

New Albany Planning Commission Meeting Minutes

Monday, May 15, 2023

I. Call to order

The New Albany Planning Commission met in regular session on May 15, 2023 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:05 p.m.

II. Roll call

Those answering roll call:

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

Having all members present, the commission had a quorum to transact business.

Staff members present: Law Director Ben Albrecht; Planner II Chris Christian; Planner Sierra Cratic-Smith; Engineering Manager Cara Denny; Deputy Clerk Christina Madriguera.

III. Action on minutes: May 1, 2023

Chair Kirby asked if there were any additions or correction to the minutes from the May 1, 2023 and noted that he had already mentioned that the staff members present at the meeting were not listed on the minutes.

Commissioner Larsen moved to approve the minutes. Commissioner Briggs seconded the motion.

Upon roll call: Mr. Larsen, yes; Ms. Briggs, yes; Mr. Schell, yes; Mr. Wallace, yes; Mr. Kirby, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the May 1, 2023 meeting minutes were approved.

IV. Additions or corrections to agenda

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

Planner II Christian answered that one of the restrooms on the first floor was closed and a restroom on the second floor was available if needed.

Planner II Christian also stated that during Other business, he would like to demonstrate the city's new online zoning map.

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

Chair Kirby noted that now would be a good time to silence cell phones.

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

Chair Kirby asked whether there was anyone present who wished to address the commission on a matter not on tonight's agenda.

Hearing no response, Chair Kirby called the first case to the commission's attention.

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 stated that with the commission's approval she would like to provide an overview of ZC-11-2023 and FPL-12-2023 at the same time.

The commission agreed.

Planner Cratic-Smith delivered the staff reports for ZC-11-2023 and FPL-12-2023, which were tabled at the May 1, 2023 commission meeting and involved the same property.

Chair Kirby asked for comments from engineering.

Engineering Manager Denny responded that there were no comments from engineering.

Chair Kirby asked whether the 2500 square foot limit for accessory structures was the foot print or the habitable area.

Planner Cratic-Smith responded that it was the area.

Chair Kirby continued, so if it is a 2-story house, it is limited to 2,500 square feet of heated space.

Planner II Christian answered that he believed that as far as our city code measured, that it would be the foot print and not the area of the entire structure.

Chair Kirby responded that he thought that was the case, particularly considering the size of the houses in Hawksmoor and he wanted to be sure that that was not misconstrued.

Commissioner Wallace asked whether basements were included in the 2,500 square feet.

Planner II Christian answered typically no, it is just the foot print of the home.

Commissioner Wallace asked whether basements were allowed.

Planner II Christian answered yes.

Commissioner Larsen clarified whether it was 2500 square feet per level, and whether a 2-story structure could be 5,000 square feet.

Planner II Christian answered that the 2,500 square foot limitation was measured at grade level, it would not be applied to upper and lower levels. Thus, hypothetically the structure could be 5,000 square feet.

Rebecca Mott, applicant and attorney from Plank Law Firm on behalf of the property owners, responded that the revised standards discussed in the application - the density, the 35-foot height

limit and 2,500 square foot size of the structures, applied to the permitted uses (the detached accessory structures). The standards would not apply to residential dwellings. She noted that no residential dwellings were planned and further that density was limited to one residential dwelling per lot. A residential dwelling on lot 6b would become the primary structure and lot 6b was limited to 3 total structures, which is consistent with code.

Commissioner Schell asked staff whether there had been any response from neighbors.

Planner Cratic-Smith answered that the city had received responses from neighbors indicating that they wanted to be sure that the setbacks were maintained. She indicated that these setbacks maintain the setbacks established in 2021. She further stated that there have not been any issues related to the accessory uses.

Commissioner Briggs then followed by asking Ms. Mott whether she had had any discussions or had gotten feedback from the neighbors or associations.

Ms. Mott responded that she has had in person meetings with neighbors and that she has met with neighbors and with two New Albany Country Club associations. She stated that she needs 2 declarations, 1 to add the new property and the second to replat the existing property. She stated that she anticipates meeting with the Hawskmoor subdivision and master community and her next meeting is scheduled for May 30-31. She added that she has not heard any opposition.

Commissioner Schell responded that he appreciated her addressing the concerns from the last meeting.

Chair Kirby asked for other questions.

Commissioner Larsen stated that he was uncomfortable with an unlimited standard.

Chair Kirby responded that there are lot coverage standards that will control eventually.

Commissioner Larsen followed that he agreed with Commissioner Schell's appreciation of Ms. Mott for addressing the concerns raised by the commission at the May 1st hearing.

Chair Kirby noted that there could be a condition when the commission gets to final plats. The back of lot 6 as it goes back is wall to wall trees and the commission would request that they are retained as development takes place. There are a lot of really nice trees there. Chair Kirby wanted to give the applicant a heads up that other Hawksmoor residents enjoyed the trees and while the commission could not mandate retention, they strongly suggested that the applicant take care of the trees, particularly on the west side. He continued and asked when the tree preservation zone is moved, when new trees would be planted.

Ms. Mott agreed that there are many trees on lot 6A and she stated that the property owners want to preserve as many as is feasible. She noted that moving the tree preservation zone to lot 6A from lots 4 and 5 will give the property owners more flexibility to install a path.

Chair Kirby noted the location of the new tree preservation zone was currently grass and asked when the area would be reforested or when new trees would be planted there.

Ms. Mott responded that there were no current plans to plant trees in the new zone where the grass is, but if trees were to be planted they would be 2 ½ inch caliper. She further stated that the property owners were prohibited from removing trees but were not required to plant them.

Chair Kirby noted that he was referencing a prior discussion about planting trees in the new tree preservation zone, that there was value in planting immature trees, that he understood that trees took time to grow, and that he was interested in a solution that would not be hideously expensive.

Ms. Mott responded that she had not committed to that but would submit a landscape plan at final development that will include planting trees, and asked whether they should be evergreen.

Chair Kirby responded that there were trees in that area currently including oak, and maple, that are native to Ohio.

Ms. Mott responded that details regarding additional trees will be included in the final development plan.

Chair Kirby stated that his objective was to mitigate any shock or surprises at final development.

Commissioner Wallace asked Law Director Albrecht what the commission's standard of review should be, and whether it should be Codified Ordinance Chapter 1159.08 as stated on page 2 of the staff report.

Law Director Albrecht answered that yes, that was the standard of review.

Chair Kirby stated that for I-PUD the active zoning is the preliminary.

Law Director Albrecht responded yes.

Commissioner Wallace asked whether the commission would see a final development plan.

Ms. Mott responded yes.

Commissioner Wallace stated that it was difficult to tell from the pictures what trees were there now, he noted that he had driven past the property prior to the hearing on May 1st, and asked what trees were there now.

Ms. Mott responded that there were not as many as on the west side but she did not know the numbers; she continued that home was located on lot 5 and the pool would be on lot 4.

Chair Wallace continued that the point he was getting at was that any trees in the current tree protection zone screen the properties to the north. He further stated that, notwithstanding prior representations that the property owners would like to maintain as many trees as are feasible in that area while installing sidewalks or pathways, he would like some commitment from the property owners that the screening currently provided would be the screening committed to at the northern boundary in some capacity. He continued that Ms. Mott had stated that at present, the property owners had no intention of reforesting the northern boundary and remarked that if he were going to vote on this there should be a commitment to reforesting in order to keep the status quo, whatever that is. He further noted that the status quo was difficult to assess because of the limited photographs supplied with this application to assist in evaluation.

Ms. Mott responded that she would be submitting a landscape plan. She further asked about adding language to the text stating that the current status and quality of the plantings in the current tree protection zone shall be utilized in the tree preservation zone shifted in lot 6b. She continued that she would work with staff on that language.

Chair Kirby then confirmed that she would be agreeable to a final development plan that would include adding screening in the north tree preservation zone.

Ms. Mott responded yes and continued that height and caliper specifications should be included in order to mitigate loss of the new plantings, and that the plantings would be a mix of evergreens and trees native to Ohio. She stated that the concept is agreeable and she would work with staff on the language.

Chair Kirby responded that he would not mandate evergreens, there are not a lot of evergreens there at present. This is an effort to extend the woods that are already there, most of which are deciduous trees. His goal was to minimize surprises when the final development plan is reviewed. He further remarked that the understory would grow during the time that the deciduous trees are becoming established.

Commissioner Wallace noted that this should be added as a condition for this application.

Chair Kirby agreed and responded that the condition would be that the final development plan addresses screening in the north tree preservation zone. He asked if there was anyone from the public that had questions or would like to address the commission.

Ken Vitellas, 4090 Belmont Place. His property is north new preservation area. Mr. Vitellas had 2 questions. First, regarding the new preservation area, he asked whether all the setbacks were all 30 feet.

Planner Cratic-Smith answered yes.

Mr. Vitellas followed by asking what happened to and where was the 50-foot setback for the west corner that was agreed to last year.

Planner Cratic-Smith answered that it still existed basically as he had described.

Mr. Vitellas stated that he appreciated that and he appreciated the discussion surrounding the addition of new trees. He continued that an old house was razed about 1 ½ years ago and following that a 1-foot high and multiple feet long mound of dirt was laid and he was unsure what that was for and that there were pipes protruding from the mound. Now, as a result, it was unclear where the property line was located.

Chair Kirby asked, as a clarifying question, whether the mound changed his drainage.

Mr. Vitellas answered that it did not.

Chair Kirby explained that if it changed his drainage he [Mr. Vitellas] would have immediate recourse. The standard rule is that one property owner is not allowed to change another property owner's drainage.

Planner II Christian responded that he knew that a home was taken down in late 2020 early 2021 due to property maintenance concerns. He acknowledged that Mr. Vitellas had reached out to the city on several occasions. He continued that it is unclear what the long-term plans are for that area. If there are open maintenance concerns with the property, the city will certainly look into them. And he envisioned that development of the subject property would resolve the mound of dirt.

Mr. Vitellas remarked that he was uncertain what the pipes protruding from the mounds were for.

Ms. Mott responded that an alta survey of the adjacent property is underway so the pipes might mark the boundaries of the property. She further noted that at present her clients were not the owners of the property. They were in the process of purchasing the property. She stated that she

would collect Mr. Vitella's contact information and, once purchase of the property was complete, the mounds and property boundaries would be addressed.

Chair Kirby moved to accept the staff reports and related documents into the record for ZC-11-2023. Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, Chair Kirby asked to hear the roll.

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

Chair Kirby moved for 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, and the following additional conditions:

- The final development plan addresses screening in the north preservation zone and replanting.
- The dirt pile is dealt with at or before the final development plan.

Commissioner Wallace seconded the motion.

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

Planner II Christian indicated that staff was clear.

Chair Kirby asked to hear the roll.

Upon roll call: Mr. Kirby, yes; Mr. Wallace, no; Mr. Larsen, yes; Ms. Briggs, yes; Mr. Schell, yes. Having 4 yes votes; 1 no vote; and 0 abstentions; the application was approved.

Commissioner Wallace stated that he voted no because, under the factors in 1159.08, element (d) (that the benefits, improved arrangement and design of the proposed development justify the proposed deviation from standard development requirements in that area), he did not think that this application met that standard. He further could not find that element (f) was met, (that the relationship of buildings and structures to each other and to such other facilities are appropriate). Commissioner Wallace further explained that this application is another example of a situation in the community where somebody is attempting to create a different type of housing environment than was intended for that area. This type of housing is more appropriate for the Farms, or possibly a separate lot like the next case on the agenda. He continued that we only need to look at the recent approval in Ebrington where a pool house is being built on the adjacent lot. Although the landscaping in the front looks very nice, the little pool house on the large adjacent lot does not look very good and is not a good entry point for that part of the community. He suspected that approval of this application would produce a similar situation and that is why he voted no.

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**

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

Chair Kirby asked if there was any discussion on the motion. Hearing none, Chair Kirby asked to hear the roll.

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

Commissioner Schell moved for approval for application FPL-12-2023 based on the findings in the staff report with the 3 conditions listed in the staff report, subject to staff approval. Commissioner Larsen seconded the motion.

Chair Kirby asked if there was any discussion on the motion. Hearing none, Chair Kirby asked to hear the roll.

Upon roll call: Mr. Schell, yes; Mr. Larsen, yes; Ms. Briggs, yes; Mr. Wallace, no; Mr. Kirby, yes. Having 4 yes votes; 1 no vote; and 0 abstentions, the application was approved.

Commissioner Wallace stated that his reasons for voting no vote on this application were the same as the reasons for voting no on the prior application.

The commission thanked the applicant and wished her good luck. Chair Kirby particularly recognized the applicant's diligence in completing the homework following the May 1st hearing.

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

Planner Cratic-Smith delivered the staff report

Engineer Denny delivered the engineering report.

Applicant Andrew Maletz spoke on behalf of the application. He stated that he understood that there were additional site-related items that needed to be incorporated into the plan and that he had no objection.

Chair Kirby asked, regarding the auto court, whether someone could explain the difference between rolled-in stone and gravel.

Mr. Maletz explained that he wanted to make the auto court softer in appearance than the asphalt driveway. Gravel was the term used but the material was actually a fine, white stone that would be rolled on site. The stone would be contained on the drive way and there would not be tire track marks.

Commissioner Schell confirmed the location of the auto court and the driveway on the site plan, and confirmed that the driveway would be asphalt and that it was only the auto court that would be rolled-in stone.

Mr. Maletz remarked that he was undergoing a review with the Hawksmoor hoa. The only concern expressed was adequate screening on the south side. There was a recommendation to move the property further to the north, which could be accomplished while still maintaining

required set backs however there is a scattered stand of trees to the north that he would like to preserve. Thus the property might be moved a foot or 2 to the north in order to satisfy the tall screening requirement to the south.

Commissioner Briggs asked, relatedly, whether the homes to the north were Belmont.

Planner Christian answered that that was part of a combined larger lot for a newly constructed home (that was not pictured).

Commissioner Larsen clarified, regarding the building materials, whether the asphalt shingles proposed for use would be architectural grade asphalt shingles.

Mr. Maletz responded that they would be architectural grade shingles with a minimum life of 30-years, typical of what was used in the Country Club Community.

Commissioner Briggs confirmed that this home, technically, would be part of the Hawksmoor subdivision.

Mr. Maletz answered that as he understood it, yes. Although it is a tack-on it is not part of the original Hawksmoor. It would be consistent with Hawskmoor requirements.

Chair Kirby asked whether the city was ok with the white rolled stone.

Planner II Christian answered yes.

Chair Kirby asked for other questions or comments.

Chair Kirby asked whether the applicant had a particular plan for the lot line and how the driveway would be screened.

Mr. Maletz responded that there would probably be a tight row of tall arbor vitae, green giants.

Chair Kirby commented that, as an offer of friendship to the neighbors, the applicant could see whether they would like any of them planted on their property.

Mr. Maletz responded that he has done so and that there have also been discussions about current shrubs and screening.

Chair Kirby asked whether anyone from the public had questions or comments.

Hearing no response, Chair Kirby moved for acceptance of staff reports and related documents into the record for FDP-50-2023. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing no response, Chair Kirby asked to hear the roll.

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

Commissioner Briggs moved for 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. Commissioner Schell seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, Chair Kirby asked to hear the roll.

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

The commission thanked the applicant and wished him good luck.

VII. Other business

Planner II Christian provided a demonstration of the the city's new interactive zoning map. The map is searchable by address and shows all of the zoning and relevant text. It also shows a photo of the property and it has links to the auditor's website. He invited the commission to use it and to share it.

Chair Kirby asked whether it is more stable than the auditor's website.

Planner II Christian answered that it was much more stable. He further explained that variances will eventually be linked to corresponding addresses.

VIII. Poll members for comment and adjournment

Chair Kirby polled the members for comment. Hearing no comment from the commission members, Chair Kirby adjourned the meeting at 8:00 p.m.

Submitted by Deputy Clerk Christina Madriguera, Esq.

Appendix

ZC-11-2023 Rezoning Staff report Record of action

FPL-12-2023

Staff report Record of action

FDP-50-2023

Staff report Record of Action



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 ⁴ 20% of the parcel	45 feet ²	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 ⁴ 20% of the parcel	35 feet ³	2,500	 40 feet from Hawksmoor Dr. 10 feet from west if building facing west, east or north Northeast!: 20 feet except shared boundary with PID 222-001872 Northwest!: 50 feet extending southward from 222-001872 South!: 20 feet East!: 50 feet 	Detached Structures without a dwelling	
3 ⁴ 20% of the parcel	35 feet ³	2,500	• 10 feet from any side or rear lot line ²	Recreational Amenities without a dwelling	Proposed
3 ⁴ 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 ⁴ 20% of the parcel	15 feet ⁵	2,500	• 10 feet from any side or rear lot line ⁵	Recreational Amenities with a dwelling	
2 max ⁵ 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.	 10 feet from primary structure Side lot line: 10 feet Rear lot line: 30 feet 	Detached Structures CO 1165(a)	Typical Co.
2 max ⁵ Unlimited of the parcel 20% of the parcel	15 feet max	No minimum or maximum ²	• Front lot line: 14 feet • Rear lot line: 10 feet • Side lot line: 5 feet	Recreational Amenities CO 1165(b)	Typical Code Standards

¹ Hawksmoor North Amended PUD section III per (B)(3)(b) ² Hawksmoor North Amended PUD section III per (B)(5) ³ Hawksmoor North Amended PUD section III per (D)(1)

⁴ Hawksmoor North Amended PUD section III per (A)
⁵ 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								
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		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								
re	employees and appointed and elected of								
described in this application. I certify that the information here within and attached to this application true, correct and complete.									
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 created After Re-Plat - One Lot to be Created								
	Channa Andrew T			cluding Lots 4-5, see below)					
	Choose Application Type	Self-mark	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					
	_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 ex to the farm than the country to the farm of thanks of the farm that you the farm of the farm o	xisting zon or, to add p noor in kee was approv	property that is not in Hawksmoor, and pring with the spirit and intent of the original wed 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	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.

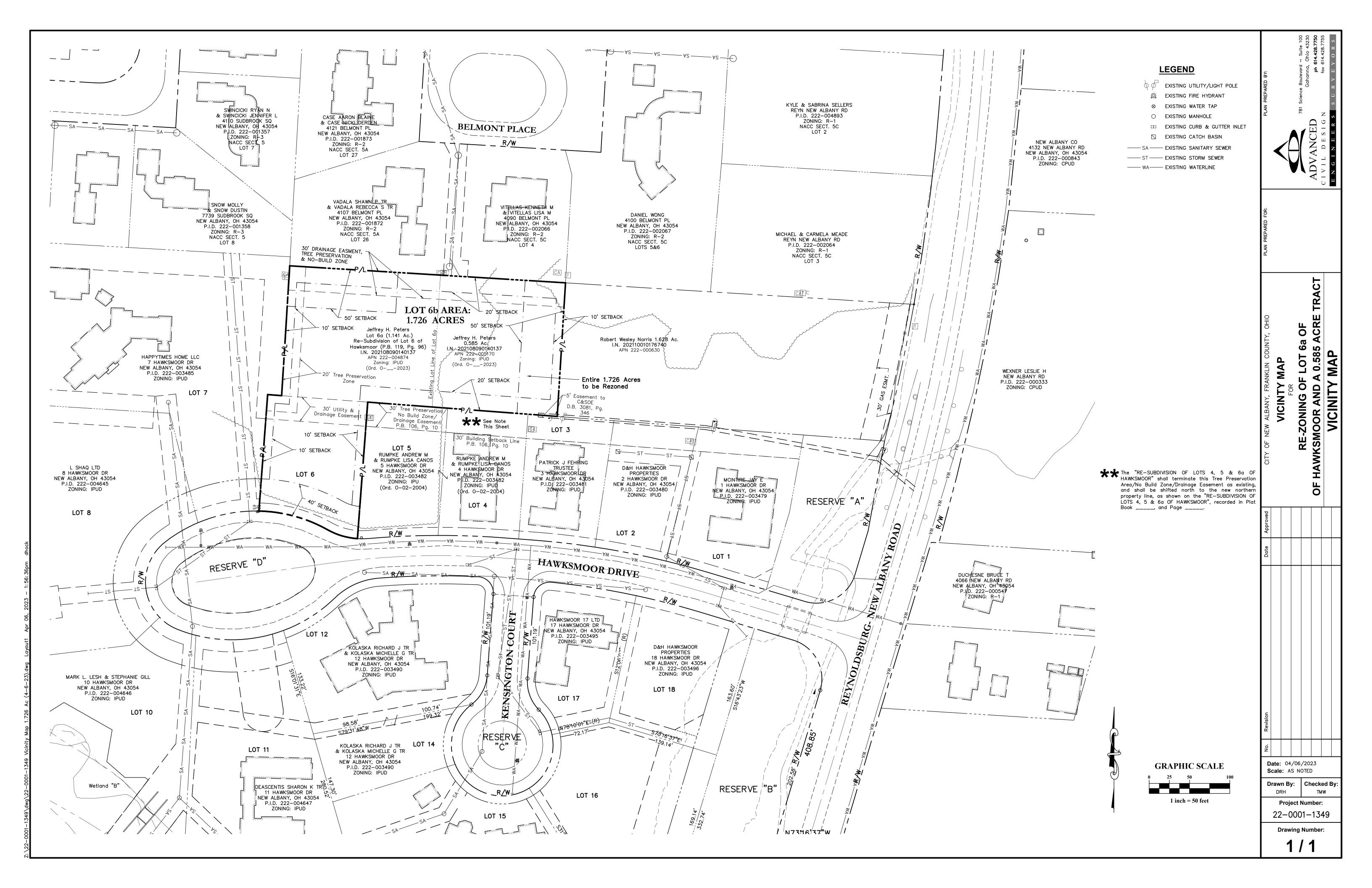
F. Miscellaneous Commitments:

- 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.



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 16, 2023

The New Albany Planning Commission took the following action on 05/15/2023.

Zoning Amendment

Location: 6 HAWKSMOOR DR

Applicant: Rebecca J Mott, Plank Law Firm LLC,

Application: PLZC20230011

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 approve ZC20230011

Commission Vote: Motion Approval with Conditions, 4-1

Result: Zoning Amendment, PLZC20230011 was Approval with Conditions, by a vote of 4-1.

Recorded in the Official Journal this May 16, 2023

Condition(s) of 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.
- 2. When a final development plan is reviewed, the addition of trees and landscaping will be included for the new tree preservation zone.
- 3. The tree preservation zone must be staked and the mound along the northern property, 4090 Belmont Place, must be removed before the final development plan is reviewed.

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith

Planner



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.

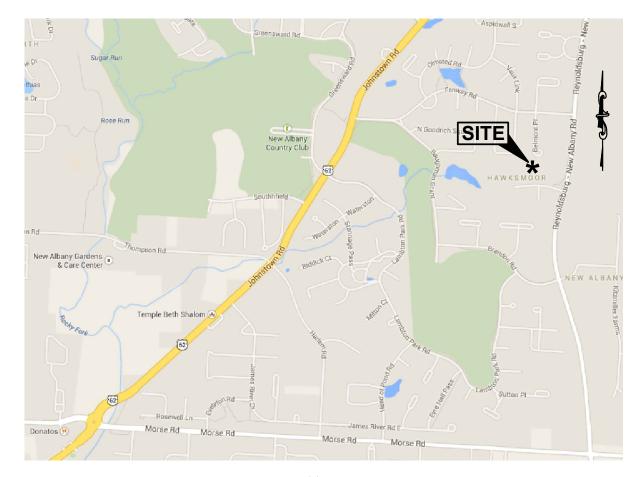
Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, 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.

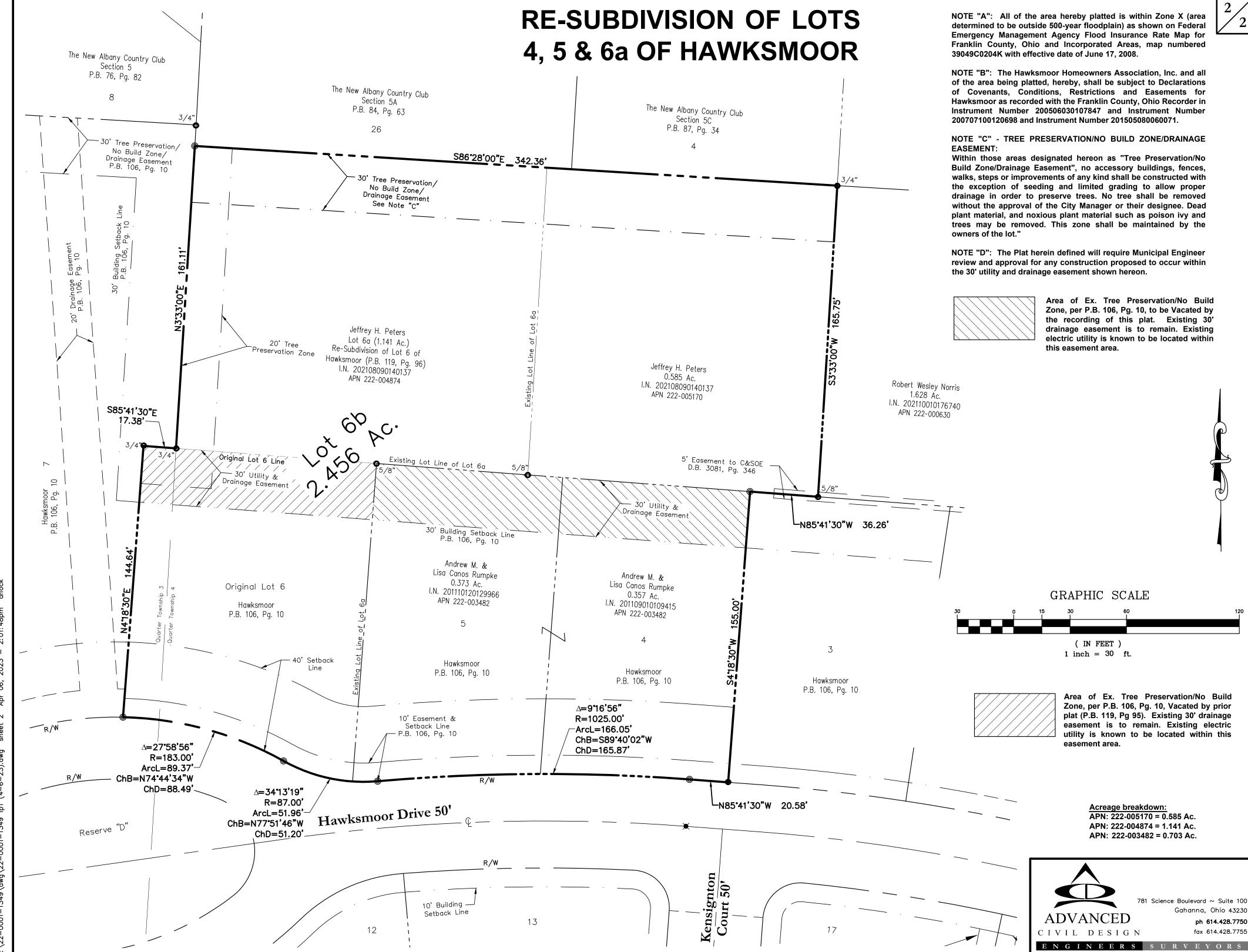
SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

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
 ○ = Iron Pin Set ◎ = Permanent Marker ● = Iron Pin Found X = PK Nail Found 	
By 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 16, 2023

The New Albany Planning Commission took the following action on 05/15/2023.

Preliminary Plat

Location: 6 HAWKSMOOR DR

Applicant: Rebecca J Mott, Plank Law Firm LLC,

Application: PLFP20230012

Request: A review of a final plat for the resubdivision of lots 4 and 6 within the Hawksmoor

subdivision.

Motion: To approve FP20230012

Commission Vote: Motion Approval with Conditions, 4-1

Result: Final Plat, PLFP20230012 was Approval with Conditions, by a vote of 4-1.

Recorded in the Official Journal this May 16, 2023

Condition(s) of Approval:

- 1. All engineering comments be addressed and revised.
 - 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.
 - Refer to Exhibit B. Revise sheet C100 to show public water mains and public sanitary sewers designed to serve this parcel.
 - 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.

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith Planner



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:

Development Standard	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	 Flat roof with strong cornice
	permitted	
	 Flat roof for with cornice lines 	
	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.

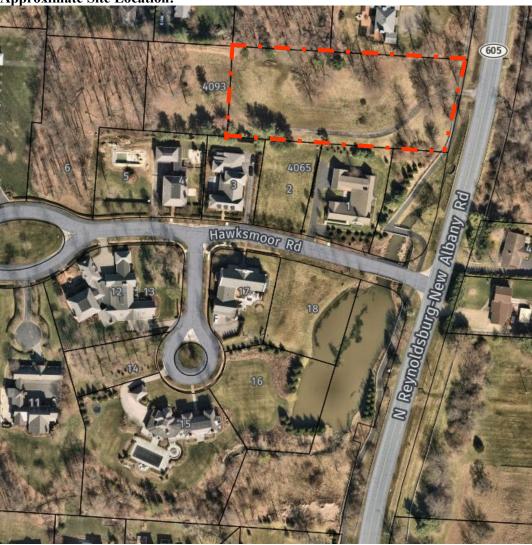
VI. ACTION

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

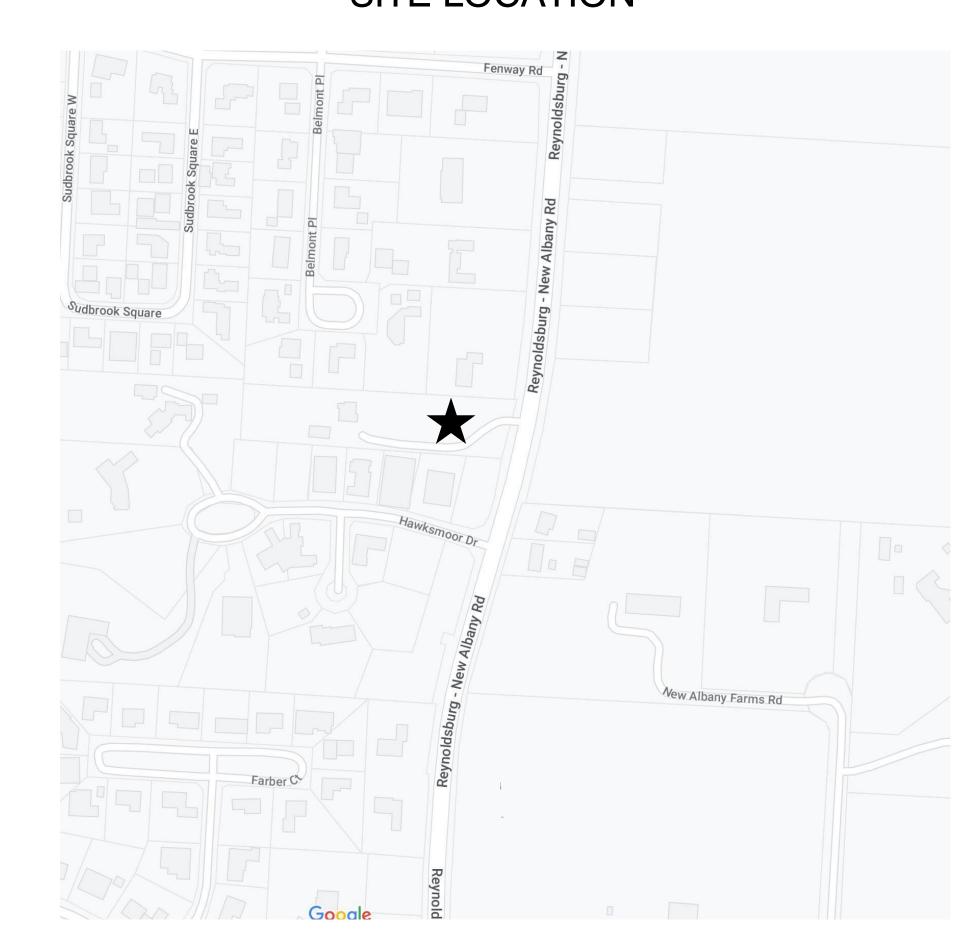
Case #	
Board	
Mtg. Date	9.1

	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

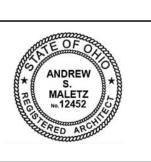
ARCHITECT: MALETZ ARCHITECTS, INC ANDREW MALETZ, OHIO LICENSE #99-12452

PROJECT AREA CALULATIONS

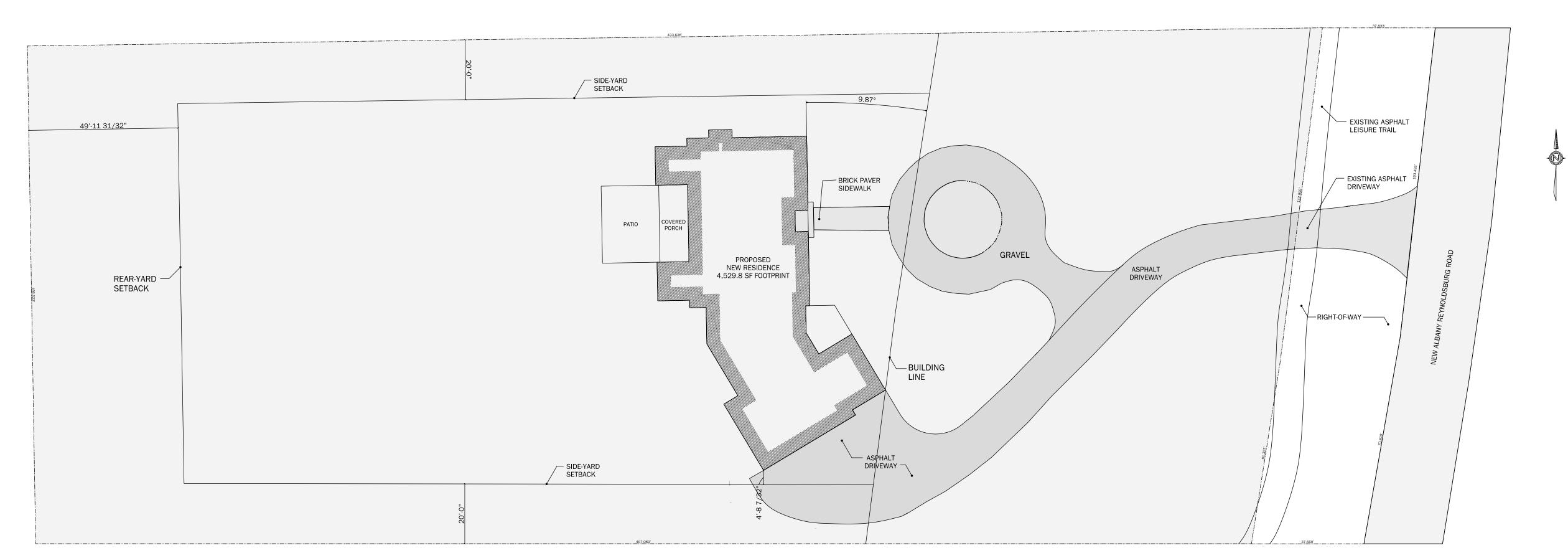
MAIN FLOOR = 2,996 SF SECOND FLOOR = 2,089 SF TOTAL SF (ABOVE GRADE) = 5,085 SF FUTURE CARADGE SUITE = 1210 SF

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

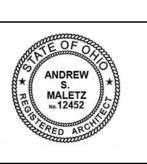
- 18. BUILDER SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS POOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH ITEMS ARE FOUND, OWNER SHALL BE NOTIFIED IMMEDIATELY.
- 19. EXISTING CONDITIONS SCHEDULED OR INDICATED TO REMAIN UNCHANGED 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.



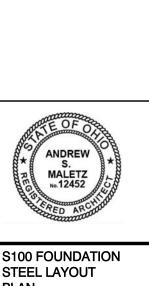




SITE PLAN SCALE: 1" = 20'-0"

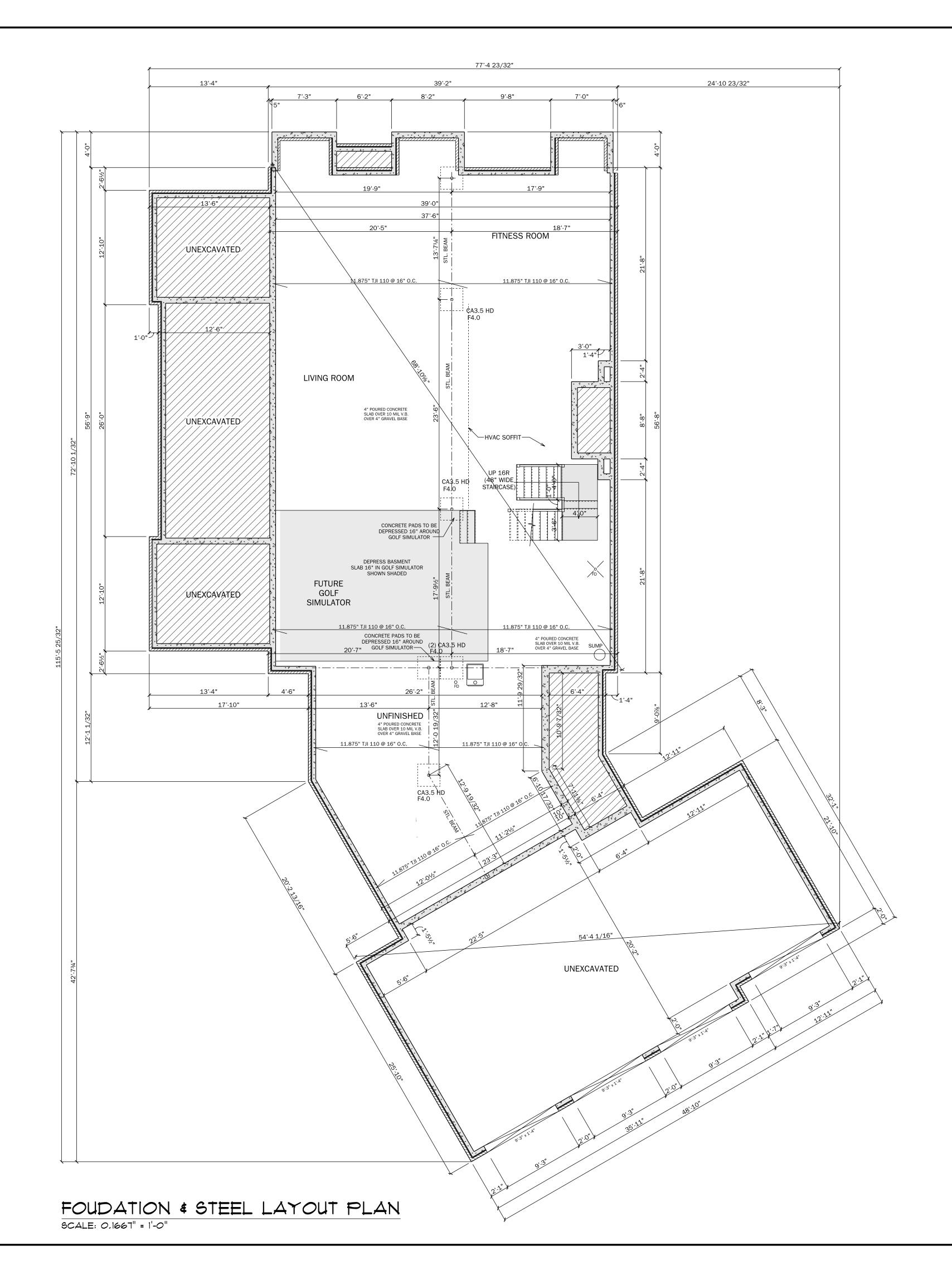


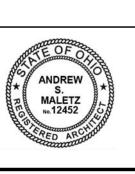
C100 SITE PLAN



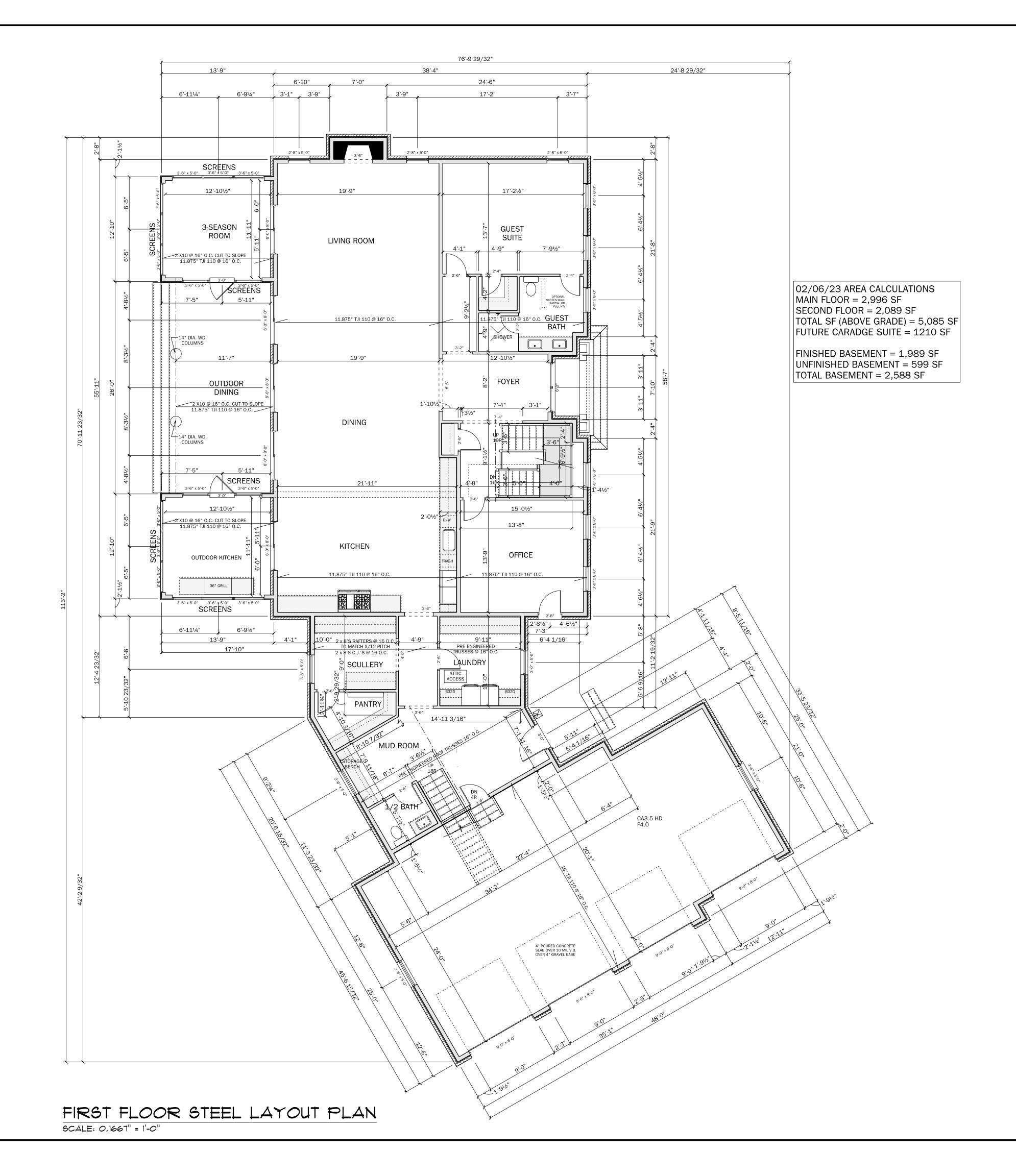
S100 FOUNDATION
STEEL LAYOUT
PLAN

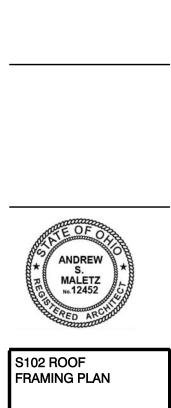
S100 FOUNDATION
STEEL LAYOUT
PLAN

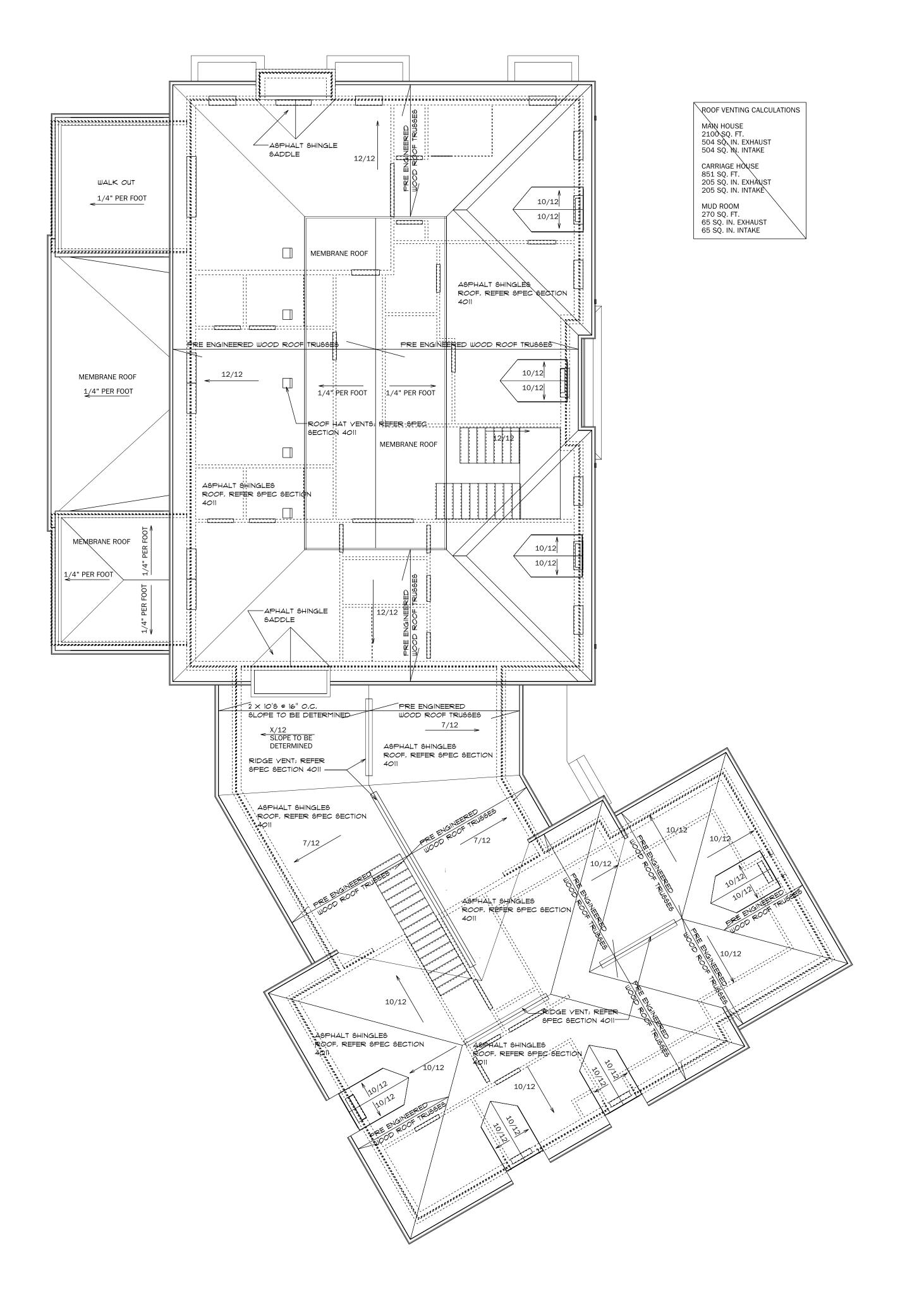


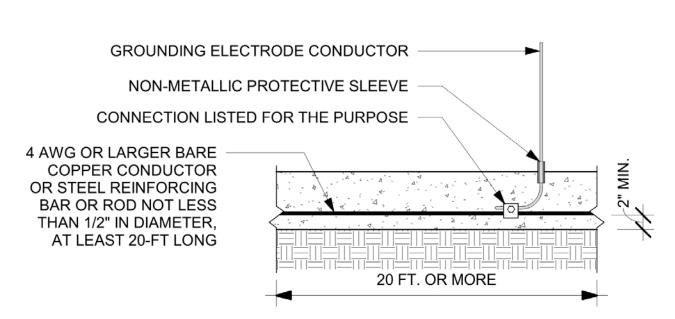


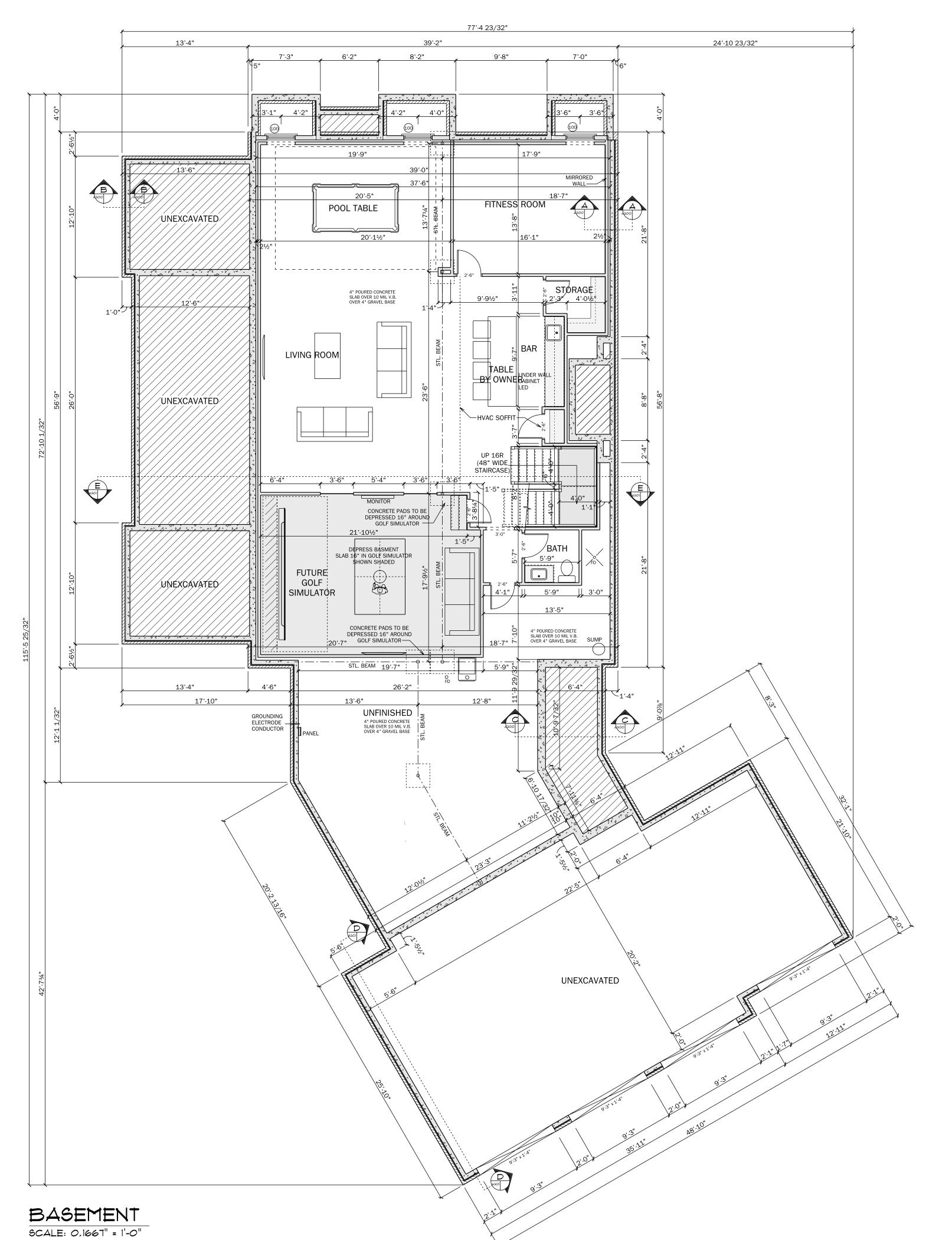












WINDOW SCHEDULE		
OPENING ID	R.O. SIZE	COMMENT
100	36 3/4" X 36 3/4"	BRICK MOULD
200	42 1/8" X 72 1/2"	BRICK MOULD
300	36 1/8" X 73 1/2"	BRICK MOULD
400	37" X 96 1/8"	BRICK MOULD
500	38 1/8" X 98 9/16"	BRICK MOULD
600	38 1/8" X 98 9/16"	BRICK MOULD
700	34 1/8" X 77 1/2"	BRICK MOULD
800	34 1/8" X 77 1/2"	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
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300	36 1/8" X 73 1/2"	BRICK MOULD
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SET MALETY

4093 Reynoldsburg - NewAlbany Rd. New Albany Ohio 43054

REVISIONS:



A110 MAIN FLOOR
A110

SECOND FLOOR

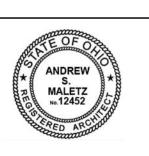
SCALE: 0.1667" = 1'-0"

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2300	34 1/8" X 61 1/2"	BRICK MOULD

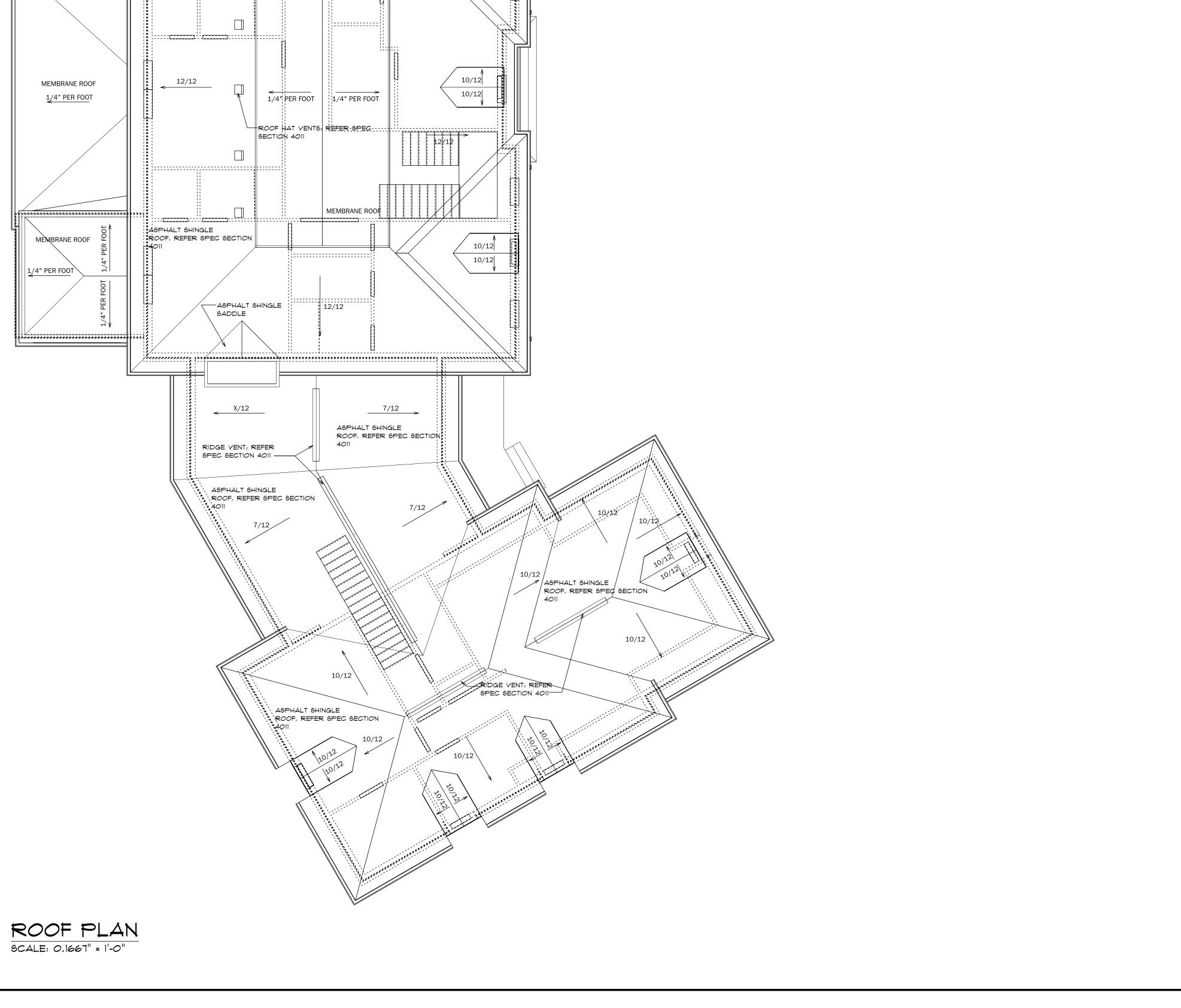
MALETZ WARETZ AND WARE

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

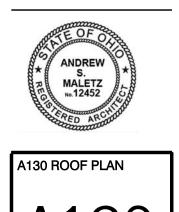
ASPHALT SHINGLE ROOF, REFER SPEC SECTION 4011

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

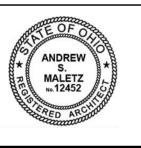
-4-COURSE BRICK JACK

DOUBLE HUNG WINDOW WITH 2 3/4" BRICK MOLD

ARCH---

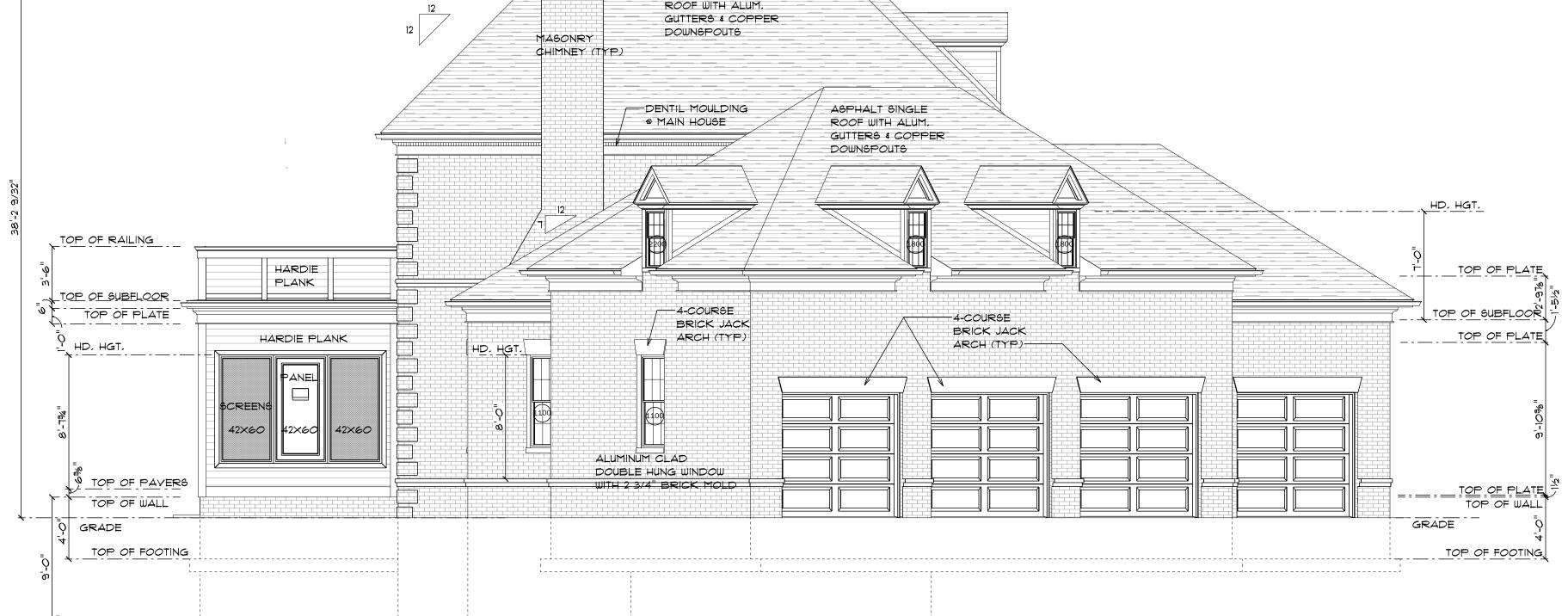
ALUMINUM CLAD

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





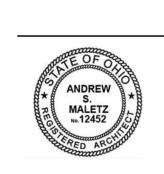
RIGHT (NORTH) ELEVATION SCALE: 3/16" = 1'-0"



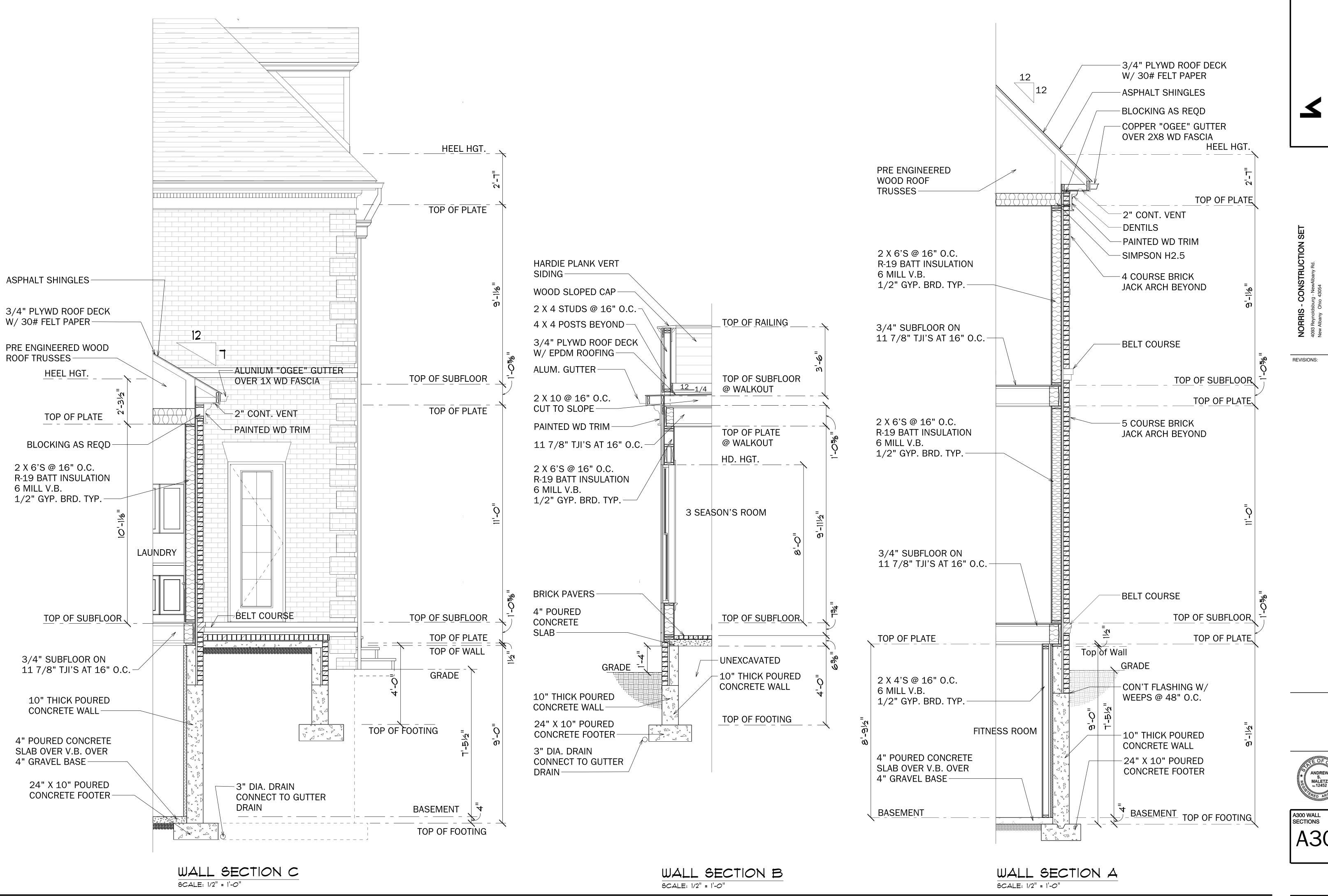
LEFT (SOUTH) ELEVATION

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

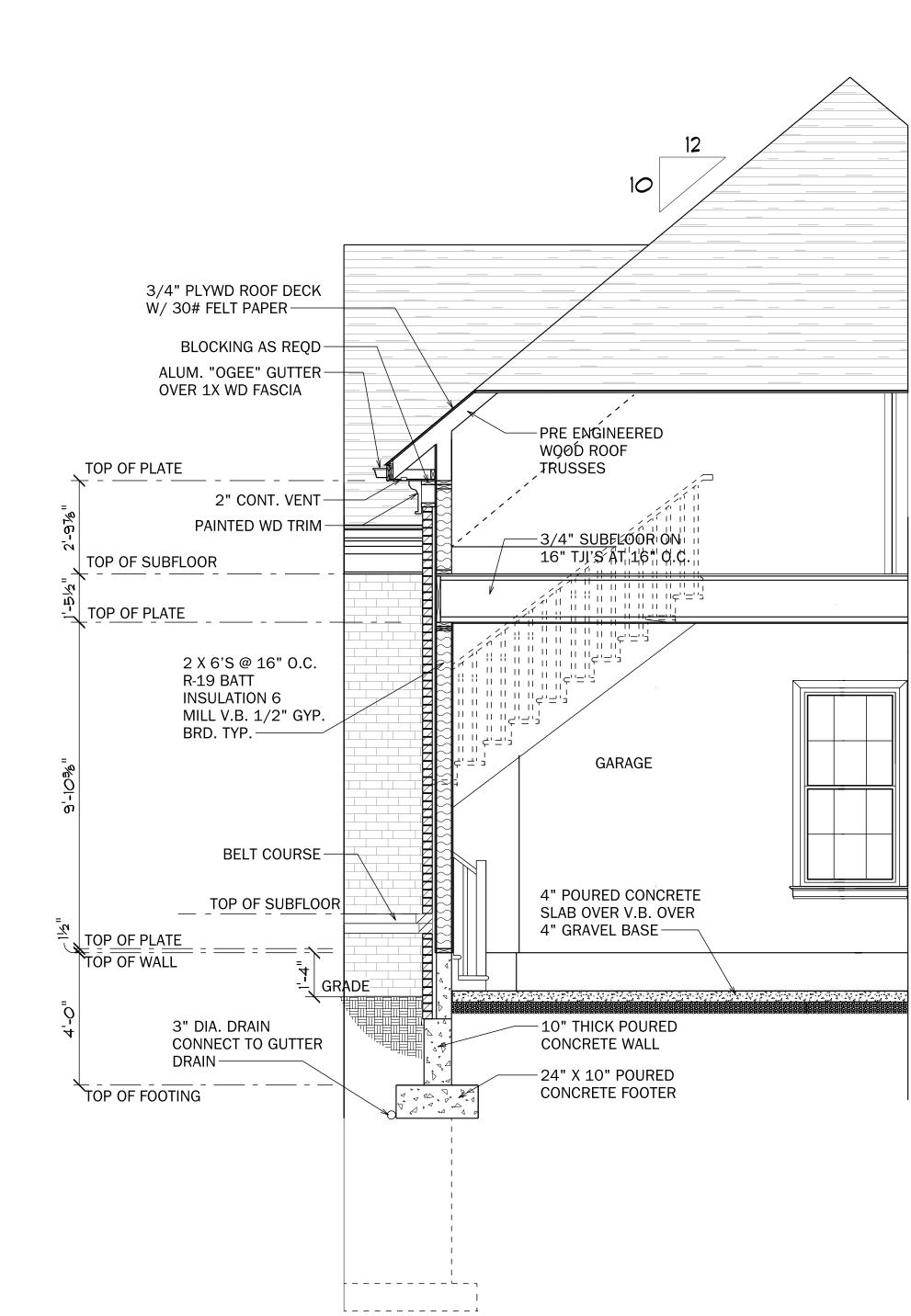
BASEMENT TOP OF FOOTING

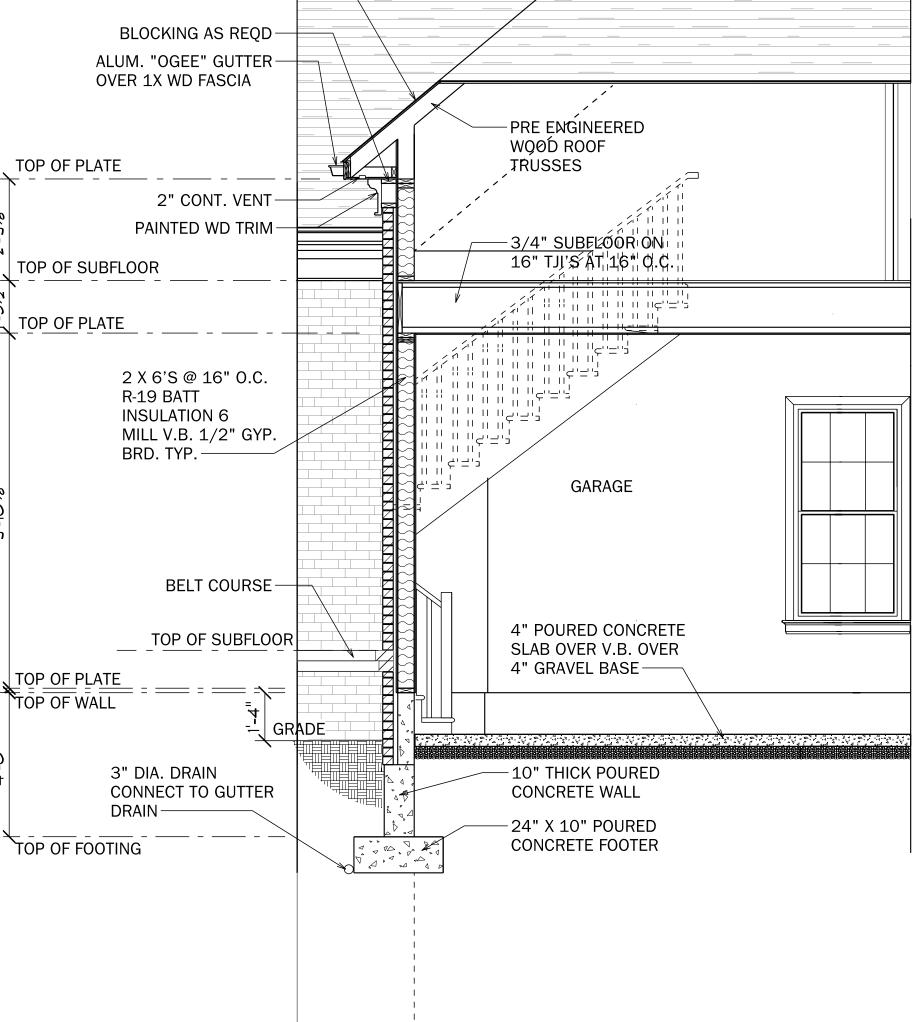






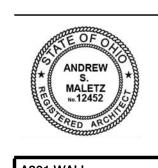
A300





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 of

_____T<u>op of Plate</u>___

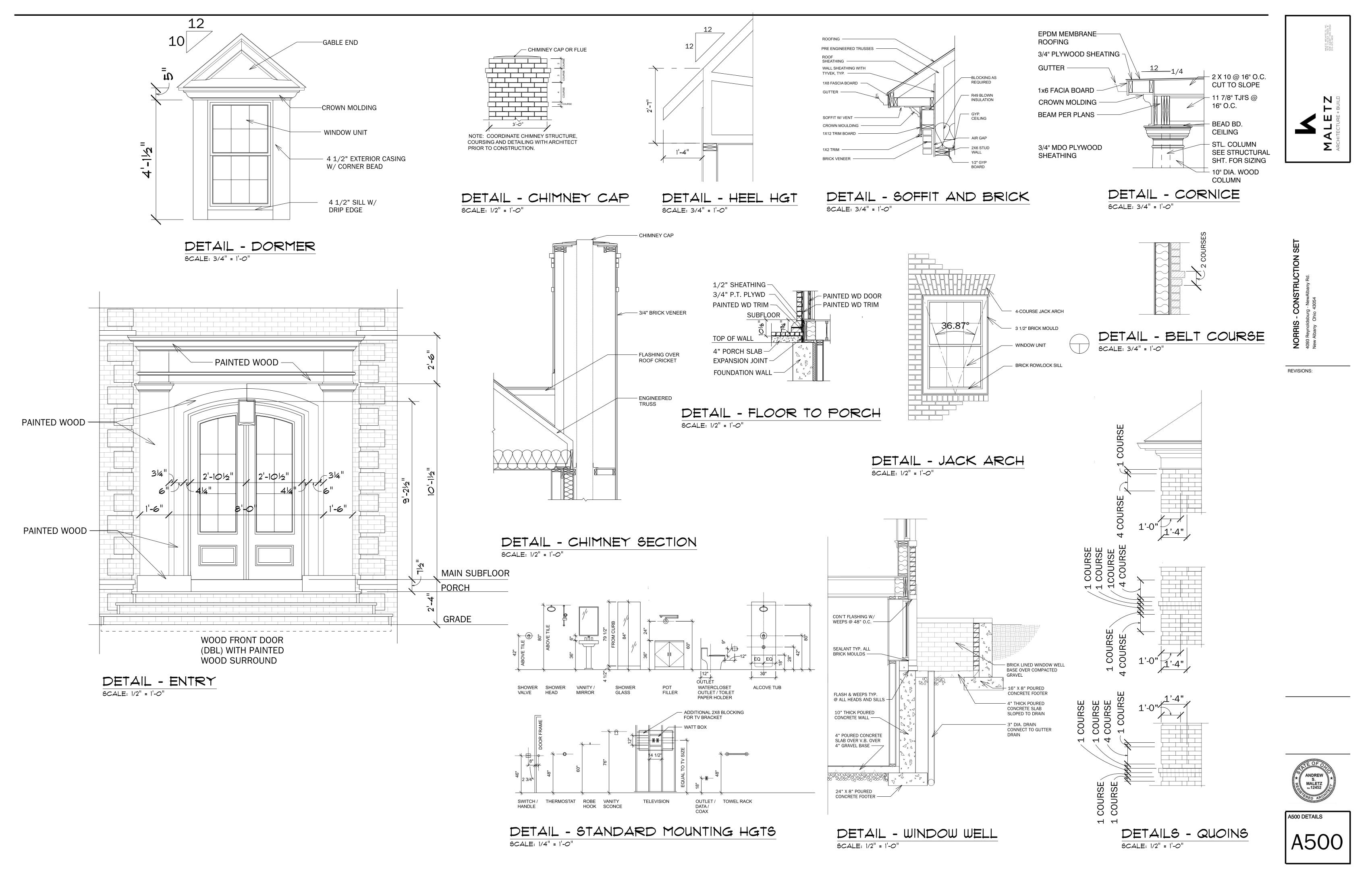
TOP OF PATIO

-- GRADE

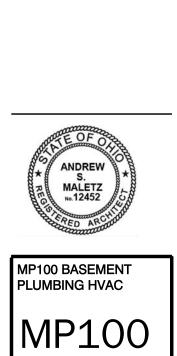
HARDIE PLANK

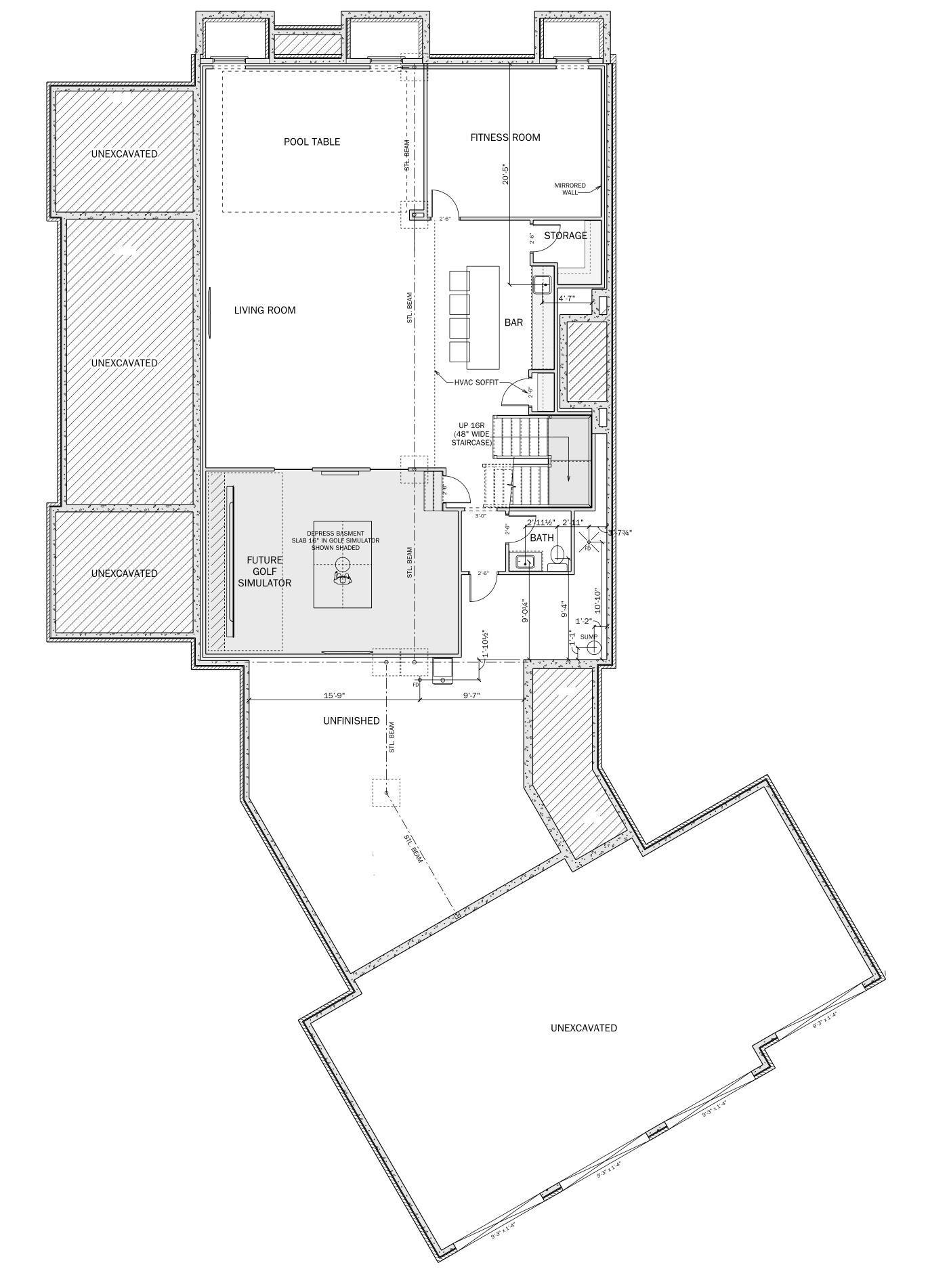
HARDIE PLANK

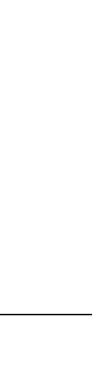
| OUTDOOF | DINING



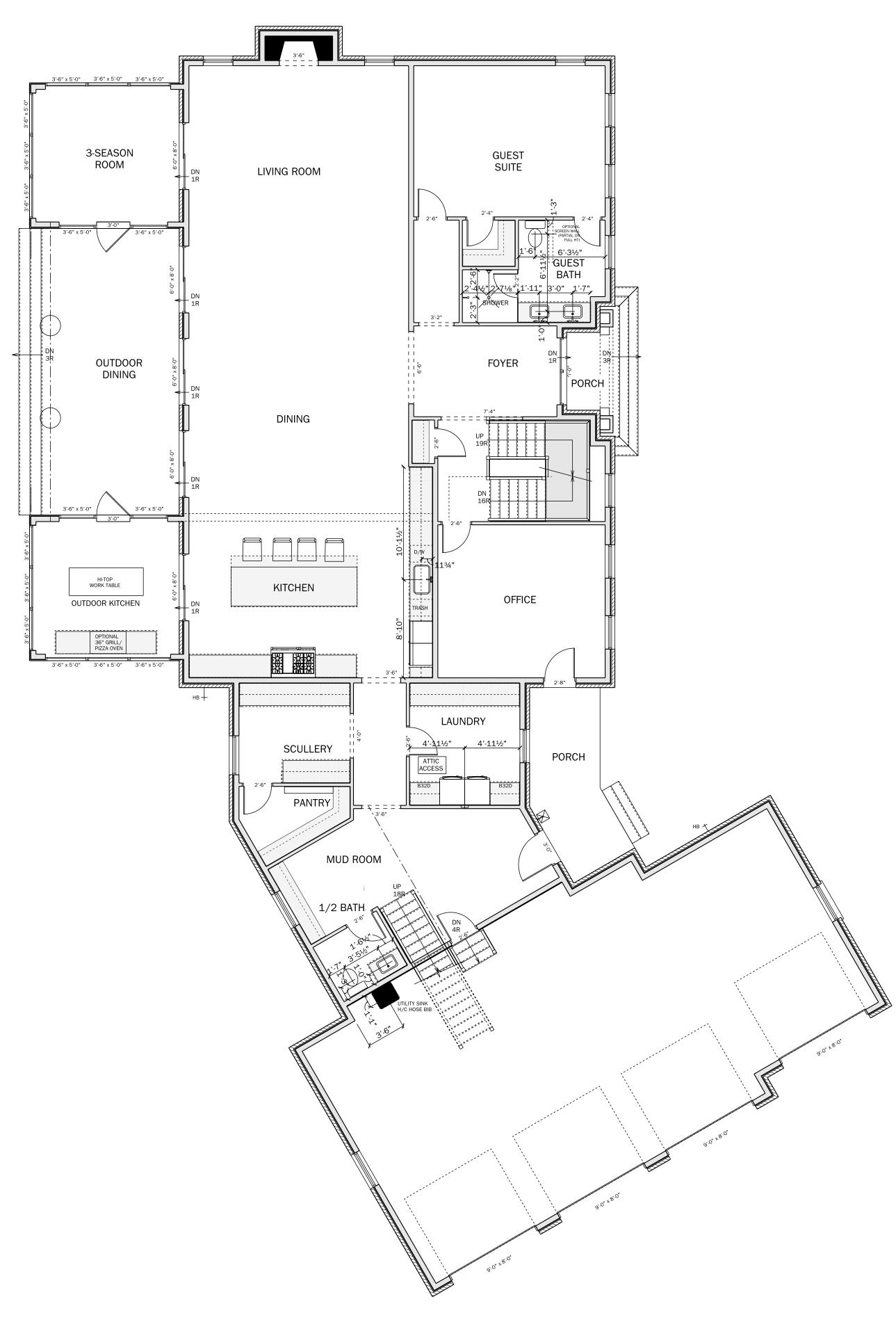
4/6/2023

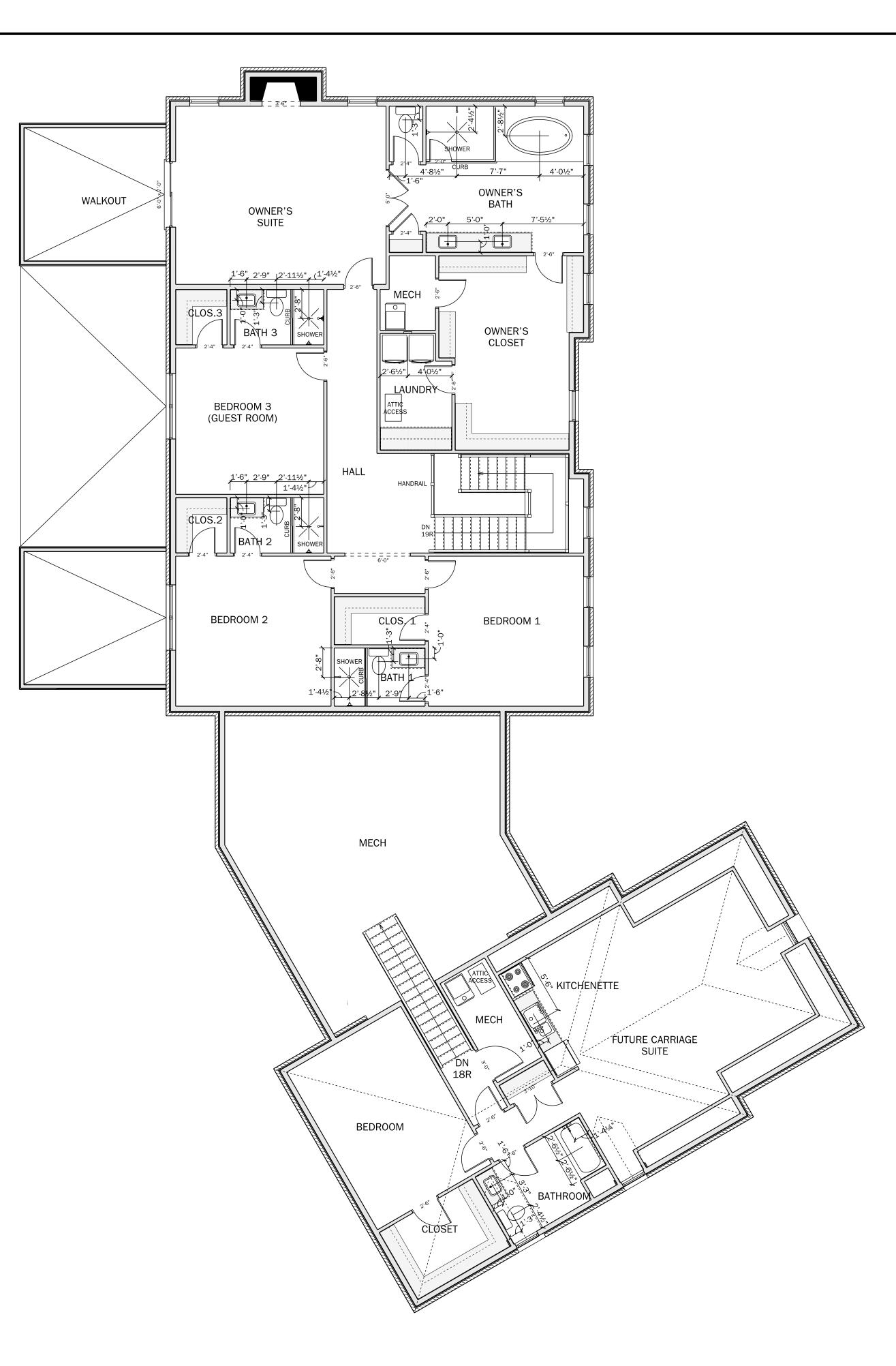




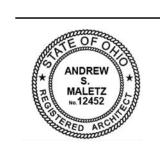








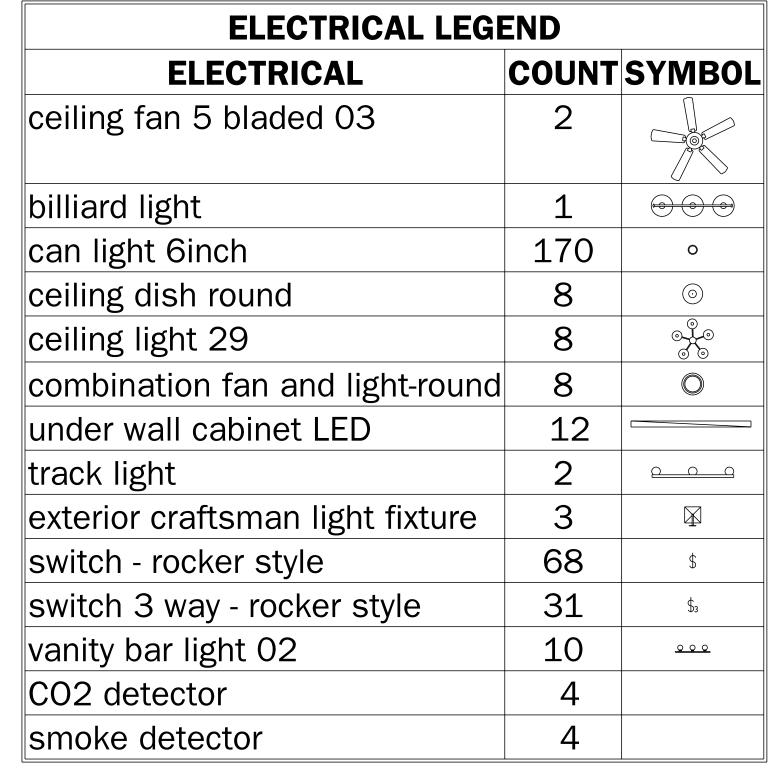
SECOND FLOOR PLUMBING HYAC SCALE: 0.1667" = 1'-0"

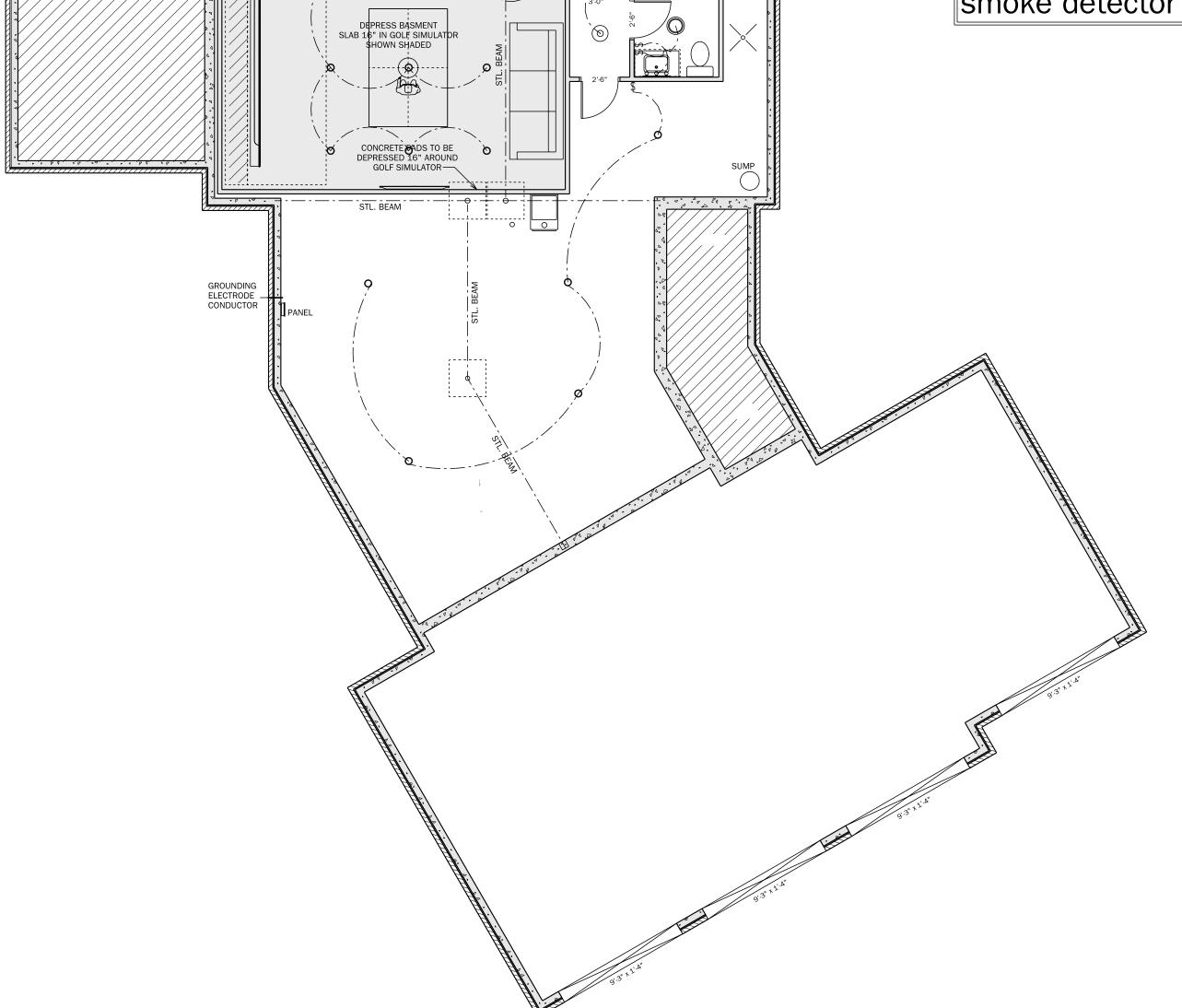


MP120 SECOND FLOOR PLUMBING HVAC MP120



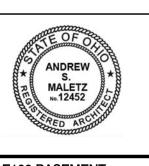
REVISIONS:

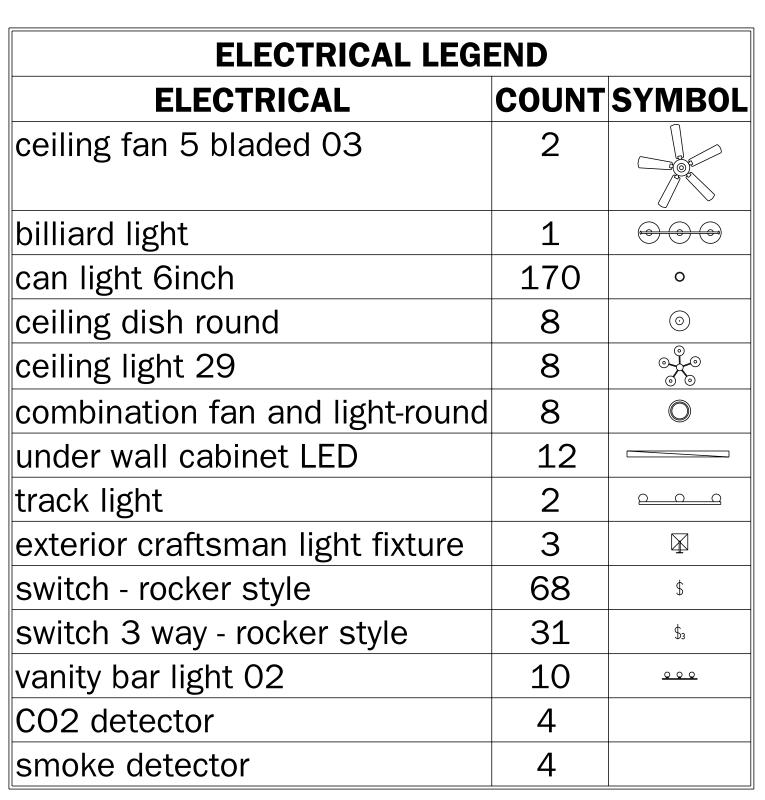




BASEMENT - ELECTRICAL

SCALE: 0.1667" = 1'-0"

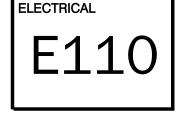






MAIN FLOOR - ELETRICAL

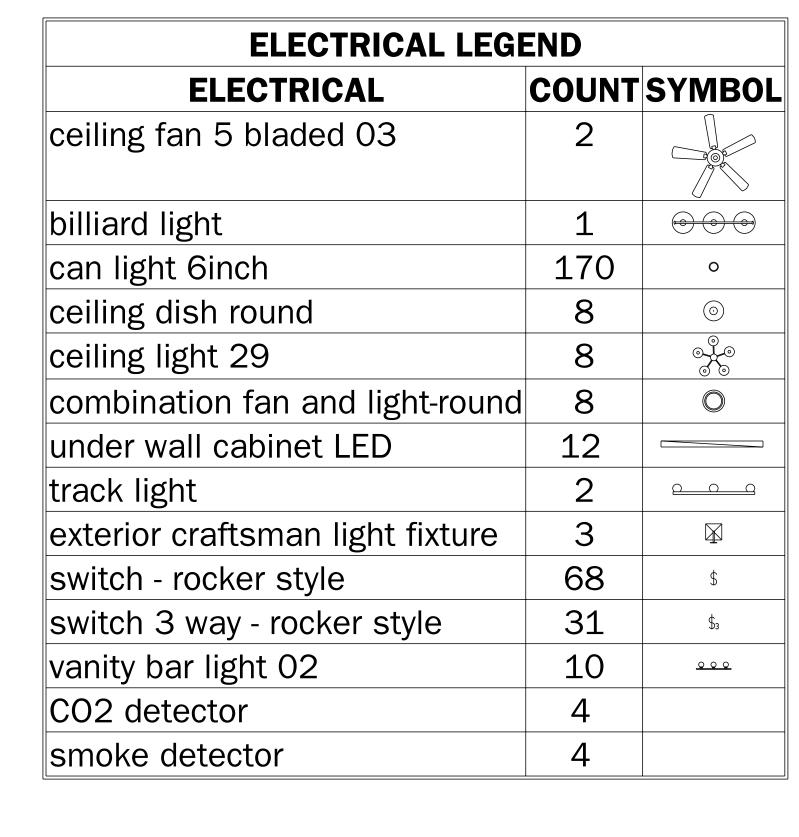
SCALE: 0.1667" = 1'-0"

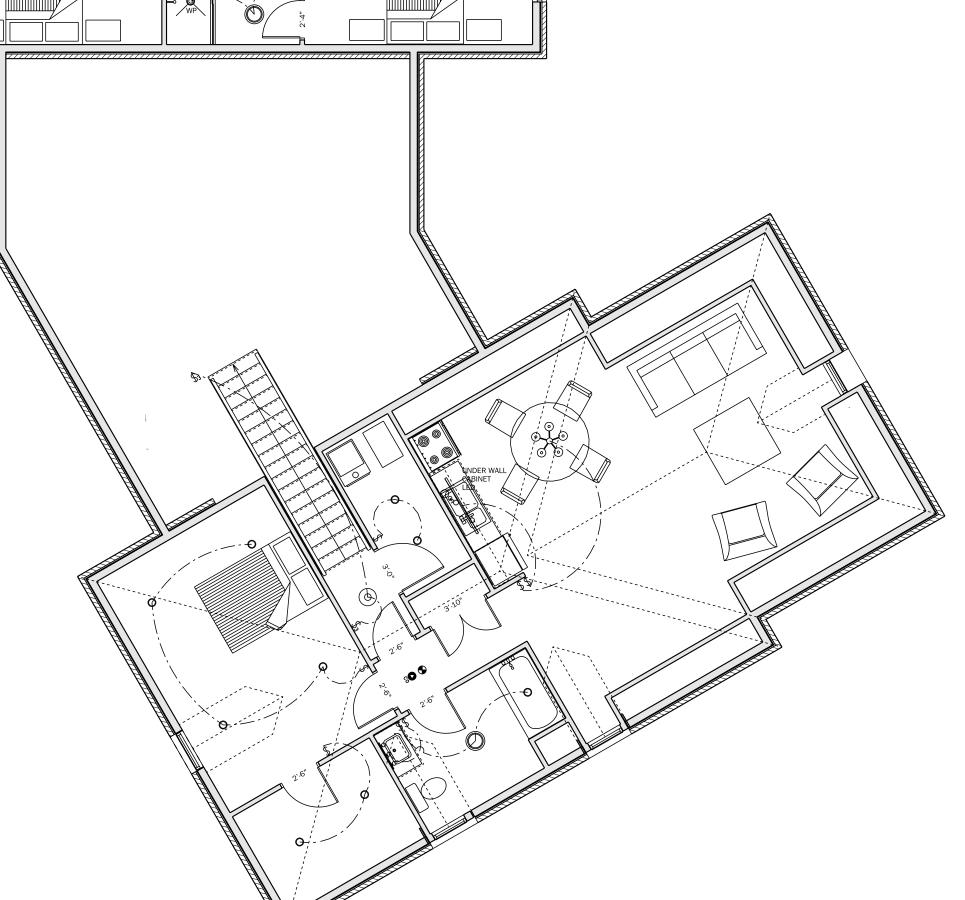


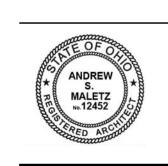


NORRIS - CONSTRUCTION SET 4093 Reynoldsburg - NewAlbany Rd.
New Albany Ohio 43054

REVISIONS:

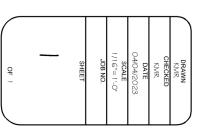






E120 SECOND FLOOR ELECTRICAL

E120















Community Development Department

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

Dear Andrew Maletz

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 16, 2023

The New Albany Planning Commission took the following action on 05/15/2023.

Final Development Plan

Location: 4093 Reynoldsburg New Albany Rd

Applicant: Andrew Maletz

Application: PLFDP20230050

Request: To allow for construction of a single residential home on 1.654 acres located at 4093

Reynoldsburg-New Albany Road

Motion: To approve FDP20230050

Commission Vote: Motion Approved, 5-0

Result: Final Development Plan, PLFDP20230050 was Approved, by a vote of 5-0.

Recorded in the Official Journal this May 16, 2023

Condition(s) of Approval: N/A.

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith

Planner