

HAMLET AT SUGAR RUN | LOCATION & CONTEXT



PLANNED UNIT DEVELOPMENT (PUD) REZONING PROCESS

During rezoning, city staff reviews the following...

- Compliance with Engage New Albany Strategic Plan Standards
- Proposed Zoning Regulations
 - Use, Site, Layout
 - Access, Loading, Parking
 - Architectural Standards
 - Parkland, Buffering, Landscaping, Open Space, Screening

Public Process

ROCKY FORK BLACKCLICK ACCORD

Advisory Board makes a
recommendation to the New
Albany Planning Commission

NEW ALBANY PLANNING COMMISSION

Reviews and makes a
recommendations to New
Albany City Council

NEW ALBANY CITY COUNCIL

New Albany City Council
takes final action on the
rezoning application

DEVELOPMENT REVIEW PROCESS

Final Development Plan

Detailed site plan, architectural elevations, programming, sizes of units, engineering plans, parkland and open space plan etc.

Public Process

PARKS & TRAILS ADVISORY BOARD (PTAB)

Reviews proposed parkland and open space dedications

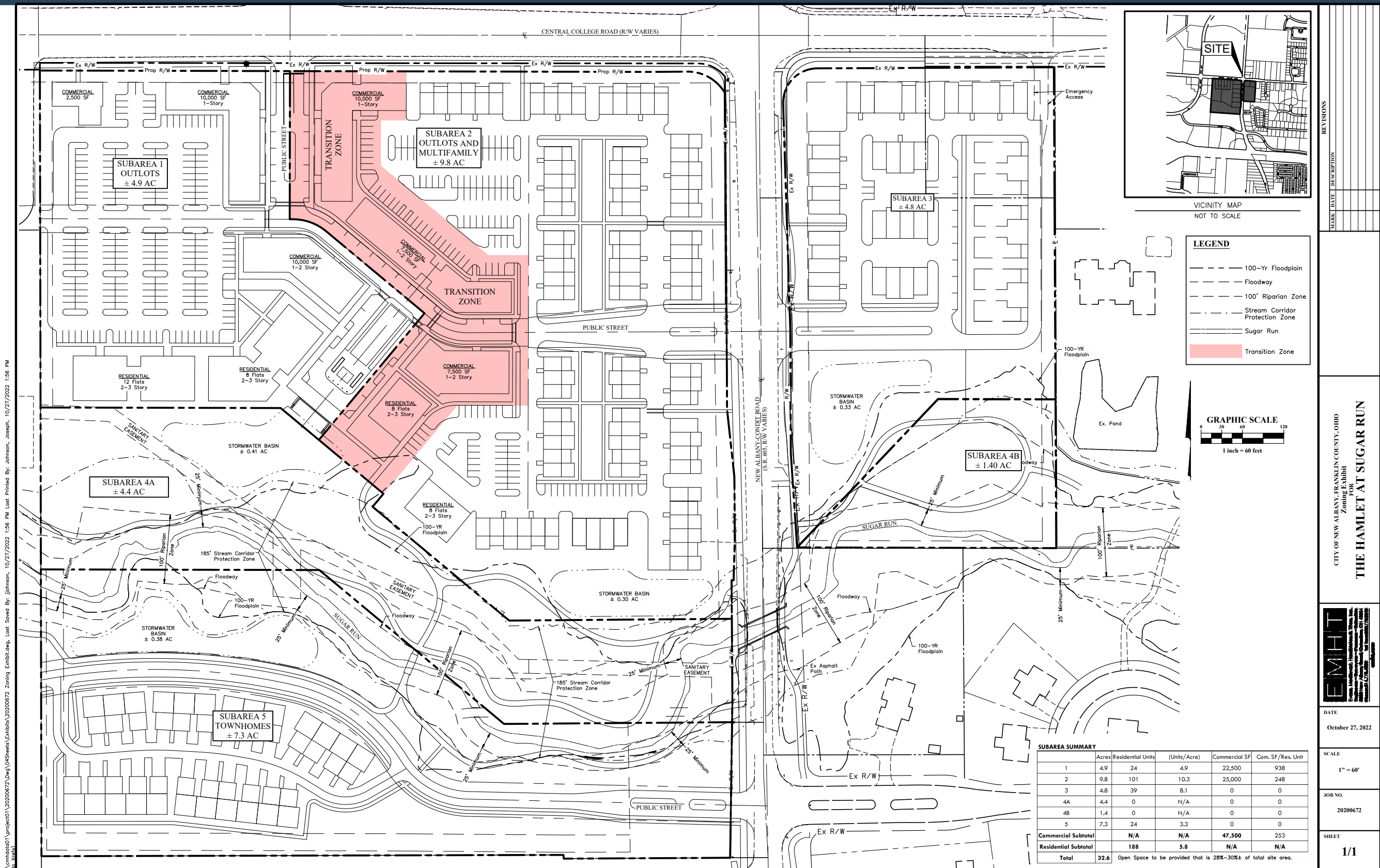
ARCHITECTURAL REVIEW BOARD (ARB)

Advisory Board makes a recommendation to the New Albany Planning Commission

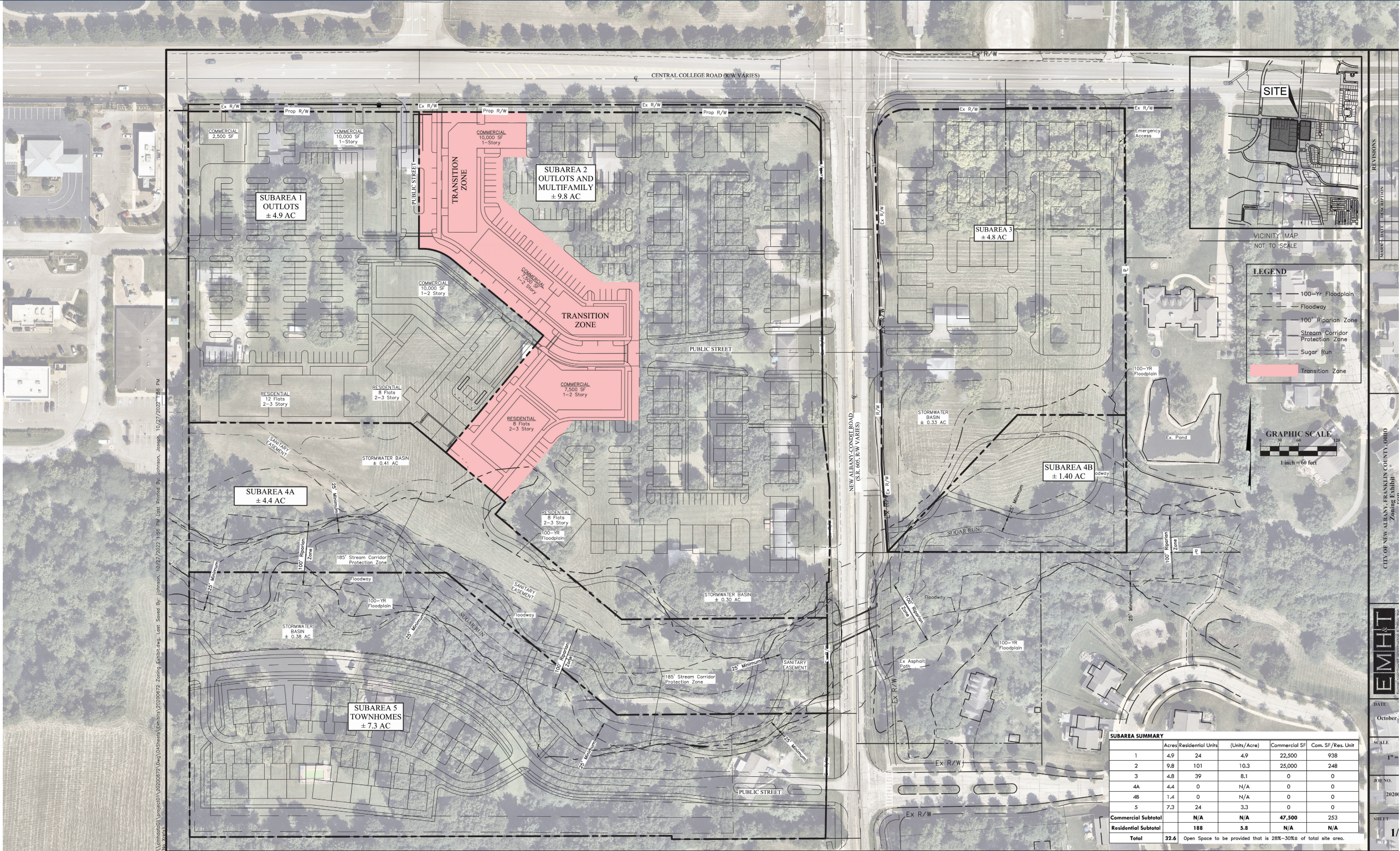
NEW ALBANY PLANNING COMMISSION

New Albany Planning Commission takes final action on the final development plan

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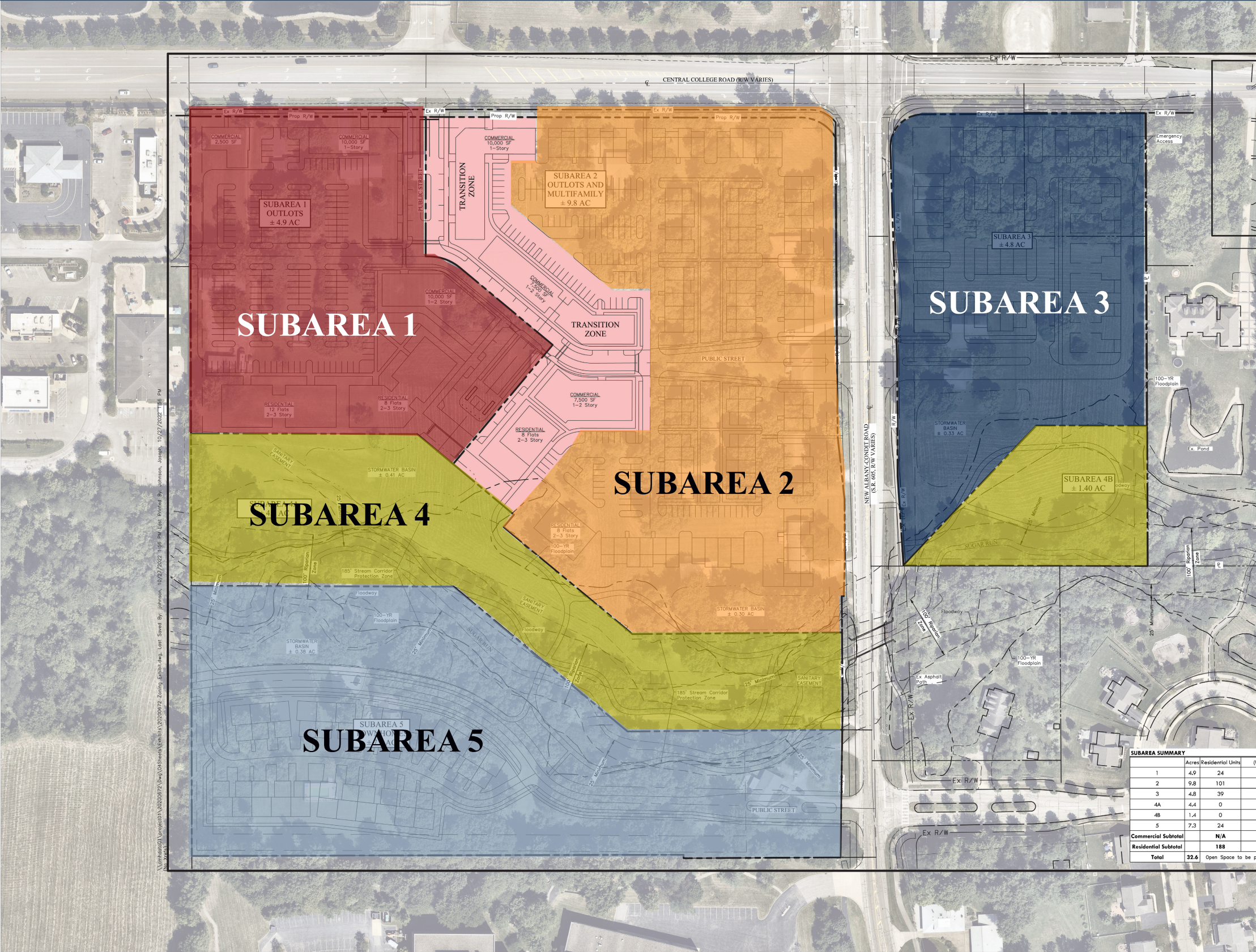


HAMLET AT SUGAR RUN | USE, SITE AND LAYOUT



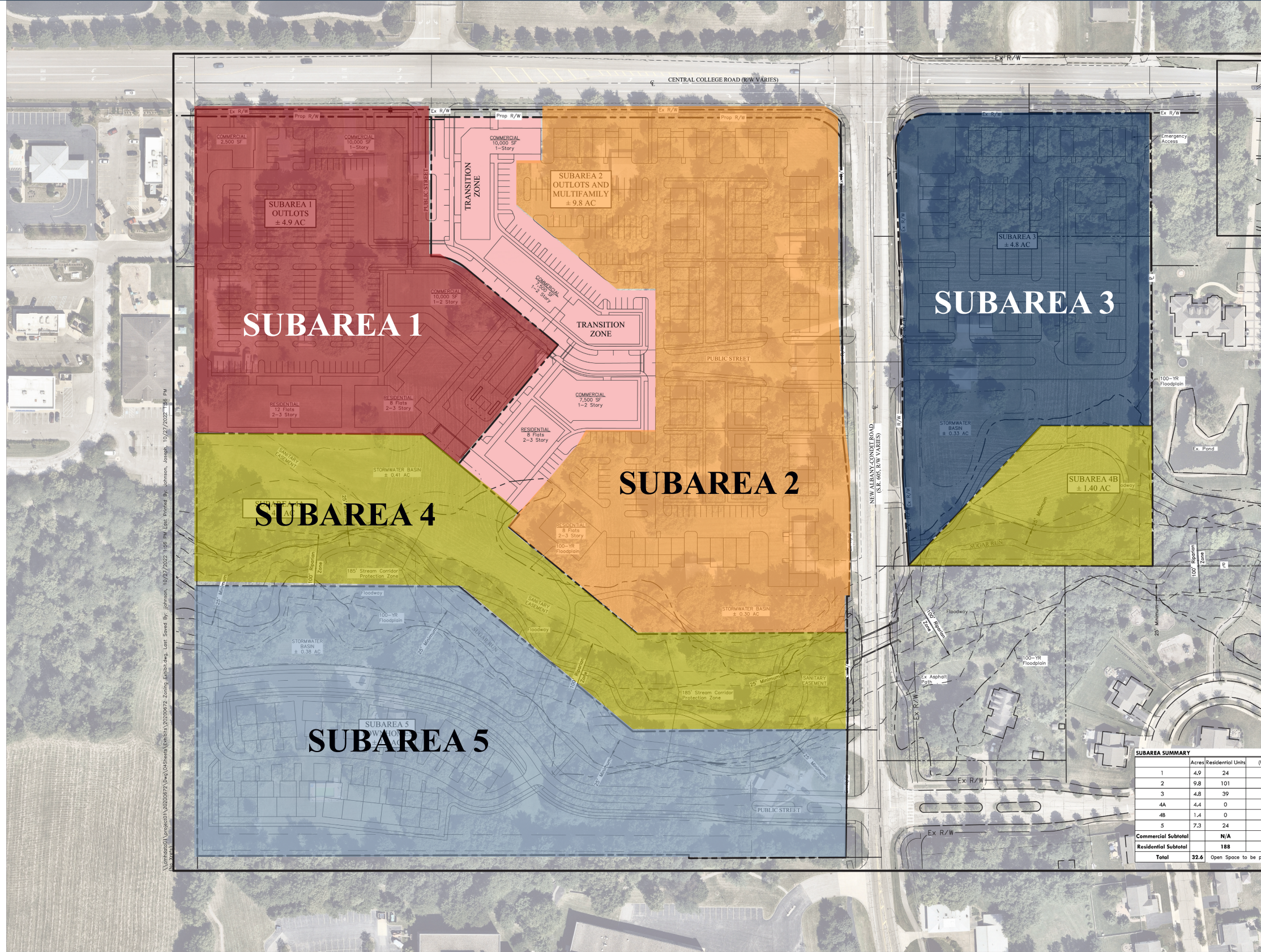
HAMLET AT SUGAR RUN | USE, SITE AND LAYOUT: SUBAREA 1

| SUBAREA | Permitted Uses |
|------------|--|
| 1 | |
| 5+/- acres | <p>General Business Commercial District Uses found in the C-3 General Business District (C.O. 1147.02) which permits office, general retail stores, personal service uses such as restaurants, banks, and beauty shops.</p> <p>Limited multi-family configured as flats.</p> |



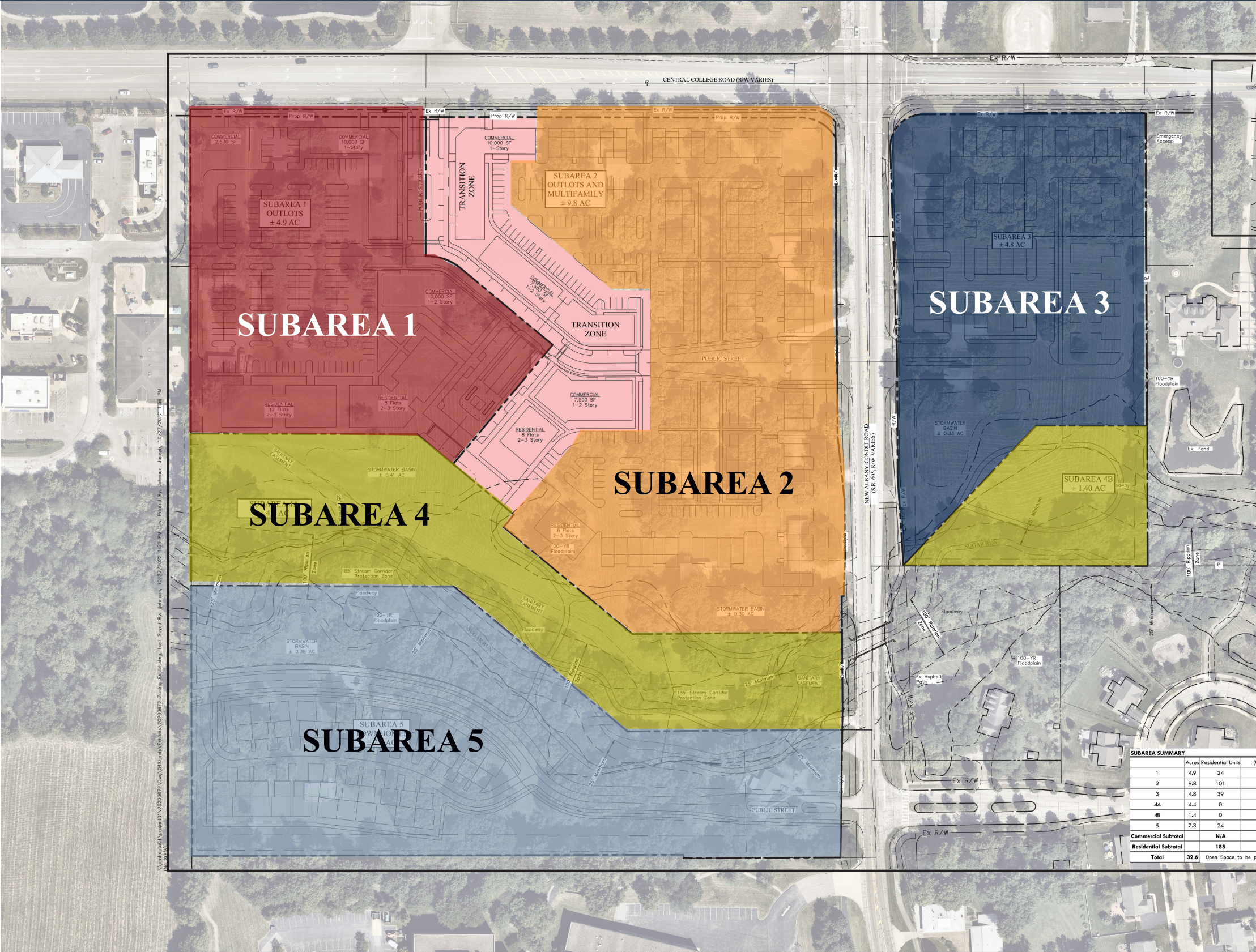
HAMLET AT SUGAR RUN | USE, SITE AND LAYOUT: SUBAREA 2

| SUBAREA 2 | Permitted Uses |
|-------------------|---|
| 10.5 +/- acres | <p>Single family attached or detached townhomes and single family detached homes.</p> <p>Attached or detached townhome units are permitted to be configured as flats. No more than 20% of the units in this subarea are allowed to be configured as flats and no more than 20% of the units may be detached, single family homes.</p> <p>The permitted uses of Subarea 1 are allowed to be operated within a limited area of Subarea 2 in an area identified as the “Transition Zone” on the preliminary development plan</p> |



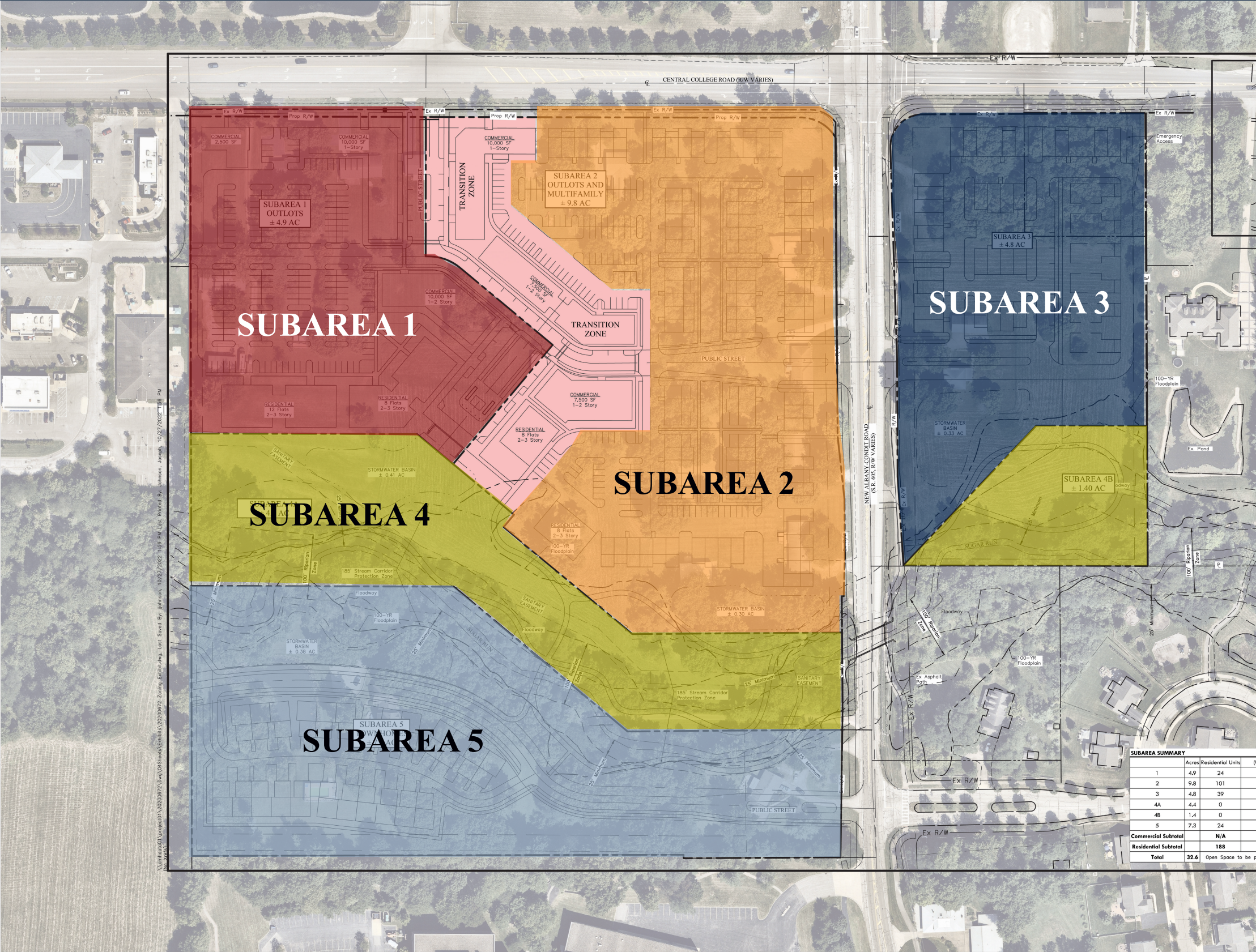
HAMLET AT SUGAR RUN | USE, SITE AND LAYOUT: SUBAREA 3

| SUBAREA | Permitted Uses |
|----------------|---|
| 3 | |
| 5.25 +/- acres | Single family attached townhomes and single family detached homes. No more than 45 units are permitted to be developed in this subarea and no more than 10 of them may be detached, single family homes. |



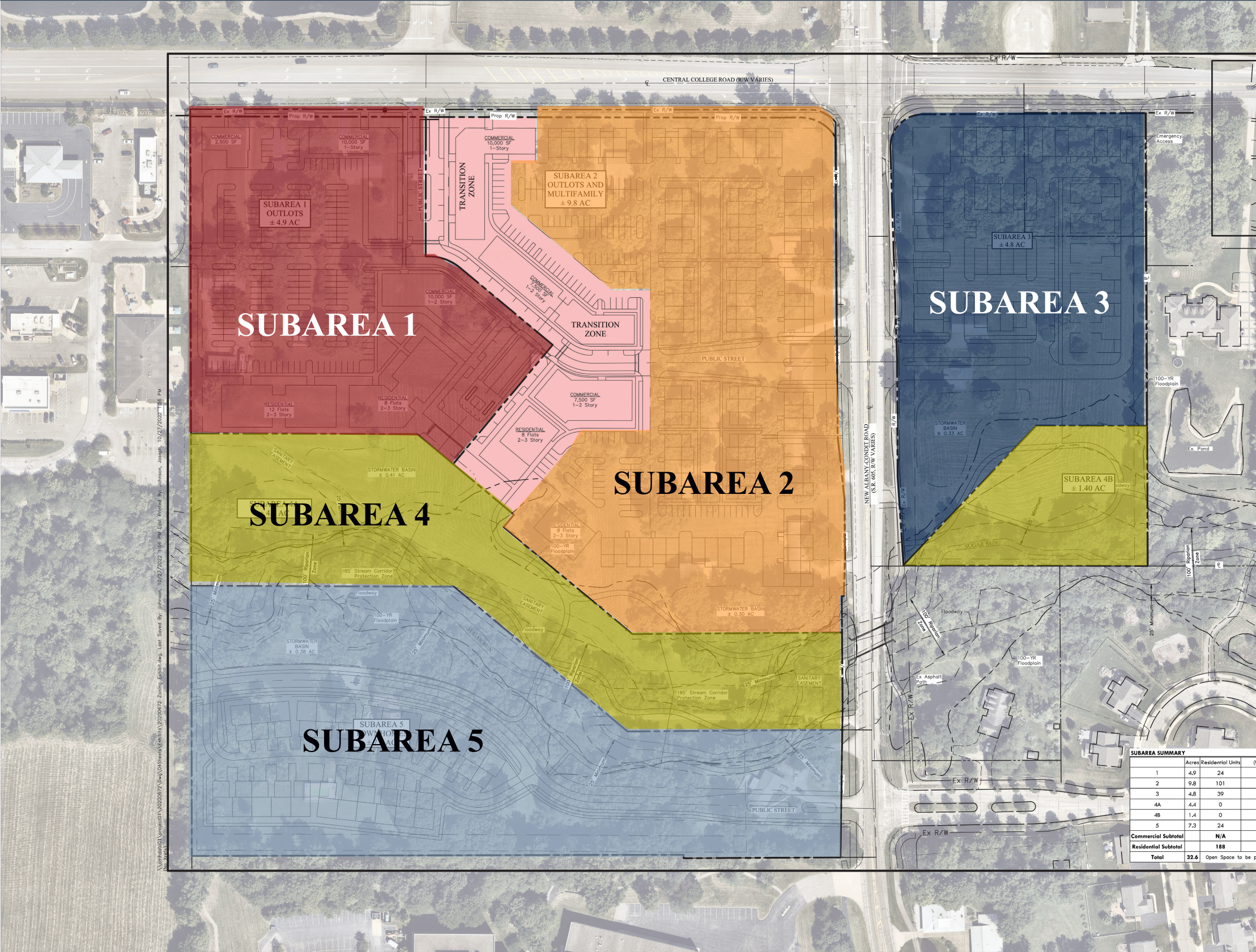
HAMLET AT SUGAR RUN | USE, SITE AND LAYOUT: SUBAREA 4

| SUBAREA | Permitted Uses |
|---------------|---|
| 4 | |
| 4.4 +/- acres | <p>Parkland/Open space, recreation facilities, outdoor markets, food trucks and outdoor performance areas.</p> <p>All athletic and playground or similar lighting is required to be turned off by 10pm.</p> |

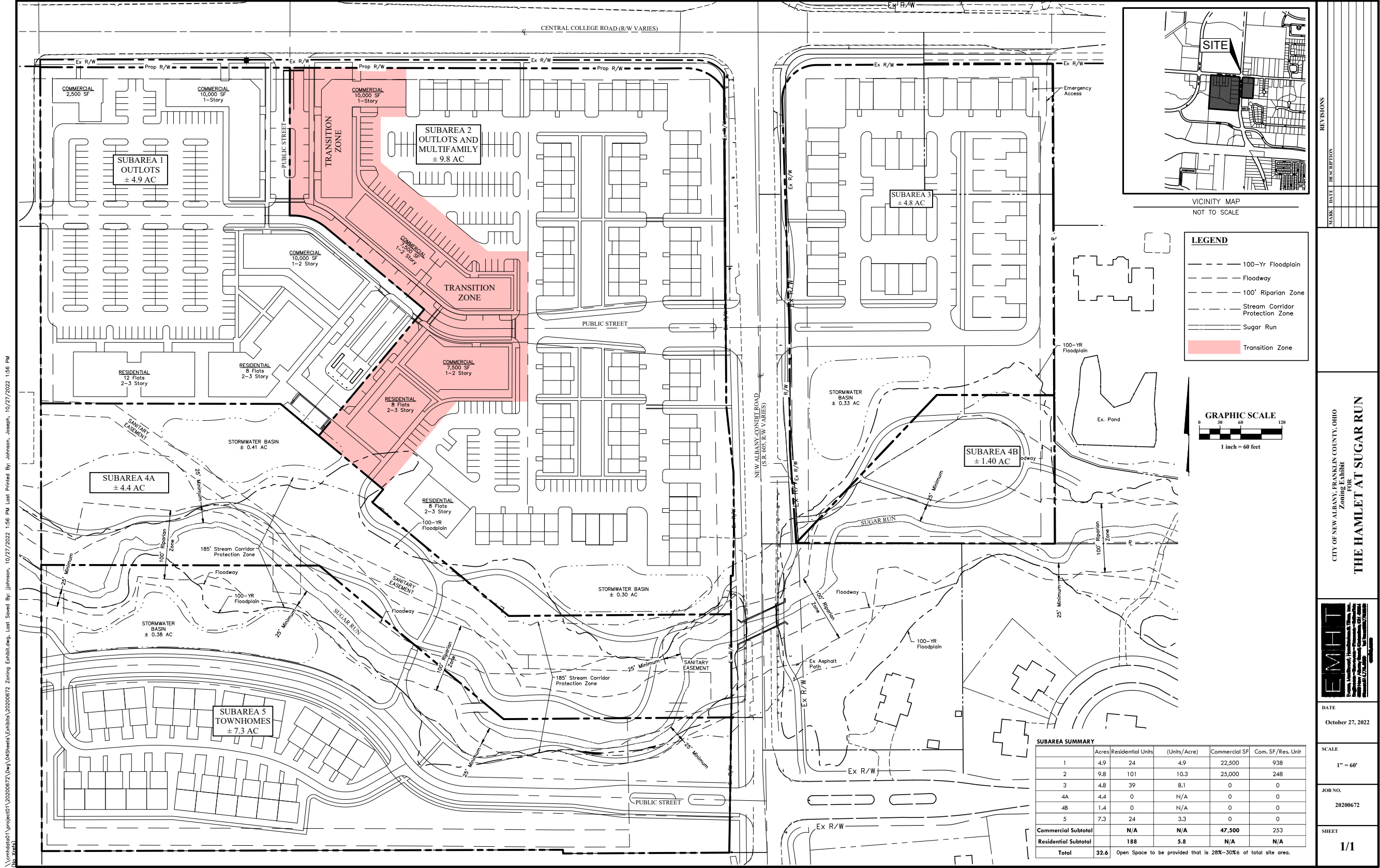


HAMLET AT SUGAR RUN | USE, SITE AND LAYOUT: SUBAREA 5

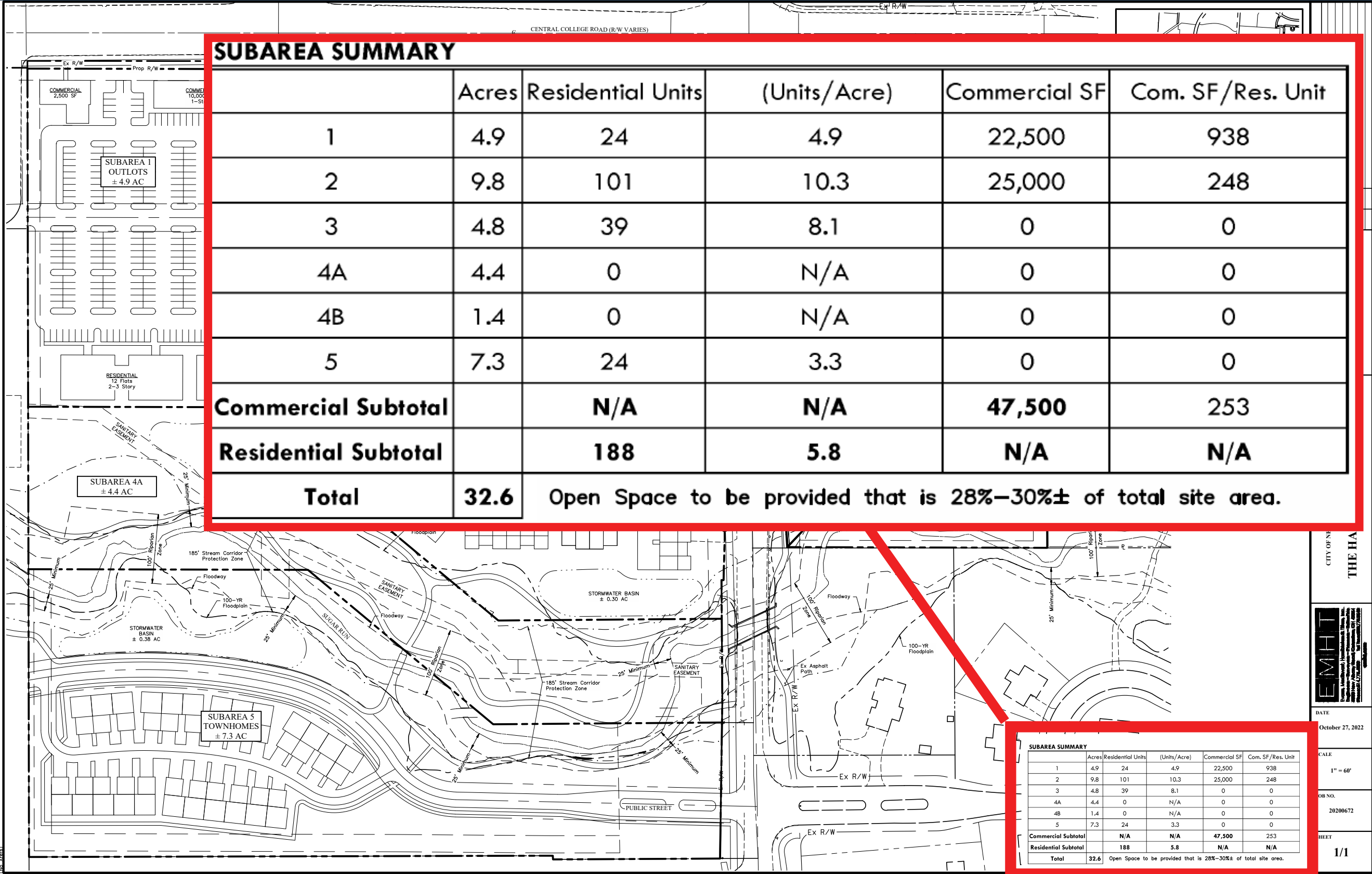
| SUBAREA 5 | Permitted Uses |
|---------------|---|
| 7.4 +/- acres | <p data-bbox="319 534 1112 574">Senior Living Facility Uses and supportive uses</p> <p data-bbox="319 634 1086 737">Maximum of 35 single family, attached town-homes if no senior living uses are developed</p> <p data-bbox="319 802 1109 907">Maximum of 25 detached, single family homes if no senior living facilities are developed</p> <p data-bbox="319 1065 1119 1431">The preliminary development plan shows town-homes being developed in this subarea. The zoning texts allows alternative, permitted uses to be developed on the site and determined at the time of a final development plan application.</p> |



HAMLET AT SUGAR RUN | USE, SITE AND LAYOUT: PRELIMINARY DEVELOPMENT PLAN



HAMLET AT SUGAR RUN | USE, SITE AND LAYOUT: PRELIMINARY DEVELOPMENT PLAN



HAMLET AT SUGAR RUN | USE, SITE AND LAYOUT: SCHOOL IMPACT STATEMENT

| Housing Type | Number of Units Proposed | Developer’s Student Yield Factor | City Data Student Yield Factor |
|--------------------------|--------------------------|--|--|
| Flats | 40 | 0.102 students per housing unit x 40 units= 4.08 students | 0.149 students per housing unit x 40 units= 5.96 students |
| Townhomes | 142 | 0.146 students per housing unit x 142 units= 20.73 students | 0.122 students per housing unit x 142 units= 17.32 students |
| Single Family | 6 | 0.499 students per housing unit x 6 units= 2.99 students | 0.832 students per housing unit x 6 units= 4.99 students |
| Total Number of Students | | 28 students | 28 students |

STRATEGIC PLAN RECCOMENDS:

25%

CITY CODE REQUIRES:

25%

THE ZONING TEXT COMMITS TO MEETING THIS REQUIREMENT

HAMLET AT SUGAR RUN | ARCHITECTURE STANDARDS

The zoning text commits to meeting or exceeding the architectural standards of New Albany with limited exceptions:

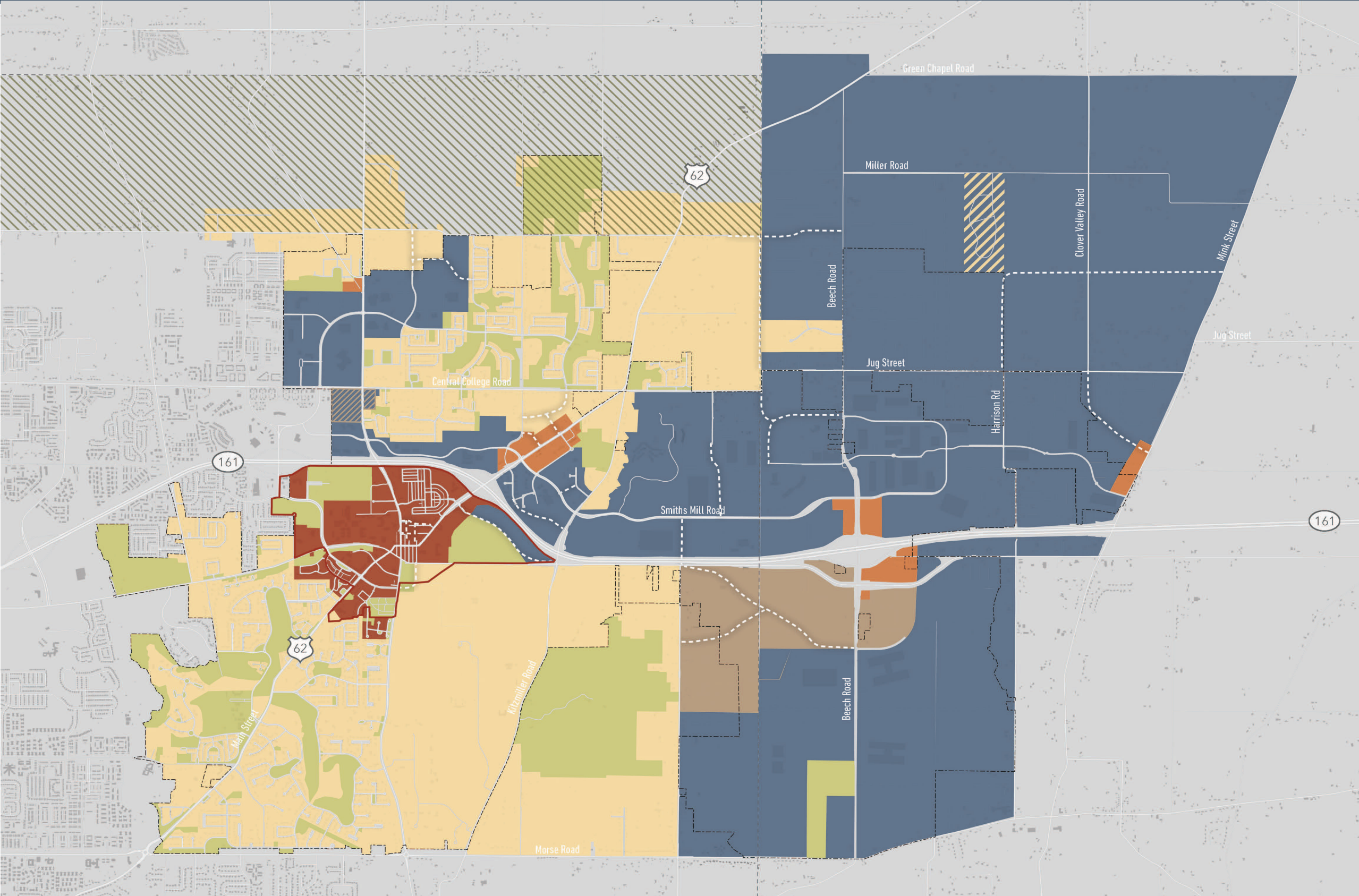
-The DGRs state that the width residential garage doors are not permitted to be wider than 9 feet. The zoning text states that these doors may be wider than 9 feet only if they face an alley. Since alleys are not primary roadways, this exception is appropriate.

-The DGRs require active and operable doors to be installed along all public streets. The applicant is meeting this requirement with the exception of subarea 1 where single tenant buildings are not required to have one along Central College Road. The text does require building facades facing Central College Road to include an architectural feature that encourages pedestrian connectivity, meeting the spirit and intent of the DGR requirement.

NEW ALBANY FUTURE LAND USE MAP

LEGEND

- Residential
- Village Center
- Retail
- Mixed Use
- Employment Center
- Parks and Green Space
- Metro Park Zone
- Village Center Boundary
- New Albany Hamlet



NEW ALBANY HAMLET | DEVELOPMENT STANDARDS

1. The gross density of a hamlet development is not to exceed six (6) dwelling units per acre.
2. A hamlet development should be comprised of about 75% developed land to 25% parks and open space.
3. A hamlet development should include a civic green space open to the public located near the center of the development.
4. A hamlet development should include a ratio of approximately 200 square feet of commercial uses for every 1 dwelling unit to ensure a vibrant mixed-use development. Commercial uses include administrative, business, and professional offices; retail stores; restaurants; hotels; and personal services. Drive thru businesses should be limited within the site in order to preserve the pedestrian-oriented character of a hamlet. Any commercial uses south of the Sugar Run stream corridor may not count towards this ratio.
5. Commercial uses must include some mixed-use commercial located around the civic green.
6. Ground floor and commercial uses in a hamlet should be complementary in nature with other uses on-site to encourage activity throughout the day, rather than at peak times.
7. Buildings may not be taller than 50 feet in height around the civic green, at least 250 feet from Central College Road and SR 605/New Albany-Condit Road, nor taller than 40 feet at the perimeter.
8. Public streets within a hamlet should be lined by buildings, with exceptions for limited drives, public spaces, and properly screened parking.

NEW ALBANY HAMLET | DEVELOPMENT STANDARDS

9. Garages shall face the rear of lots. No garage doors may face primary streets.
10. Parking must be integrated throughout the site through on-street parking on public streets, surface parking located behind primary buildings, limited surface parking located beside primary buildings, and structured parking. Surface parking lots must be properly screened from the street.
11. Drive locations should be kept to a minimum and the placement of buildings should encourage pedestrian activity.
12. Anyone seeking to build a hamlet development must submit a parking model to demonstrate sufficient parking is provided for the mix of residents, employees, and visitors to the site; shared parking among complementary uses is strongly encouraged on the site and the installation of excess parking is discouraged. If the tenants of the hamlet significantly change or if the use mix changes, the developer must resubmit the parking model to city zoning staff for review.
13. A hamlet development proposal should submit an overall master plan for the area showing how it fits together appropriately in terms of connectivity, site layout, uses, and aesthetics.
14. A hamlet development is expected to go through the Planned Unit Development (PUD) rezoning process. The city's Architectural Review Board (ARB) should review final development plans.
15. A hamlet development proposal must reference the applicable chapters of the New Albany Design Guidelines & Requirements (DGRs).