on, and development of, the Property.

The Applicant does not have a phasing or development schedule at this time.

Sections 1111.03(a) and (b) of the Zoning Code have been satisfied by the submittal of materials (including application form and zoning text) in the original application, as filed, and as part of the revised set of materials, including the re-zoning text and application form, as submitted with the re-zoning application, original and as revised.



Planning Commission Staff Report May 15, 2023 Meeting

## RESUBDIVISION OF LOTS 4 & 6A WITHIN THE HAWKSMOOR SUBDIVISION FINAL PLAT APPLICATION

LOCATION: 4 & 6A Hawksmoor Drive (PID: 222-004874, 222-005170 and 222-

003482)

APPLICANT: Plank Law LLC, Rebecca Mott

REQUEST: Final Plat

ZONING: Hawksmoor North I-PUD and Hawksmoor I-PUD

STRATEGIC PLAN: Residential APPLICATION: FPL-12-2023

Review based on: Application materials received on April 11, 2023 and May 5, 2023

Staff report prepared by Sierra Cratic-Smith, Planner.

#### I. REQUEST AND BACKGROUND

The applicant requests review of a final plat for the resubdivision of lots 4 and 6 within the Hawksmoor subdivision, generally located along the north side of Hawksmoor Drive. In 2015, lot 6 was re-platted to add a 0.699-acre portion of the existing Fulton Parcel to lot 6 making it 1.141 acres (now known as lot 6A in the Hawksmoor North PUD). The applicant proposes to:

- Combine lots 4 and 6A into a single parcel.
- Relocate the tree preservation zone and easements on lot 4 to the northern boundary of lot 6.

At their May 1, 2023 meeting, the Planning Commission tabled this application to allow the applicant to revise the rezoning application that is associated with this property. There are no revisions to this final plat application since the May 1, 2023 hearing.

A similar application was heard in 2015 for the expansion of lot 6 in Hawksmoor from 0.442 acres to 1.141 acres. Another related application was heard in 2020 as part of a rezoning to create the Hawksmoor North PUD to adjust the parcel boundaries to create equal sized lots and establish the same zoning development standards found in the existing Hawksmoor (I-PUD) zoning text. In addition, a variance application was heard in 2022 to allow a pool to be located in the side yard. It was approved by planning commission with conditions such as combining lot 4 and 5 of Hawksmoor to ensure setbacks were met.

#### II. SITE DESCRIPTION & USE

Lot 6A is 1.765 acres in size and located on along the north side of Hawksmoor Drive and is currently undeveloped. Lot 4 is 0.73 acres and located within the Hawksmoor subdivision and contains a single-family home.

The Hawksmoor subdivision is located west of Reynoldsburg-New Albany Road and consists of 17 single family lots. The immediate neighboring zoning districts include the Hawksmoor I-PUD zoning district located south of and encompassing some portions of the district, Section 5 of the New Albany County Club and other residentially zoned and used properties to the east, west and north of this site.

#### III. EVALUATION

Planning Commission's review authority of the final plat is found under C.O. Section 1187. Upon review of the final plat the Commission is to make recommendation to City Council. Staff's review is based on New Albany plans and studies, zoning text, zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in <u>underlined text</u>.

- 1. The approval of this final plat will increase the size of one lot that and allow more accessory structures built on the lot 6A property since lot 4 is developed with a home. There is a reduction in the number of lots, but the zoning permits the lot to be split again in the future for a single-family home.
- 2. The Planning Commission and city council established building setbacks and tree preservation zones adjacent to the properties to the north of this site. The applicant is retaining and keeping all previous front setback and tree preservation commitments, and applying the commitments to the new platted area. Other modifications to rear yard setbacks are evaluated as part of a rezoning application on tonight's agenda.
- 3. The zoning runs with the property. Therefore, this proposed 2.456-acre parcel will be zoned Hawksmoor North Amended I-PUD and Hawksmoor I-PUD. The setbacks are set by the zoning district.
- 4. The existing lot 4 has a 30-foot drainage easement, no build zone, and tree preservation zone along the rear and it will be removed/vacated. The new parcel area from the Fulton parcel is proposed to have a similar 30-foot-wide tree preservation, drainage easement, no build zone, and setback line. The plat keeps and expands the tree preservation zone on the northern property line. It has the same note and restrictions that exist today.
  - A note on the plat states, Tree preservation zone/No Build Zone/ Drainage Easement to read: "Within those areas designated hereon as "tree preservation/no build zone", no accessory buildings, fences, walks, steps or improvements of any kind shall be constructed with the exception of seeding and limited grading to allow proper drainage in order to preserve trees. No tree shall be removed without the approval of the City Manager or their designee. Dead plant material, and noxious plant material such as poison ivy and trees may be removed. This zone shall be maintained by the owners of the lot."
- 5. As required by previous plats, staff recommends a note is added to the plat requiring that tree preservation zone markers are to be installed at the edge of the tree preservation zone. These markers will help to delineate the edge of this zone and avoid additional encroachment. The design of the markers will be provided by the applicant and must be approved by the city. Preservation zone markers are installed on site prior to the issuance of a building permit. The plat notes and locations are submitted and subject to staff approval.
- 6. A tree survey was submitted in 2015 as part of the application for previous plat for lot 6.
  - The survey showed the proposed tree preservation zone on lot 6A has approximately 16 trees that are 6 inches DBH or larger. There are four ash trees, two in fair condition, and ten in good condition.
  - The survey only includes a portion of lot 4. There are at least eight trees that are 6 inches DBH or larger. There are two poor, two fair, and four good trees.
- 7. The existing tree preservation zone on lot 4 is 5,976.30 +/- square feet. The proposed new tree preservation zone is 6,221+/- square feet.
- 8. The tree survey shows there are a substantial number of mature trees in the western portion of the newly proposed tree preservation zone. The city staff recommends requiring the applicant to supplement the tree preservation with additional trees in the eastern portion to re-establish vegetation.
- 9. The previous application for Lot 6 in 2014 submitted an environmental statement letter indicating there are no wetlands or other environmental conditions that would require permits from the OEPA or US Army Corps of Engineers.
- 10. The plat appears to follow the zoning text's development standards. The zoning text allows a maximum of 17 lots. The applicant is proposing to increase the size of one

parcel for a total of 15 lots within the Hawksmoor North Amended and Hawksmoor zoning districts.

11. There are no reserves or open space areas being modified.

#### IV. ENGINEERING COMMENTS

The city engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1187.06 and provided the following comment(s):

- 1. The applicant provide written letters from private utility companies (e.g., gas, electric, telecommunications, etc.) identifying what utilities have been installed in the 30' utility and drainage easement and if it is acceptable to construct driveways through this area.
- 2. In accordance with code section 1187.06 section (c)(1) and (c)(2), that the applicant provide evidence that OEPA and ACOE permits are not required to allow construction within the expanded Lot 6 area with a building permit.
- 3. The applicant have the area to be re-platted reviewed by the Franklin County Engineer's office and a summary of the County Engineer review comments and the applicant's comment responses be provided for the city engineer's records.

Staff recommends all the City Engineer's comments are complied with and subject to staff approval.

#### V. SUMMARY

Similar to the 2015 expansion of lot 6's plat, the goal of this final plat is to relocate the tree preservation zone and easements to the northern boundary of the lot. Relocating the preservation zone and easements would allow for more cohesive development within the platted area. Currently, lot 4 has the tree preservation zone and easements located in the center of the platted properties (lots 4 and 6A) which splits the properties. The platted tree preservation restricts development and construction of any kind within it. Therefore, relocating the tree preservation zone and easements allows for sidewalks and pedestrian connections to be constructed between the future accessory structures and the existing residential home on lot 4. As part of the permitting process, the city engineer will review all improvements to ensure there are no negative impacts to the remaining drainage easement running through the property.

#### VI. ACTION

Should the Planning Commission that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

Move to approve application FPL-12-2023 with the following conditions (conditions of approval may be added).

- 1. A note requiring preservation zone markers be installed at the edge of the preservation zone is included on the plat. The design of the markers will be provided by the applicant and must be approved by the city. Preservation zone markers are installed on site prior to the issuance of a building permit. The plat notes and locations are submitted and subject to staff approval.
- 2. The applicant must supplement the tree preservation with additional trees in the eastern portion to re-establish vegetation.
- 3. The City Engineer's comments are complied with and subject to staff approval.

#### **Approximate Site Location:**



Source: NearMap

Permit #	
Board	
Mtg. Date	



#### **Community Development Planning Application**

Site Address 1.141+/- acres known as Lot 6a of Hawksmoor and 0.585 acres on Reynoldsburg-New Albany R		
Parcel Numbers 222-004874-00 and 222-005170-00 (Re-Zoning)		
Acres 1.726 +/- # of lots created After Re-Plat - One I	ot to be Created	
Choose Application Type Circle all Details that A	ppiy	
□□Certificate of Appropriateness		
□□Conditional Use □□Development Plan  XXPlat □□Lot Changes □□Minor Commercial Subdivision □□Vacation □□Variance □□Extension Request  XXZoning □ Amendment (rezoning) □□Conditional Use □□Preliminary □□Reliminary □□	ve Amendment	
□□Lot Changes Combination Split Adjustment		
☐ Minor Commercial Subdivision		
□□Vacation Easement Street		
□ Variance		
□□Extension Request  XXZoning  Amendment (rezoning)  Text Modific	ation	
AAPoning Total Modern		
Description of Request: Re-zoning of the Property, mentioned above, to modi		
to expand the Permitted Uses section, but retaining the existing zoning district of I-		
Also, a re-plat application to expand Lot 6a in Hawksmoor, to add property that is n		
make the additional property a part of Lot 6a of Hawksmoor in keeping with the spi	-	
re-zoning of the Property, under the I-PUD zoning that was approved in 2020 (See application). *In addition, the re-plat will include Lots 4-5 of Hawksmoor that App		
	neant owns.	
Property Owner's Name: Jeffrey H. Peters Address: 1988 Woodlands Place		
City, State, Zip: Powell, Ohio 43065		
Phone number: Attn: Nicklaus Reis, Attorney - 614.464.5409 Fax:		
Email: ib-stare 6il come minis @very come		
Applicant's Name:  Rebecca J. Mott, Attorney for Andrew and Lisa Rum  Address:  Rebecca J. Mott, Attorney for Andrew and Lisa Rum		
Applicant's Name: Rebecca J. Mott, Attorney for Andrew and Lisa Rum	nke	
Applicant's Name: Rebecca J. Mott, Attorney for Andrew and Lisa Rum Address: Plank Law Firm, LPA, 411 East Town Street, Floor 2	PAC	
City, State, Zip: Columbus, Ohio 43215		
	4-228-1790	
Email: <u>rjm@planklaw.com</u>		
Site visits to the property by City of New Albany representatives are essential to pro	ocess this application.	
The Owner/Applicant, as signed below, hereby authorizes Village of New Albany r	epresentatives,	
employees and appointed and elected officials to visit, photograph and post a notice		
described in this application. I certify that the information here within and attached true, correct and complete.	to this application is	
and the confect and complete.		
Signature of Owner	Date:	
Signature of Applicant Rules O. Most, a Hom	Date: 02/17/2023	

Permit #	
Board	
Mtg. Date	



### **Community Development Planning Application**

	Site Address 1.141+/- acres known as 1	Lot 6a of Hawksmoor and 0	.585 acres on Reynoldsburg-New Albany Rd
	Parcel Numbers 222-004874-00 and 2	22-005170-00 (Re-Zoning)	and comments
	Acres _1.726 +/-	# of lots created After	r Re-Plat - One Lot to be Created
	Channa Andrew T		cluding Lots 4-5, see below)
	Choose Application Type  Circle all Details that Apply		all Details that Apply
Project Information	□□Appeal □□Certificate of Appropriateness □□Conditional Use □□Development Plan  XXPlat □□Lot Changes □□Minor Commercial Subdivision □□Vacation □□Variance □□Extension Request  XXOning	Preliminary Final Preliminary Final Combination Split Easement  Amendment (rezoning)	Comprehensive Amendment Adjustment Street Text Modification
	_to expand the Permitted Uses section, b -Also, a re-plat application to expand Lo _make the additional property a part of I	ut retaining the existing zon  t 6a in Hawksmoor, to add p  Lot 6a of Hawksmoor in kee  PUD zoning that was approv	property that is not in Hawksmoor, and ping with the spirit and intent of the original yed in 2020 (See materials attached to this
Contacts	Property Owner's Name: Jeffrey I Address: 1988 Woodlands Place City, State, Zip: Powell, Ohio 4306: Phone number: Attn: Nicklaus Reis Email: jhpeters5@gmail.com; n  Applicant's Name: Rebecca	H. Peters  5. s, Attorney - 614.464.5409 jreis@vorys.com  J. Mott, Attorney for Andre PA, 411 East Town Street, F	Fax:ew and Lisa Rumpke
Signature	Site visits to the property by City of Ne The Owner/Applicant, as signed below employees and appointed and elected of described in this application. I certify the true, correct and complete.  Signature of Owner Signature of Applicant	, hereby authorizes Village officials to visit, photograph	of New Albany representatives, and post a notice on the property

My Commission expires \_

Situated in State of Ohio, County of Franklin, Village of New Albany, located in Quarter Townships 3 and 4, Township 2, Range 16, United States Military Lands, containing 2.456 acres of land, more or less, said 2.456 acres being a resubdivision of all of Lot 6a as numbered and delineated upon the record plat of "RE-SUBDIVISION OF LOT 6a OF HAWKSMOOR", of record in Plat Book 119, Page 95, which contains 1.141 acres, all of said Lot 6a standing in the name of Jeffrey H. Peters of record in Instrument Number 202108090140137, a 0.585 acre tract, as conveyed to Jeffrey H. Peters also of record in Instrument Number 202108090140137, and all of Lots 4 & 5 of "HAWKSMOOR", of record in Plat Book 106, Page 10, all of said Lots 4 & 5 standing in the name of Andrew M. and Lisa Cantos Rumpke of record in Instrument Numbers 201109010109415 & 201110120129966, all being of record in Recorder's Office, Franklin County, Ohio.

The undersigned, Jeffrey H. Peters, authorized signature, and Andrew M. Rumpke, authorized signature, do hereby certify that this plat correctly represents its "Re-Subdivision of Lots 4, 5 & 6a of Hawksmoor", containing Lot 6b, and does hereby accept this plat of the same.

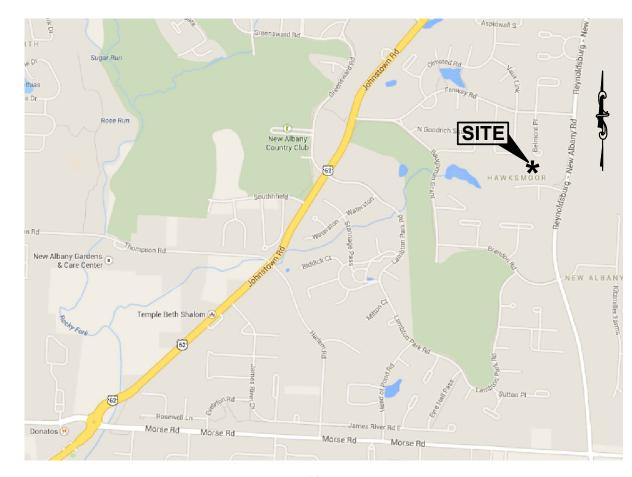
Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the Drainage Easement areas as delineated on this plat unless approved by the City Engineer, City of New Albany.

All easements within the building setback lines for general utility and drainage purposes shall be landscaped per the Hawksmoor Landscape Plan and maintained by the Hawksmoor Homeowners Association, Inc.

	, 2023.
Signed and acknowledged In the presence of:	Jeffrey H. Peters
Witness	Ву
William	Title
Witness	
STATE OF OHIO COUNTY OF FRANKLIN ss:	
, authorized signer, who instrument to be their free and volunt purposes expressed therein.	
day of, 20	my hand and affixed my official seal this
,,	
My Commission expires	Notary Public, State of Ohio
In Witness Whereof, Andrew M. Rumple hand this day of	ce, Authorized Signature, has hereunto set the
	, 2023.
Signed and acknowledged In the presence of:	
	Andrew M. Rumpke & Lisa Cano Rumpl
In the presence of:	, 2023. Andrew M. Rumpke & Lisa Cano Rumpl
In the presence of:	Andrew M. Rumpke & Lisa Cano Rumpl
In the presence of:	Andrew M. Rumpke & Lisa Cano Rump
	Andrew M. Rumpke & Lisa Cano Rumple  By  Title  By
In the presence of:  Witness	Andrew M. Rumpke & Lisa Cano Rump  By  Title
In the presence of:	Andrew M. Rumpke & Lisa Cano Rump  By  Title  By  Title  said State, personally appearedacknowledged the signing the foregoing
Witness  STATE OF OHIO COUNTY OF FRANKLIN ss:  Before me, a Notary Public in and for, authorized signer, who instrument to be their free and volunta-	Andrew M. Rumpke & Lisa Cano Rump  By  Title  By  Title  said State, personally appearedacknowledged the signing the foregoing

Notary Public, State of Ohio

# RE-SUBDIVISION OF LOTS 4, 5 & 6a OF HAWKSMOOR



LOCATION MAP
NO SCALE

#### SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a GPS survey of Franklin County Monuments "FCGS 9913-B" and "FCGS 9914-B" performed by the Franklin County Engineer's Office, which was based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (1986 adjustment) and determines the bearing between said monuments as N 10° 32' 24" E.

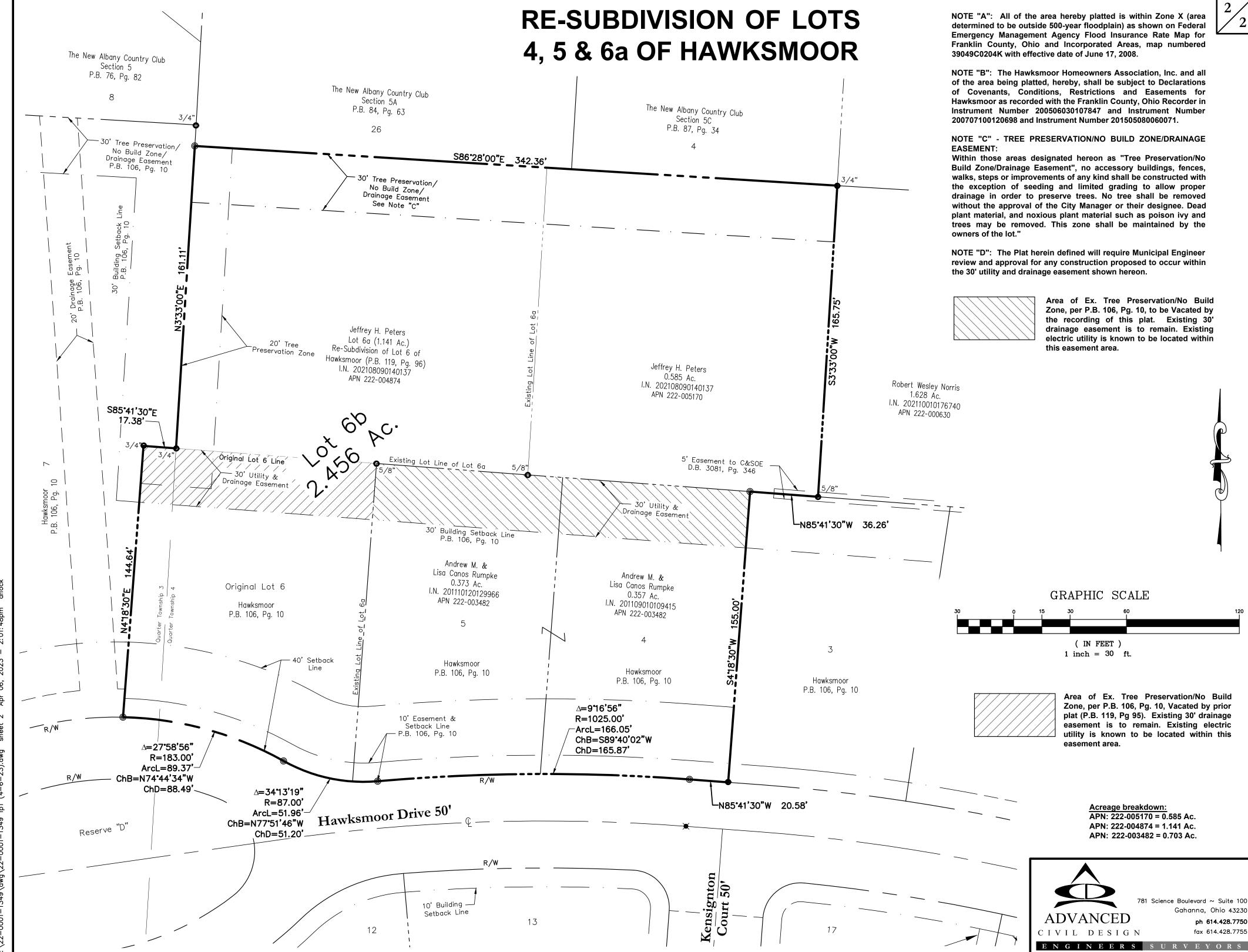
SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED". These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the Village of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing by the surveyor when the markers are in place.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the Village of New Albany, Ohio's acceptance of these subdivision improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing by the surveyor when the markers are in place.

2023	Mayor, New Albany, Ohio
Approved this day of, 2023	Municipal Engineer, New Albany, Ohio
Approved this day of, 2023	Council Representative to Planning Commission, New Albany, Ohio
Approved this day of, 2023	Chairperson, Planning Commission New Albany, Ohio
Approved this day of, 2023	Finance Director, New Albany, Ohio
	No, passed, 2023, Albany, Ohio. Approval of this plat shall rior to, 2023.
Transferred this day of,	Auditor, Franklin County, Ohio  Deputy Auditor, Franklin County, Ohio
Filed for record this day of, 2023 atM.  Fee \$  File No	Recorder, Franklin County, Ohio
Recorded this day of, 2023	Deputy Recorder, Franklin County, Ohio
Plat Book, Pages	
	urveyed the above premises, prepared the rect. All dimensions are in feet and decimal
<ul> <li>○ = Iron Pin Set</li> <li>◎ = Permanent Marker</li> <li>● = Iron Pin Found</li> <li>X = PK Nail Found</li> </ul>	
By Reg. Surveyor	







#### Planning Commission Staff Report May 15, 2023 Meeting

### 4093 REYNOLDSBURG NEW ALBANY ROAD FINAL DEVELOPMENT PLAN

LOCATION: 4093 Reynoldsburg New Albany Road (PID: 222-000630)

APPLICANT: Maletz Architect & Build REQUEST: Final Development Plan Hawksmoor North I-PUD STRATEGIC PLAN: APPLICATION: FDP-50-2023

Review based on: Application materials received April 27, 2023

Staff report completed by Sierra Cratic-Smith, Planner.

#### I. REQUEST AND BACKGROUND

The applicant requests review of a final development plan to allow for construction of a single residential home on 1.654 acres located at 4093 Reynoldsburg-New Albany Road (PID:222-000630).

Due to the specific development standards in the I-PUD zoning text the Planning Commission must review and approval of a final development plan application for all residential homes and accessory structures. The text states that it is anticipated that, due to the nature of the proposed homes and related structures as custom "estate homes", architectural designs may continue to evolve beyond the date of final development plan approval and the property owner should be afforded flexibility in this regard in the same manner as would apply to a home being constructed in the City in a subdivision with numerous homes. To this end, architecture approved as part of a final development plan may be modified after the approval of final development plan without further review by the Planning Commission and with the approval of City staff if (a) the modifications are permitted under the City's Design Guidelines and Requirements or by a variance granted therefrom which has been previously approved by the Planning Commission, (b) do not otherwise cause the need for a variance from this text or other relevant provisions of the Codified Ordinances, and (c) will not cause a substantial deviation from the massing or design of the home or other structure when compared to that which was approved by the Planning Commission.

#### II. SITE DESCRIPTION & USE

The property is 1.654 acres and located along the west side of Reynoldsburg-New Albany Road. It is north of the Hawksmoor subdivision and south of Belmont Place. The lot is currently undeveloped. However, there are single family residential homes located to the south of this lot in the Hawksmoor subdivision and north within the New Albany Country Club.

#### 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):

That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;

- (a) That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;
- (b) That the proposed development advances the general welfare of the Municipality;
- (c) That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance:
- (d) Various types of land or building proposed in the project;
- (e) 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;
- (f) Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;
- (g) Building heights of all structures with regard to their visual impact on adjacent facilities;
- (h) Front, side and rear yard definitions and uses where they occur at the development periphery;
- (i) Gross commercial building area;
- (j) Area ratios and designation of the land surfaces to which they apply;
- (k) Spaces between buildings and open areas;
- (1) Width of streets in the project;
- (m) Setbacks from streets;
- (n) Off-street parking and loading standards;
- (o) The order in which development will likely proceed in complex, multi-use, multi-phase developments;
- (p) The potential impact of the proposed plan on the student population of the local school district(s);
- (q) The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);
- (r) 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 nonresidential 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:

- 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.
- 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.
  - O 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).
  - O 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. Due to the I-PUD zoning text requirements this single family home must be reviewed and approved by the Planning Commission.

- 2. The applicant proposes to create a new two and a half story single residential family home on the property. The proposed home will be 5,085 +/- square feet with a 1,989 square foot finished basement for total occupiable area of 7,074 square feet.
- 3. The home meets all setback standards for the lot according to the Hawksmoor North zoning text:

<b>Development Standard</b>	Required	Proposed
Front yard setback	130 feet from right-of-	130 feet
	way	
Rear yard setback	50 feet	206 +/- feet
Side yard (northern lot	20 feet	31 +/- feet
line) setback		
Side yard (Southern lot	20 feet	24 +/- feet
line) setback		
Building Height	45 feet	38 feet 2 inches
Maximum lot coverage	None	6.35%

 The front façade faces Reynoldsburg New Albany Road as required by the Hawksmoor North PUD text. The city architect has reviewed and commented that the proposed orientation will feel natural on the site and matches the existing home orientation to the south.

#### C. Access, Loading, Parking

- 1. The property has an existing driveway currently on the property from a demolished house. The existing asphalt driveway is extended and leads to the four car garage from the public street. There is an additional gravel auto court in the front of the home.
- 2. According to the Hawksmoor North zoning text(3)(b), "driveways shall be made of durable material. Appropriate materials are brick, dark color concrete pavers, asphalt with controlled edges and rolled-in stone topping." The site plan shows the auto court area being gravel. The city staff recommends a condition of approval requiring the auto court material to be rolled-in stone, subject to staff approval.

#### D. Architectural Standards

1. According to the Hawksmoor North zoning text section (D)(2)(b), the follow materials and design are required:

a.

Development	Required	Proposed
Standard	_	
Primary	Brick, stone, wood siding, and	Brick
exterior	composite siding	
façade	materials (Hardi-plank, its equivalent,	
materials	or of higher quality)	
Siding	Composite or cedar shiplap wood siding	Hardie Plank
Roof pitch	• 6:12 for major roofing	• 12:12 major roof
	(minimum)	• 10:11 minor roof
	• Less than 6:12 for minor roofing	<ul> <li>Flat roof with strong cornice</li> </ul>
	permitted	
	<ul> <li>Flat roof for with cornice lines</li> </ul>	
	permitted	
Gutters	Half round with downspouts	Half round with downspouts
Roof	Roofs may be of natural slate, wood	Asphalt shingle roof
Materials	shake or wood shingle, metal standing	
	seam, or an architectural grade	
	fiberglass asphalt shingle	

- 2. The PUD text requires exterior wall finish materials must be used to complete massing elements. The application of brick to a single building facade is prohibited by the zoning. The home design uses brick on all four sides of the building. There are two, rear screened-in porches that are hardie plank material. The design and material of the porches meets code requirements.
- 3. The home has a traditional American Georgian style using the brick and mortar design. The exterior consists of a soft white brick with matching copper gutters and spouts. Brick exterior finishes shall be house brick with a "handmade appearance" per the PUD requirements and traditional brick detailing is required. The city architect has reviewed the proposal and is supportive of the design and use of brick.
- 4. The PUD requires windows to be of traditional themes and that simulated or true divided light windows shall be required. The proposed design includes double hung white jack arch windows are made of aluminum clad.
- 5. Also, the addition of a screen porch is proposed to be on the rear of the home. It meets all requirements including the setbacks, height and screening rail height. Although the roofline is flat, it blends well with the exquisite architecture with strong cornice lines.

#### E. Parkland, Buffering, Landscaping, Open Space, Screening

- 1. The PUD text states air conditioners/heat pumps, garbage cans and carts, irrigation controllers, pumps, generators, and meters which are visible from any point outside of the zoning district shall be entirely enclosed by a privacy wall, a fence, and/or landscaping that is a minimum of four feet high. The location of the items are not shown on the plans. The city staff recommends a condition of approval requiring that these are screened, per code requirements and be subject to staff approval.
- 2. There will be a significant amount of landscaping planted on the property including:
  - The addition of 46 trees and shrubs.
  - 10 trees located along street.
  - 23 trees and shrubs along the driveway, auto court, and front entry.
  - 13 shrubs are in the rear.
  - The addition of 100 +/- evergreen shrubs.
  - The applicant has located the 7-8 foot tall Green Giant shrubs along the property line where the garage doors are located in order to screen them from the neighbor to the south.
- 3. The proposed residential home covers almost 7% of the lot.

#### F. Lighting & Signage

- 1. There shall be one traditional lamppost at the beginning of the driveway entry and one exterior gas lantern above the door entry way. This is consistent with other properties in the New Albany Country Club.
- 2. All new utilities are required to be installed underground which is consistent with the existing Hawksmoor North zoning text.

#### **G.** Other Considerations

1. None.

#### IV. ENGINEER'S COMMENTS

The city engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159 and provided the following comment(s):

- 1. Refer to Exhibit A. Revise the referenced FDP to include the signature block provided with Exhibit A and add the Monumentation note block and other note blocks highlighted on this exhibit.
- 2. Refer to Exhibit B. Revise sheet C100 to show public water mains and public sanitary sewers designed to serve this parcel.

3. Verify that 40' of public r/w as measured from the road centerline is provided along the parcels frontage.

A master landscape plan (see Exhibit C) was included with the submittal. Modify this sheet to show site distance triangles and ensure that proposed landscaping does not impede motorist view as vehicles exit the site drive onto RNA Rd.

<u>Staff recommends all the City Engineer's comments are complied with and subject to staff approval.</u>

#### V. RECOMMENDATION

#### Basis for Approval:

The proposed residential home is a large estate addition to the Hawksmoor North subdivision. The new residential home meets the quality and standards of the city of New Albany with its Georgian style architecture. Its style is similar in nature to neighboring properties.

The exterior materials like the white brick and mortar with aluminum clad double hung windows make it historically accurate. In addition, the home meets all setback standards and increases landscaping for the property. This home creates an abundance of buffering with an addition of almost 50 trees, 100 + / - shrubs,. Therefore, it meets all zoning standards and regulations according to the Hawksmoor North zoning text, city codified ordinance, and the Engage New Albany strategic plan thus creating a great appropriate addition to the city of New Albany.

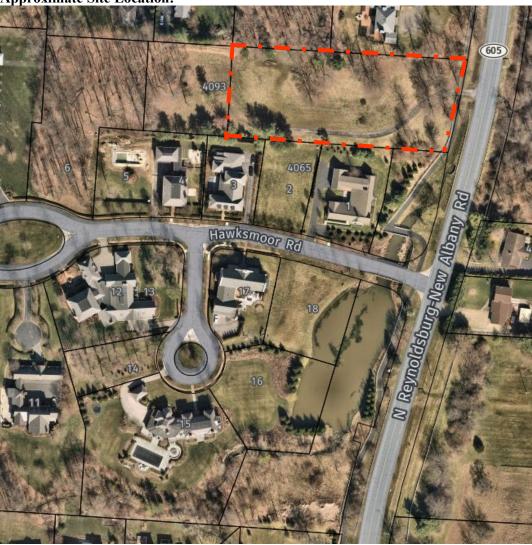
#### VI. ACTION

#### **Suggested Motion for FDP-50-2023:**

Move to approve final development plan application FDP-50-2023 based on the findings in the staff report with the following conditions.

- 1. The auto court material must be rolled-in stone, subject to staff approval.
- 2. Air conditioners/heat pumps, garbage cans and carts, irrigation controllers, pumps, generators, and meters which are visible from any point outside of the zoning district shall be entirely enclosed by a privacy wall, a fence, and/or landscaping that is a minimum of four feet high, subject to staff approval.
- 3. The City Engineer's comments are complied with and subject to staff approval.





Source: Nearmap

#### Narrative Statement

In accordance with the City of New Albany's requirements, we are submitting a Final Development Plan application for the proposed new residence to be located at 4093 New Albany Reynoldsburg Road (Parcel ID: 222-000630). The project involves the construction of a new two-story single-family residence, totaling approximately 4,945 square feet above grade, with an attached 4-car garage. The project includes a finished basement totaling approximately 1,936 square feet. The home will be wood frame construction with a brick exterior, aluminum clad double-hung windows and asphalt shingle roof. The design of the home is consistent with the tidewater Georgian aesthetic found throughout the New Albany community.

The home will be located along New Albany Reynoldsburg Road and is set back 130' from the property line running parallel to the road. The existing driveway will be utilized for access and will be resurfaced with asphalt as part of the overall scope of work. The building footprint area (including covered porches, dwelling and garage) totals 4,529 square feet, resulting in a lot coverage of 6.35%. Preliminary construction drawings, renderings and landscape plans have been submitted to the city as part of this application. The project has also been reviewed by Jay McIntyre, representative of the Hawksmoor HOA, with which this property is affiliated.

Thank you for considering this application and please let me know if you have any questions or require additional information.

Thanks, Andrew



# Community Development Department Planning Application

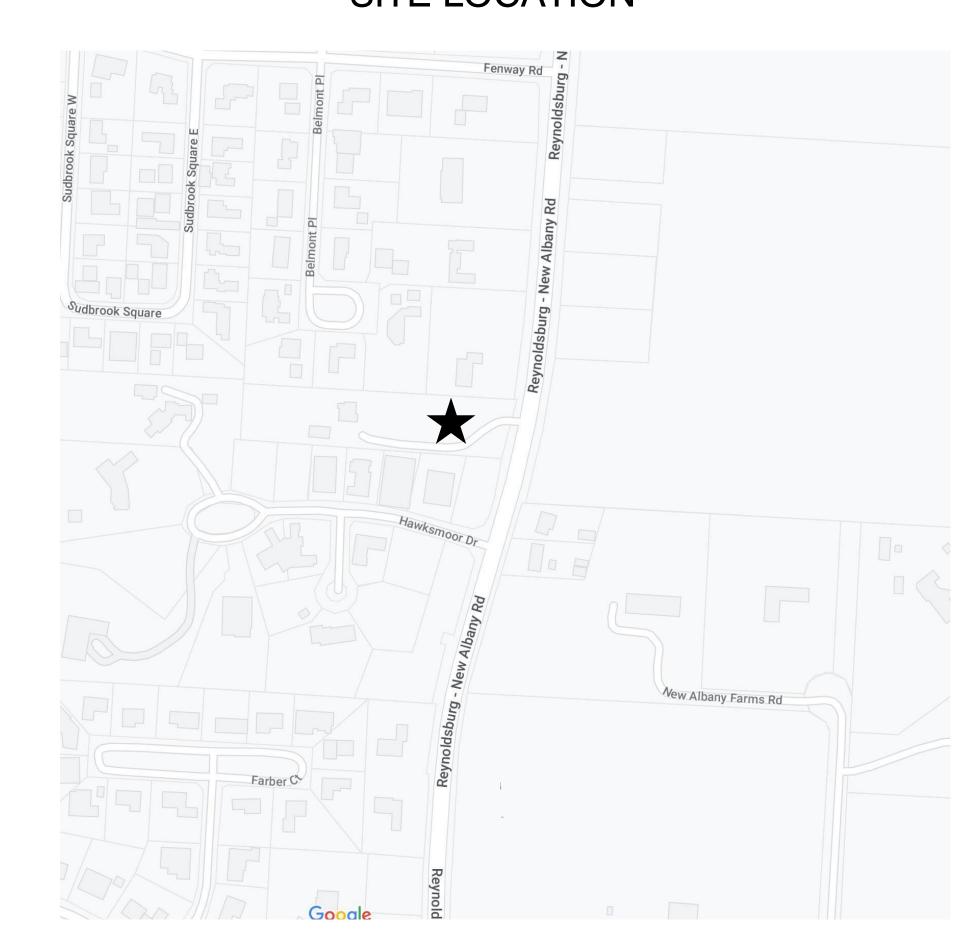
Case #	
Board	
Mtg. Date	9.1

	Site Address 4093 Reynoldsburg New Albany Rd New Albany, OH 43054		
	Parcel Numbers 222-000630		
	Acres 1.628 # of lots created		
Project Information	Choose Application Type  ☐ Appeal ☐ Certificate of Appropriateness ☐ Conditional Use ☐ Development Plan ☐ Preliminary Final ☐ Lot Changes ☐ Minor Commercial Subdivision ☐ Vacation ☐ Variance ☐ Extension Request ☐ Zoning ☐ Amendment (rezoning) ☐ Text Modification ☐ Description of Request: ☐ Comprehensive Amendment ☐ Comprehensive Amendment ☐ Street ☐ Comprehensive Amendment ☐ Preliminary Final ☐ Comprehensive Amendment ☐ Street ☐ Comprehensive Amendment ☐ Preliminary Final ☐ Co		
cts	Property Owner's Name: Robert and Jennie Norcis  Address: 5197 Sabine Hall New Al  City, State, Zip: New Albany, Ohio 43054  Phone number: Fax: N/A  Email:		
Contacts	Applicant's Name: Richie Hughes See Correspondences  Address: Il S High St Andrew Malet 2  City, State, Zip: New Albany, Ohio 43054  Phone number: (740) 973-3107 Fax: N/A  Email: richie@maletzarchitects.com	W	
Signature	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 Applicant  Date: 4/25/23		

# Parcel ID #222-000630.

4093 Reynoldsburg New Albany Road, New Albany, Ohio 43054

# SITE LOCATION



# **GENERAL NOTES**

DRAWING INDEX

FOUNDATION & STEEL LAYOUT PLAN

STRUCTURAL SCHEDULE & DETAILS

STRUCTURAL SCHEDULE & DETAILS

GENERAL STRUCTURAL NOTES

2ND FLOOR/ROOF STEEL LAYOUT PLAN

1ST FLOOR STEEL LAYOUT PLAN

1ST FLOOR WOOD LAYOUT

2ND FLOOR WOOD LAYOUT

**ROOF TRUSS LAYOUT** 

FOUNDATION DETAILS

**BASEMENT PLAN** 

**ROOF PLAN** 

MAIN FLOOR PLAN

SECOND FLOOR PLAN

FRONT (SOUTH) ELEVATION

REAR (NORTH) ELEVATION

RIGHT (EAST) ELEVATION

LEFT (WEST) ELEVATION

BASEMENT ELECTRICAL

MAIN FLOOR ELECTRICAL

SECOND FLOOR ELECTRICAL

BASEMENT PLUMBING/HVAC

MAIN FLOOR PLUMBING/HVAC

SECOND FLOOR PLUMBING/HVAC

WALL SECTIONS/BUILDING SECTION

WALL SECTIONS

**DETAILS** 

WALL BRACING DETAILS

**COVER SHEET** 

SITE CIVIL

SITE PLAN

- 1. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE RESIDENTIAL BUILDING CODE, UNLESS NOTED OTHERWISE.
- 2. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES AND REGULATIONS WITHIN THE DOCUMENTS THE MORE STRINGENT PROVISION SHALL GOVERN.

G000

C100

C110

S100

S101

S102

S110

S111

S112

S201

S202

S301

S401

A501

A100

A110

A120

A130

A200

A201

A202

A203

A300

A310

A500

MP110

MP120

E100

E110

E120

- 3. DIMENSIONS ARE TO CENTER OF STUD FOR INTERIOR WALLS AND FACE OF STUD FOR EXTERIOR WALLS UNLESS NOTED OTHERWISE.
- 4. CONTRACTOR SHALL FIELD VERIFY ALL MATERIALS, DIMENSIONS, AND CONDITIONS INDICATED ON DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF VARIATIONS FROM THE DRAWINGS.
- 5. EXISTING SITE EASEMENTS AND UTILITY CONDITIONS INDICATED TO REMAIN SHALL NOT BE DISTURBED BY THE WORK WITHOUT CONSENT OF THE ARCHITECT/OWNER, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- 6. DESIGN LIVE LOAD = 40 PSF.
- 7. WIND LOAD 90 MPH 3 SECOND BURST.
- 8. DESIGN BEARING PRESSURE = 2500 PSF.
- 9. SNOW LOAD = 20 PSF
- 10. ALL GLAZING IN SLIDING DOORS AND SIDE LITES SHALL BE TEMPERED GLAZING PER RESIDENTIAL BUILDING CODE.

- 11. THE 2019 RESIDENTIAL BUILDING CODE, SHALL GOVERN UNLESS OTHERWISE QUALIFIED IN THE SPECIFICATION.
- 12. SITE WORK: INCLUDES ALL DEMOLITION, SITE CLEARING, EXCAVATION, FILLING, GRADING DRAINAGE, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON DRAWINGS.
- 13. SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY), EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
- 14. CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADINGS INDICATED ON DRAWINGS.
- 15. CONTRACTOR SHALL VERIFY ALL MATERIALS, DIMENSIONS, AND CONDITIONS SHOWN ON STRUCTURAL DRAWINGS OR NOTED IN STRUCTURAL SPECIFICATIONS. ANY VARIANCES WITHIN STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT JOB SITE, SHALL BE REPORTED TO OWNER IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.
- 16. CONTRACTOR SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK AND NOTIFY AND RECEIVE CLARIFICATION FROM OWNER IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.
- 17. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF THE 2013 RESIDENTIAL BUILDING CODE. RESEARCH RECOMMENDATIONS: WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR. GENERIC EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE SUBMITTED TO THE ARCHITECT IN WRITING FOR REVIEW.

BUILDING2019 RESIDENTAIL CODE OF OHIO MECHANCICAL2017 OHIO MECHANICAL CODE ELECTRICAL2017 NATIONAL ELECTRICAL CODE **ENERGY2009 INTERNATION ENERCY CONSERVATION CODE** 

CODE INFORMATION

# **BUILDING & CODE SUMMARY**

THE PROPOSED STRUCTURE SHALL CONSIST OF 2-STORY SINGLE-FAMILY HOME WITH WOOD FRAMING WITH PARTIAL BRICK VENEER, A FULL FINISHED BASEMENT, AND WOOD OF NEW ALBANY DEVELOPMENT REQUIREMENTS AND THE NEW ALBANY COUNTRY CLUB ARCHITECTURAL REVIEW BOARD

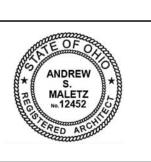
ARCHITECT: MALETZ ARCHITECTS, INC ANDREW MALETZ, OHIO LICENSE #99-12452

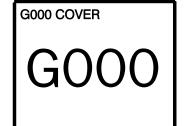
### PROJECT AREA CALULATIONS

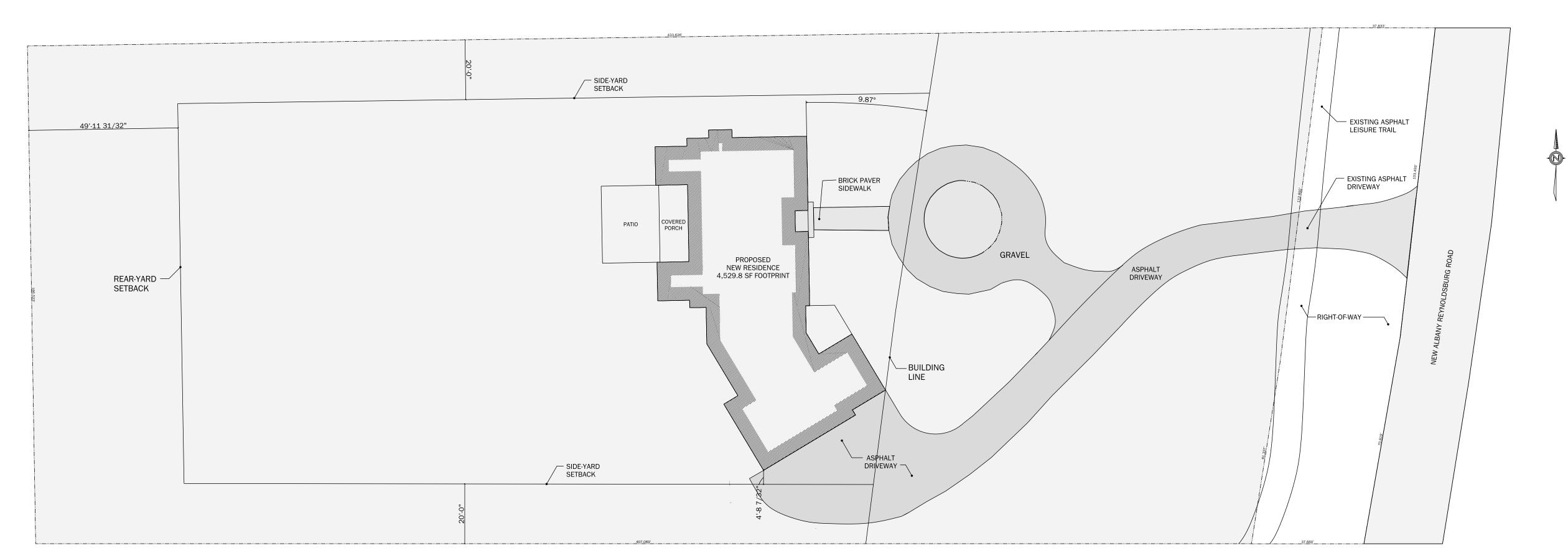
MAIN FLOOR = 2,996 SF SECOND FLOOR = 2,089 SF TOTAL SF (ABOVE GRADE) = 5,085 SF FUTURE CARADGE SUITE = 1210 SF

FINISHED BASEMENT = 1,989 SF UNFINISHED BASEMENT = 599 SF TOTAL BASEMENT = 2,588 SF

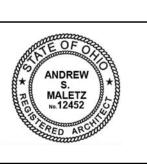
- 18. BUILDER SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS POOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH ITEMS ARE FOUND, OWNER SHALL BE NOTIFIED IMMEDIATELY.
- 19. EXISTING CONDITIONS SCHEDULED OR INDICATED TO REMAIN UNCHANGED SHALL REMAIN UNLESS SPECIFICALLY IN WRITING BY THE LOCAL BUILDING INSPECTION DEPARTMENT.
- 20. ALL CONTRACTORS ARE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DISTURBED OR DAMAGED MATERIALS DURING THE SCOPE OF THIS PROJECT.
- 21. CONTRACTOR IS TO EXTEND EXISTING SITE UTILITY LINES AS REQUIRED FOR NEW CONSTRUCTION.
- 22. MAINTAIN MIN. FROST DEPTH REQUIRED IN ACCORDANCE WITH LOCAL BUILDING CODES AT ALL LOCATIONS. (NEW ALBANY, OH = 36")
- 23. COORDINATE LOCATION OF ALL DOWNSPOUTS WITH SITE CONTRACTOR.
- 24. ALL DOOR & WINDOWS OPENINGS ARE CENTERED ON WALL OR 4" FROM CORNER UNLESS OTHERWISE NOTED.
- 25. ALL HEADERS AT WINDOWS, CASED OPENINGS AND DOORS SPANNING LESS THAN 4'-0" IN WIDTH TO BE (2) 2x6. ALL HEADERS AT WINDOWS, CASED OPENINGS AND DOORS SPANNING BETWEEN 4'-0" AND 6'-0" IN WIDTH TO BE 2x8 AND 2x12 BOX HEADERS. RESPECTIVELY.



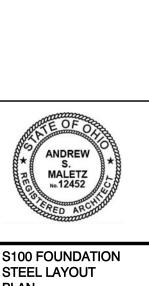




SITE PLAN SCALE: 1" = 20'-0"

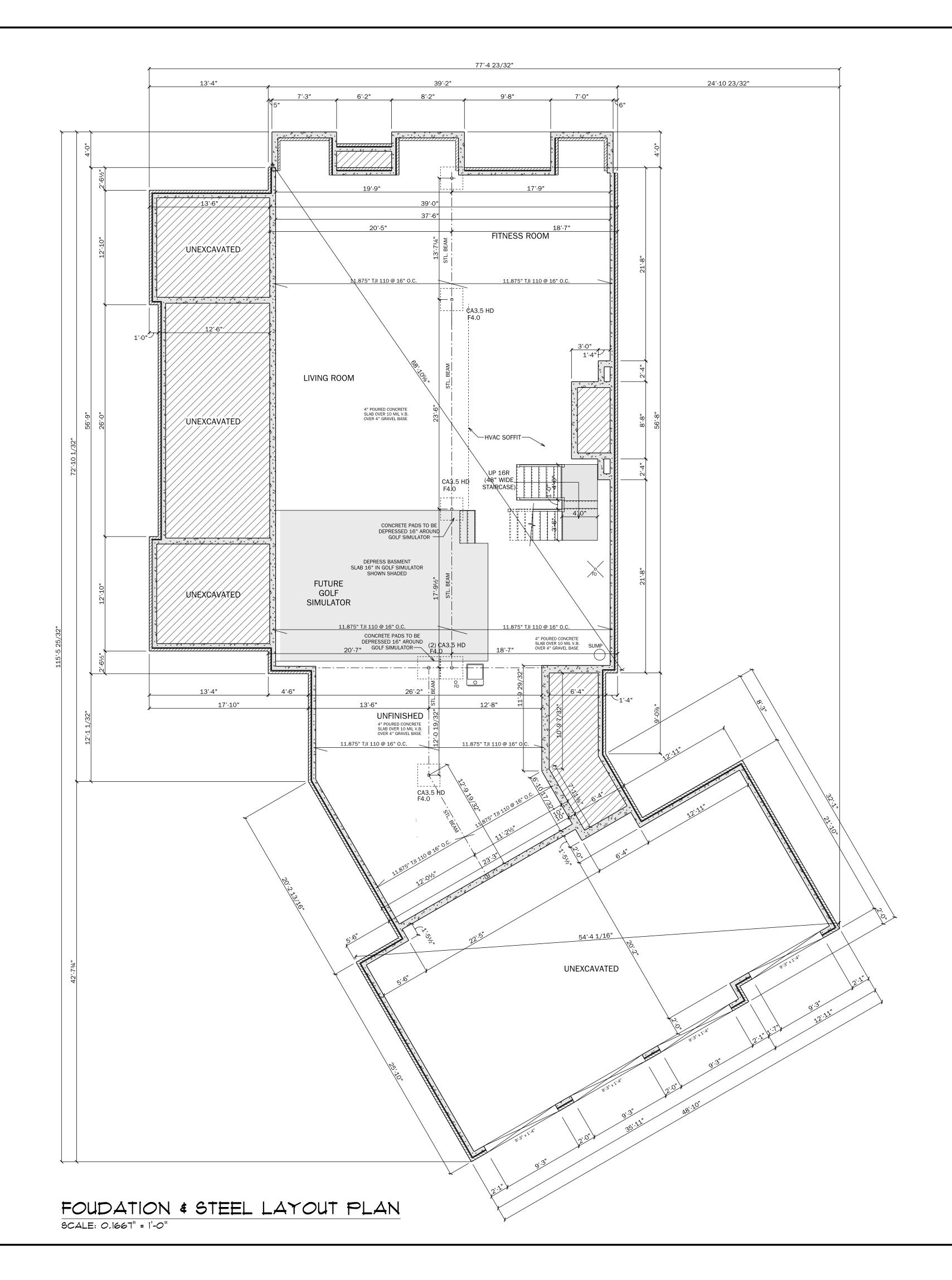


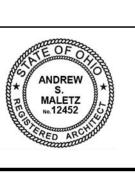
C100 SITE PLAN



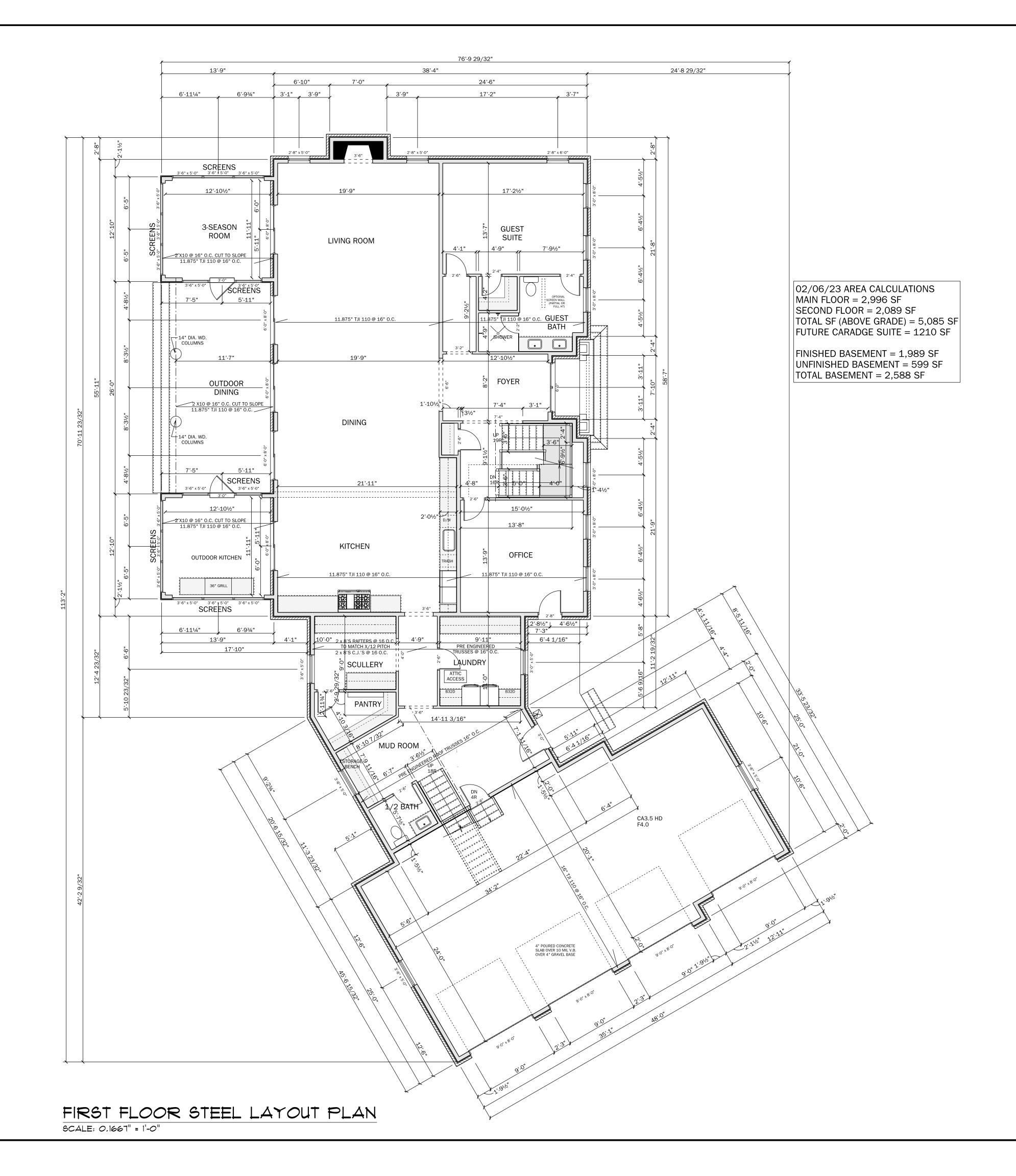
S100 FOUNDATION
STEEL LAYOUT
PLAN

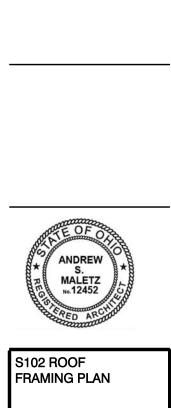
S100 FOUNDATION
STEEL LAYOUT
PLAN

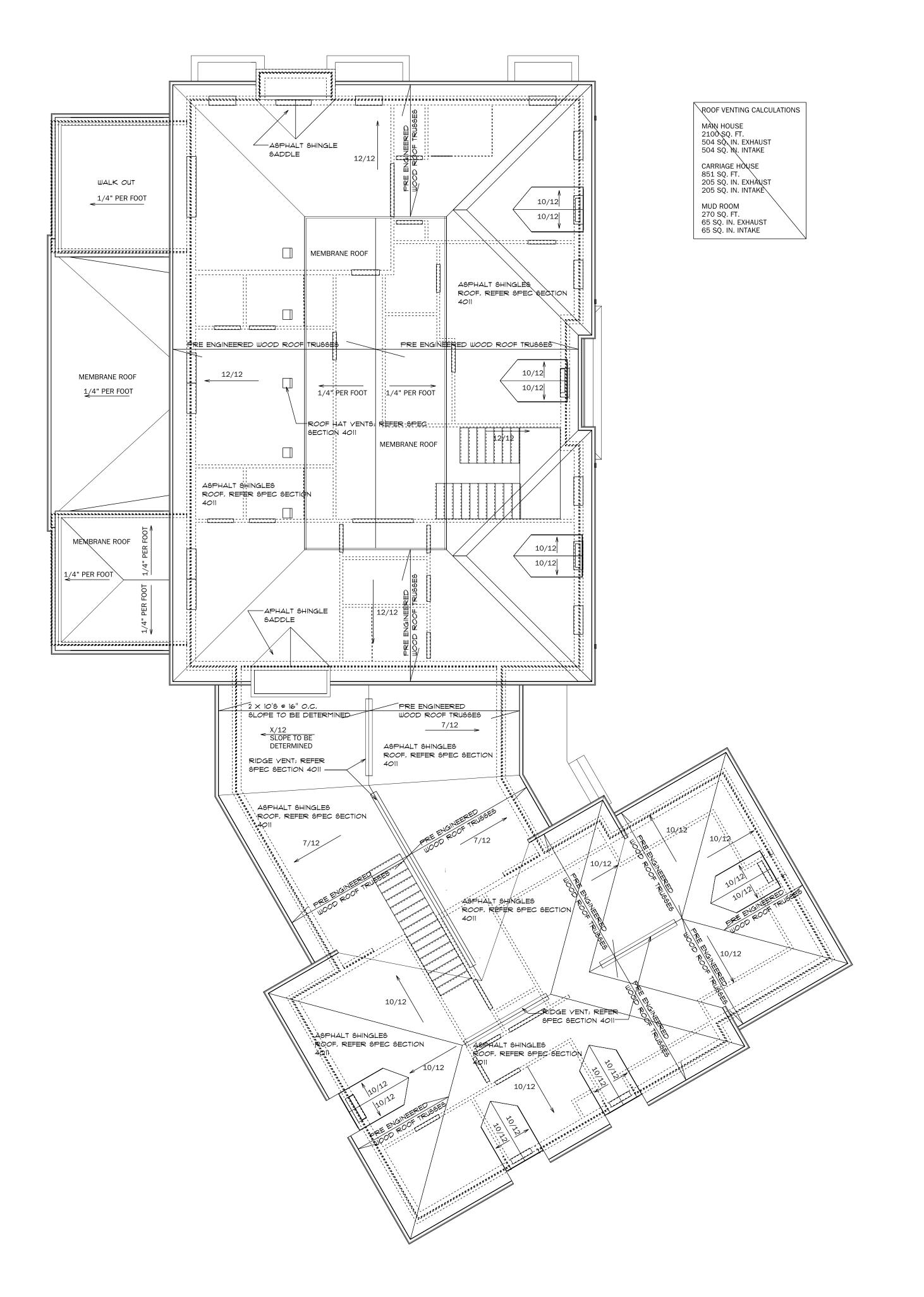


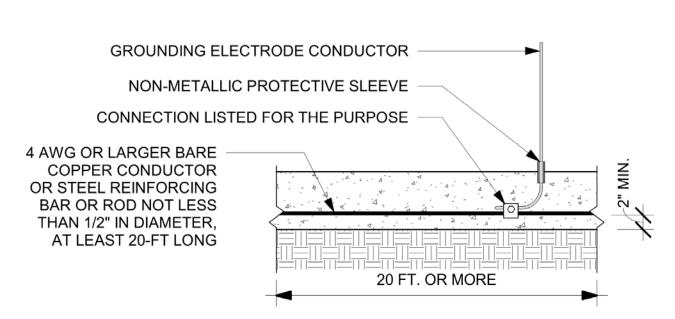


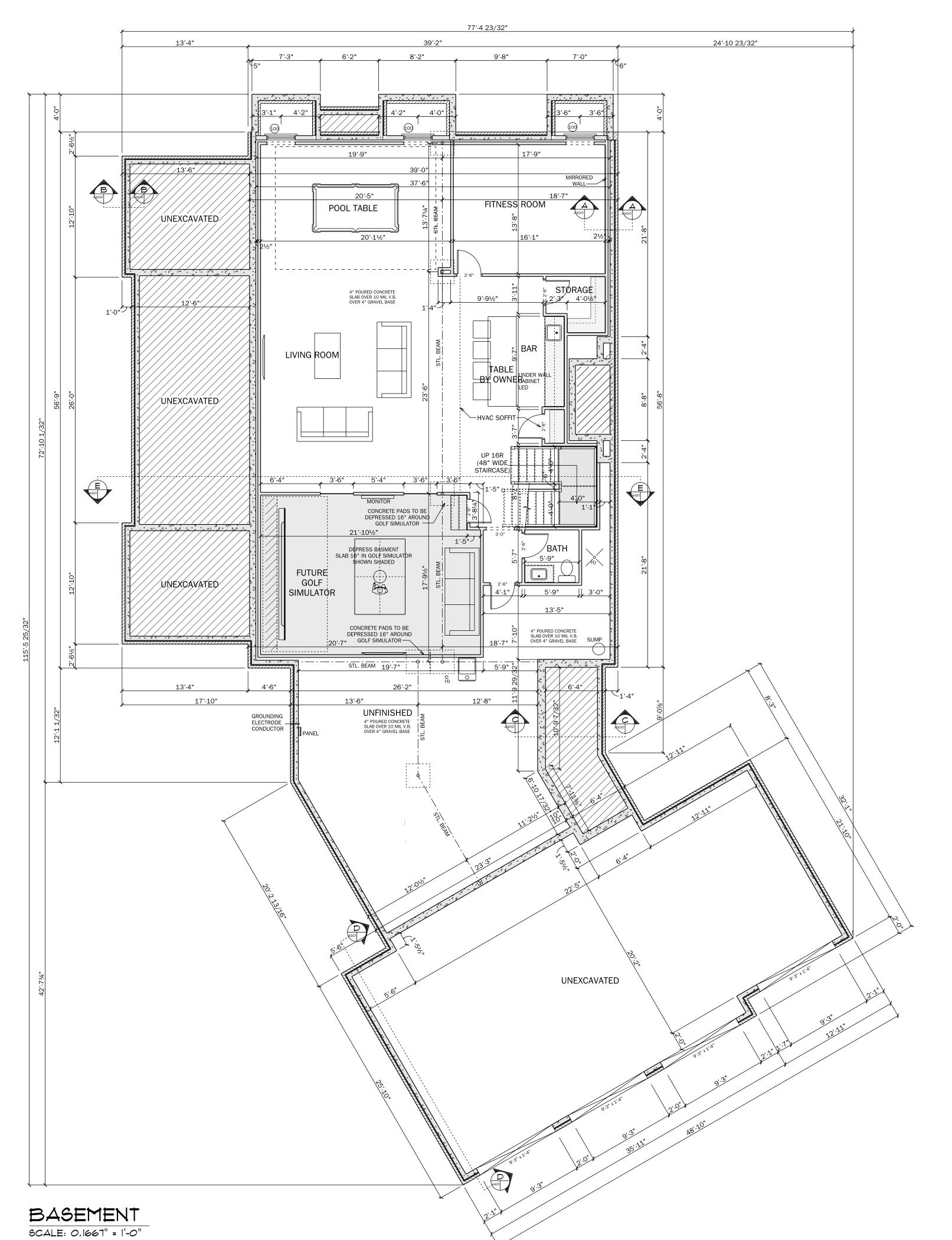












WINDOW SCHEDULE		
OPENING ID	R.O. SIZE	COMMENT
100	36 3/4" X 36 3/4"	BRICK MOULD
200	42 1/8" X 72 1/2"	BRICK MOULD
300	36 1/8" X 73 1/2"	BRICK MOULD
400	37" X 96 1/8"	BRICK MOULD
500	38 1/8" X 98 9/16"	BRICK MOULD
600	38 1/8" X 98 9/16"	BRICK MOULD
700	34 1/8" X 77 1/2"	BRICK MOULD
800	34 1/8" X 77 1/2"	BRICK MOULD
900	71 3/4" X 120 1/4"	BRICK MOULD
1000	71 3/4" X 120 1/8"	BRICK MOULD
1100	42 1/8" X 73 1/2"	BRICK MOULD
1200	71 3/4" X 120 1/4"	BRICK MOULD
1300	71 3/4" X 120 1/4"	BRICK MOULD
1400	30 1/8" X 49 1/4"	NO BRICK MOUL
1500	36 1/8" X 61 1/2"	BRICK MOULD
1600	36 1/8" X 61 1/2"	BRICK MOULD
1700	34 1/8" X 61 1/2"	BRICK MOULD
1800	71 1/2" X 65 1/2"	BRICK MOULD
1900	71 3/4" X 83 1/4"	BRICK MOULD
2000	72 13/16" X 120 1/8"	BRICK MOULD
2100	37"X 96 1\/8"	BRICK MOULD
2200	30 3/4" X 48 1/2"	BRICK MOULD
2300	34 1/8" X 61 1/2"	BRICK MOULD

ON SET MALETZ

4093 New

REVISIONS:





SCALE: 0.1667" = 1'-0"

WINDOW SCHEDULE		
OPENING ID	R.O. SIZE	COMMENT
100	36 3/4" X 36 3/4"	BRICK MOULD
200	42 1/8" X 72 1/2"	BRICK MOULD
300	36 1/8" X 73 1/2"	BRICK MOULD
400	37" X 96 1/8"	BRICK MOULD
500	38 1/8" X 98 9/16"	BRICK MOULD
600	38 1/8" X 98 9/16"	BRICK MOULD
700	34 1/8" X 77 1/2"	BRICK MOULD
800	34 1/8" X 77 1/2"	BRICK MOULD
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1800	71 1/2" X 65 1/2"	BRICK MOULD
1900	71 3/4" X 83 1/4"	BRICK MOULD
2000	72 13/16" X 120 1/8"	BRICK MOULD
2100	37" X 96 1\( 8"	BRICK MOULD
2200	30 3/4" X 48 1/2"	BRICK MOULD
2300	34 1/8" X 61 1/2"	BRICK MOULD

SET MALETY

4093 Reynoldsburg - NewAlbany Rd. New Albany Ohio 43054

REVISIONS:



A110 MAIN FLOOR
A110

SECOND FLOOR

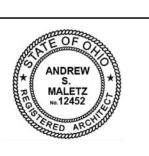
SCALE: 0.1667" = 1'-0"

WINDOW SCHEDULE		
OPENING ID	R.O. SIZE	COMMENT
100	36 3/4" X 36 3/4"	BRICK MOULD
200	42 1/8" X 72 1/2"	BRICK MOULD
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1500	36 1/8" X 61 1/2"	BRICK MOULD
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2200	30 3/4" X 48 1/2"	BRICK MOULD
2300	34 1/8" X 61 1/2"	BRICK MOULD

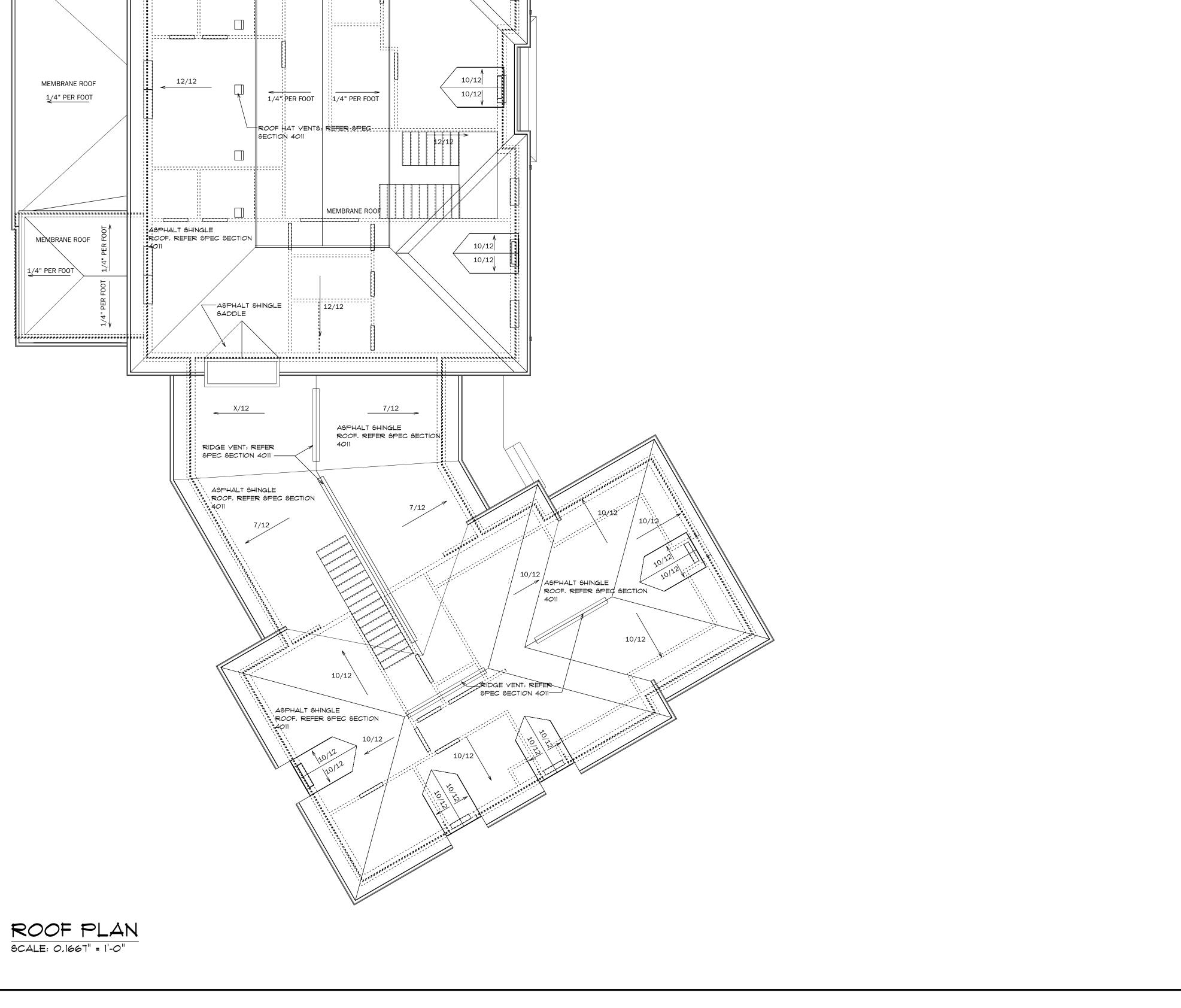
MALETZ WARETZ AND WARE

4093 Reynoldsburg - NewAlbany Rd. New Albany Ohio 43054

REVISIONS:



A120 SECOND FLOOR A120



ROOF VENTING CALCULATIONS

MANN HOUSE 2100 SQ. FT. 504 SQ. IN. EXHAUST 504 SQ. NV. INTAKE

CARRIAGE HOUSE 851 SQ. FT. 205 SQ. IN. EXHAUST 205 SQ. IN. INTAKE

MUD ROOM 270 SQ. FT. 65 SQ. IN. EXHAUST 65 SQ. IN. INTAKE

10/12

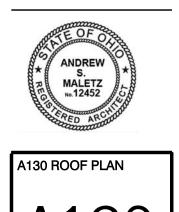
ASPHALT SHINGLE ROOF, REFER SPEC SECTION 4011

ASPHALT SHINGLE SADDLE

MEMBRANE ROOF

WALK OUT

€ 1/4" PER FOOT



4/6/2023

TOP OF ROOF

HEEL HGT.

TOP OF PLATE

4-COURSE

4-COURSE BRICK QUOINS

BRICK JACK

ARCH W/ KEYSTONE

(TYP @ MAIN HOUSE) 🐌

TOP OF SUBFLOOR TOP OF PLATE

TOP OF SUBFLOOR -

GRADE

BASEMENT TOP OF FOOTING

TOP OF PLATE

ALUMINUM CLAD

DOUBLE HUNG

WINDOW WITH 2 3/4" BRICK MOLD



**REVISIONS:** 

9'-0" BASEMENT 11'-0" MAIN FLOOR 9'-0" SECOND FLOOR

WOOD FRONT DOOR (DBL) WITH WOOD ENTRY SURROUND

ASPHALT SHINGLE ROOF WITH ALUM, GUTTERS & COPPER

HD. HGT.

DOWNSPOUTS

PENTIL MOULDING

@ MAIN HOUSE

## FRONT (EAST) ELEVATION SCALE: 3/16" = 1'-0"

-4-COURSE

ARCH-

BRICK JACK

HD, HGT,

TOP OF PLATE

TOP OF SUBFLOOR

TOP OF PLATE

TOP OF PLATE

TOP OF FOOTING

O GRADE

ASPHALT SHINGLE ROOF WITH ALUM. GUTTERS & COPPER

DOWNSPOUTS



BRICK BANDING COURSE (TYP) ROWLOCK

MASONRY CHIMNEY (TYP)

ASPHALT SHINGLE

ROOF WITH ALUM.

GUTTERS & COPPER DOWNSPOUTS

TOP OF PLATE

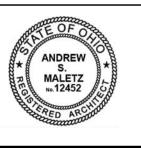
-4-COURSE BRICK JACK

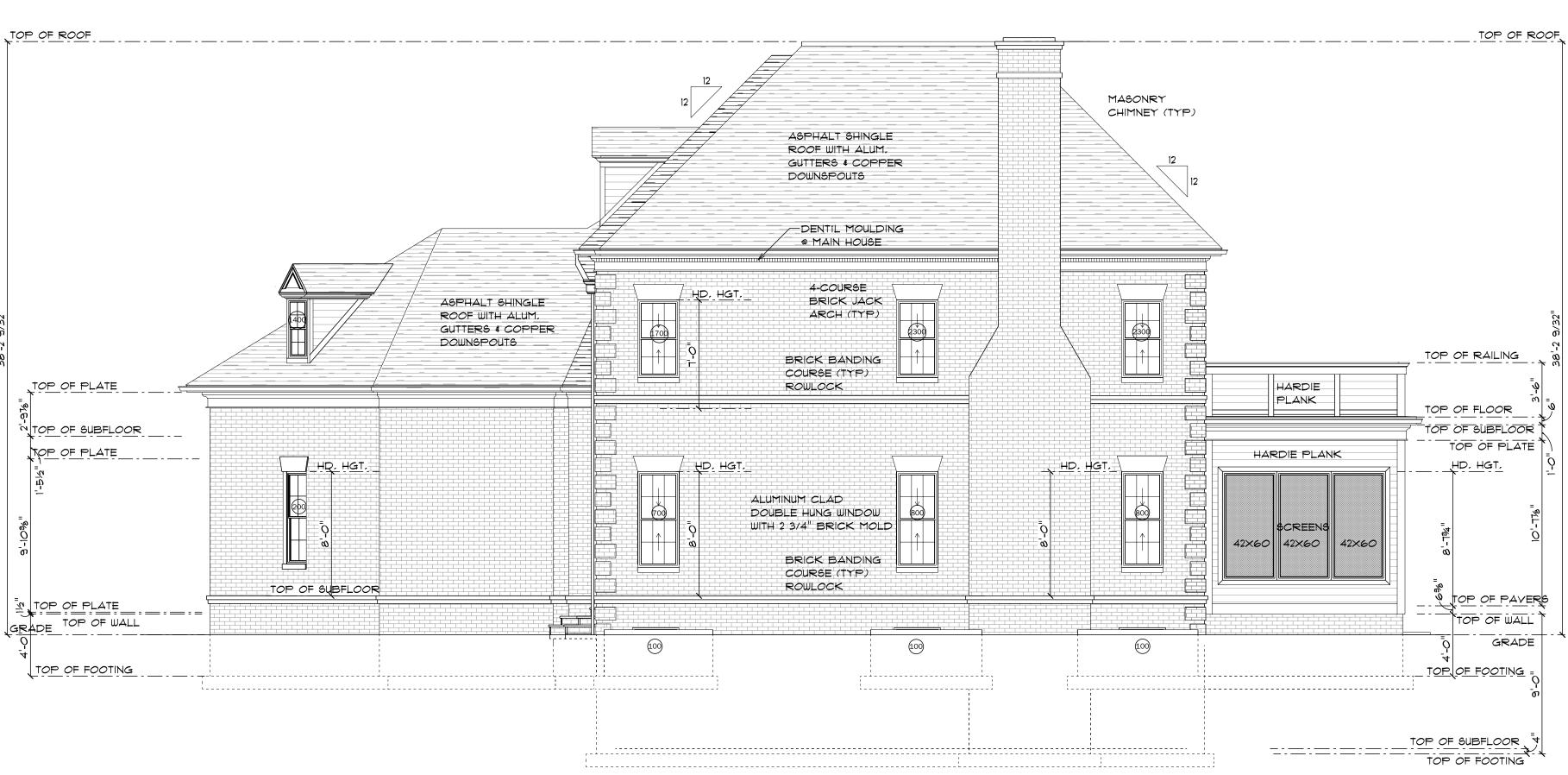
DOUBLE HUNG WINDOW WITH 2 3/4" BRICK MOLD

ARCH---

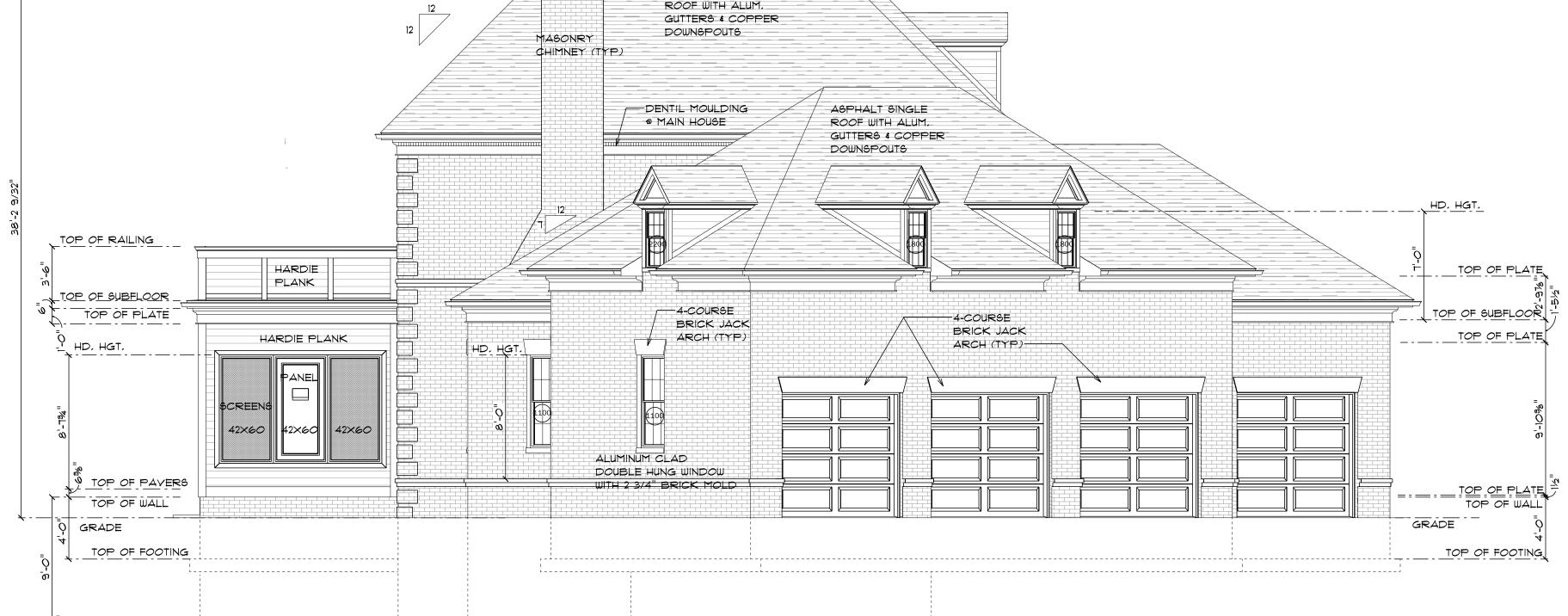
ALUMINUM CLAD

REAR (WEST) ELEVATION SCALE: 3/16" = 1'-0"





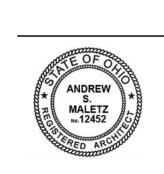
# RIGHT (NORTH) ELEVATION SCALE: 3/16" = 1'-0"



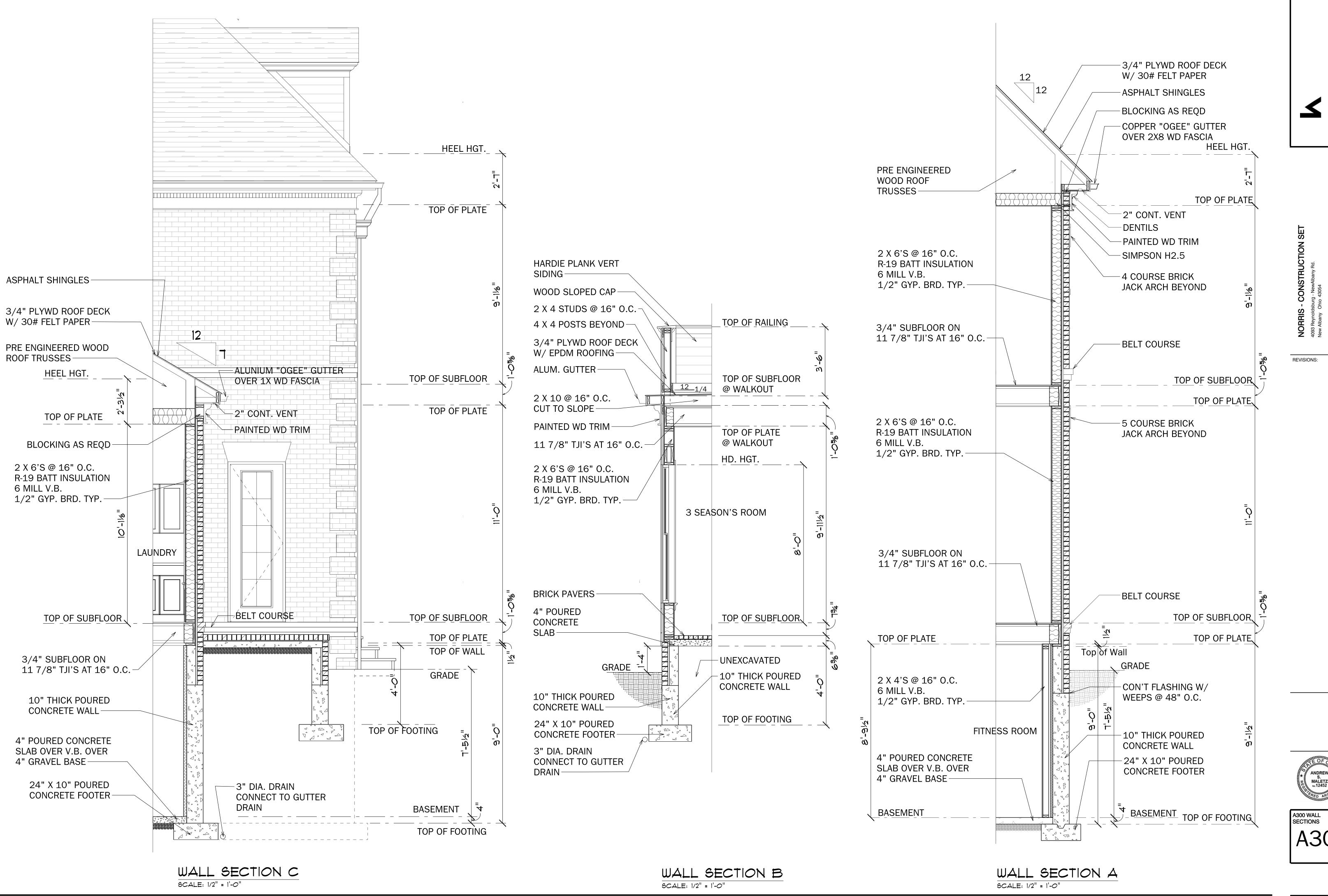
LEFT (SOUTH) ELEVATION

SCALE: 3/16" = 1'-0"

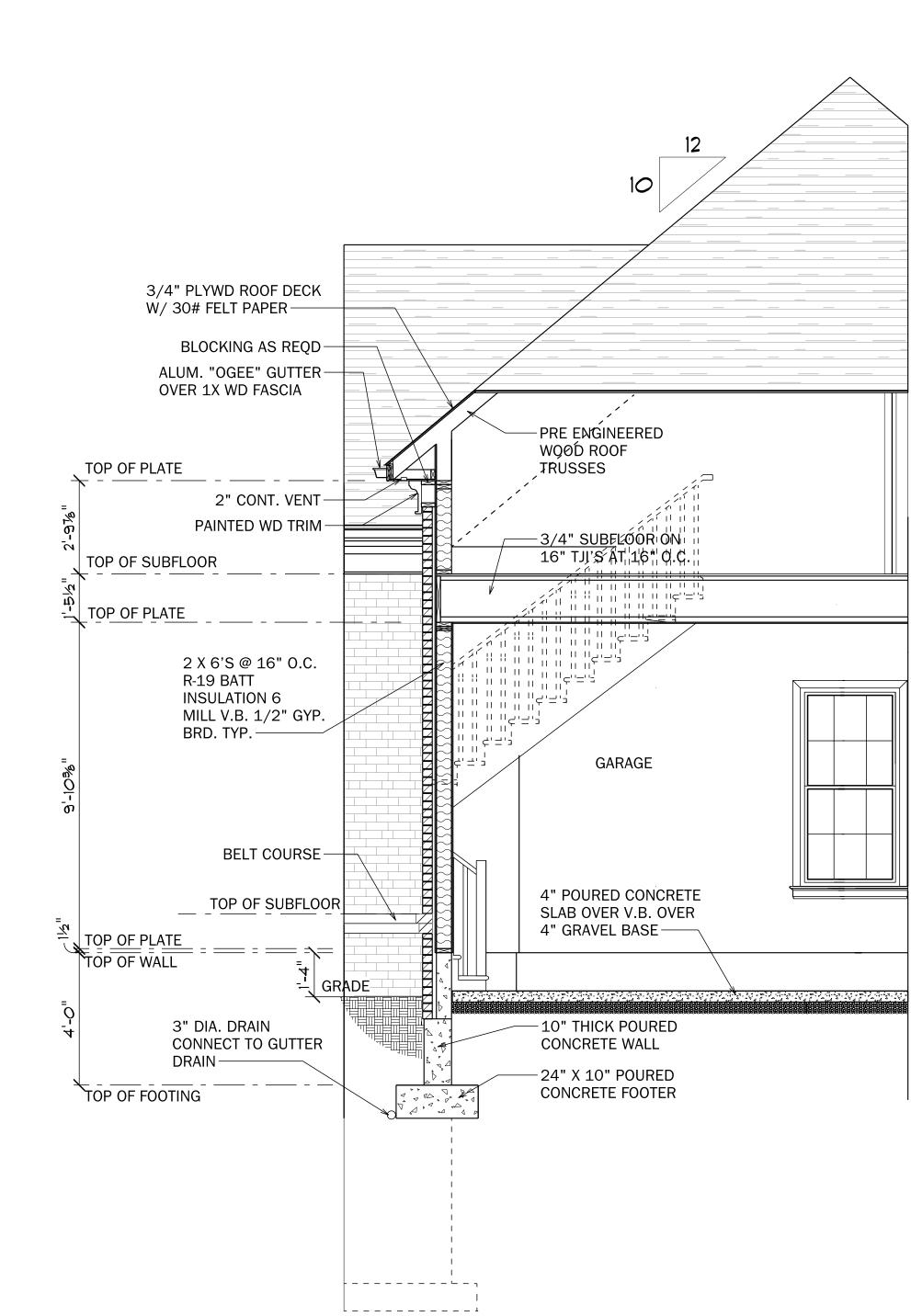
BASEMENT TOP OF FOOTING

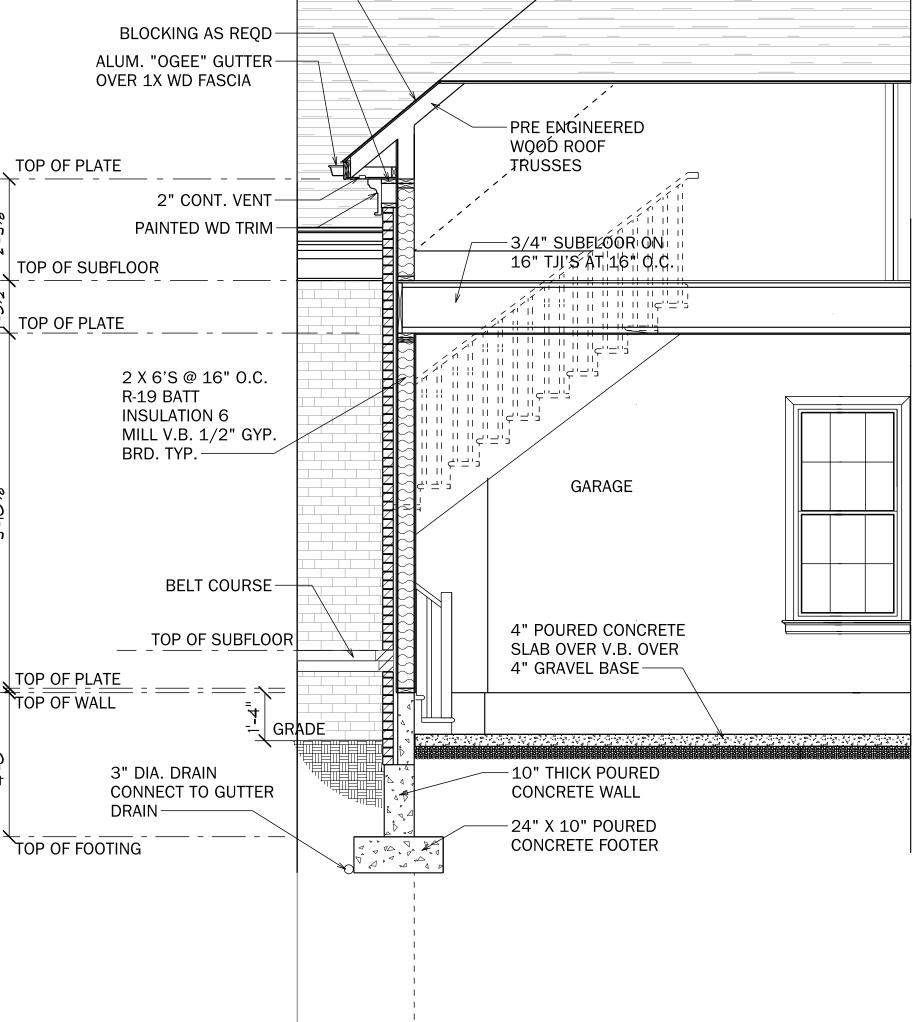






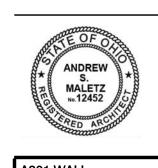
A300



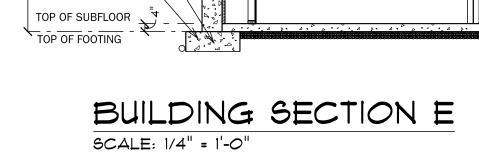


WALL SECTION D

SCALE: 3/8" = 1'-0"



A301 WALL SECTIONS A301



— 2 X 6'S @ 16" O.C. R-19 BATT INSULATION

6 MILL V.B. 1/2" GYP. BRD. TYP.

SHINGLES -

ALUMINUM "OGEE" GUTTER OVER 1X WD FASCIA —

TOP OF PLATE

TOP OF SUBFLOOR

TOP OF PLATE

TOP OF PLATE = = = =

10" THICK POURED

CONCRETE WALL

24" X 10" POURED

3" DIA. DRAIN

CONCRETE FOOTER—

CONNECT TO GUTTER

PRE ENGINEERED WOOD ROOF TRUSSES

HALL

3/4" SUBFLOOR ON 11 7/8" TJI'S AT 16" O.C.

3/4" SUBFLOOR ON 11 7/8" TJI'S AT 16" O.C.

4" POURED CONCRETE SLAB OVER V.B. OVER

4" GRAVEL BASE ——

KITCHEN

LIVING ROOM

BEDROOM 3

\_ TOP OF HANDRAIL \_

TOP OF SUBFLOOR

\_\_\_\_\_T<u>op of Plate</u>\_\_\_

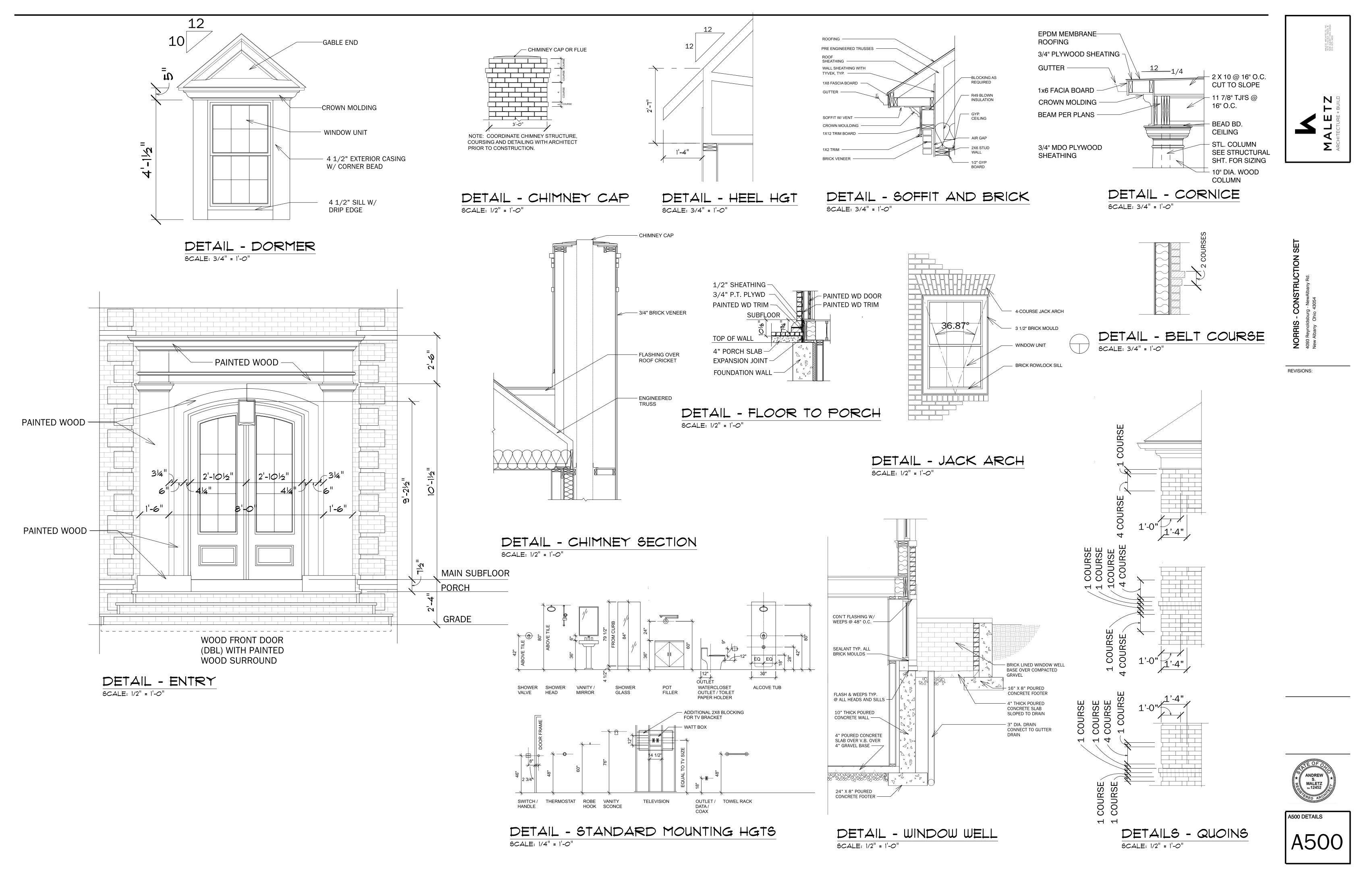
TOP OF PATIO

-- GRADE

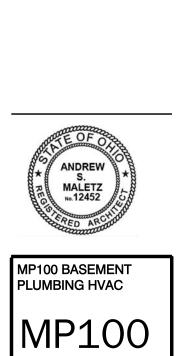
HARDIE PLANK

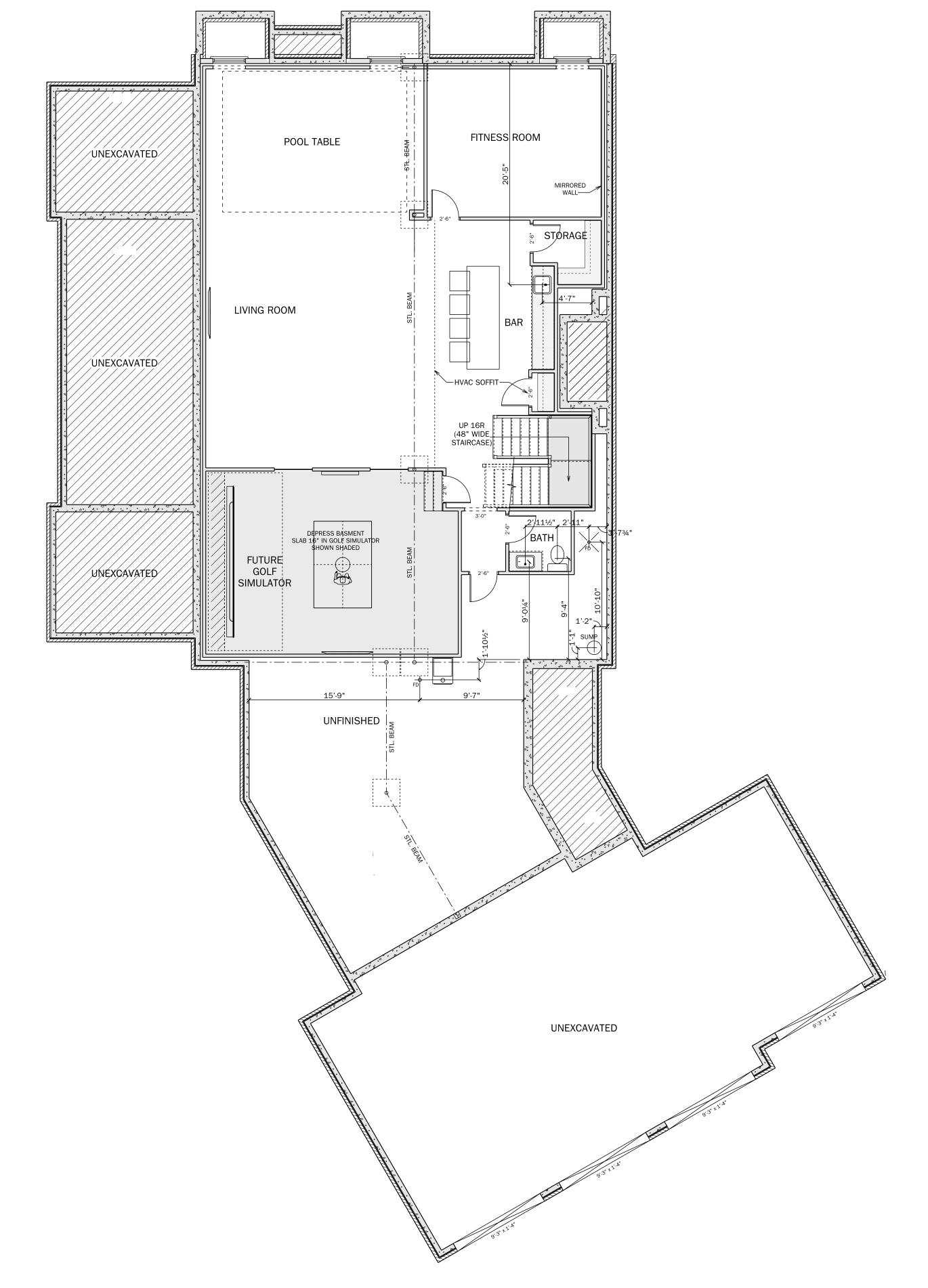
HARDIE PLANK

| OUTDOOF | DINING



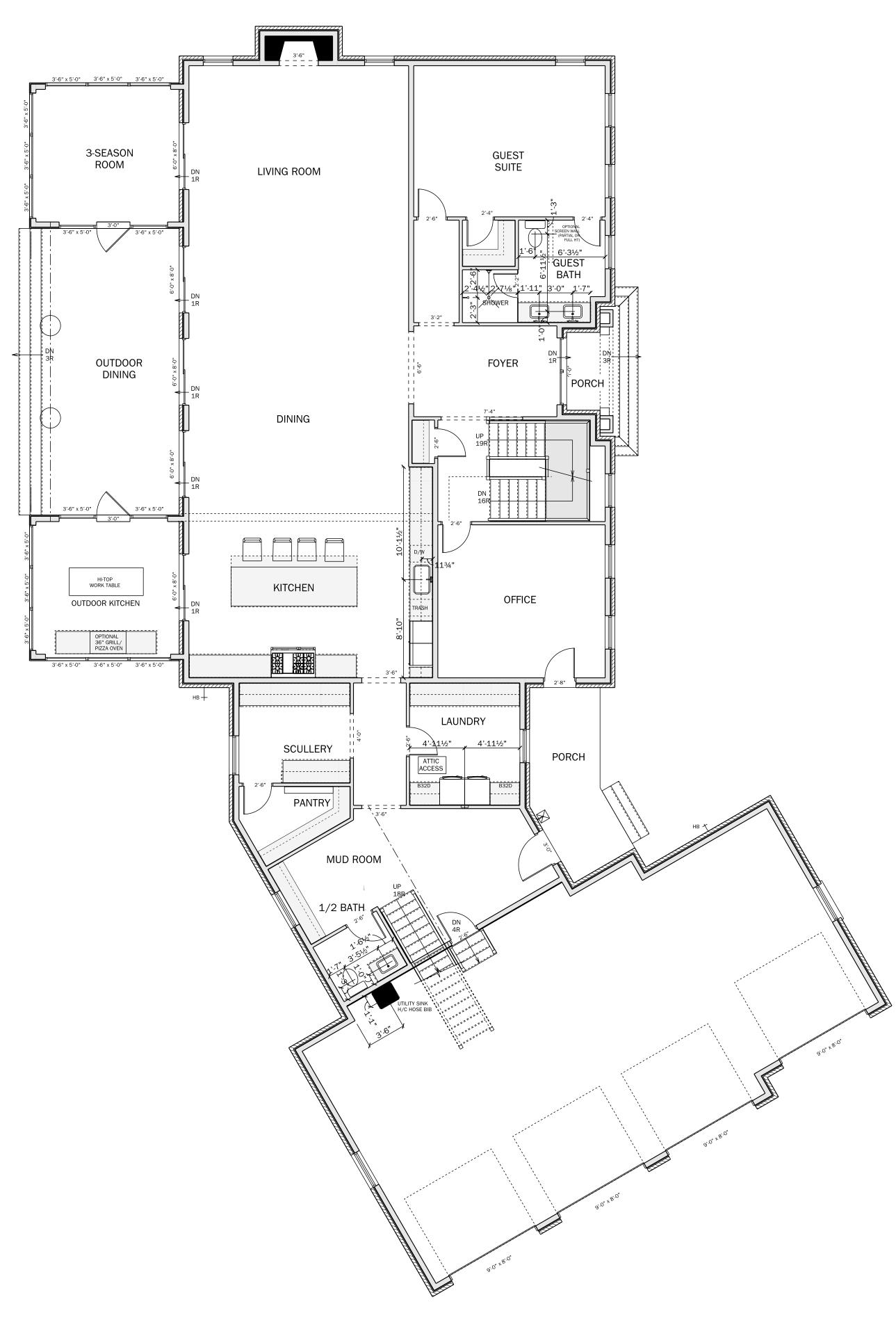
4/6/2023

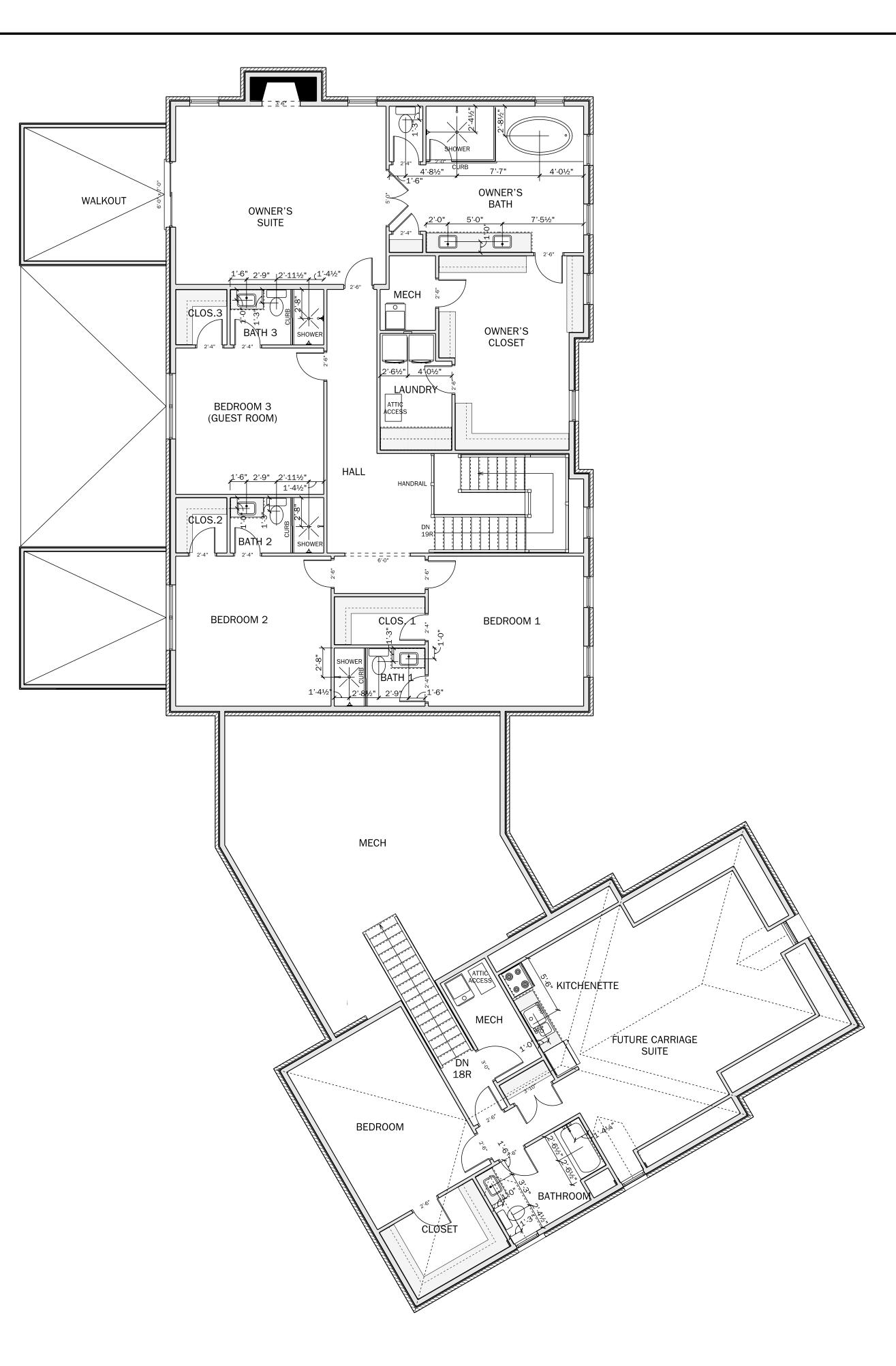




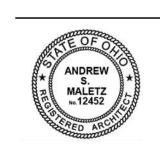








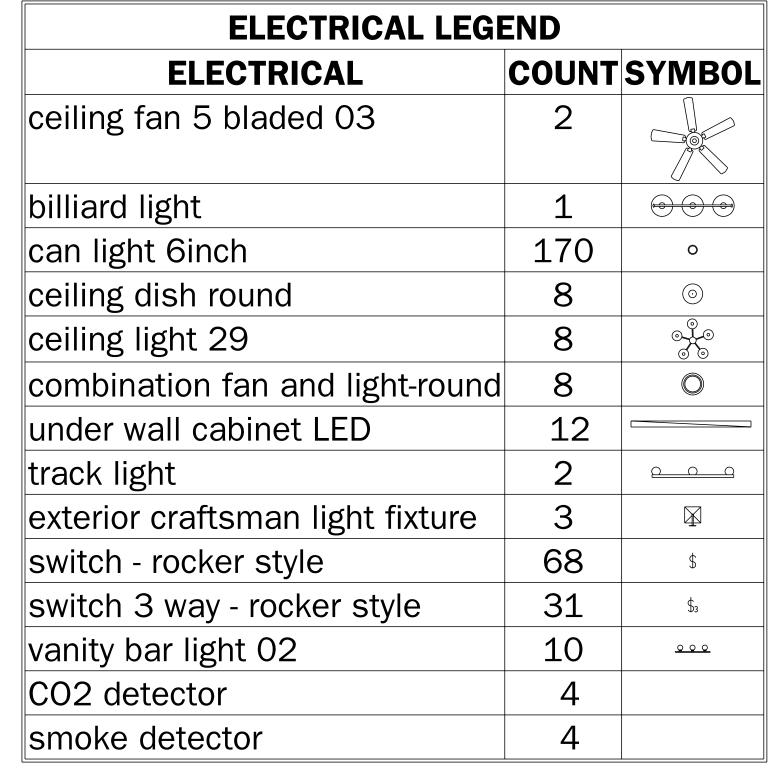
SECOND FLOOR PLUMBING HYAC SCALE: 0.1667" = 1'-0"

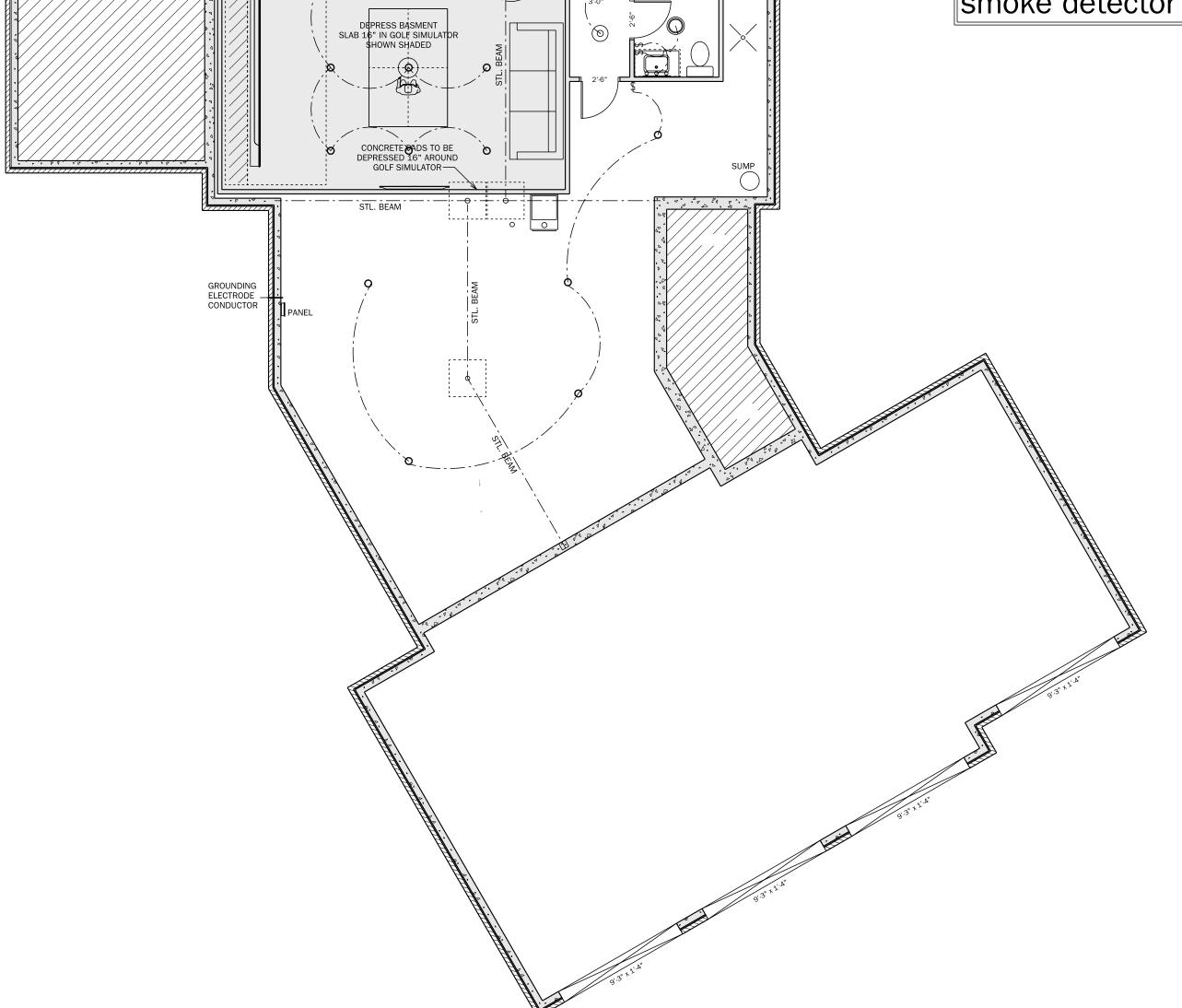


MP120 SECOND FLOOR PLUMBING HVAC MP120



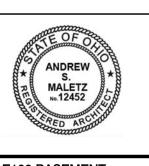
REVISIONS:

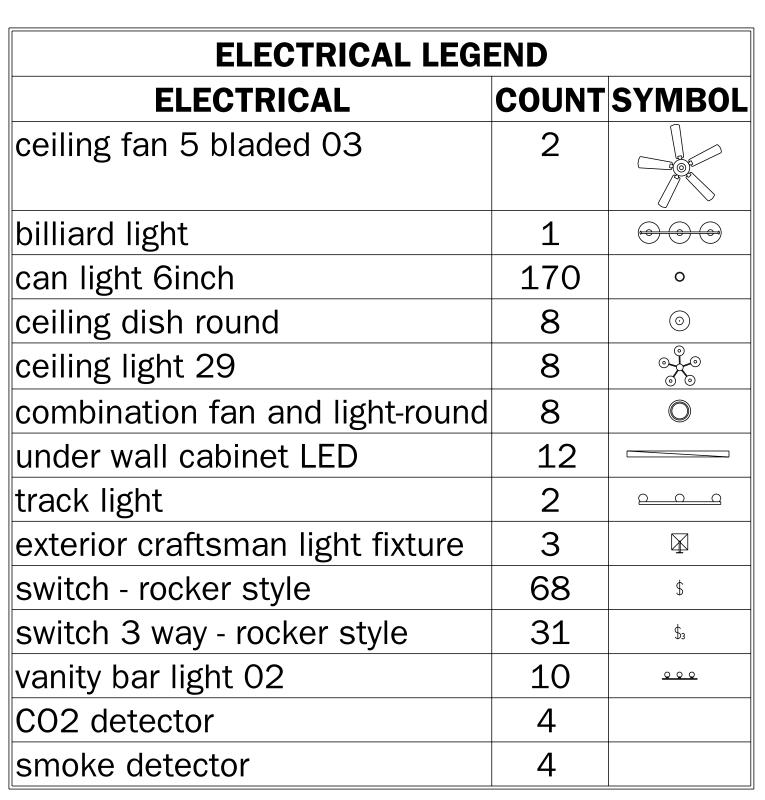




BASEMENT - ELECTRICAL

SCALE: 0.1667" = 1'-0"

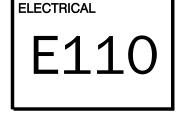






MAIN FLOOR - ELETRICAL

SCALE: 0.1667" = 1'-0"





REVISIONS:

