



**New Albany Planning
Commission Amended Agenda**

Monday, May 20, 2024 at 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comments at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call to order

II. Roll call

III. Action on minutes: April 15, 2024

IV. Additions or corrections to the agenda

Administration of oath to all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth."

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

VI. Cases:

FDM-08-2024 Final Development Plan Modification

Modification to the approved final development plan for the New Albany Links subdivision driving range (PID: 222-002263).

Applicant: New Albany Driving Range c/o Christopher Ingram, VORYS Law Firm.

Motion of acceptance of staff reports and related documents into the record for FDM-08-2024.

Motion of approval for application FDM-08-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-19-2024 Variance

A variance to allow a pool to be located in a side yard where the Tidewater zoning text Section C(5)(a) prohibits pools outside the rear building line at 5370 Pamplin Court (PID: 222-003824).

Applicant: Ashley & Jon Attard

Motion of acceptance of staff reports and related documents into the record for VAR-19-2024

Motion of approval for application VAR-19-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-20-2024 Final Development Plan

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

Applicant: Todd Parker, F5 Design

Motion of acceptance of staff reports and related documents into the record for FDP-20-2024

Motion of approval for application FDP-20-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-31-2024 Variances

Variances to the Hawksmoor North zoning text allow a garage door to be 22 feet in width and not be setback 10 feet behind the primary façade of the home, and to allow a stone water table at 4093 Reynoldsburg New Albany Road (PID: 222-000630). where the

Applicant: Todd Parker, F5 Design

Motion of acceptance of staff reports and related documents into the record for VAR-31-2024

Motion of approval for application VAR-31-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

- 1. City Code Amendment: C.O. 1187 Subdivision Regulations**
- 2. Urban Center Code Amendment: Parkland and Open Space Requirements**

VIII. Poll members for comment

IX. Adjournment



New Albany Planning Commission
Monday, April 15, 2024 Meeting Minutes - DRAFT

I. Call to order

The New Albany Planning Commission held a regular meeting on April 15, 2024 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:02 p.m. and asked to hear the roll.

II. Roll call

Those answering roll call:

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

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

Staff members present: Law Director Albrecht, Planner II Christian, Planner Cratic-Smith, Clerk of Council Mason.

III. Action on minutes: March 18, 2024

Chair Kirby asked if there were any corrections to the minutes from the March 18, 2024 meeting.

Hearing none, Commissioner Schell moved to approve the March 18, 2024 meeting minutes. Commissioner Briggs seconded the motion.

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

Upon roll call: Mr. Schell yes, Ms. Briggs yes, Mr. Larsen yes, Mr. Wallace yes, Mr. Kirby abstained. Having four votes in favor the motion passed and the March 18, 2024 meeting minutes were adopted as submitted.

IV. Additions or corrections to agenda

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

Planner II Christian answered none from staff.

Chair Kirby noted that no one other than staff was present in council chambers, thus there was no need to administer the oath and there were no visitors to be heard.

VI. Cases:

FDM-008-2024 Final Development Plan Modification

Modification to the approved final development plan for the New Albany Links subdivision driving range (PID: 222-002263).

Applicant: New Albany Driving Range c/o Christopher Ingram, VORYS Law Firm.

Chair Kirby moved to accept the staff reports and related documents into the record for FDM-008-2024. Commissioner Wallace seconded the motion.

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

Upon roll call: Mr. Kirby yes, Mr. Wallace yes, Mr. Schell yes, Mr. Larsen yes, Ms. Briggs yes. Having five yes votes, the motion passed and the staff reports and related documents were accepted into the record.

Commissioner Larsen moved to table FDM-008-2024 until the next regularly scheduled meeting based on the request of the applicant. Commissioner Briggs seconded the motion.

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

Upon roll call: Mr. Larsen yes, Ms. Briggs yes, Mr. Schell yes, Mr. Wallace yes, Mr. Kirby yes. Having five yes votes, the motion passed and FDM-008-2024 was laid upon the table until the next regularly scheduled meeting.

VII. Other business

Urban Center Code Amendment: Village Center Parkland and Open Space Requirements

Planner II Christian delivered the staff report. Using a slide presentation, Planner II Christian explained that the Parks and Preservation (PP) zoning district serves the same purpose as C.O. 1165.10. However, the Urban Center Code (UCC) does not expressly exempt the Village Center from the parkland and open space development standards found in C.O. 1165. Strict interpretation of city code results in requiring two parkland and open space regulations within the Village Center (the existing PP zoning district and C.O. 1165). Application of both regulations compromises the ability to create the desired urban form in the Village Center. Therefore, staff is recommending an update to the urban center code so that a single regulation applies in the Village Center; the provision would expressly state that properties in the urban center code are not required to meet the dedication requirements of C.O. 1165 and would provide an additional standard to evaluate parkland and open space in the Village Center. Following the staff report, Planner II Christian stated he was happy to answer questions from the commission.

Chair Kirby asked how the lines got drawn, what was the rationale for placing the dashed lines where they were located.

Planner II Christian explained that they had been in place since 2008/2009 and the city was not proposing changes to that area, the changes applied to the colored area on the map.

Chair Kirby asked whether the Maplewood Cemetery was considered part of the Village Center.

Planner II Christian answered yes.

Chair Kirby continued that the rural residential part of Ganton is currently zoned as R-1 under the 1998 PUD and he found it hard to exempt an R-1 district from the parkland requirement, noting that it was done for R-2 – R-4 densities elsewhere.

Planner II Christian answered that there were a lot of areas of the under the 1998 NACO PUD that were part of the Urban Center Code, however there is a provision to permit development under either the PUD or the code, but once a choice was made the property was forever locked into the requirements of that choice.

Chair Kirby stated that he had a problem with exempting many acres of R-1 property from the parkland requirement.

Planner II Christian responded that staff examined that issue as well and then indicated that the area in green represented parkland and preservation and further explained that it was not a complete exemption, proposed development would still require evaluation and there were existing standards in the existing Ganton text that discussed parkland and open space required provision within 1200 linear feet which is an intense standard.

Chair Kirby agreed and continued that the issue was the use, and stated that considering the cost of housing in this area, the parkland requirement should remain.

Planner II Christian clarified that the proposed exemption did not exempt the provision of all parkland as a whole, it applied to the 1200 linear foot minimum requirement in the urban code. It was likely that future development would require provision of 1200 linear feet.

Chair Kirby noted that much of Ganton already included 1200 linear feet. The difference here is that under proposed 2.4.8, the developer would not have to provide that space.

Planner II Christian responded that under 1.1.5, developers were not exempt as a whole from providing parkland and open space.

Commissioner Wallace asked how this was determined, and whether the commission could impose the old parkland provision although it was no longer required under code. Did the commission have the discretion under 1.1.5 to impose a requirement not specifically stated in code.

Planner II Christian answered that staff felt comfortable with the 1200 linear foot requirement with amenitization, and continued that landowners would also have the remedy of seeking to rezone their property in the event they wanted to develop higher density housing.

Commissioner Larsen stated that he thought the language, to the extent that it eliminated stated minimums, was too vague.

Planner II Christian responded that the vagueness was intentional in order to give property owners and staff the ability to come to an agreement on the appropriate amount of space for a particular parcel in the Village Center.

Council Member Wiltout asked who would be responsible for making the decision regarding whether a park bench or another structure would be appropriate.

Planner II Christian responded that primarily the Architectural Review Board would decide.

Chair Kirby continued that if someone placed a gazebo on the open space in Ganton, that would probably meet the letter of the new provision.

Planner II Christian responded that more than likely, such action would be subject to further review and board consideration.

Chair Kirby stated that he hesitated to lose a number or stated formula. He asked whether the Rose Run area was currently a park or aspirational.

Planner II Christian agreed and stated that part of the staff review process would be to determine whether sufficient space was provided. He answered that Rose Run was not aspirational but it had not yet been improved.

Commissioner Wallace asked whether retention of the existing language was preferential. He explained that the proposed provisions worked well if the commission agreed that the proposed use did not require provision of parkland, however if the developer was seeking to construct McMansions or another less favorable use, requiring parkland without code language would be more difficult. The commission will have lost the tool to require parkland, this proposal may solve one problem but create another more difficult problem.

Council Member Wiltout asked whether the point was development of higher density housing than provided in the original code, then the developer could opt into the new requirements but if it was lower density then 1165 would apply.

Planner II Christian stated it sounded as if the commission would be more comfortable exempting properties that were already developed versus exempting properties within the boundaries that choose to use the 1998 zoning text.

Chair Kirby agreed and continued that his concern could be replicated under existing code, he hesitated to release landowners from the parkland requirement. The developers could bear the cost of the parkland requirement. He was concerned about permitting existing adjacent parkland to suffice. He acknowledged that the Village Center needs housing that is affordable but if the land is not being developed that way, then no relief should be granted. He asked whether Windsor was not exempt from the parkland requirement.

Planner II Christian responded that Windsor predated the existing language.

Commissioner Schell asked who owned the Ganton and surrounding land now.

Planner II Christian answered NACO.

Commissioner Wallace stated that he was unfamiliar with the word "amenitized." Although it was present in the OED, it was not included in Webster's Dictionary. As such, he was concerned about using a term that is not readily definable in American English.

Planner II Christian responded that the word "programmable" could be used instead.

Chair Kirby asked whether any of the dark red area, was there any thought that that region should be larger. And further whether the back half of Ganton would be suitable for higher density.

Planner II Christian responded that, enlarging the dark red area would occur through the rezoning process. And further that there were no density limitations in the Village Center under existing code.

Chair Kirby agreed and asked whether the city wanted more density in the Village Center and if so, relief from the parkland requirement would be appropriate.

Planner II Christian responded yes, but the 1200 feet was still needed.

Commissioner Briggs asked whether formal action was needed at the meeting.

Planner II Christian responded that ideally it was, but the commission could wordsmith the language at this meeting and make a recommendation to city council.

Chair Kirby responded that he personally was not comfortable modifying the words and he wanted to make sure that more than his view was represented. He continued that he would like to see the proposal again.

Commissioner Wallace added that the proposal needed to be revised to more clearly encourage the desired result. It sounded as though the city is seeking to encourage higher density but the proposal language does not do that.

Planner II Christian agreed and requested that the commission review the proposal and state their concerns.

Chair Kirby responded that for him it was 2.4.8, “does not universally apply to all of the urban center code.” should not apply to village residential or rural residential. His preference would be that if the developer wanted relief, they must switch to higher density. No relief is required for single family homes. This is an area where the city could permit higher density housing with modest pricing. If there was a small chunk of lot in the darker red area, relief really was needed.

Commissioner Wallace remarked that the code should encourage higher density housing if that was desired by the city.

Planner II Christian clarified that the requirements under 1165 are only triggered when land is subdivided. Construction of homes on existing lots do not trigger this requirement. The apartments would not be subject to these requirements, and likely there are a lot of instances where 1165 would not apply.

Commissioner Schell asked why the city would try to make it easier for a developer of single-family homes to not meet parkland requirements.

Planner II Christian responded that the city was not trying to make it easier. These modifications were attempting to return to evaluation as a whole; rather, staff was realigning and evaluating existing parkland space under both standards to ensure that at least one was met.

Council Member Wiltout added that if there was an existing park around the proposed development, it made little sense to require more land to be dedicated.

Commissioner Wallace responded that some of the land included in the green area was right of way, setback, or green unbuildable space. It was not parkland.

Council Member Wiltout acknowledged the concerns and reminded everyone that the areas beyond the 1200 feet would still have to have access to green space. The proposal could use more teeth, but it was not establishing a desert wasteland. Perhaps there should be a separate code to address this.

Chair Kirby responded that development adjacent to a park that they did not install did not count toward the parkland requirement in any other district.

Commissioner Schell noted there was a fee in lieu, and asked whether it was being surrendered.

Commissioner Larsen noted that the other problem with green space is that it can go away over time, noting that government buildings allowed construction in the green space.

Planner II Christian noted that staff was thinking amphitheater or other public spaces.

Council Member Wiltout reiterated her understanding of the concerns and that perhaps a separate code was needed.

Commissioner Wallace recommended that the language be revised to incentivize the desired result and that it the proposal use recognizable words.

Chair Kirby asked Planner II Christian what staff had captured from the discussion.

Planner II Christian responded that he heard that the commission was comfortable with an exemption for most of the Village Center but for use with higher residential densities. If property was within the urban center code boundary but developed with underlying zoning, it may be worth parsing off. This would solve many of the commission's concerns. The proposal could be brought back if additional information is needed.

Commissioner Larsen added that in 1.1.5, the use of "some form of open space" was vague and needed additional parameters.

Chair Kirby asked what the standards were for pocket parks, and recommended that minimum space standards be used here.

Planner II Christian responded that there were no universal standards. It was very subjective. He continued that staff could measure what the city currently had, as well as other pocket parks in Columbus and surrounding suburbs, and return to the commission with that information.

Chair Kirby thanked staff and stated that the commission would get back to Council with a recommendation on this.

VIII. Poll members for comment

Chair Kirby polled the members for comment.

Hearing no comment, Chair Kirby adjourned the April 15, 2024 Planning Commission meeting at 7:53 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix

FDM-008-2024

Staff Report

Record of Action

**Urban Center Code Amendment: Village Center Parkland and Open Space
Requirements Memo**

**Planning Commission Staff Report
April 15, 2024 Meeting**

**NEW ALBANY LINKS DRIVING RANGE
FINAL DEVELOPMENT PLAN MODIFICATION**

LOCATION: 7100 New Albany Links Drive (PID: 222-002263)
REQUEST: Final Development Plan Modification
ZONING: Infilled Planned Unit Development (I-PUD)
STRATEGIC PLAN: Parks & Green Space
APPLICATION: FDM-008-2024
APPLICANT: Christopher Ingram c/o The New Albany Links Driving Range

Staff report completed by Sierra Cratic-Smith, Planner.

I. REQUEST

The applicant requests that the New Albany Links Driving Range final development plan modification application be tabled to the May 20, 2024 Planning Commission meeting. The applicant requests the tabling in order to provide the parties with additional time to meet and confer on a solution.

II. ACTION

Move to table final development plan application FDM-008-2024, to the Monday, May 20, 2024 regular planning commission meeting.

Approximate Site Location:



Source: NearMap

Christopher L. Ingram
Direct Dial (614) 464-5480
Direct Fax (614) 464-5480
Email clingram@vorys.com

March 27, 2024

VIA E-MAIL

New Albany Planning Commission
C/O: Sierra Cratic-Smith, Planner
scratics@newalbanyohio.org

Re: FDM-008-2024 Final Development Plan Modification
New Albany Links Driving Range Final Development Plan Modification

Dear Planning Commission Members:

The applicant is working to develop an amicable resolution to this matter. The applicant respectfully requests that the Planning Commission table this matter to its next meeting in order to provide the parties with additional time to meet-and-confer on a solution.

Very truly yours,



Christopher L. Ingram



Community Development Department

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

Dear Luke Bowersock, Kemper Sports,

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

Wednesday, May 01, 2024

The New Albany Planning Commission took the following action on 03/20/2024 .

Final Development Plan Modification

Location: 7100 NEW ALBANY LINKS DR

Applicant: Luke Bowersock, Kemper Sports,

Application: PLFDM20240008

Request: To table until the next scheduled Planning Commission Meeting.

Motion: To table

Commission Vote: Motion Tabled, 4-0

Result: Final Development Plan Modification, PLFDM20240008 was Tabled, by a vote of 4-0.

Recorded in the Official Journal this May 1, 2024

Condition(s) of Approval: N/A

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith
Planner



TO: Planning Commission

FROM: Community Development Department

DATE: April 8, 2024

RE: Urban Center Code Amendment: Village Center Parkland and Open Space Requirements

Introduction

Attached are the proposed Urban Center Code amendments to expressly exempt properties in the Village Center from meeting the parkland and open space development standards (as described in C.O. 1165.10(1)).

It has been widely recognized that the Village Center should be developed in a style that promotes a traditional town center form. The success of the Village Center is directly linked to the success of the urban design decisions for future development projects. The goal and intent of the Urban Center Code (UCC) is to remove suburban design elements in the Village Center to accomplish the desired traditional urban form.

There is a discrepancy between the zoning sub-districts found in the UCC and the city code parkland and open space development standards for new residential development. Adherence to both the UCC zoning designations and the city code development standards for parkland and open space dedication compromises the ability to create the desired urban form in the Village Center.

This memo provides an overview of existing parkland and open space regulations and how they should be modified to achieve the future development pattern as envisioned in the Engage New Albany strategic plan for properties in the Village Center.

Parkland and Open Space Regulations

Types of Regulations

Construction within the city is controlled through two types of regulations: zoning districts and development standards. A zoning district is an area delineated on a zoning map for which uniform use rules are specified. A development standard is a regulation pertaining to the modification of land. Development standards examples include setbacks, lot coverage, building heights, landscaping, and parking regulations.

Traditional Zoning Outside Village Center

There are two types of zoning districts in the city of New Albany. The first is a traditional, Euclidian (use-based) type of zoning for land outside of the Village Center. Parkland and open space is not an established zoning district. For these Euclidian zoning districts, parkland and open space are provided through separate development standards found in chapter 1165 of the city

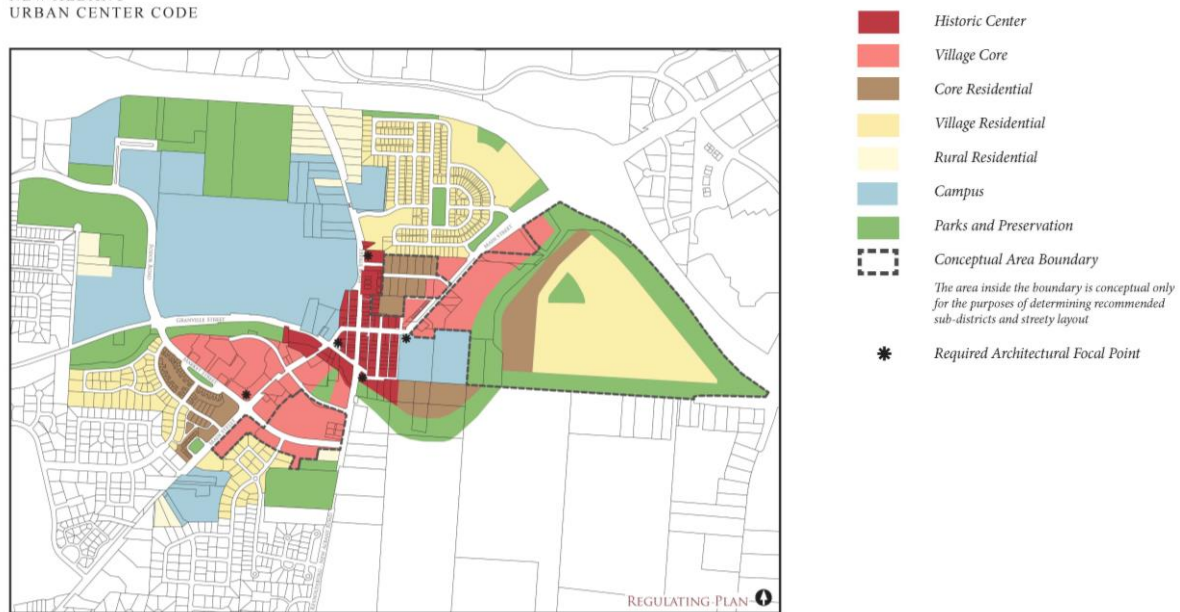
codified ordinances (C.O.). These standards are included in the table below and apply to all new residential developments in the city.

Development Type/Zoning	Parkland Dedication	Open Space Requirement
Residential “subdivisions” as defined in C.O. 1187.01(g)	2,400 sq. ft. per dwelling unit	In residential developments of two (2) acres or more, a minimum of twenty percent (20%) of the gross developed land area shall be common open space.

Urban Center Code Zoning Within the Village Center

The second type of zoning district in the city of New Albany is a form-based code, named the Urban Center Code (UCC), that is established only for land within the Village Center. The entire Village Center is zoned with different zoning districts from the UCC as shown in the graphic below. One of the UCC zoning districts is the Parks and Preservation (PP) District. The UCC only permits the development of government and recreational facilities, parks, and playgrounds within this district. The Parks and Preservation (PP) zoning district designates parkland and open space for the entire Village Center rather than relying on the development standards found in C.O. 1165.

NEW ALBANY
URBAN CENTER CODE



The Parks and Preservation (PP) zoning district serves the same purpose as C.O. 1165. However, the UCC does not expressly exempt the Village Center from the parkland and open space development standards found in C.O. 1165. Strict interpretation of city code results in requiring two parkland and open space regulations being applied within the Village Center (the first is the existing PP zoning district and the second is the development standard found in C.O. 1165). Adherence to both sets of regulations compromises the ability to create the desired urban form in the Village Center. The code needs to be updated so that a single parkland and open space regulation applies in the Village Center.

The city staff researched and determined that this code change is consistent with best practices.

Parkland and Open Space Best Practices

New Albany city code section 1165.10(a) states that the land required to be dedicated as part of new development shall be suitable for municipally owned and operated parks, recreation facilities, and open space. Every year, the city includes a breakdown of existing municipal land use categories as percentages in the city's annual report. Today, there are 1,132 acres of open space, parkland, and preserved areas in the city which is 9.54% of the total city area. Within the Village Center, there are 94 acres which is 13.4% of the total Village Center area. Private parks and open spaces, such as golf courses, are included in this calculation.

As noted in the Engage New Albany Strategic Plan, parks and open space are intrinsic to the character of New Albany and these spaces take many different forms, serving different purposes throughout the community. These spaces consist of formal greens, city parks, rural corridor setbacks, environmentally sensitive lands, and others. Existing green spaces in the city complement the development pattern in which they are located, including the Village Center. In a 2023 report, the National Recreation and Park Association (NRPA) states that the organization does not provide standards as every community is unique with its own set of desires and needs.

In a memo published by the American Planning Association, David Barth states that there are no national standards for the optimal number of parks and other recreational facilities provided in a community (Barth, 2016). The article identifies and describes the most common park and recreation Level of Service (LOS) metrics, including acres per capita. Barth recommends that communities only include lands that could have otherwise been developed, are publicly accessible, and are able to be used for recreation in their acreage LOS metric. However, the author recognizes that there is no standard answer for what lands should and should not be included in this metric (Barth, 2016).

If the existing land use numbers are applied to an acreage LOS metric, there are approximately 96 acres of parkland, open space, and preserved areas per 1,000 residents in the entire city. Within the Village Center, there are approximately 85 acres of the same type of space per 1,000 residents. Surveying 1,000 park and recreation agencies, the NRPA reports that the median parkland acreage provided in cities with a population of less than 20,000 people is 13 with an upper quartile of 21.1 acres (National Recreation and Park Association, 2023).

Conclusion

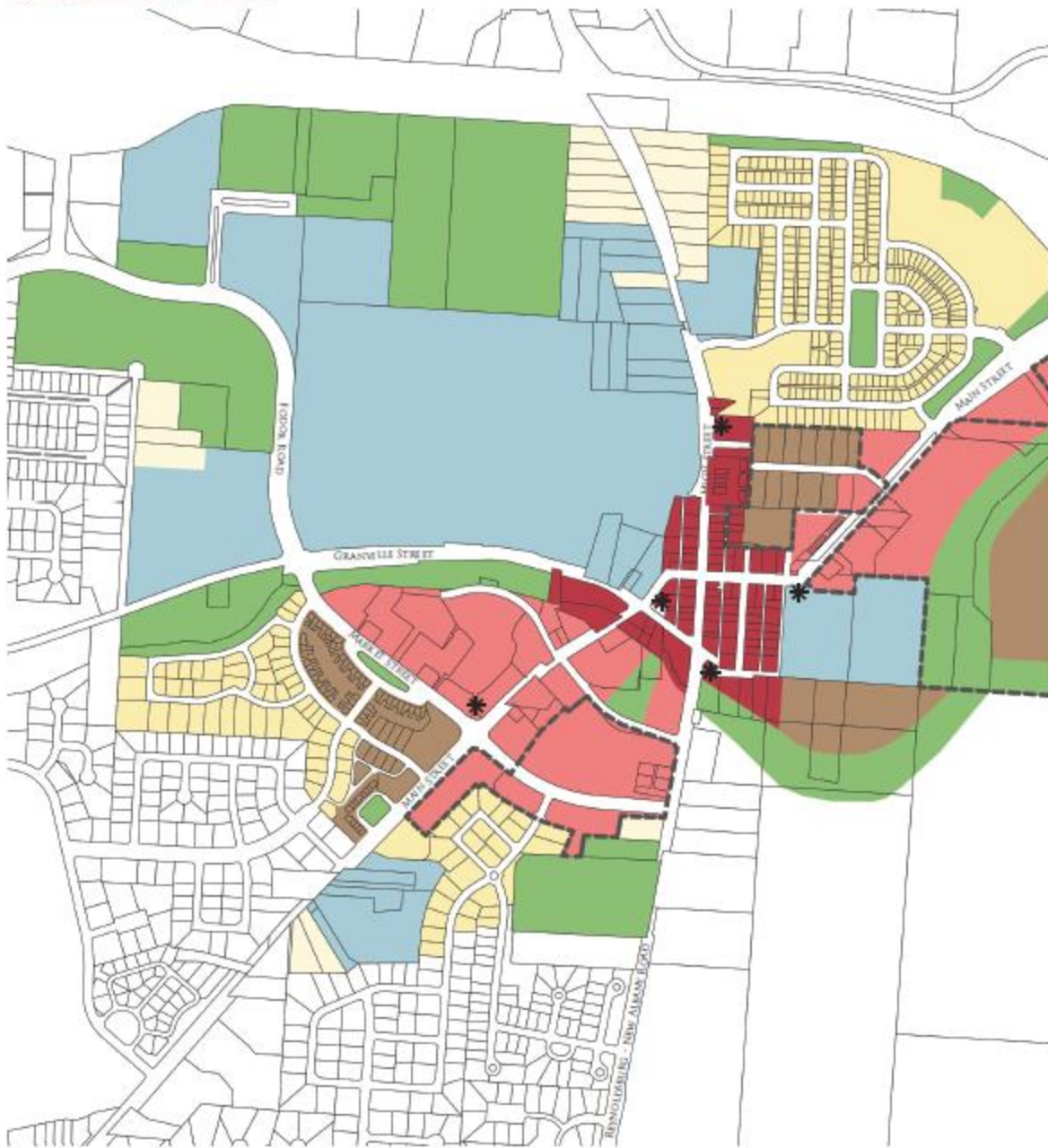
Parkland, open space, and preserved areas within the Village Center have historically been provided in a manner generally consistent with the regulating plan of the UCC. The intent of the UCC is to provide an appropriate arrangement of development that creates a vibrant, mixed-use district including a certain balance of greenspace and developed ground. This has resulted in an abundance of green spaces in the Village Center including key amenities such as Swickward Woods, Rose Run Park and the New Albany Wetland and Nature Preserve. Development in the Village Center is complimented by these greenspaces and when considered together, accomplishes the vision of the UCC.

To preserve the intent of the UCC and continue to promote cohesive development in the Village Center, the UCC should be modified so that properties in the Village Center are not required to meet the parkland and open space development standards (as described in C.O. 1165.10(1)).

Recommended Code Changes

The UCC should be updated to expressly exempt properties in the Village Center from meeting the parkland and open space development standards (as described in C.O. 1165.10(1)). The proposed modifications to the Urban Center Code are attached to this memo.

REGULATING PLAN





Street Standards Plan
 Refer to the Street Standards Plan for required and recommended street, alley, and building envelope standards.

1.1 Regulating Plan

- 1.1.1 The Regulating Plan divides the Urban Center District into sub-districts. These sub-districts identify areas of common building form based upon existing conditions and recommended future conditions from the Village Center Strategic Plan.
- 1.1.2 The sub-districts allocate the location of building forms, building frontages, and other development considerations to create the desired urban design standards for each.
- 1.1.3 The conceptual area boundary indicates a required arrangement of sub-districts and conceptual street layout for areas where the existing condition does not match the desired future building form or street layout. Modifications to sub-district boundaries can be made through the amendment process (Chapter 1111). Acceptable circumstances for modifications to the Regulating Plan would include the following:
 - a. modifications to the street standards plan
 - b. protection of natural features not previously identified
 - c. revisions to the Village Center Strategic Plan
- 1.1.4 Multiple locations within the Urban Center District have been identified as important visual termini. The locations should be seen as opportunities to highlight architectural interest through building orientation, unique massing, or frontage treatments. Refer to Section 3.3 for additional guidelines for required architectural focal points.
- 1.1.5 Some form of open space or parkland shall be provided within 1,200 linear feet of all new residential buildings. These spaces shall be amenitized to meet the needs of residents in the surrounding area.

- Historic Center*
- Village Core*
- Core Residential*
- Village Residential*
- Rural Residential*
- Campus*
- Parks and Preservation*
- Conceptual Area Boundary*
- Required Architectural Focal Point*

the desired placement in a sub-district.

- 2.2.3 New building typologies shall be project specific and cannot be used for other development applications.

2.3 Wide Buildings

- 2.3.1 Buildings with lot widths that are longer than 300 feet should be sensitive to adjacent building patterns.
- 2.3.2 If a wide building is across from an existing set of buildings with significantly narrow lot widths, the wide building must mitigate the facade length by creating the appearance of smaller lot widths.
- 2.3.3 Wide buildings may implement vertical architectural elements to the building facade, changes in material, color, breaks in plane to the facade, or a varied roof line.

2.4 Reference Regulations

- 2.4.1 Unless otherwise specified in this document, the development standards of Part Eleven of the Codified Ordinances of New Albany shall apply.
- 2.4.2 Decks are permitted and shall be regulated by Codified Ordinance Chapter 1165.
- 2.4.3 Open-sided structures are permitted and shall be regulated by Codified Ordinance Chapter 1165.
- 2.4.4 Swimming pools shall be regulated by Codified Ordinance Chapter 1173.
- 2.4.5 Fencing and hedges shall be regulated by Codified Ordinance Chapter 1175.
- 2.4.6 Satellite antennas shall be regulated by Codified Ordinance Chapter 1177.
- 2.4.7 Wireless Telecommunication Facilities shall be regulated by Codified Ordinance Chapter 1179.
- 2.4.8 Properties located within the Regulating Plan boundary are not required to meet the Parkland and Open Space Dedication Requirements in Codified Ordinance Chapter 1165.



**Planning Commission Staff Report
May 20, 2024 Meeting**

**NEW ALBANY LINKS DRIVING RANGE
FINAL DEVELOPMENT PLAN MODIFICATION**

LOCATION: 7100 New Albany Links Drive (PID: 222-002263)
REQUEST: Final Development Plan Modification
ZONING: Infilled Planned Unit Development (I-PUD)
STRATEGIC PLAN: Parks & Green Space
APPLICATION: FDM-08-2024
APPLICANT: New Albany Links Golf Club, Lucas Bowersock

Review based on: Application materials received April 19, 2024.

Staff report completed by Sierra Cratic-Smith, Planner

I. REQUEST AND BACKGROUND

The applicant requests a review and approval for the alterations made to the New Albany Links Driving Range final development plan.

The Planning Commission first heard the final development plan modification on February 21, 2024. The application was tabled on February 21 and April 15, 2024 to allow the applicant to meet with their neighbor to the south, address their concerns and try to come to a compromise. The driving range has since updated the final development plan with additional information after discussions with neighboring property owners.

The owner has changed the site landscaping approved in 2009 by removing trees from the north and south property lines. Since the existing conditions do not match the approved 2009 final development plan, and the property requests changes to the landscaping, a final development plan modification is required.

II. SITE DESCRIPTION & USE

The final development plan area includes just the portion of the existing golf course site that contains the driving range. It is located within the New Albany Links subdivision. The property has been developed with a driving range and is located east of the golf club on about 10 acres.

The site is located west along US State Route 62 (Johnstown Road). There is a church on the south side and a residential home on the north side of the driving range.

III. PLAN REVIEW

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

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

- (a) Adjacent land use.

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

Per Codified Ordinance Chapter 1159.08 the basis for approval of a final development plan in an I-PUD shall be:

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

A. Engage New Albany Strategic Plan

The 2020 Engage New Albany strategic plan designates the area as the Parks & Green Space future land use category. The strategic plan lists the following development standards for the Parks & Green Space land use category:

1. Protect and improve the existing network of parks, natural open spaces, and stream corridors.
2. Provide for a high quality and diversified park system to meet the recreational needs and enhance the quality of life for all residents.
3. Engage with partners to create a regional park, open space, and trail system that benefits New Albany residents and businesses.
4. Create a continuous network of linear parks, paths, walks, and trails, and thereby enabling the public to travel by non-motorized modes throughout the New Albany community.
5. Create year-round recreational opportunities.

B. Use, Site and Layout

1. The site is located within the Engage New Albany strategic plan's park and green space future land use district.
2. The driving range currently has an existing cart parking area with 5 range targets. The site also has two fences, one along the east that is parallel to US State Route 62 (Johnstown Road). The second is a taller section of net at the southwest corner of the property. There is also a 30-foot no-mow area along the southern border of the property.
3. The New Albany Links I-PUD zoning texts states that the driving range's design shall be based on the National Golf Foundation standards.
 - a) The city staff researched the National Golf Foundation website but could not find any development standards. The National Golf Foundation is a membership organization and marketing services provider in golf. Its website states it does track any information on golf courses that are part of an HOA.

C. Access, Loading, Parking

1. There are no changes to the access, loading or parking of the site.

D. Architectural Standards

1. There are no changes to the architecture or buildings on the site.

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

1. In early November, a neighbor reported to the city staff that golf balls were appearing in the side and rear of their property. During a code enforcement inspection, city staff found that the landscape on the property had been removed. Because there were significant changes to the approved final development plans from 2009, it needs to be re-evaluated by the Planning Commission.
2. In July 2009, the planning commission tabled the original final development plan for the golf course and driving range due to concerns of golf ball control. Neighbors spoke of concerns for golf ball retention in the gaps of the landscape along the north, south, and east property lines.
3. In August 2009, the applicant returned to meet the above concerns by adding additional landscape along the north and south property line. In addition, a net does span the east property line along Johnstown Road (US-62). The applicant and city staff noted there was significant buffering because of the existing landscape and trees along both the north and south property line. It was approved during the meeting because the commission found the amount of landscape buffer would be sufficient for golf ball control.
4. There are significant changes to the site and landscape (See Figures 1 & 2) from 2009. Most of the landscape along the southern and eastern property lines was removed. To prevent golf balls from leaving the property, the applicant is proposing the following:
 - a. Continue to limit golf ball use on the driving range to limited flight range balls. The city staff recommends this be a condition of approval (condition #1).
 - b. A 200-foot-long, 50-foot-high net is installed along the 800 +/-foot-long southern property line. The city staff approved the net in January 2023. The applicant proposed mounding and landscaping along the southern property line (see table below for a comparison of past and current site improvements).
 - i. The applicant states in their narrative that they will plant fifty (50) 10' and 12' trees of Red Maple, London Plane Tree, and Eastern White Pines species on six ft (6') mounding. These species were intentionally selected for their ability to provide buffering from errant shots.
 - ii. The city staff recommends a condition of approval requiring the owner must maintain and replace the landscaping if found dead or dying (condition #4).
 - c. Centering the range targets so they are equally spaced between the north and south property lines. The city staff recommends this be a condition of approval (condition #2).
 - d. A defined fairway to landing green for better targeting.

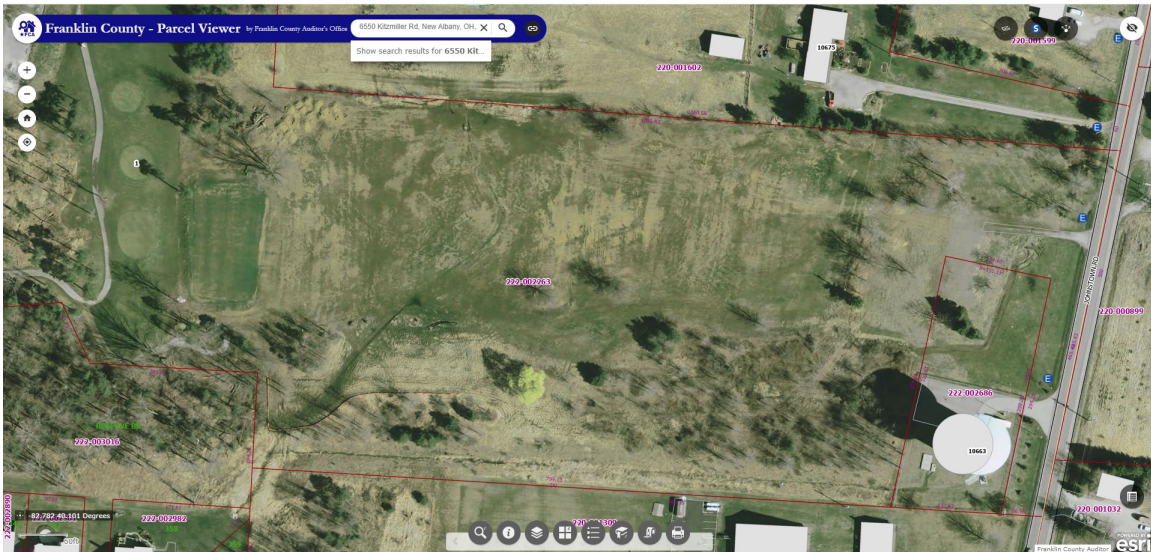
- e. The addition of a large main target colored green at approximately 150 yards to deter the golfers from aiming at the net.
- f. The addition of aiming blocks to position golfers to hit the middle of the range(s).
- g. The addition of liability signs to warn golfers that errant shots shall be penalized.
- h. Establish a communication protocol from Church to Club concerning the Church's schedule of upcoming events so that the Club can manage the range as may be appropriate.

Property line	2009 Approval Requirements	February 2024 Proposal	May 2024 Proposal
Northern Property line (860 feet in length)	<ul style="list-style-type: none"> Utilize existing trees and landscaping as a barrier. Add staggered deciduous trees within two gaps along tree line. Add black netting to existing horse rail fence (approx. 860 feet in length). 	<ul style="list-style-type: none"> Utilize existing trees and landscaping as a barrier. 	<ul style="list-style-type: none"> Utilize existing trees and landscaping as a barrier.
Southern Property line (800 feet in length to water tower)	<ul style="list-style-type: none"> Utilize existing trees and landscaping as a barrier. Add staggered deciduous trees within one gap of the tree line. 30-foot-wide no-mow zone along property line. 	<ul style="list-style-type: none"> 30-foot-wide no-mow zone along property line. 200 ft long, 50 ft tall black net. 2 mounds (one on each side of the netting). One being 72 feet in length with a max height of 5 feet. The second is 95 feet in length with a max height of 6 feet. Both have evergreen trees on top. 	<ul style="list-style-type: none"> 30-foot-wide no-mow zone along property line. 200 ft long, 50 ft tall black net. The addition of 50 trees. 3 mounds (one immediately on each side of the netting, with a third further east). <ul style="list-style-type: none"> First mound west of the net being 72 feet in length with a max height of 5 feet. Second mound east of the net being 95 feet in length with a max height of 6 feet. Both have evergreen trees on top. Third mound on the southern property line being 273 feet in length with a max height of 6 feet and evergreen trees on top. Define a new fairway to landing green for better targeting. Utilize aiming blocks to position golfers to hit down the middle of the range.
Eastern Property line (465 feet in length)	<ul style="list-style-type: none"> Utilize existing trees and landscaping as a barrier. Add black four rail fence with black netting. <u>(The city staff recommends this be a condition of approval (Condition #3))</u> 	<ul style="list-style-type: none"> No landscaping or trees along the fence line. Fence (plans don't indicate if there is netting) 	<ul style="list-style-type: none"> No landscaping or trees along the fence line. Fence <u>(plans don't indicate if there is netting)</u>

The images below show the existing conditions when the final development plan was approved in 2009 (Figure 2) and current 2023/2024 conditions (Figure 1).



August 2023 (Figure 1)



2009 (Figure 2)

F. Lighting & Signage

1. The application proposes to add liability signs to warn golfers that errant shots shall be penalized. The size is not indicated on the narrative.

IV. ENGINEER'S COMMENTS

There are no comments from engineering.

IV. SUMMARY

The final development plan modification is required because there is a change in the landscaping and the site conditions that the Planning Commission reviewed and approved in 2009. The Planning Commission originally approved this development because they found there was enough existing vegetation when supplemented with additional trees to provide an acceptable buffer to keep golf balls from leaving the property. To ensure golf balls didn't hit vehicles on the US 62, they required a fence with netting. Since then there have been significant changes to the landscaping which necessitates the Planning Commission's review of the new site plan that includes landscaping and buffers.

Since the landscaping buffer has substantially been removed, the applicant proposes alternate means of keeping golf balls on the range through a combination of changes. These modifications include ways to encourage golfers to focus on the centered targets through different colored targets, aim assistant blocks, and the centralization of the targets. In addition, new landscaping and mounding have been provided to prevent errant shots from encroaching on neighboring properties. Also, according to the applicant, the use of limited flight golf balls will reduce the number of golf balls leaving the property. Furthermore, the applicant commits to establishing a communication protocol so the golf course is made aware of church special events and can manage the range as may be appropriate.

V. ACTION

Suggested Motion for FDM-008-2024:

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

Move to approve application FDM-008-2024 based on the findings in the staff report subject to the following conditions:

1. The owner uses limited-flight golf balls.
2. The range targets are located so they are generally centered between the north and south property lines.
3. The owner must add black four rail fence with black netting to the entire eastern property line to ensure golf balls to land on city property or public streets.
4. The owner must maintain and replace the landscaping if found dead or dying.

Approximate Site Location:



Source: Near Map

The Club intends to implement the following enhancements to its driving range:

1. Continue to limit golf ball use on the driving range to limited flight range balls.
2. In addition to the range targets, the Club will construct a main target green at approximately 150 yards.
3. Define a new fairway to landing green for better targeting.
4. Utilize aiming blocks to position golfers to hit down the middle of the range.
5. Plant fifty (50) 10' and 12' trees of Red Maple, London Plane Tree, and Eastern White Pines species on six ft (6') mounding. These species were intentionally selected for their ability to provide buffering from errant shots.
6. Signage will be added to the range area warning golfers of their personal liability for errant shots. Exemplar sign:



7. Establish a communication protocol from Church to Club concerning the Church's schedule of upcoming events so that the Club can manage the range as may be appropriate.

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NEW ALBANY LINKS SECTION 9
P.B. 101, PG. 35

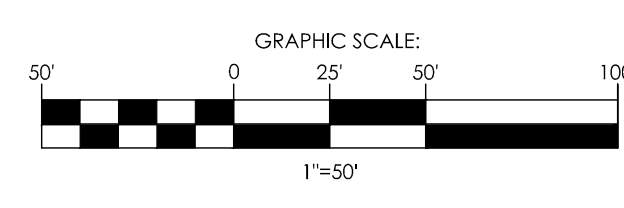
NEW ALBANY LINKS
SHORT GAME PRACTICE AREA
 LOCATED IN:
 SECTIONS 9 & 10, TOWNSHIP 2, RANGE 16
 UNITED STATES MILITARY LANDS
 CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO

FINAL
DEVELOPMENT
PLAN UPDATE

PREPARED FOR:
New Albany Links Golf Course Co. Ltd.
 7100 New Albany Links Dr
 New Albany, OH 43054

PREPARED BY:

DATE:	JUNE 11, 2009
REVISED:	NOVEMBER 18, 2009
REVISED:	OCTOBER 15, 2021
REVISED:	JANUARY 11, 2024
REVISED:	MARCH 14, 2024
REVISED:	APRIL 9, 2024
REVISED:	APRIL 15, 2024



NORTH SHEET



**Planning Commission Staff Report
May 20, 2024 Meeting**

**5370 PAMPLIN COURT
POOL VARIANCE**

LOCATION: 5370 Pamplin Court (PID: 222-003824)
APPLICANT: Ben & Charlotte Attard
REQUEST: Variance to allow a pool to be located in a side yard where the Tidewater zoning text Section C(5)(a) prohibits pools outside the rear building line.
ZONING: Tidewater I-PUD (Planned Unit Development District)
STRATEGIC PLAN: Residential
APPLICATION: VAR-19-2024

Review based on: Application materials received on April 19, 2024.

Staff report prepared by Sierra Cratic-Smith, Planner

I. REQUEST AND BACKGROUND

The applicant requests a variance to allow a pool to be located in a side yard where the Tidewater zoning text Section C(5)(a) prohibits pools outside the rear building line.

II. SITE DESCRIPTION & USE

The property is 0.55 acres in size and contains a single-family home. This property is located within the Tidewater subdivision and is zoned residential I-PUD. The surrounding properties are residential on all sides.

III. ASSESSMENT

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. In accordance with C.O. 1113.05(b), all property owners within 200 feet of the subject property in question have been notified of the request via mail.

Criteria

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

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

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*

5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

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

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

IV. EVALUATION

The following should be considered in the board’s decision:

1. The applicant requests a variance to allow a pool to be located in a side yard where the Tidewater zoning text Section C(5)(a) requires “all swimming pools/spas shall be located in the rear yard within the building line of sight and shall be completely enclosed by fencing and screened from adjoining properties.”
2. The variance does not appear to be substantial due to the size of the pool. The pool is 8’ 6” by 17’ making the square footage is about 144.5 square feet. The property is 23,958 square feet. Therefore, the pool makes up less than 1% of the entire lot.
3. The variance does not appear to alter the character of the neighborhood considering the surrounding landscape existing on the lot. The lot currently has large arborvitae trees that surround the property lines. Thus, it limits visibility from the public street and adjoining neighboring properties.
4. The variance preserves the “spirit and intent” of the zoning requirement and “substantial justice” because it meets all the city codified ordinance standards. All other code requirements including setbacks from adjacent properties and pool fencing are being met. In addition, the base city code requirements for pools do not state that pools cannot be located in a side yard therefore the applicant is still meeting the base pool location zoning requirements found in city code.
5. There are special conditions and circumstances existing that are peculiar to the land. The property is an oblong shaped lot since it is on a cul-de-sac area. The average residential lot in Tidewater has a depth of 140 +/- feet. This lot has a depth of 120 +/- feet. As a result, there is less buildable space in the rear. The rear yard behind the building measures between 30 to 35 +/- feet. The small rear yard behind the building limits the pool and its appurtenances from fitting.
6. Granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
7. Approving the variance will not adversely affect the delivery of government services.

IV. SUMMARY

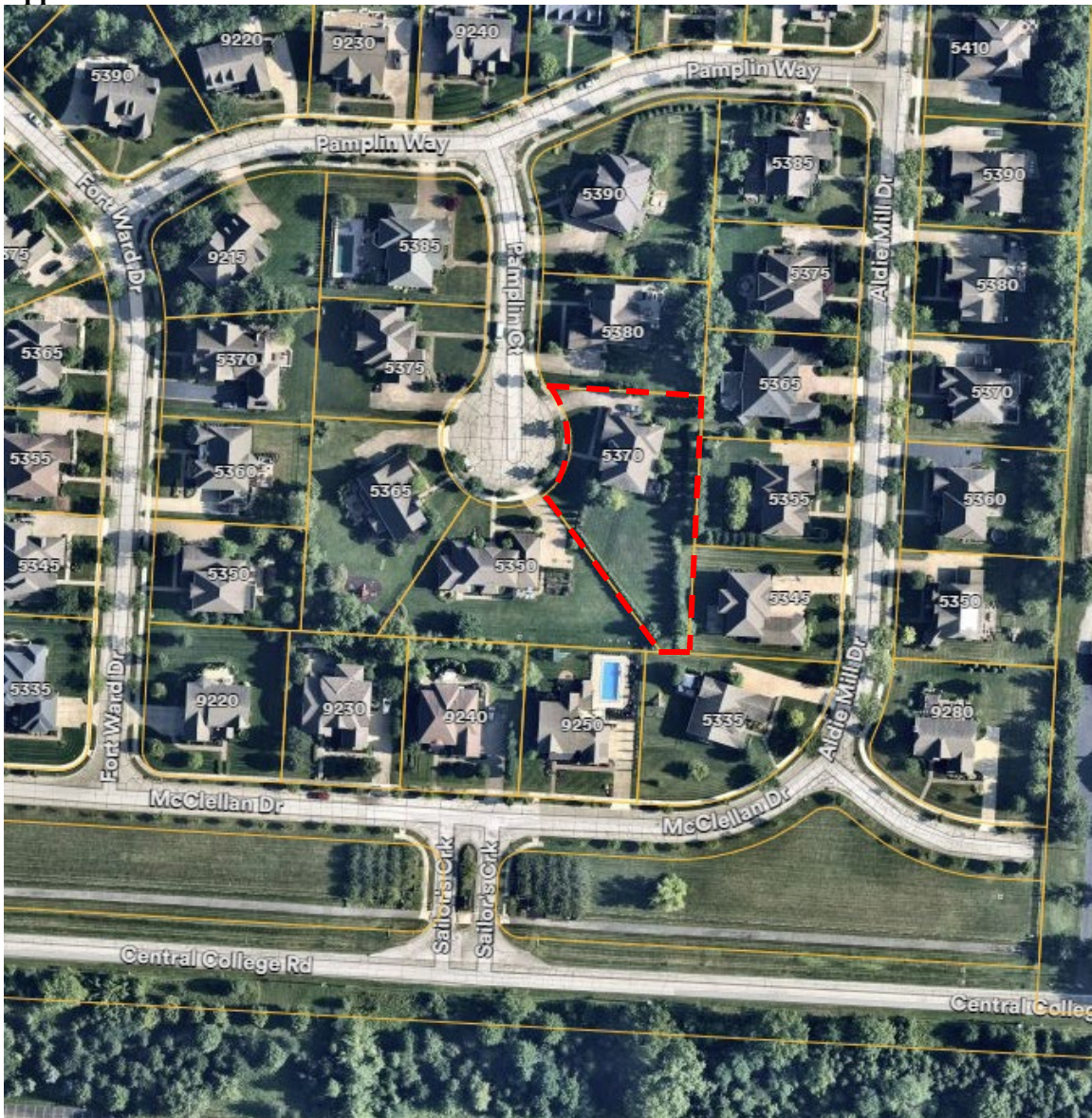
This variance is to allow a pool to be located in a side yard where the Tidewater zoning text prohibits pools outside the rear building line. This variance is not significant because the pool is not visible to the public and has limited visibility from neighbors due to landscaping. The pool is located in the side yard due to its unique shape in caused from the bend in the cul-de-sac along the street. The proposed pool is enclosed by a code compliant fence and is meeting all other code requirements.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for disapproval, finding the following motion is appropriate.

Move to approve application VAR-19-2024 based on the findings in the staff report (conditions of approval may be added).

Approximate Site Location:



Source: NearMap

Permit # _____
 Board _____
 Mtg. Date _____



Community Development Planning Application

Project Information	Site Address <u>5370 Pamplin Ct</u> Parcel Numbers <u>222-003824-00</u> Acres <u>.55</u> # of lots created _____																																																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Choose Application Type</th> <th colspan="4" style="text-align: left;">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Variance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td></td> </tr> </tbody> </table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment	<input type="checkbox"/> Plat	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input checked="" type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	
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Description of Request: <u>To keep the pool, patio and equipment pad as drawn on plans.</u>																																																													
Contacts	Property Owner's Name: <u>Jon + Ashley Attard</u> Address: <u>5370 Pamplin Ct</u> City, State, Zip: <u>New Albany OH 43054</u> Phone number: <u>980-216-0055</u> Fax: _____ Email: <u>Attard-ash@icloud.com</u> <u>jonAttard@ritevuy.com</u>																																																												
	Applicant's Name: <u>Same as above</u> Address: _____ City, State, Zip: _____ Phone number: _____ Fax: _____ Email: _____																																																												
Signature	<p>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.</p>																																																												
	Signature of Owner <u>Jon + Ashley Attard</u> Date: <u>4/19/24</u> Signature of Applicant <u>Jon + Ashley Attard</u> Date: <u>4/19/24</u>																																																												

Variance Request for 5370 Pamplin Ct

Legal Description: 5370 Pamplin Court Tidewater at New Albany, Lot 53

The applicant is requesting approval to install and use a small inground plunge pool for personal and private use at their home. The pool and needed equipment would both be located in what is technically the side yard of the forementioned property. The lot is of adequate size and space from other lots to accommodate the improvement without impacting others or creating a public or private nuisance.

The lot in question is located in a cul-de-sac and as a result of surrounding lot designs, is irregularly shaped. The home is located on the rear building line leaving no space behind the home. This irregular lot shape has forced the usable yard and green space to be on the side of the home. The home was designed and built with this 'side backyard' in mind. The home flows and make design sense in relation to this 'side backyard.' A pool would be a natural fit in the space.

The pool will be 8-6' x17', it will be used as a large spa and or a small pool depending on the time of year. The equipment will consume a 4x8 area and will be directly against the homes side exterior wall. The equipment will not be auditable to surrounding homes and is similar in noise level as small air conditioning unit. The equipment will be placed out of view from the front of the house by existing vegetation.

The homeowner's association has reviewed the lot's unique circumstance, pool and equipment location, and has approved the proposed improvement.

The applicants have contacted all adjacent property owners individually and have received those owners approvals via phone text messages. See attached printed screen shots.

No change of use will exist. Landscaping will be replaced to create screening of pool space and equipment area from the front of the property. Side and rear vegetative screening already exists and will serve the pool space.

The pool and surrounding space will be designed and constructed with a flavor and quality level consistent and similar to the development and community. The pool structure will be a fiberglass shell making construction time minimal, and having modest impact on the adjacent homes on the street.

See attached list of property owners within 200 feet.

222-003813-00
Wayne H Gordon TR
9240 McClellan Dr
New Albany, OH 43054

222-003812-00
Devon Freeman
9250 McClellan Dr
New Albany, OH 43054

222-003811-00
Sujett Chatterjee
5335 Aldie Mill Dr
New Albany, OH 43054

222-003831-00
Sriram R Menneni
5345 Aldie Mill Dr
New Albany, OH 43054

222-003830-00
Tong Wu
5355 Aldie Mill Dr
New Albany, OH 43054

222-003829-00
Sivakumar Chandra
5365 Aldie Mill Dr
New Albany, OH 43054

222-003828-00
Elizabeth E Miller
5375 Aldie Mill Dr
New Albany, OH 43054

222-003827-00
Anthony Stephan Kantor TR
5385 Aldie Mill Dr
New Albany, OH 43054

222-003826-00
Rachid Drissi
5390 Pamplin Ct
New Albany, OH 43054

222-003825-00
Kenneth E Shoemaker
5380 Pamplin Ct
New Albany, OH 43054

222-003823-00
George T El Ferzli TR
5350 Pamplin Ct
New Albany, OH 43054

222-003822-00
Matthew G Edwards
5365 Pamplin Ct
New Albany, OH 43054

222-003821-00
Dirk A Miller
5375 Pamplin Ct
New Albany, OH 43054

222-003820-00
Kiran Devulapally
5385 Pamplin Ct
New Albany, OH 43054

> Favorites
Bridget Shoemaker
5380 Pamplin Court

> Folders
Windsor Ferzli
5350 Pamplin Court

> Inbox 5
Sarah Edwards
5365 Pamplin Court

Junk Email 1
Sue Miller
5375 Pamplin Court

Drafts 1

Sent Items

> Deleted Items 405

Archive

Notes

Arbor

COI

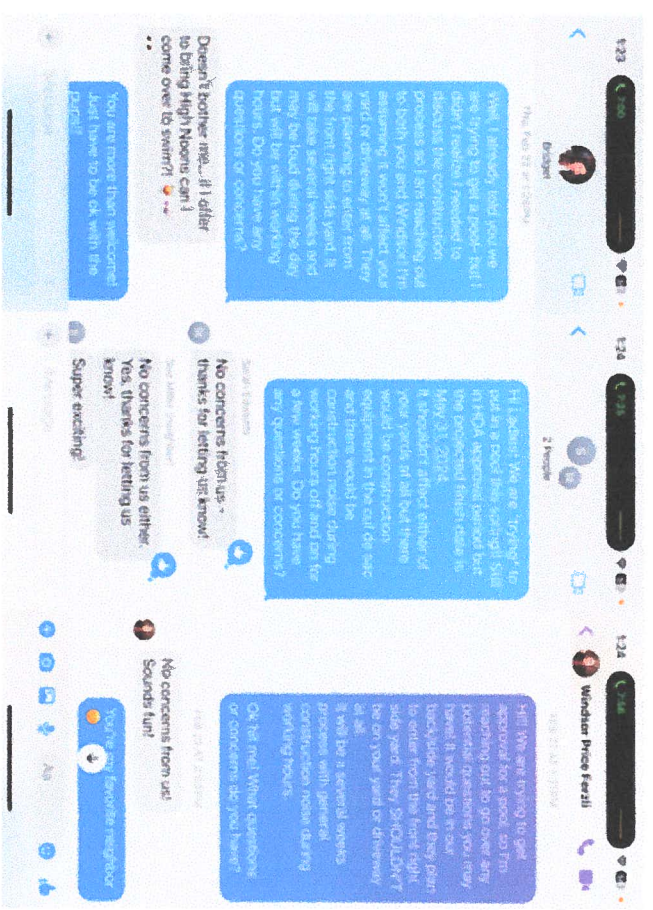
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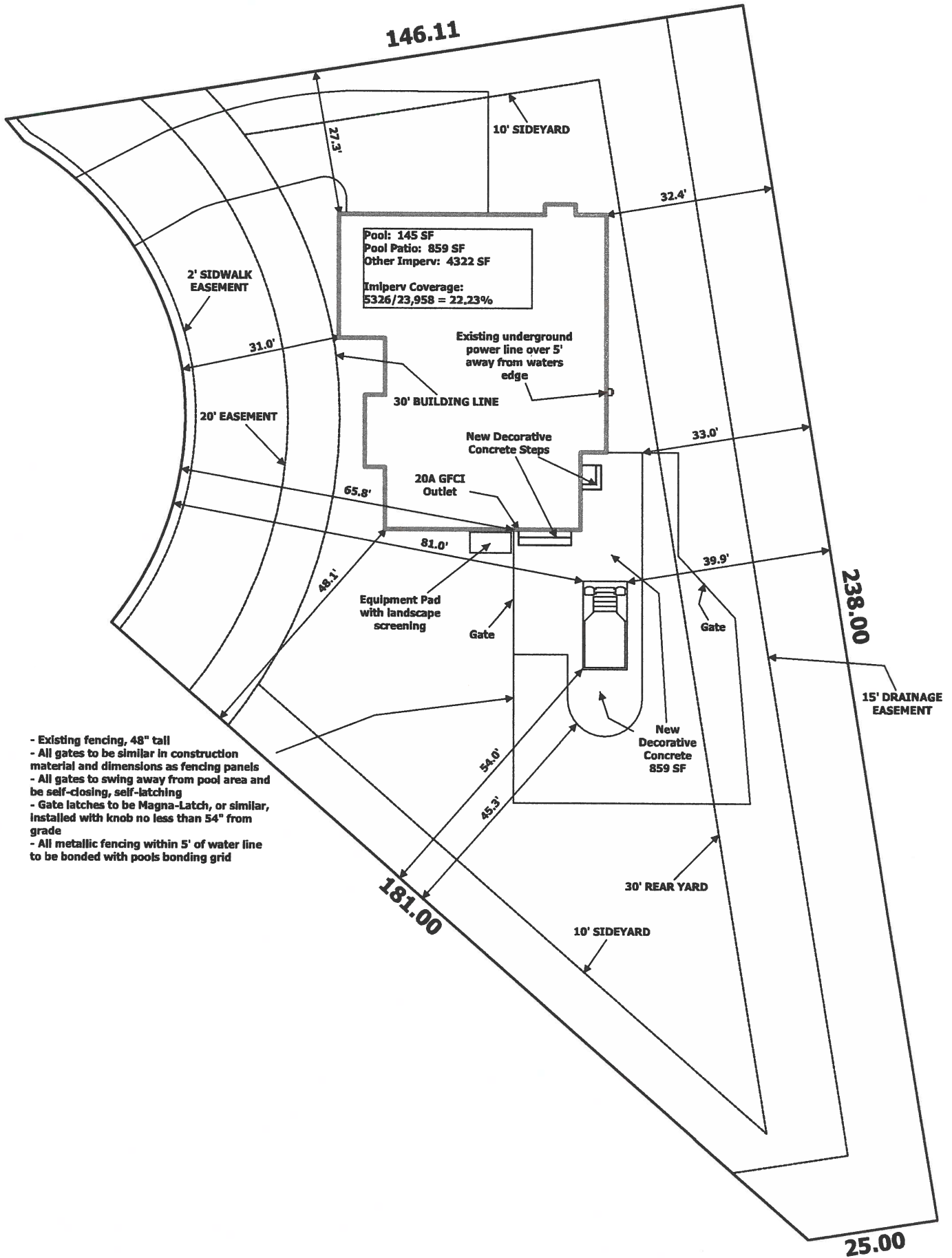
S&S

Create new folder

Search Folders



Attard - SITE



- Existing fencing, 48" tall
- All gates to be similar in construction material and dimensions as fencing panels
- All gates to swing away from pool area and be self-closing, self-latching
- Gate latches to be Magna-Latch, or similar, installed with knob no less than 54" from grade
- All metallic fencing within 5' of water line to be bonded with pools bonding grid

the Attard Residence — Street View









**Planning Commission Staff Report
May 20, 2024 Meeting**

**4093 REYNOLDSBURG NEW ALBANY ROAD
FINAL DEVELOPMENT PLAN**

LOCATION: 4093 Reynoldsburg New Albany Road (PID: 222-000630)
APPLICANT: F5 Design
REQUEST: Final Development Plan
ZONING: Hawksmoor North I-PUD
STRATEGIC PLAN: Residential District
APPLICATION: FDP-20-2024

Review based on: Application materials received April 19, 2024

Staff report completed by Sierra Cratic-Smith, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a review of a final development plan to allow for the 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 approve a final development plan application for all residential homes and accessory structures on this property.

In addition to the final development plan, the applicant has requested three variances associated with the final development plan. The variances are referred to in a separate staff report.

II. SITE DESCRIPTION & USE

The property is 1.654 acres and is 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;*
- (l) *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 non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*
- l. *Provide for innovations in land development, especially for affordable housing and infill development.*

A. Engage New Albany Strategic Plan

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

- 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.

B. Use, Site and Layout

1. The applicant proposes to create a new two story single residential family home on the property. The proposed home is 3,680+/- square feet.
2. 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-way	251 feet
Rear yard setback	50 feet	82.5 feet
Side yard (northern lot line) setback	20 feet	39 feet
Side yard (Southern lot line) setback	20 feet	45 feet
Building Height	45 feet	25 feet 5 inches
Maximum lot coverage	None	3.8%

3. The front façade faces Reynoldsburg-New Albany Road as required by the Hawksmoor North PUD text.

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 house.

D. Architectural Standards

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

Development Standard	Required	Proposed
Primary exterior façade materials	Brick, stone, wood siding, and composite siding materials (Hardi-plank, its equivalent, or of higher quality).	Wood siding [meets code].
Siding	Composite or cedar shiplap wood siding	Wood siding [meets code].
Roof pitch	<ul style="list-style-type: none"> • 6:12 for major roofing (minimum). • Less than 6:12 for minor roofing permitted. • Flat roof for with cornice lines permitted. 	<ul style="list-style-type: none"> • 8:12 major roof [meets code]. • 4:12 minor roof [meets code]
Gutters	Half round with downspouts.	Half round with downspouts [meets code].

Roof Materials	Roofs may be of natural slate, wood shake or wood shingle, metal standing seam, or an architectural grade fiberglass asphalt shingle.	Metal standing seam [meets code].
Windows	Simulated or true divided light; vinyl or aluminum clad	Aluminum clad, true divided light [meets code].
Water Table / Plinth	Brick plinth when utilizing wood siding.	Natural stone is proposed. <u>This does not meet code. The applicant has requested a variance to allow the stone. The variance is evaluated under the separate staff report VAR-31-2024.</u>

2. Garages: There are seven garage bays proposed for the home. Two face the front yard, four face the rear yard, and there is a wide single door facing to the south (side yard).
 - a. The applicant proposes to install 2 garages on the front of the home project 24 feet in front of the building’s principle façade. The Design Guidelines and Requirements Section 5(II)(B)(4) requires all garage doors that face the primary street to be set back a minimum of ten feet in front all portions of the principal façade of the primary building. This does not meet the code. The applicant has requested a variance to allow the garage to project 24 feet in front of the primary façade. The variance is evaluated under the separate staff report VAR-31-2024.
 - b. The 4 garages on the rear meet all code requirements and setbacks.
 - c. The applicant proposes to install a 22 foot single swing hydraulic door on the southern façade. According to the Design Guidelines and Requirements Section 5(II)(B)(3) requires all garage doors to be single bay garage doors that are no greater than 10 feet in width. This does not meet code. The applicant has requested a variance to allow the garage to be 22 feet instead of 10. The variance is evaluated under the separate staff report VAR-31-2024.
3. 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 its approval without further review by the Planning Commission with the approval of city staff if:
 - a. (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. (b) Do not otherwise cause the need for a variance from this text or other relevant provisions of the Codified Ordinances, and
 - c. (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.

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

1. There will be a significant amount of landscaping planted on the property including:
 - 6 trees surrounding the garages.
 - 11 trees and shrubs along the auto court and paver walk.
 - 64 shrubs surrounding the garages.
 - 8 trees in the rear yard.
 - 6 shrubs surrounding the utilities and mechanical equipment.
2. 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 city staff recommends a condition of approval

requiring that these are screened, per code requirements and be subject to staff approval (Condition #1).

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 entryway. 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.
4. 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 recommends all the City Engineer’s comments are complied with and subject to staff approval.

V. SUMMARY

The proposed residential home is a small rural addition to the Hawksmoor North subdivision. The design intent is a barn form for the new structure given the large size of the property. The rural architectural vocabulary is the most appropriate style for this project given the surrounding architecture along State Route 605 and the New Albany Farms. The new residential home meets the quality design and material standards of the city of New Albany with its barn-style architecture.

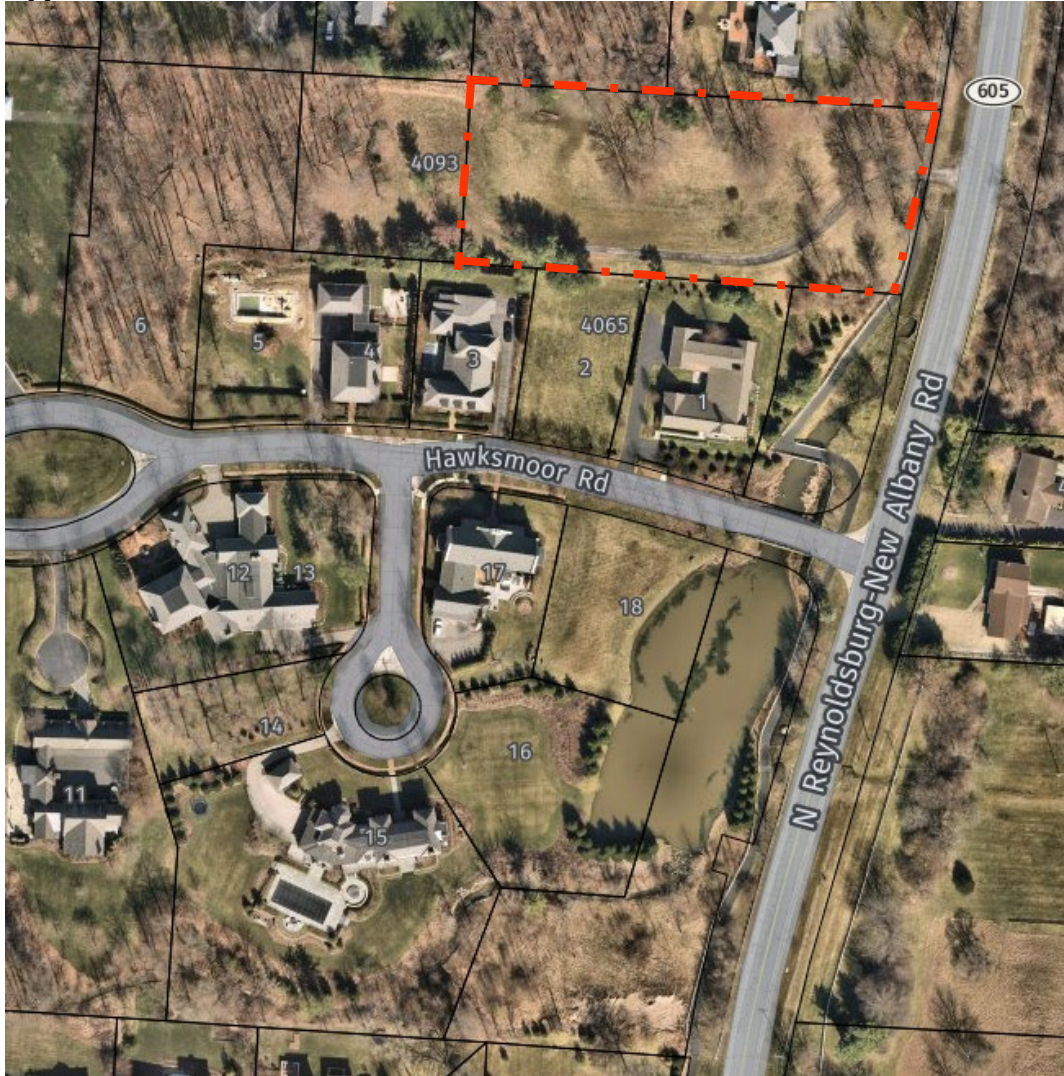
VI. ACTION

Suggested Motion for FDP-20-2024:

Move to approve final development plan application FDP-20-2024 based on the findings in the staff report with the following conditions.

1. 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.
2. The City Engineer’s comments are complied with and subject to staff approval.

Approximate Site Location:



Source: Nearmap



**Planning Commission Staff Report
May 20, 2024 Meeting**

**4093 REYNOLDSBURG NEW ALBANY ROAD
VARIANCES**

LOCATION: 4093 Reynoldsburg New Albany Road (PID: 222-000630)
APPLICANT: F5 Design
REQUEST: Variances
ZONING: Hawksmoor North I-PUD
STRATEGIC PLAN: Residential District
APPLICATION: VAR-31 -2024

Review based on: Application materials received April 19 and May 13, 2024

Staff report completed by Sierra Cratic-Smith, Planner.

I. REQUEST AND BACKGROUND

The applicant requests the following variances related to final development plan application FDP-20-2024 for a new single-family residence:

- A. Variance to allow a garage door to be 22feet in width where the Hawksmoor North zoning text permits a maximum width of nine (9) feet.
- B. Variance to allow a garage to project 24 feet beyond the front façade of a house whereas the city Design Guidelines and Requirement section 5(II)(B)(4) requires that if garage doors face the primary street, the facade of the garage shall be set back a minimum of ten feet from all portions of the principal facade of the primary building.
- C. Variance to allow a stone water table where the Hawksmoor North zoning text section D(2)(c) requires a brick plinth if wood or hardi-board siding is used.

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.

II. ASSESSMENT

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. In accordance with C.O. 1113.05(b), all property owners within 200 feet of the subject property in question have been notified of the request via mail.

Criteria

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

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

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

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

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

IV. EVALUATION

A. Variance to allow a garage door to be 22 feet in width where the Hawksmoor North zoning text permits a maximum width of nine (9) feet.

The following should be considered in the board’s decision:

1. The variance does not appear to be substantial because there is limited visibility. The applicant proposes a mix of trees and shrubs on both ends of the façade preventing the hydraulic garage door from being seen. In addition, there are several existing trees on the vacant lot south of the property that also provide screening.
2. The variance preserves the spirit and intent of the zoning requirement because of the design. The applicant states the design of the home is of a rural barn design. The addition of the wide garage is similar to a carriage door in association with a barn. Therefore, the design is cohesive with the typical rural barn design.
3. It does not appear the essential character of the neighborhood would be altered. The building is designed in the barn vernacular. There are several other large structures with the barn design along State Route 605 within the New Albany Farms subdivision and at 3915 New Albany-Conduit Road.
4. The variance will not adversely affect the delivery of government services.
5. The variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development.

B. Variance to allow a garage to project 24 feet beyond the front façade of a house whereas the city Design Guidelines and Requirement section 5(II)(B)(4) requires that if garage doors face the primary street, the facade of the garage shall be set

back a minimum of ten feet from all portions of the principal facade of the primary building.

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

1. The variance does not appear to be substantial because the significant layers of buffering. The first layer is the significant setback from the primary street. The home is 251 +/- feet from the public street right-of-way. The second layer is the existing mature landscaping along State Route 605. It appears the visibility of the garage is reduced due to this natural buffer along the street.
2. The applicant proposes the design of the new residential home is of a barn style. The applicant states that projected garages are cohesive with the typical design of the barn. The design intent is that the building appears to be a barn with a modest living quarters attached.
3. The variance will not adversely affect the delivery of government services.
4. The variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development.

C. Variance to allow a stone water table where the Hawksmoor North zoning text section D(2)(c) requires a brick plinth if wood or hardi-board siding is used.

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

1. The variance does not appear to be substantial. The table is less than 2 feet tall. The wooden wall siding is 25½ foot tall on the residential building.
2. The New Albany Design Guidelines and Requirements Section 5 – Residential Outside Village Center – Part II(F)(1) states the materials of which new buildings are constructed shall be appropriate for and typical of the materials used in the architectural style in which the building is constructed. In general, wood siding and brick are preferred exterior materials. The use of alternate materials may be appropriate when they are used in the same way as traditional materials would have used. This means the shape, size, profile, and surface texture of alternate materials must exactly match historical practice. The City Architect has reviewed the proposed home and supports its use as the exterior wall material.
3. The variance preserves the spirit and intent of the zoning requirement because of the design. The rural barn house design incorporates a stone design to make the overall appearance more natural. In addition, the applicant states the natural stone material used is the same material found on other homes in the neighborhood. In addition to the stone base, it has many other typical materials used in rural barn structures throughout central Ohio, such as a metal standing seam roof, aluminum clad casement windows, and horizontal wood siding.
4. The Board of Zoning Appeals has previously approved the use of stone as the primary exterior material for other homes in the Hawksmoor subdivision such as:
 - i. October 2013 at 1 Hawksmoor Drive.
 - ii. August 2014 at 15 Kensington Court.
 - iii. The City Architect has previously reviewed these homes with natural stone material and supported its use of the stone exterior wall material.
5. One of the guiding principles for design in the Design Guidelines and Requirements is New Albany development will utilize authentic and high quality building materials. Wood and brick are preferred, however the use of natural stone for this residence appears to be appropriate based upon its design intent and location within the community.
6. The variance will not adversely affect the delivery of government services.
7. The variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development.

V. SUMMARY

The proposed new residential home is a small rural addition to the Hawksmoor subdivision. The Hawksmoor North zoning area is meant to be a continuation of the Hawksmoor subdivision which also contains stone. The design and material are similar in nature to other neighboring

residential home designs in the Hawksmoor subdivision and the New Albany Farms. In addition, because of the home's location and setback the improvements appear to have reduced visibility from the public street.

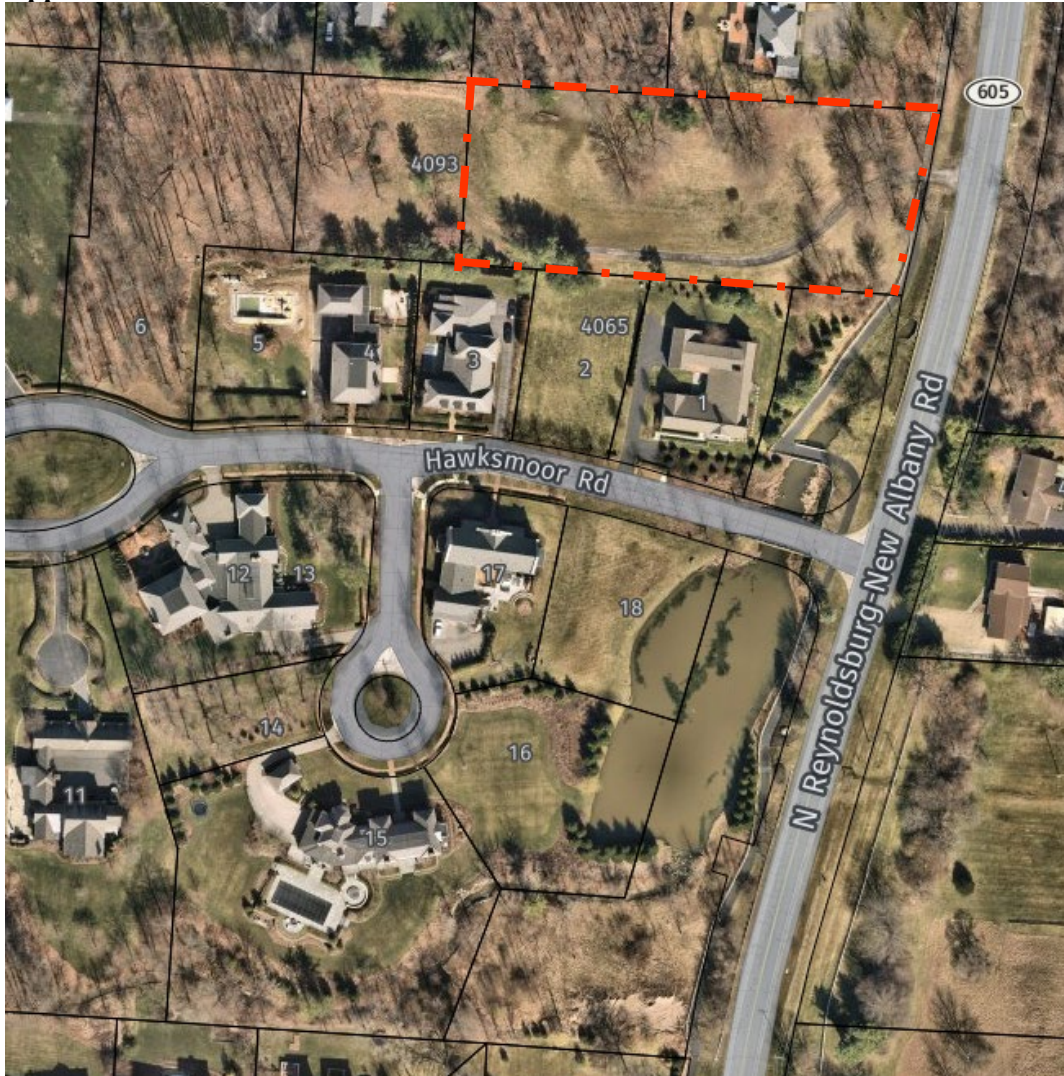
VI. ACTION

Suggested Motion for:

Move to approve final development plan application VAR-31-2024 based on the findings in the staff report with the following conditions.

1. This application's approval is contingent upon the approval of application FDP-20-2024.

Approximate Site Location:



Source: Nearmap



Community Development Planning Application

Project Information	Site Address <u>4093 Reynoldsburg New Albany Road</u> Parcel Numbers <u>222-000630-00</u> Acres <u>1.654</u> # of lots created _____																																																											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Choose Application Type</th> <th colspan="4" style="text-align: left;">Circle all Details that Apply</th> </tr> <tr> <td><input type="checkbox"/> Appeal</td> <td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> <td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td><td></td><td></td><td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td></td> </tr> </table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input checked="" type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment	<input type="checkbox"/> Plat	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification
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Description of Request: <u>DESIGN REVEIW AND APPROVAL FROM PLANNING COMMISSION PER THE</u> <u>HAWKSMOOR NORTH I-PUD TEXT FOR NEW SINGLE FAMILY HOME.</u>																																																												
Contacts	Property Owner's Name: <u>D&H HAWKSMOOR PROPERTIES LLC</u> Address: <u>230 West Street, suite 200</u> City, State, Zip: <u>COLUMBUS, OH 43215</u> Phone number: <u>614.314.0118</u> Fax: _____ Email: <u>TARNOLD@LIFESTYLECOMMUNITIES.COM</u>																																																											
	Applicant's Name: <u>Todd Parker, F5 Design/Architecture Inc.</u> Address: <u>PO BOX 86</u> City, State, Zip: <u>NEW ALBANY, OH 43054</u> Phone number: <u>614.937.4894</u> Fax: _____ Email: <u>tparker@f5design.com</u>																																																											
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.																																																											
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City of New Albany
Development Department
Planning Commission
15 April 2024

Applicant – Todd Parker, F5 Design/Architecture Inc.

On behalf of D&H Hawksmoor Properties LLC

Address of subject Property: 4093 Reynoldsburg New Albany Road

Type of Request: Final Development Plan Approval Per IPUD Requirements

Project Narrative

In accordance with the Hawksmoor North IPUD and City of New Albany requirements, we are submitting a Final Development Plan application for a new one and one-half story single-family residence to be located at 4093 Reynoldsburg New Albany Road, Parcel ID: 222-000630-00. The construction method of this project will be slab-on-grade with stick-built wood-framed structural members (and steel posts and beams where needed). An existing driveway will be utilized and resurfaced with asphalt as part of the scope of work.

The program for this project contains a modest living quarters with attached garage space to house a growing collection of automobiles for the property owner. With such program requirements, coupled with being placed on a generous lot, we feel that a rural architectural vocabulary is the most appropriate style for this project, and have designed the overall massing, proportions, and fenestration to reflect the style employed. The home will have a stone base typical of rural barn structures throughout central Ohio, a metal standing seam roof, aluminum clad casement windows, and Horizontal Wood Siding.

Building placement is consistent with traditional barn locations in the area, as the home is located towards the rear of the 1.65 Acre lot, set back +/-251' from the property line, and oriented parallel to the road. The building footprint, including an open-air covered porch, totals 3,680 square feet, which results in a lot coverage of 3.8%. The total finished interior space on two floors will be 4,336 square feet. The ridge height of this building is 25'-6" off grade.

Architectural drawings have been submitted to the City as part of this application. This project has been reviewed by Jay McIntyre, representative of the Hawksmoor Homeowners Association, with which this property is affiliated.

Thank you for considering this application, and please reach out if additional information is required.

Regards,

Todd Parker, President, F5 Design/Architecture Inc.

TRANSFERRED 09-08-2023 MICHAEL STINZIANO AUDITOR FRANKLIN COUNTY, OHIO	15021
	Conveyance
	Mandatory: \$490.00
	Permissive: \$980.00
	MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR

File No.: 2106716

GENERAL WARRANTY DEED

Robert Wesley Norris and Jennifer E. Norris, married to each other for valuable consideration paid, grants with general warranty covenants to D&H Hawksmoor Properties, LTD., an Ohio limited liability company,

whose tax mailing address is:
PO Box 563, New Albany, OH 43054, the following Real Property:

See Exhibit "A" attached hereto and made a part hereof.



Parcel No. 222-000630-00

Property Address: 4093 Reynoldsburg New Albany Road, New Albany, OH 43054

Prior Instrument Reference: Instrument No. 202110010176740 of the Franklin County, Ohio Records.

Excepting from said general warranty covenants, all legal highways, restrictions, and easements of record, and taxes and assessments from the date of the closing.

Executed this 5th day of SEPTEMBER, 2023.

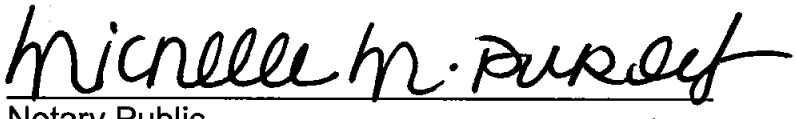

 Robert Wesley Norris
 
 Jennifer E. Norris

State of Ohio
County of FRANKLIN

This foregoing instrument was acknowledged before me this 5th day of SEPTEMBER, 2023 by Robert Wesley Norris and Jennifer E. Norris.



Michelle Massaro Purdy
Notary Public-State of Ohio
My Commission Expires
January 24, 2024


Michelle M. Purdy
Notary Public
My Commission Expires: 1-24-24

This instrument was prepared by:

Joe Budde, Attorney at Law
259 W Schrock Rd
Westerville, OH 43081

EXHIBIT "A" LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of New Albany:

Situated in the State of Ohio, County of Franklin, City of New Albany, Quarter Township 4, Township 2, Range 16, United States Military Lands, being a 1.628 acre tract of land and being part of the remainder of an Original 3.153 acre tract of land conveyed to D&H Hawksmoor Properties Ltd. of record in Instrument Number 201412310173119, said 1.628 acres being more particularly described as follows:

Beginning at a pk nail found at a point in a curve at the current southeasterly corner of said remainder tract of said 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 the record plat "Hawksmoor" of record in Plat Book 106, Page 10 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 a 3/4-inch iron pipe found at 100.4');

Thence N 03° 33' 00" E, across said Original 3.153 acre tract, 165.75 feet to a 3/4-inch iron pipe found at the southeasterly corner of Lot 4 and the southwesterly corner of Lot 5, both being numbered and delineated upon the plat "The New Albany Country Club Section 5C of record in Plat Book 87, Page 34;

Thence S 86° 28' 00" E, along the northerly line of said Original 3.153 acre tract and along the southerly line of said "The New Albany Country Club Section 5C" plat, 432.59 feet to an iron pin set at a point in a curve at the northeasterly corner of said Original 3.153 acre tract, to a southeasterly corner of Lot 3 as numbered and delineated upon said "The New Albany Country Club Section 5C" plat, to the southwesterly corner of a 0.366 acre tract of land described as Parcel No. 41WD and conveyed to the Franklin County Commissioners of record in Official Record 5149C07, to the northwesterly corner of said 0.234 acre tract and to the westerly right-of-way line of said Reynoldsburg-New Albany Road (passing a 3/4-inch iron pipe found at 179.9');

Thence along the easterly line of said Original 3.153 acre tract, along the westerly line of said 0.234 acre tract and along said westerly right-of-way with a curve to the right, having a central angle of 03° 58' 33" and a radius of 2496.48 feet, an arc length of 173.24 feet, a chord bearing and chord distance of S 12° 09' 26" W, 173.21 feet to the True Point of Beginning. Containing 1.628 acres, more or less. Subject to all legal restrictions and/or rights-of-ways.

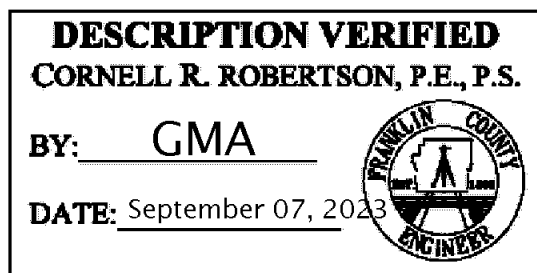
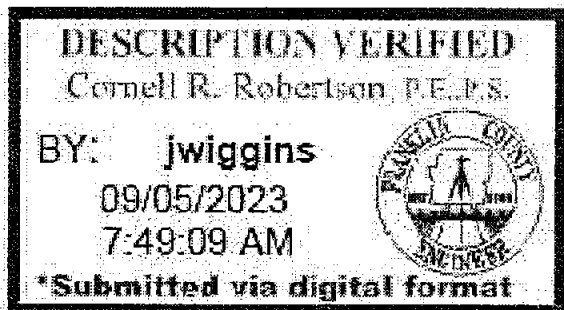
The above description was prepared by Advanced Civil Design Inc. on June 4, 2021 and is based on existing Franklin County Auditor's records and Franklin County Recorder's records and information obtained from an actual field survey conducted in November of 2020.

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 this description can be found at the Recorder's Office, Franklin County, Ohio.

Parcel No. 222-000630-00



**ALL OF:
(222)
000630**

NEW RESIDENCE

4093 REYNOLDSBURG NEW ALBANY ROAD
NEW ALBANY, OH 43054



PERMIT SET
15 APRIL 2024

4093 REYNOLDSBURG NEW ALBANY RD.

STRUCTURAL ENGINEER:

JEZERINAC GEERS ASSOCIATES
5640 FRANTZ ROAD
DUBLIN, OH 43017

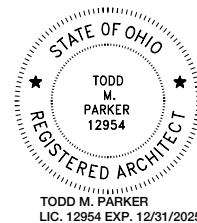
614.766.0066

ARCHITECT:

F5

F5 DESIGN/ARCHITECTURE INC.
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM
F5MAIL@F5DESIGN.COM
TEL (614) 224-4946



VICINITY MAP



DRAWING LIST:

- A000 COVER SHEET
- L100 SITE PLAN
- L101 LANDSCAPE PLAN
- A100 FOUNDATION PLAN
- A101 FIRST FLOOR PLAN
- A102 SECOND FLOOR PLAN
- A103 ROOF PLAN
- A200 EXTERIOR ELEVATIONS
- A201 EXTERIOR ELEVATIONS
- A300 BUILDING SECTIONS
- A301 BUILDING SECTIONS
- A400 WALL SECTIONS
- EXHIBIT "A" - CIVIL SITE PLAT
- EXHIBIT "B" - CIVIL SANITARY ELEVATION

PROJECT NAME:

NEW RESIDENCE

1034 ~~Stouffer~~ Rd.
 NEW ALBANY ROAD
 NEW ALBANY, OHIO
 43054

PERMIT SET

SEAL/SIGNATURE

Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C.2024

Builder

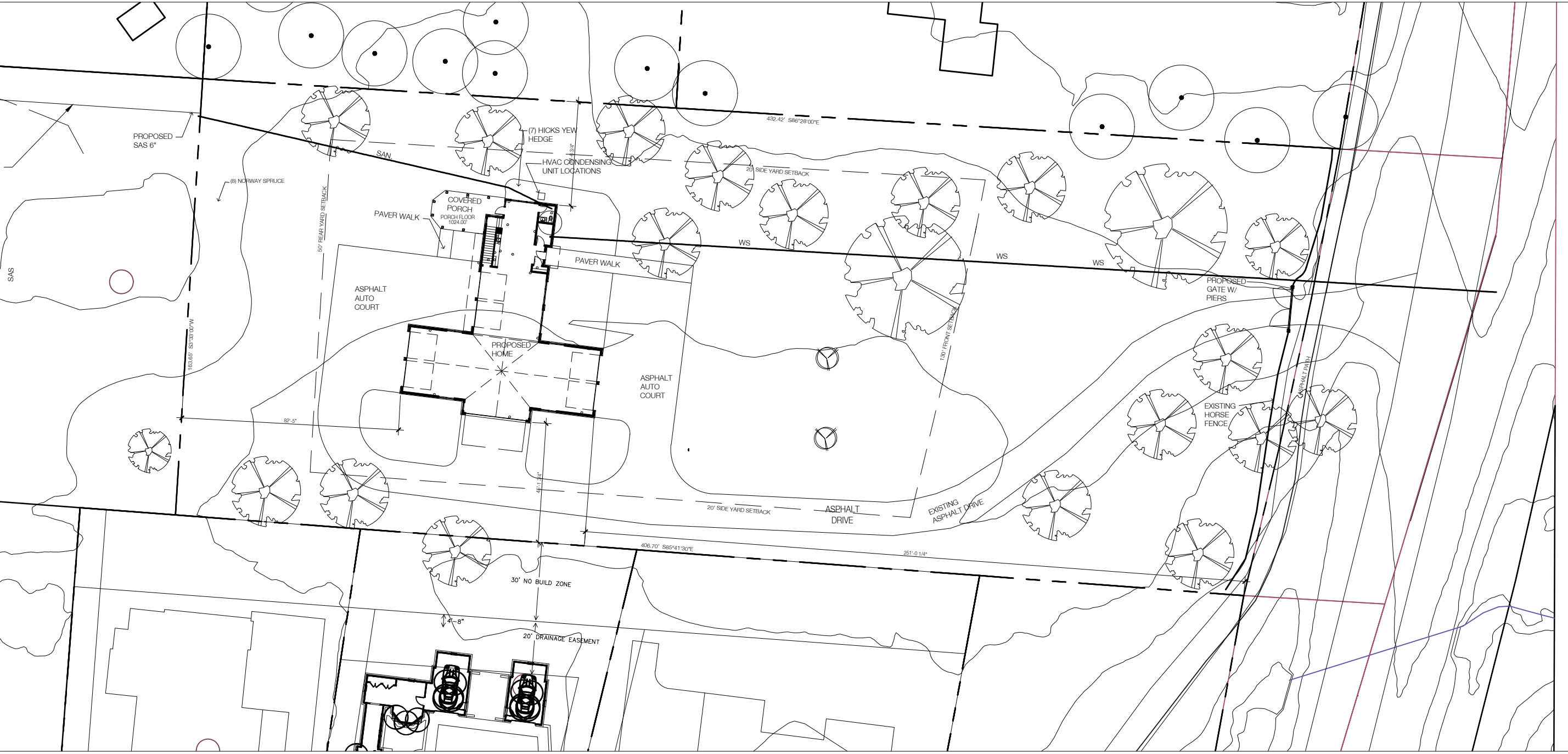
SCALE: 1"=40'-0"

PROJECT NO. 23027

SITE PLAN

15 APRIL 2024

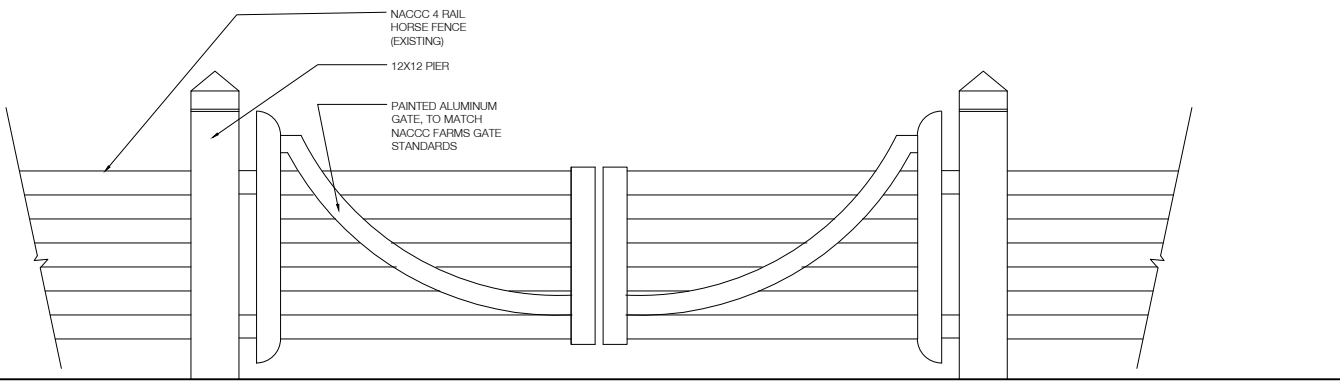
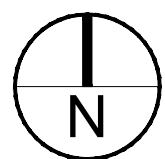
L100



1

SITE PLAN

SCALE: 1/40" = 1'-0"



2

GATE ELEVATION

SCALE: 1/4" = 1'-0"

PID: 222-000630

SITE DRAINAGE

ALL GUTTERS/DOWNSPOUTS AND SUMP PUMP DISCHARGE SHALL BE DRAINED TO THE STREET OR APPROVED STORM SEWER USING 4" RIGID PVC PIPE, BEDDED IN SAND, AND PROPERLY SLOPED MIN 1/8" PER 1 FOOT.

PROJECT NAME:

NEW RESIDENCE

1034 ~~Stoughton~~ - Rd.
NEW ALBANY ROAD
NEW ALBANY, OHIO
43054

PERMIT SET

SEAL/SIGNATURE

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Builder

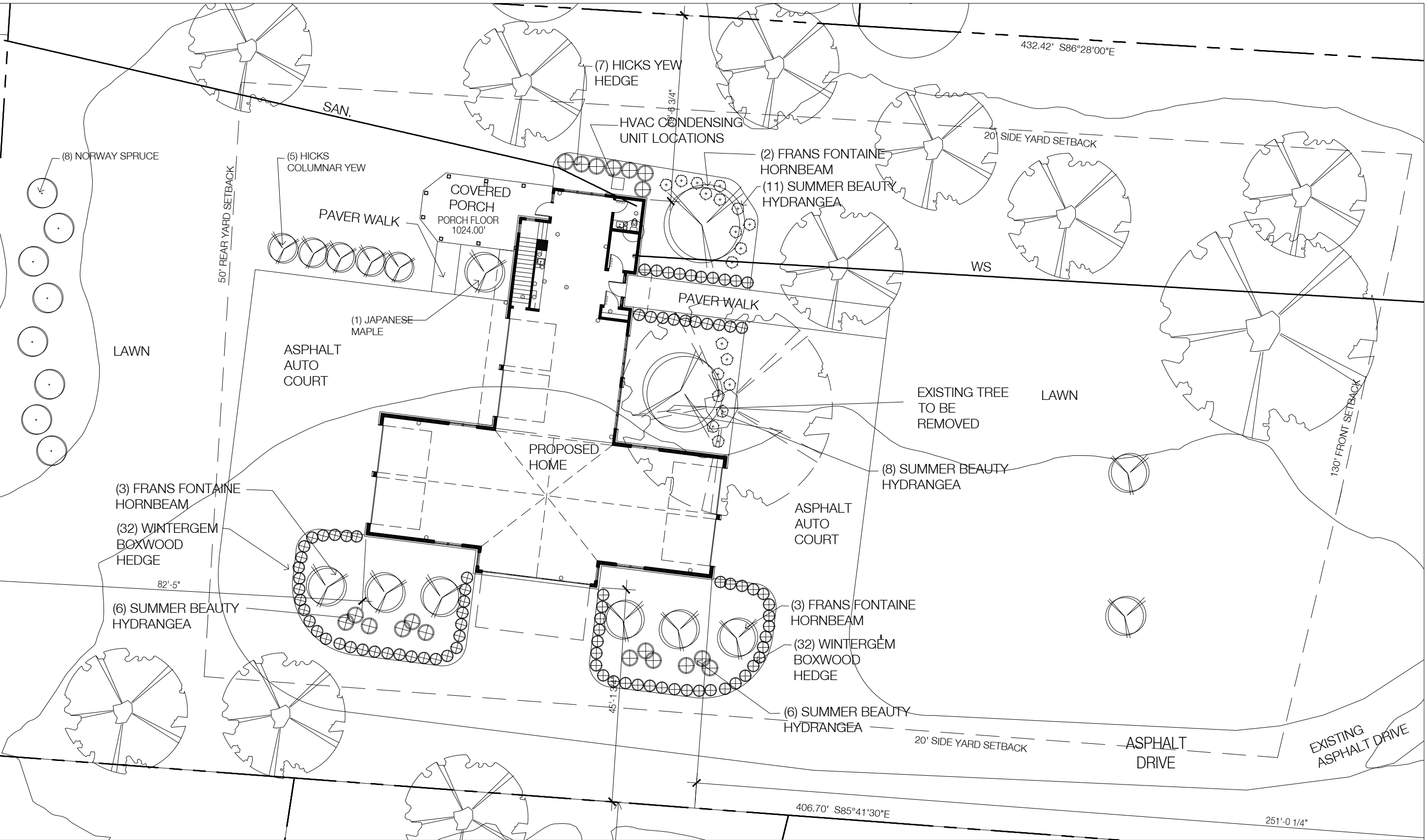
SCALE: 1"=20'-0"

PROJECT NO. 23027

LANDSCAPE PLAN

15 APRIL 2024

L101

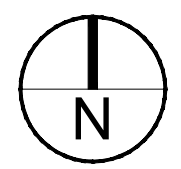


1

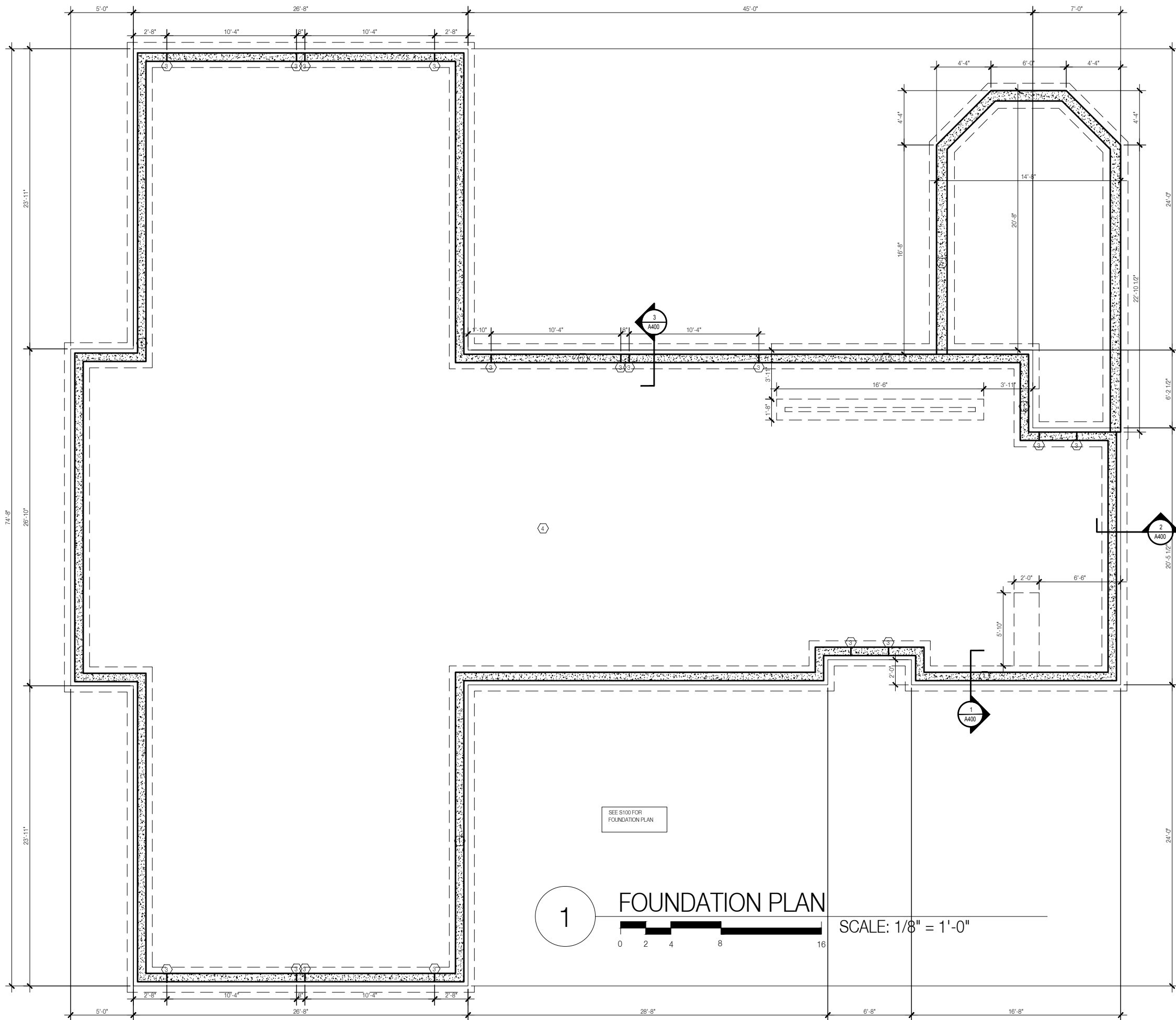
LANDSCAPE PLAN



SCALE: 1/20" = 1'-0"



PID: 222-000630



- ### FOUNDATION PLAN CODED NOTES
- 12" POURED CONCRETE FOUNDATION WALL w/ 4" BRICK LEDGE AND 8" DEEP X 24" FOOTING.
 - CONCRETE CONSTRUCTION/CONTROL JOINT.
 - HOLD DOWN WALLS AT DOORS TO ACCEPT FLOOR SLAB.
 - 4" COMPACTED GRAVEL FILL OVER 6 MIL VAPOR BARRIER.
 - 10" PORCH FOUNDATION w/ 8" DEEP X 24" FOOTING.

F5

F5 DESIGN/ARCHITECTURE INC
 PO BOX 86
 NEW ALBANY, OHIO 43054
 WWW.F5DESIGN.COM
 F5MAIL@F5DESIGN.COM
 TEL 614.224.4946

PROJECT NAME:
 NEW RESIDENCE
 1034 Reservoir Rd.
 NEW ALBANY ROAD
 NEW ALBANY, OHIO
 43054

PERMIT SET

SEAL/SIGNATURE
 STATE OF OHIO
 TODD M. PARKER
 12954
 REGISTERED ARCHITECT
 TODD M. PARKER
 LIC. 12954 EXP. 12/31/2025

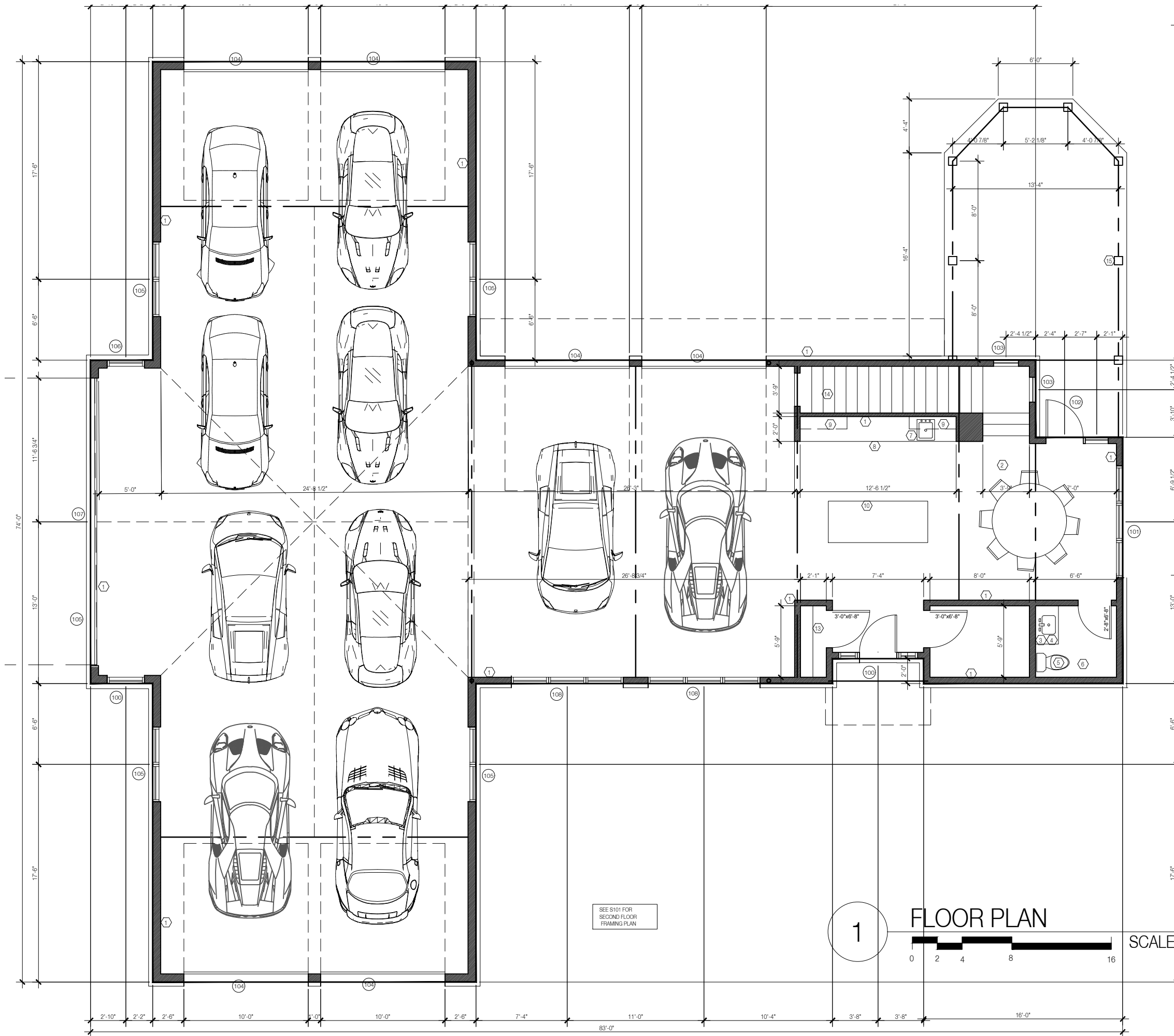
Drawings and specifications as instruments of professional service shall remain the property of the Architect. These documents are not to be used in whole or in part, for any other projects not at the specified address, without the prior written authorization of F5 Design/Architecture Inc. C.2024

Builder

SCALE: 1/8"=1'-0"
 PROJECT NO. 23027

FDN. PLAN
 15 APRIL 2024

A100



GROUND FLOOR CODED NOTES

1. STUD WALL - 2 X 6 (EXT), 2 X 4 (INT) WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/2" PLYWOOD SHEATHING ON EXTERIOR SURFACES. (TYPICAL UNLESS OTHERWISE NOTED.)
2. SMOKE/CARBON MONOXIDE DETECTOR.
3. MIRROR W/ 3 1/2" WOOD FRAME.
4. COUNTER LAVATORY AND FAUCET.
5. TOILET.
6. EXHAUST FAN.
7. BAR SINK AND FAUCET.
8. BASE CABINET AND COUNTERTOP.
9. LINE OF UPPER CABINETS ABOVE
10. ISLAND CABINETS AND COUNTERTOP.
11. UNDERCOUNTER REFRIGERATOR.
12. UNDERCOUNTER WINE COOLER.
13. HANGROD AND SHELF.
14. HARDWOOD TREADS AND RISERS.
15. 8x8 TIMBER POST; TYP. OF (8).

F5

F5 DESIGN/ARCHITECTURE INC
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM

F5MAIL@F5DESIGN.COM
TEL 614.224.4946

PROJECT NAME:

NEW RESIDENCE

1254 STEUBENE Rd.
NEW ALBANY ROAD
NEW ALBANY, OHIO
43054

PERMIT SET

SEAL/SIGNATURE



TODD M. PARKER
LIC. 12954 EXP. 12/31/2025

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Builder

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

PROJECT NO. 23027

FLOOR PLAN

15 APRIL 2024

A101

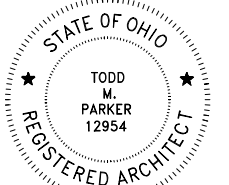
PROJECT NAME:

NEW RESIDENCE

1254 STEUBENE Rd.
NEW ALBANY ROAD
NEW ALBANY, OHIO
43054

PERMIT SET

SEAL/SIGNATURE



TODD M. PARKER
LIC. 12954 EXP. 12/31/2025

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Builder

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

PROJECT NO. 23027

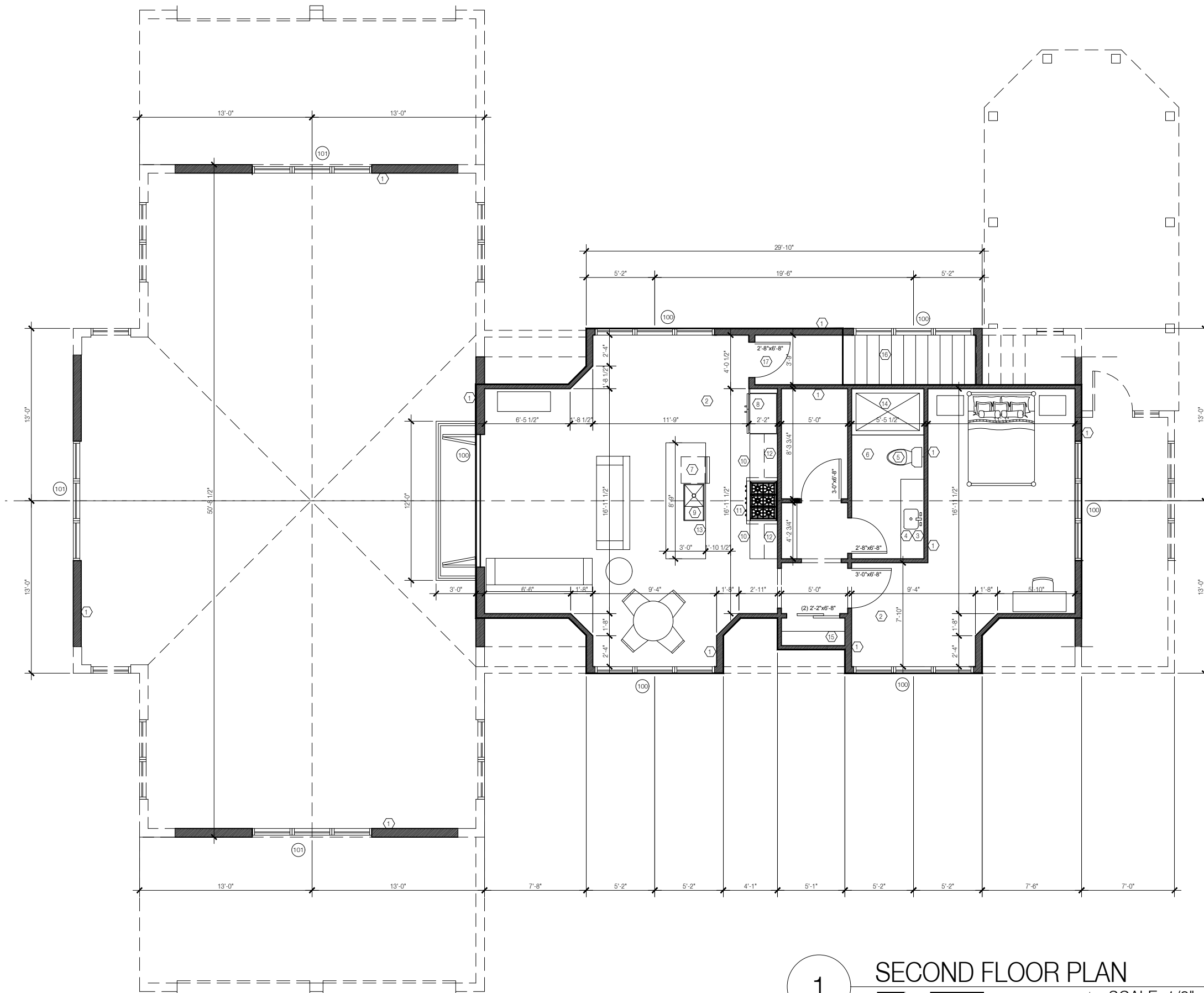
SECOND FLOOR

15 APRIL 2024

A102

SECOND FLOOR CODED NOTES

1. STUD WALL - 2 X 6 (EXT), 2 X 4 (INT) WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/2" PLYWOOD SHEATHING ON EXTERIOR SURFACES. (TYPICAL UNLESS OTHERWISE NOTED.)
2. SMOKE/CARBON MONOXIDE DETECTOR.
3. MIRROR W/ 3 1/2" WOOD FRAME.
4. COUNTER LAVATORY AND FAUCET.
5. TOILET.
6. EXHAUST FAN.
7. DISHWASHER LOCATION.
8. REFRIGERATOR/FREEZER LOCATION.
9. KITCHEN SINK AND FAUCET.
10. BASE CABINET AND COUNTERTOP.
11. OVEN LOCATION.
12. LINE OF UPPER CABINETS ABOVE
13. ISLAND CABINETS AND COUNTERTOP.
14. CUSTOM SHOWER.
15. HANGROD AND SHELF.
16. HARDWOOD TREADS AND RISERS.
17. 20 MINUTE MINIMUM FIRE RATED DOOR.
18. 5/8" FIRECODE DRYWALL ON ALL WALLS AND CEILINGS BETWEEN GARAGE AND LIVING SPACES.



1

SECOND FLOOR PLAN

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



F5

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PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM

F5MAIL@F5DESIGN.COM
TEL 614.224.4946

PROJECT NAME:

NEW RESIDENCE

1254 STEVENSON Rd.
NEW ALBANY ROAD
NEW ALBANY, OHIO
43054

PERMIT SET

SEAL/SIGNATURE



TODD M. PARKER
LIC. 12954 EXP. 12/31/2025

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Builder

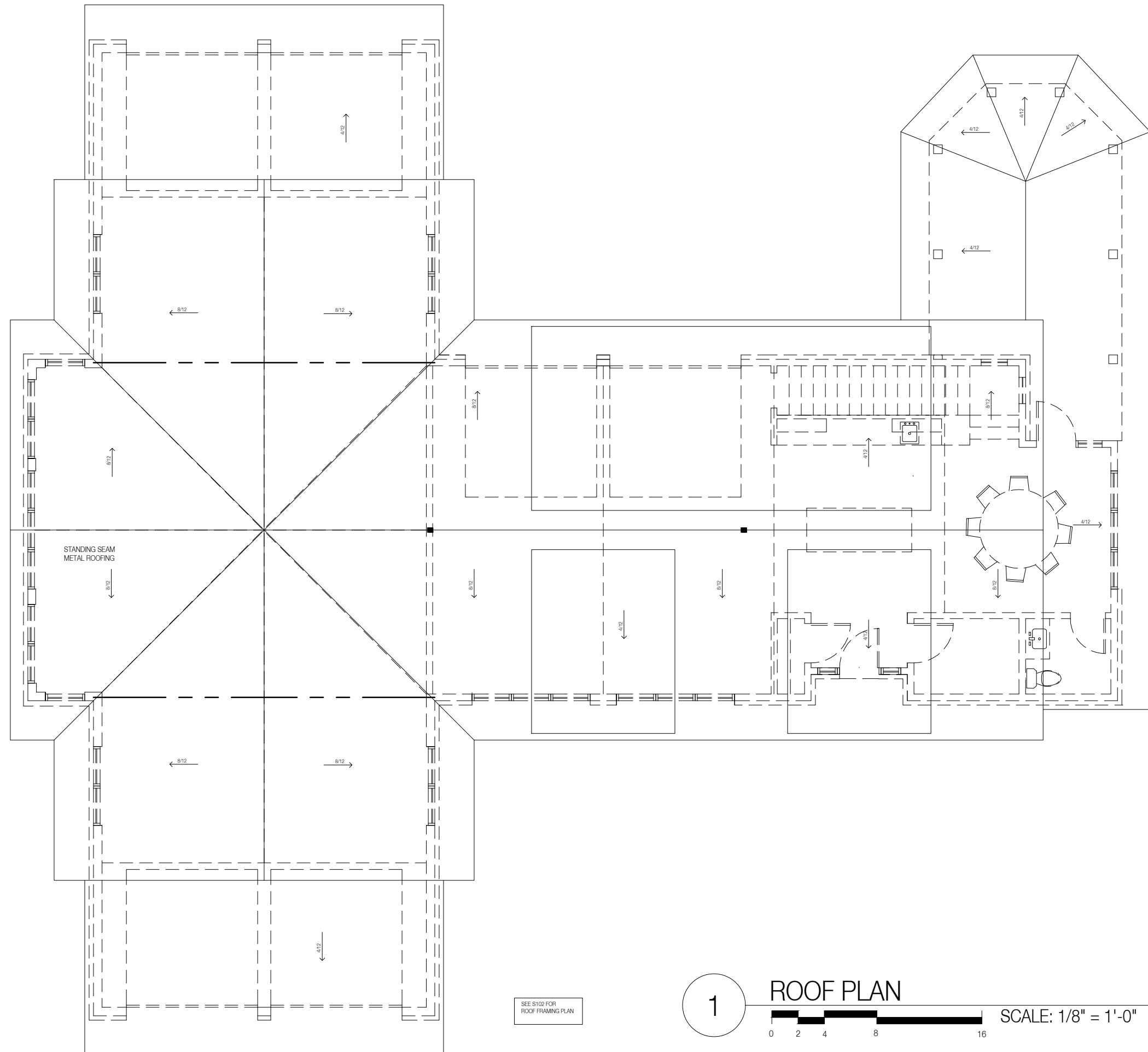
SCALE: 1/8"=1'-0"

PROJECT NO. 23027

ROOF PLAN

15 APRIL 2024

A103



PROVIDE 2" CONT. SOFFIT VENT. TYP. AT NEW EAVES

1

ROOF PLAN



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

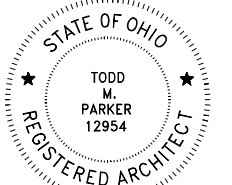
PROJECT NAME:

NEW RESIDENCE

1034 STEVENSON RD.
NEW ALBANY, OHIO
43054

PERMIT SET

SEAL/SIGNATURE



TODD M. PARKER
LIC. 12954 EXP. 12/31/2025

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Builder

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

PROJECT NO. 23027

ELEVATIONS

15 APRIL 2024

A200



1 FRONT ELEVATION - EAST
SCALE: 1/8" = 1'-0"
0 2 4 8 16



2 LEFT ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"
0 2 4 8 16

- ### ELEVATIONS CODED NOTES
1. STANDING SEAMED METAL ROOFING.
 2. STONE VENEER AND WATER TABLE.
 3. HORIZONTAL WOOD SIDING w/ 8" REVEAL.
 4. PAINTED WOOD TRIM.
 5. 1x8 FASCIA w/ 4" GUTTER.
 6. FIELD COORDINATE DOWNSPOUT LOCATION w/ ARCHITECT.
 7. 8x8 TIMBER POST.

PROJECT NAME:

NEW RESIDENCE

1254 STEUBENE Rd.
NEW ALBANY, OHIO
NEW ALBANY, OHIO
43054

PERMIT SET

SEAL/SIGNATURE



TODD M. PARKER
LIC. 12954 EXP. 12/31/2025

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Builder

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

PROJECT NO. 23027

ELEVATIONS

15 APRIL 2024

A201



1 REAR ELEVATION - WEST
SCALE: 1/8" = 1'-0"
0 2 4 8 16



2 RIGHT ELEVATION - NORTH
SCALE: 1/8" = 1'-0"
0 2 4 8 16

- ### ELEVATIONS CODED NOTES
1. STANDING SEAMED METAL ROOFING.
 2. STONE VENEER AND WATER TABLE.
 3. HORIZONTAL WOOD SIDING w/ 8" REVEAL.
 4. PAINTED WOOD TRIM.
 5. 1x8 FASCIA w/ 4" GUTTER.
 6. FIELD COORDINATE DOWNSPOUT LOCATION w/ ARCHITECT.
 7. 8x8 TIMBER POST.

F5

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PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM

F5MAIL@F5DESIGN.COM
TEL 614.224.4946

PROJECT NAME:

NEW RESIDENCE

1234 Stillwater Rd.
NEW ALBANY ROAD
NEW ALBANY, OHIO
43054

PERMIT SET

SEAL/SIGNATURE



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Builder

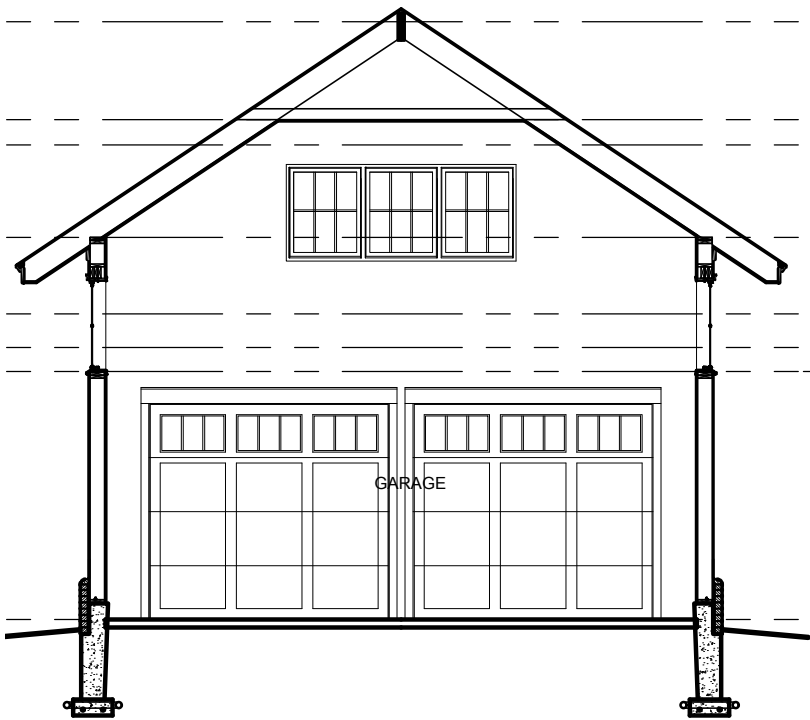
SCALE: 1/8"=1'-0"

PROJECT NO. 23027

SECTIONS

15 APRIL 2024

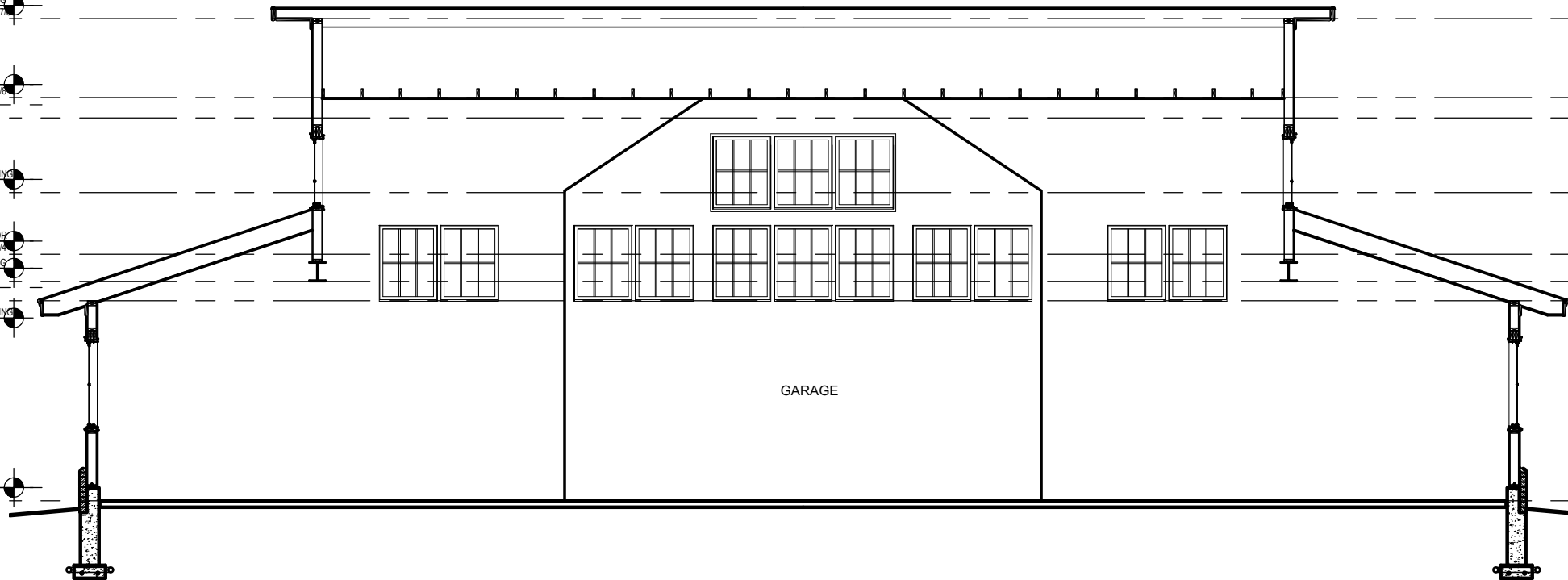
a300



3

BUILDING SECTION

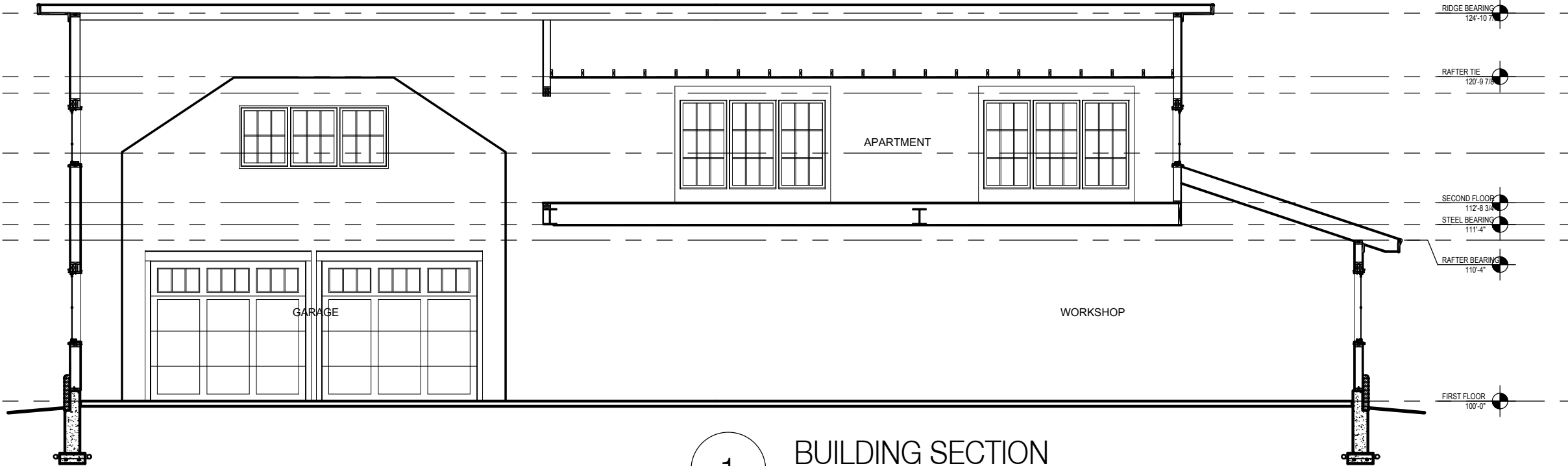
SCALE: 1/8" = 1'-0"



2

BUILDING SECTION

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



1

BUILDING SECTION

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

PROJECT NAME:

NEW RESIDENCE

12345 Sycamore Rd.
 NEW ALBANY, OHIO
 43054

PERMIT SET

SEAL/SIGNATURE



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Builder

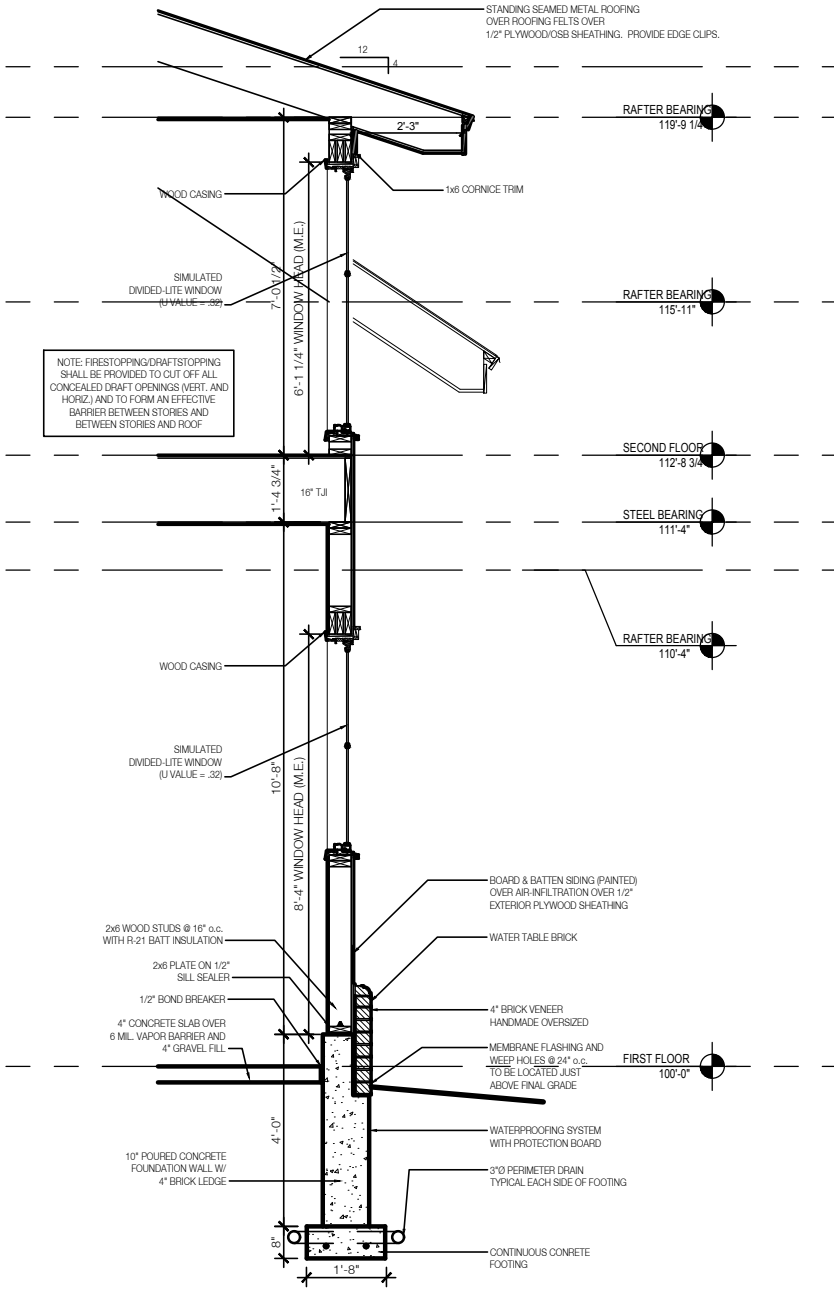
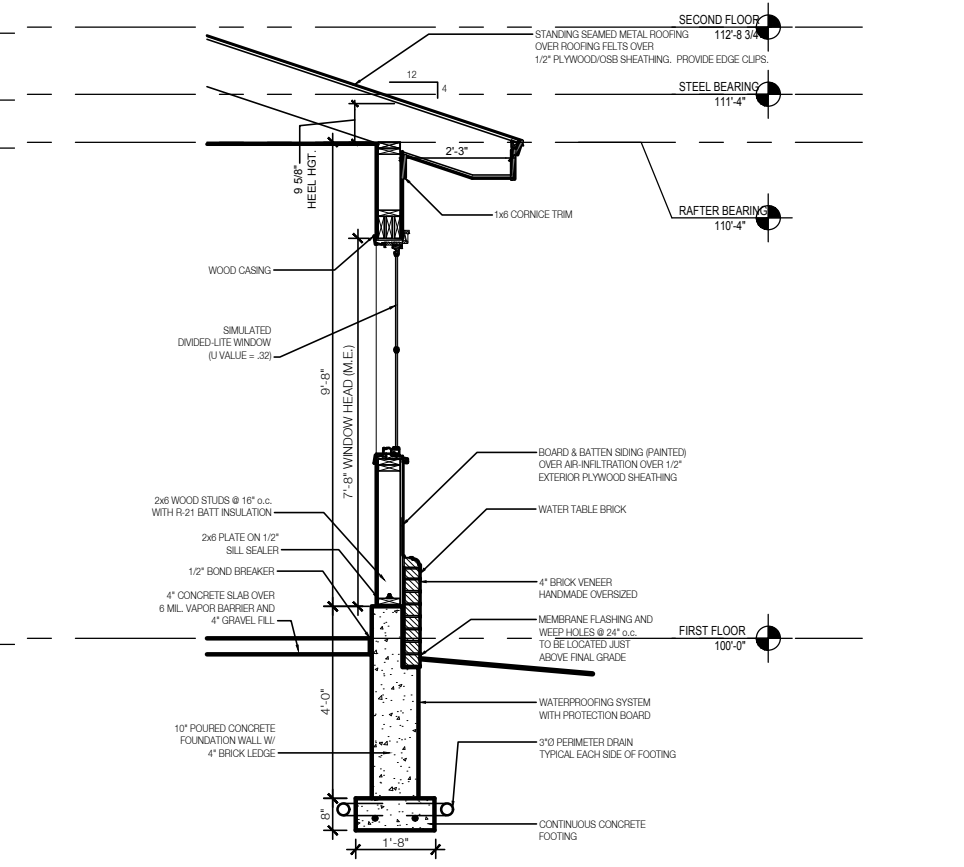
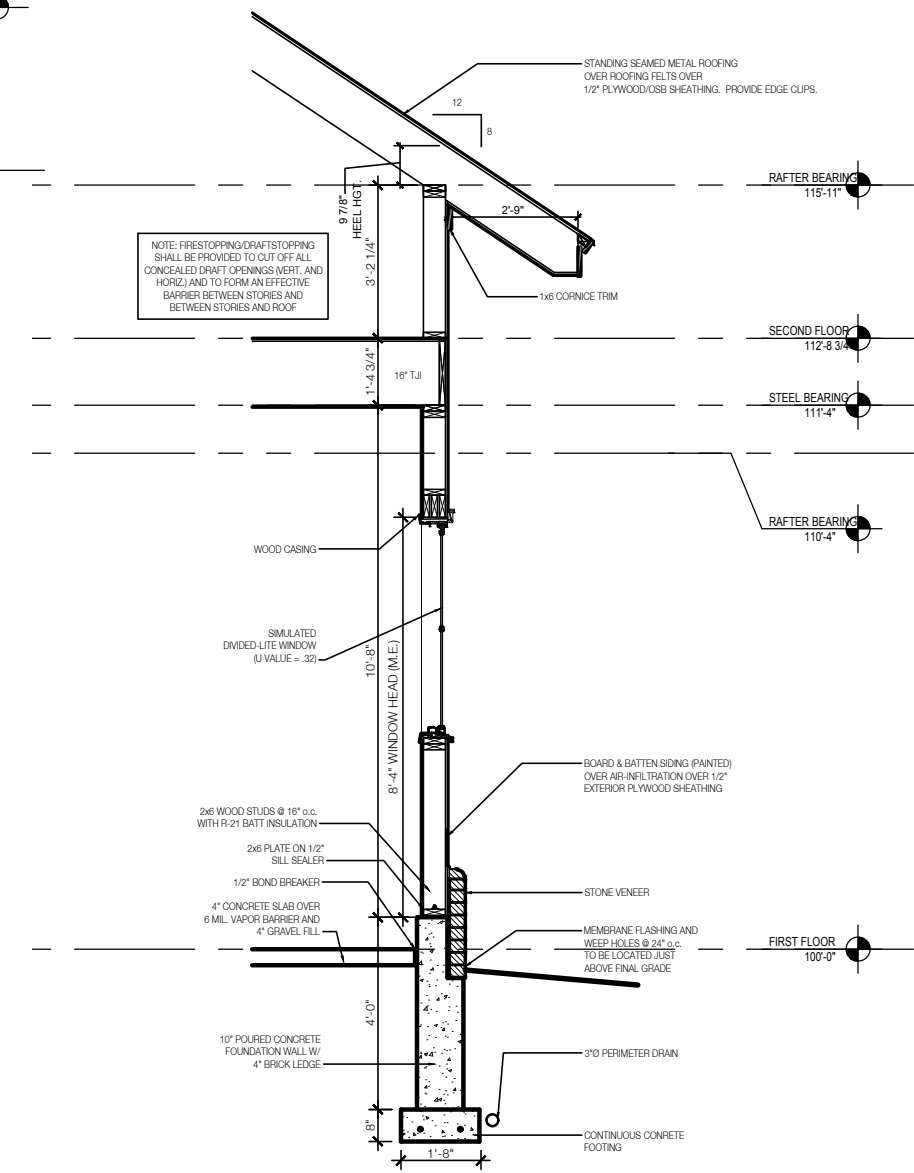
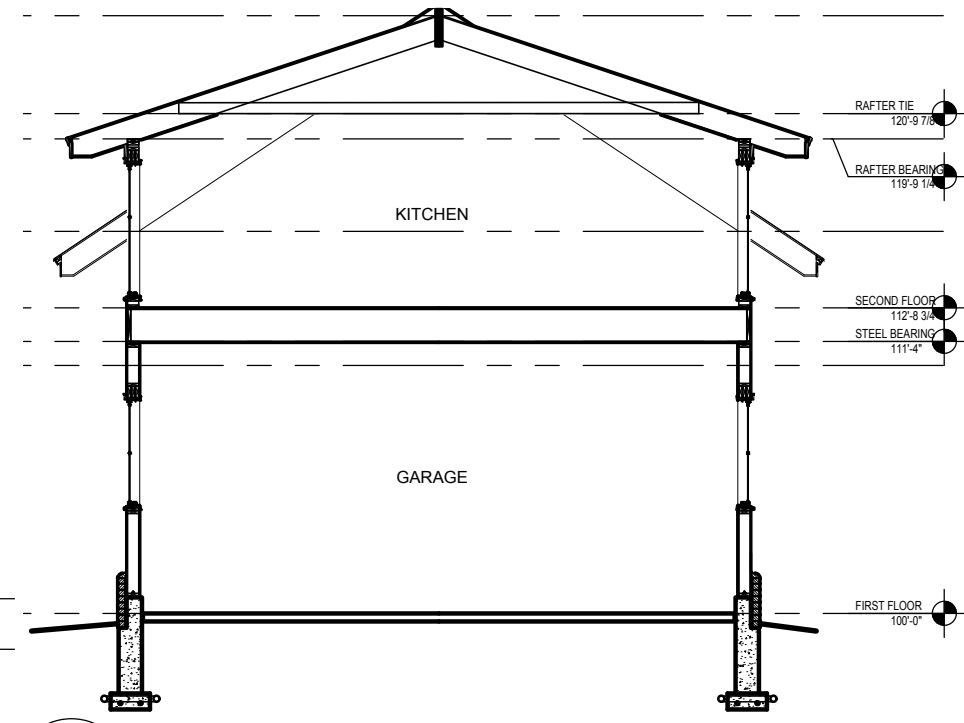
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PROJECT NO. 23027

SECTIONS

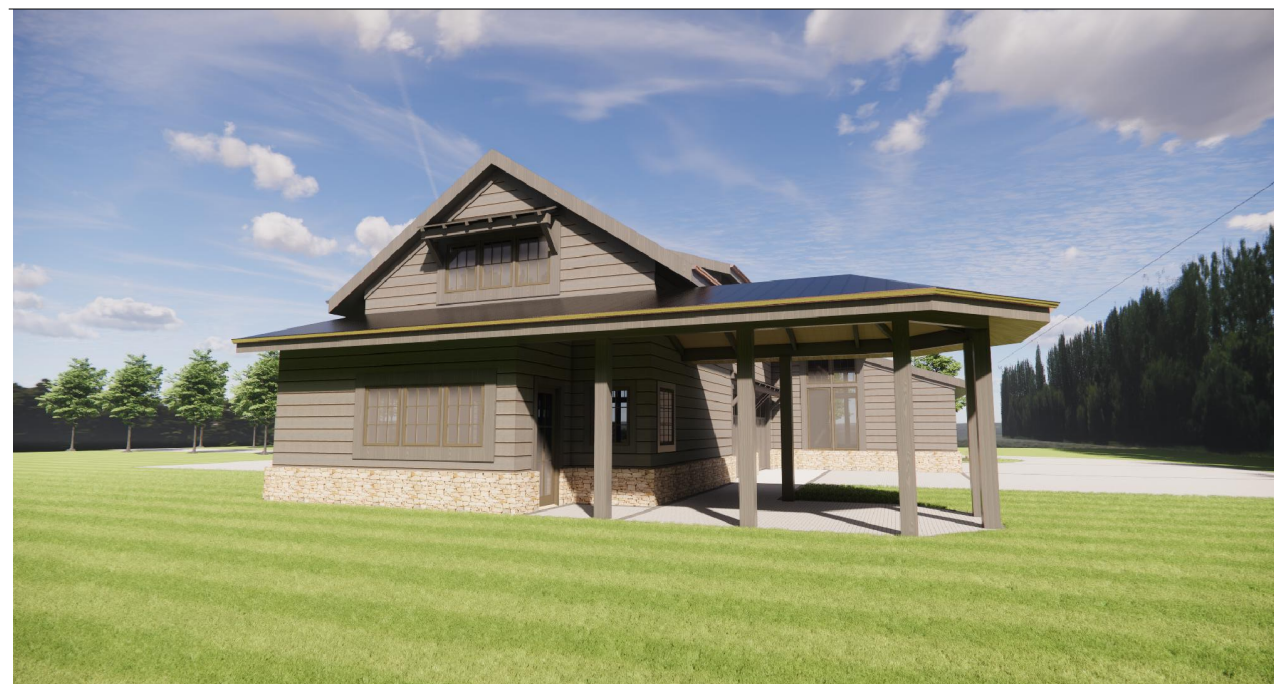
15 APRIL 2024

A301





VIEW OF SOUTH SIDE



VIEW OF NORTH SIDE



VIEW OF REAR COURT



VIEW OF FRONT

F5

F5 DESIGN/ARCHITECTURE INC
PO BOX 86
NEW ALBANY, OHIO 43054

WWW.F5DESIGN.COM

F5MAIL@F5DESIGN.COM
TEL 614.224.4946

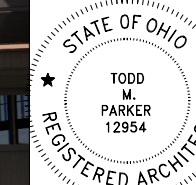
PROJECT NAME:

NEW RESIDENCE

1234 RESNOISBURG Rd.
NEW ALBANY ROAD
NEW ALBANY, OHIO
43054

PERMIT SET

SEAL/SIGNATURE



TODD M. PARKER
LIC. 12954 EXP. 12/31/2025

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Builder

SCALE: N.T.S.

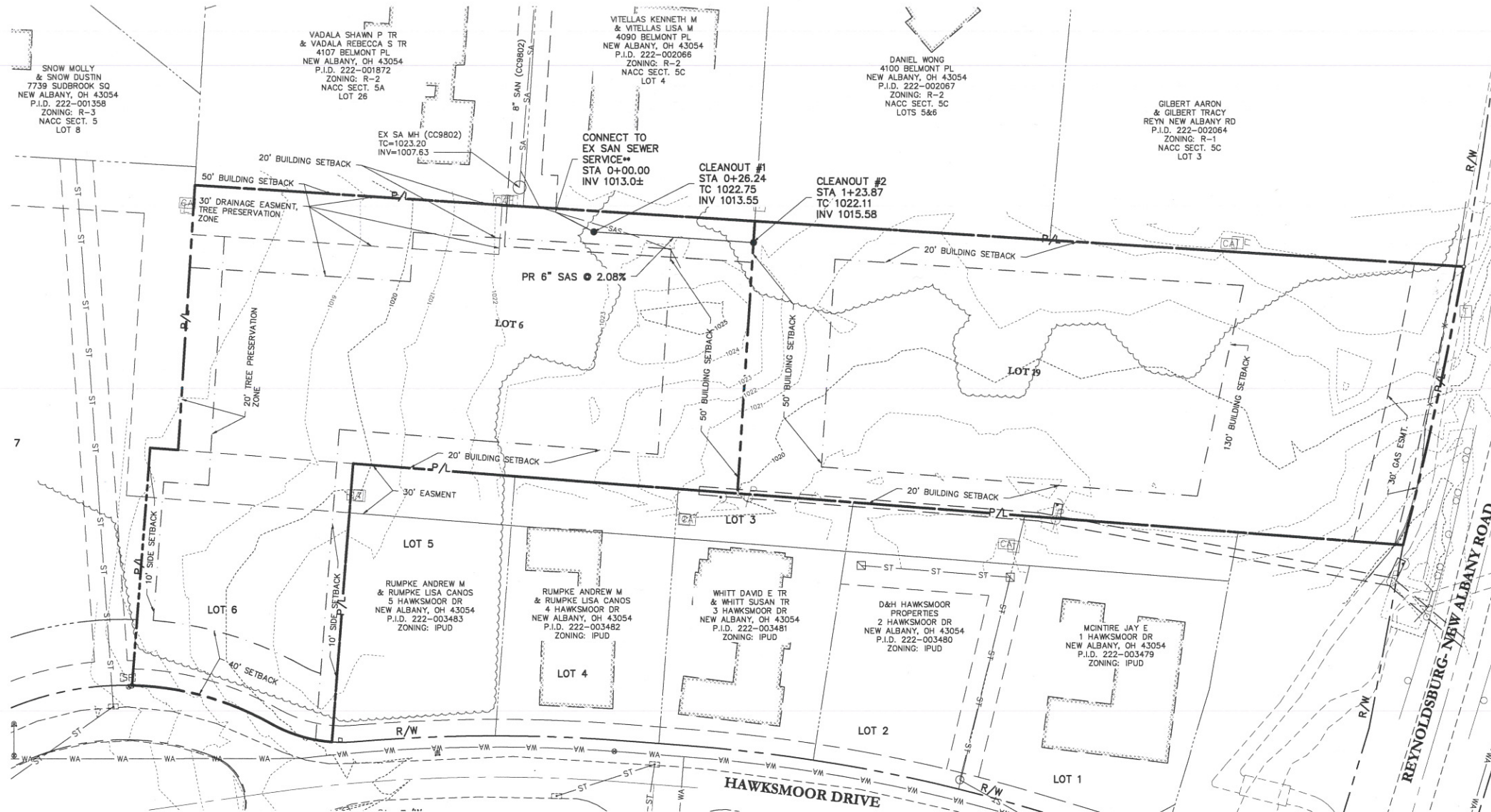
PROJECT NO. 23027

RENDERINGS

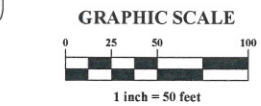
15 APRIL 2024

A400

Z:\20-0002-1098\DWG\PRODUCTION\DRAWINGS\SANITARY\0002-1098 - Utility Plan.dwg SAS PLAN Apr 16, 2024 - 1:08:00pm tearnier



** NOTE
 UTILITY CONTRACTOR TO EXPOSE THE EXISTING SANITARY SEWER LATERAL AND VERIFY THE EXISTING HORIZONTAL LOCATION AND VERTICAL ELEVATION PRIOR TO CONSTRUCTION OF THE SEWER SERVICE LATERAL. IF THERE IS A SIGNIFICANT HORIZONTAL OR VERTICAL ELEVATION DIFFERENCE FROM THE PLAN, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO SEWER SERVICE CONSTRUCTION.

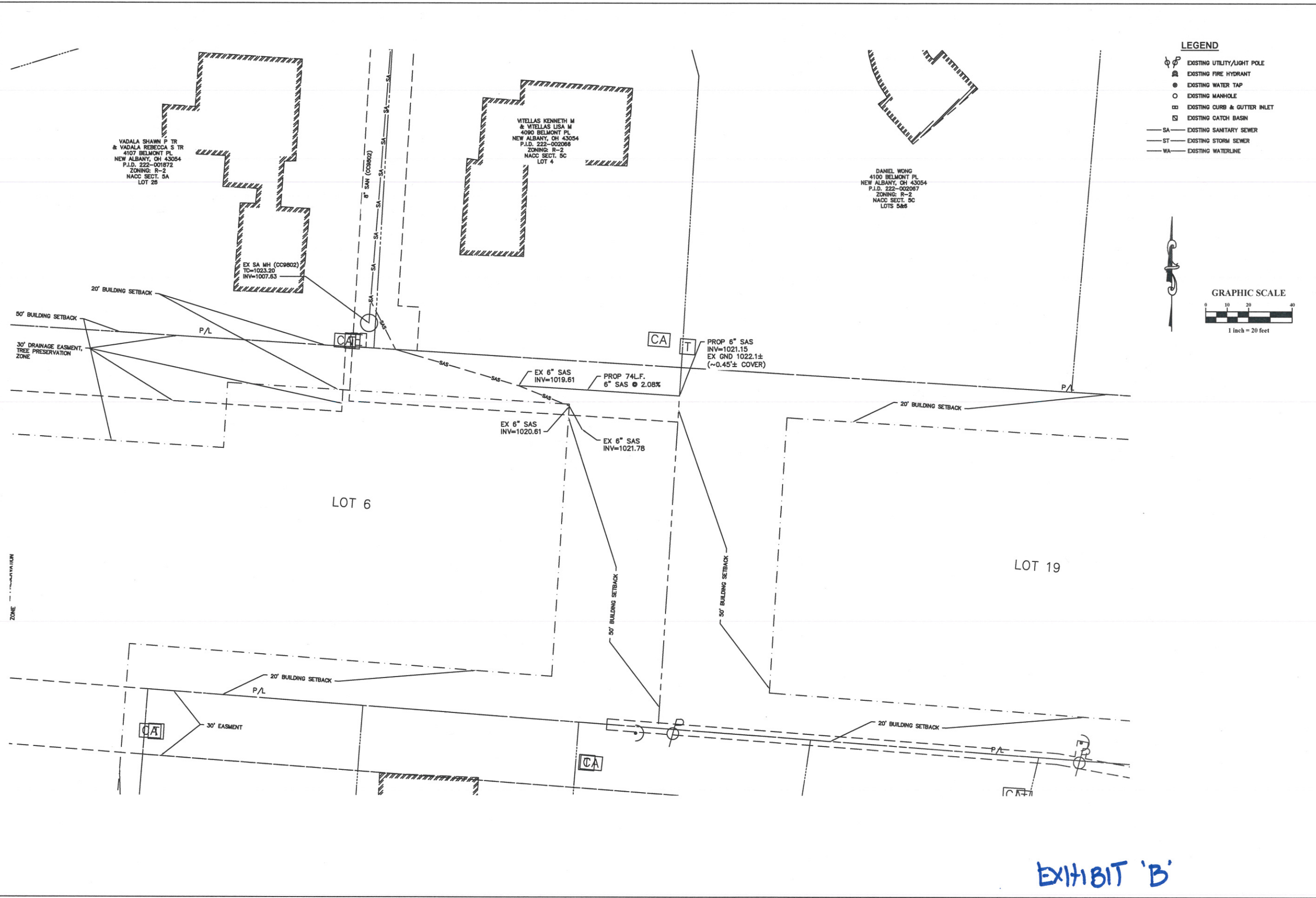


- LEGEND**
- ⊕ EXISTING UTILITY/LIGHT POLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER TAP
 - ⊕ EXISTING MANHOLE
 - ⊕ EXISTING CURB & GUTTER INLET
 - ⊕ EXISTING CATCH BASIN
 - SA — EXISTING SANITARY SEWER
 - ST — EXISTING STORM SEWER
 - WA — EXISTING WATERLINE

EXHIBIT 'A'

PLAN PREPARED BY: ADVANCED CIVIL DESIGN ENGINEERS & SURVEYORS 781 Science Building, Suite 100 Columbus, Ohio 43230 PH 614.428.7760 FAX 614.428.7755	
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO SANITARY SEWER SERVICE PLAN FOR HAWKSMOOR NORTH SITE PLAN	
PLAN PREPARED FOR: D&H HAWKSMOOR PROPERTIES LTD. 230 WEST STREET, STE 200 COLUMBUS, OHIO 43215	Approved: _____ Date: _____ Revision: _____ No. _____
Date: 09/16/2021 Scale: AS NOTED	Drawn By: CWH Checked By: TMW
Project Number: 20-0002-1098	
Drawing Number: 1/1	

/Users/rodparker/Local/Containers/com.apple.mail/Data/Library/Mail Downloads/019ABCC34-7F29-4DC0-838C-67458DBEA74/Utility Plan.dwg EX SAS PLAN EXHIBIT Apr 18, 2024 - 2:33:30pm lodparker1



PLAN PREPARED BY: ADVANCED CIVIL DESIGN
781 Science Boulevard, Suite 100, Columbus, Ohio 43230, ph 614.626.7790, fax 614.626.7795

PLAN PREPARED FOR: CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

SANITARY EXHIBIT FOR HAWKSMOOR

SANITARY ELEVATION EXHIBIT

No.	Revision	Date	Approved

Date: 08/23/2021
Scale: 1" = 20'

Drawn By: CMH Checked By: TMW

Project Number: 20-0002-1098

Drawing Number: 1/1

EXHIBIT 'B'



TO: Planning Commission

FROM: Community Development Department

DATE: April 8, 2024

RE: Urban Center Code Amendment: Village Center Parkland and Open Space Requirements

Introduction

Attached are the proposed Urban Center Code amendments to expressly exempt properties in the Village Center from meeting the parkland and open space development standards (as described in C.O. 1165.10(1)).

It has been widely recognized that the Village Center should be developed in a style that promotes a traditional town center form. The success of the Village Center is directly linked to the success of the urban design decisions for future development projects. The goal and intent of the Urban Center Code (UCC) is to remove suburban design elements in the Village Center to accomplish the desired traditional urban form.

There is a discrepancy between the zoning sub-districts found in the UCC and the city code parkland and open space development standards for new residential development. Adherence to both the UCC zoning designations and the city code development standards for parkland and open space dedication compromises the ability to create the desired urban form in the Village Center.

This memo provides an overview of existing parkland and open space regulations and how they should be modified to achieve the future development pattern as envisioned in the Engage New Albany strategic plan for properties in the Village Center.

Parkland and Open Space Regulations

Types of Regulations

Construction within the city is controlled through two types of regulations: zoning districts and development standards. A zoning district is an area delineated on a zoning map for which uniform use rules are specified. A development standard is a regulation pertaining to the modification of land. Development standards examples include setbacks, lot coverage, building heights, landscaping, and parking regulations.

Traditional Zoning Outside Village Center

There are two types of zoning districts in the city of New Albany. The first is a traditional, Euclidian (use-based) type of zoning for land outside of the Village Center. Parkland and open space is not an established zoning district. For these Euclidian zoning districts, parkland and open space are provided through separate development standards found in chapter 1165 of the city

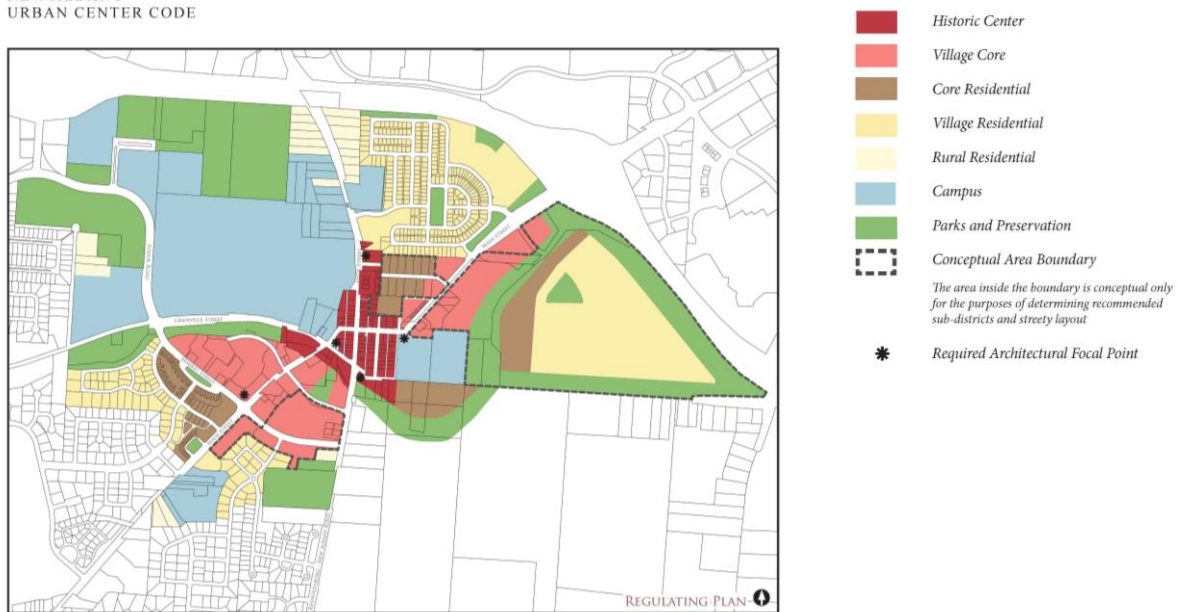
codified ordinances (C.O.). These standards are included in the table below and apply to all new residential developments in the city.

Development Type/Zoning	Parkland Dedication	Open Space Requirement
Residential “subdivisions” as defined in C.O. 1187.01(g)	2,400 sq. ft. per dwelling unit	In residential developments of two (2) acres or more, a minimum of twenty percent (20%) of the gross developed land area shall be common open space.

Urban Center Code Zoning Within the Village Center

The second type of zoning district in the city of New Albany is a form-based code, named the Urban Center Code (UCC), that is established only for land within the Village Center. The entire Village Center is zoned with different zoning districts from the UCC as shown in the graphic below. One of the UCC zoning districts is the Parks and Preservation (PP) District. The UCC only permits the development of government and recreational facilities, parks, and playgrounds within this district. The Parks and Preservation (PP) zoning district designates parkland and open space for the entire Village Center rather than relying on the development standards found in C.O. 1165.

NEW ALBANY
URBAN CENTER CODE



The Parks and Preservation (PP) zoning district serves the same purpose as C.O. 1165. However, the UCC does not expressly exempt the Village Center from the parkland and open space development standards found in C.O. 1165. Strict interpretation of city code results in requiring two parkland and open space regulations being applied within the Village Center (the first is the existing PP zoning district and the second is the development standard found in C.O. 1165). Adherence to both sets of regulations compromises the ability to create the desired urban form in the Village Center. The code needs to be updated so that a single parkland and open space regulation applies in the Village Center.

The city staff researched and determined that this code change is consistent with best practices.

Parkland and Open Space Best Practices

New Albany city code section 1165.10(a) states that the land required to be dedicated as part of new development shall be suitable for municipally owned and operated parks, recreation facilities, and open space. Every year, the city includes a breakdown of existing municipal land use categories as percentages in the city's annual report. Today, there are 1,132 acres of open space, parkland, and preserved areas in the city which is 9.54% of the total city area. Within the Village Center, there are 94 acres which is 13.4% of the total Village Center area. Private parks and open spaces, such as golf courses, are included in this calculation.

As noted in the Engage New Albany Strategic Plan, parks and open space are intrinsic to the character of New Albany and these spaces take many different forms, serving different purposes throughout the community. These spaces consist of formal greens, city parks, rural corridor setbacks, environmentally sensitive lands, and others. Existing green spaces in the city complement the development pattern in which they are located, including the Village Center. In a 2023 report, the National Recreation and Park Association (NRPA) states that the organization does not provide standards as every community is unique with its own set of desires and needs.

In a memo published by the American Planning Association, David Barth states that there are no national standards for the optimal number of parks and other recreational facilities provided in a community (Barth, 2016). The article identifies and describes the most common park and recreation Level of Service (LOS) metrics, including acres per capita. Barth recommends that communities only include lands that could have otherwise been developed, are publicly accessible, and are able to be used for recreation in their acreage LOS metric. However, the author recognizes that there is no standard answer for what lands should and should not be included in this metric (Barth, 2016).

If the existing land use numbers are applied to an acreage LOS metric, there are approximately 96 acres of parkland, open space, and preserved areas per 1,000 residents in the entire city. Within the Village Center, there are approximately 85 acres of the same type of space per 1,000 residents. Surveying 1,000 park and recreation agencies, the NRPA reports that the median parkland acreage provided in cities with a population of less than 20,000 people is 13 with an upper quartile of 21.1 acres (National Recreation and Park Association, 2023).

Conclusion

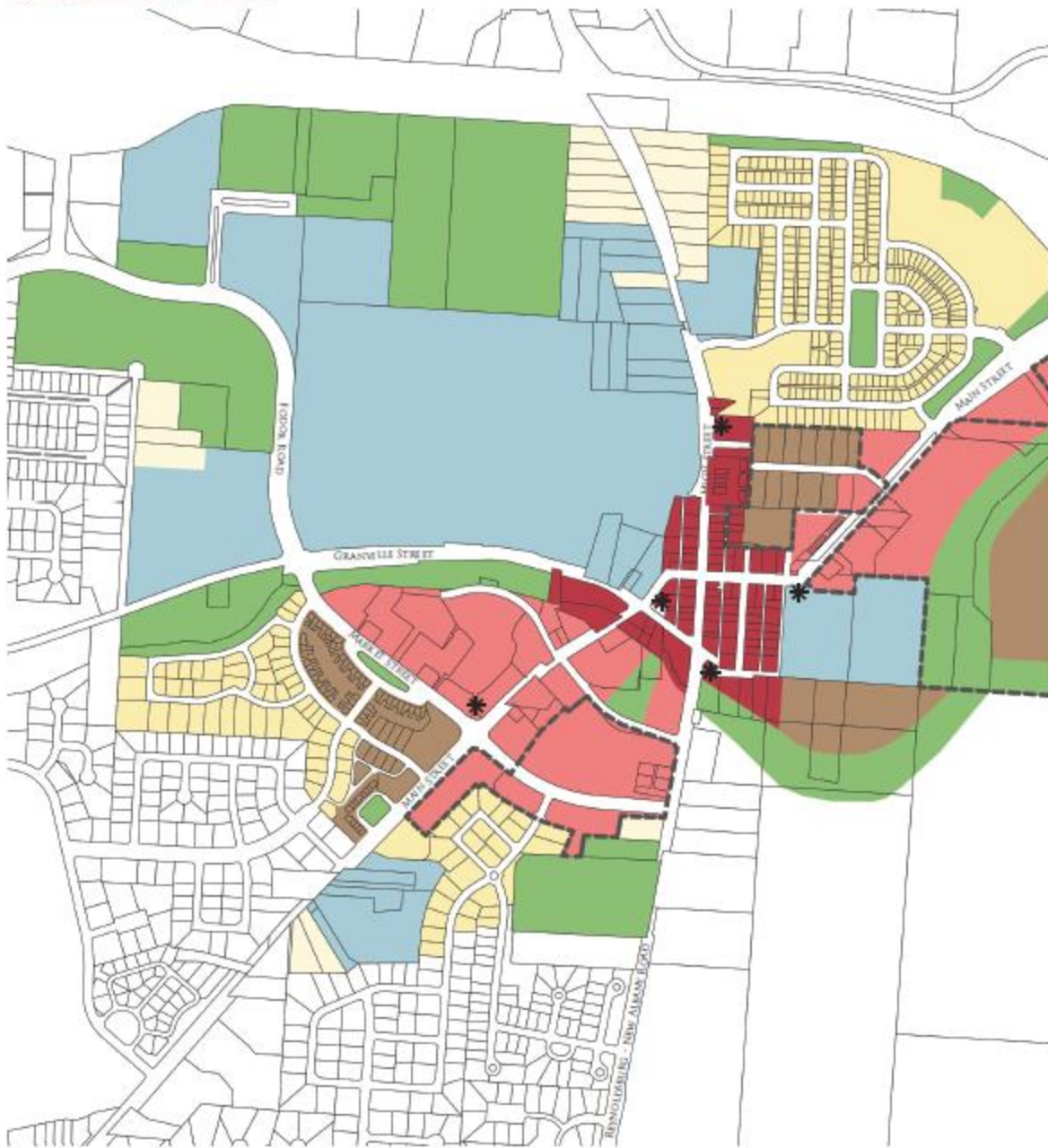
Parkland, open space, and preserved areas within the Village Center have historically been provided in a manner generally consistent with the regulating plan of the UCC. The intent of the UCC is to provide an appropriate arrangement of development that creates a vibrant, mixed-use district including a certain balance of greenspace and developed ground. This has resulted in an abundance of green spaces in the Village Center including key amenities such as Swickward Woods, Rose Run Park and the New Albany Wetland and Nature Preserve. Development in the Village Center is complimented by these greenspaces and when considered together, accomplishes the vision of the UCC.

To preserve the intent of the UCC and continue to promote cohesive development in the Village Center, the UCC should be modified so that properties in the Village Center are not required to meet the parkland and open space development standards (as described in C.O. 1165.10(1)).

Recommended Code Changes

The UCC should be updated to expressly exempt properties in the Village Center from meeting the parkland and open space development standards (as described in C.O. 1165.10(1)). The proposed modifications to the Urban Center Code are attached to this memo.

REGULATING PLAN





Street Standards Plan
 Refer to the Street Standards Plan for required and recommended street, alley, and building envelope standards.

1.1 Regulating Plan

- 1.1.1 The Regulating Plan divides the Urban Center District into sub-districts. These sub-districts identify areas of common building form based upon existing conditions and recommended future conditions from the Village Center Strategic Plan.
- 1.1.2 The sub-districts allocate the location of building forms, building frontages, and other development considerations to create the desired urban design standards for each.
- 1.1.3 The conceptual area boundary indicates a required arrangement of sub-districts and conceptual street layout for areas where the existing condition does not match the desired future building form or street layout. Modifications to sub-district boundaries can be made through the amendment process (Chapter 1111). Acceptable circumstances for modifications to the Regulating Plan would include the following:
 - a. modifications to the street standards plan
 - b. protection of natural features not previously identified
 - c. revisions to the Village Center Strategic Plan
- 1.1.4 Multiple locations within the Urban Center District have been identified as important visual termini. The locations should be seen as opportunities to highlight architectural interest through building orientation, unique massing, or frontage treatments. Refer to Section 3.3 for additional guidelines for required architectural focal points.
- 1.1.5 Some form of open space or parkland shall be provided within 1,200 linear feet of all new residential buildings. These spaces shall be programmed to meet the needs of residents in the surrounding area.

- Historic Center*
- Village Core*
- Core Residential*
- Village Residential*
- Rural Residential*
- Campus*
- Parks and Preservation*
- Conceptual Area Boundary*
- Required Architectural Focal Point*

the desired placement in a sub-district.

- 2.2.3 New building typologies shall be project specific and cannot be used for other development applications.

2.3 Wide Buildings

- 2.3.1 Buildings with lot widths that are longer than 300 feet should be sensitive to adjacent building patterns.
- 2.3.2 If a wide building is across from an existing set of buildings with significantly narrow lot widths, the wide building must mitigate the facade length by creating the appearance of smaller lot widths.
- 2.3.3 Wide buildings may implement vertical architectural elements to the building facade, changes in material, color, breaks in plane to the facade, or a varied roof line.

2.4 Reference Regulations

- 2.4.1 Unless otherwise specified in this document, the development standards of Part Eleven of the Codified Ordinances of New Albany shall apply.
- 2.4.2 Decks are permitted and shall be regulated by Codified Ordinance Chapter 1165.
- 2.4.3 Open-sided structures are permitted and shall be regulated by Codified Ordinance Chapter 1165.
- 2.4.4 Swimming pools shall be regulated by Codified Ordinance Chapter 1173.
- 2.4.5 Fencing and hedges shall be regulated by Codified Ordinance Chapter 1175.
- 2.4.6 Satellite antennas shall be regulated by Codified Ordinance Chapter 1177.
- 2.4.7 Wireless Telecommunication Facilities shall be regulated by Codified Ordinance Chapter 1179.
- 2.4.8 Properties located within the Regulating Plan boundary are not required to meet the Parkland and Open Space Dedication Requirements in Codified Ordinance Chapter 1165.