



Why are we back here?

2021: - Hamlet concept incorporated into Strategic Plan update

- Rezoning application was filed
- Rocky Fork Blacklick Accord recommended approval
- Planning Commission recommended approval
- City Council voted against the zoning

2022: - More specific hamlet requirements adopted as part of updates to Strategic Plan and City Code

- Second rezoning application was filed
- RFB Accord has recommended approval
- Planning Commission recommended approval

This is City Council's fourth opportunity to review a hamlet....

1) Hamlet land use recommendation included in Engage New Albany Strategic Plan

2) NoNA Zoning District rezoning

3) Hamlet land use recommendation included in 2022 Strategic Plan update

4) Current application

Plan approved by Planning Commission in 2021

→ Met 11 of 12 Criteria for Hamlets in the Strategic Plan

RESIDENTIAL

- Millennial/Active Adult Apts
- Senior Living Community
- Single Family Homes
- Townhomes/Duplexes
- Affordable Apartments (5%)
- Whimsical Residences

COMMERCIAL

- Office/Coworking
- Restaurants and Bar
- The Trailhead Park
 - Artisanal Eateries
 - Food Truck Haus
 - Community Stage

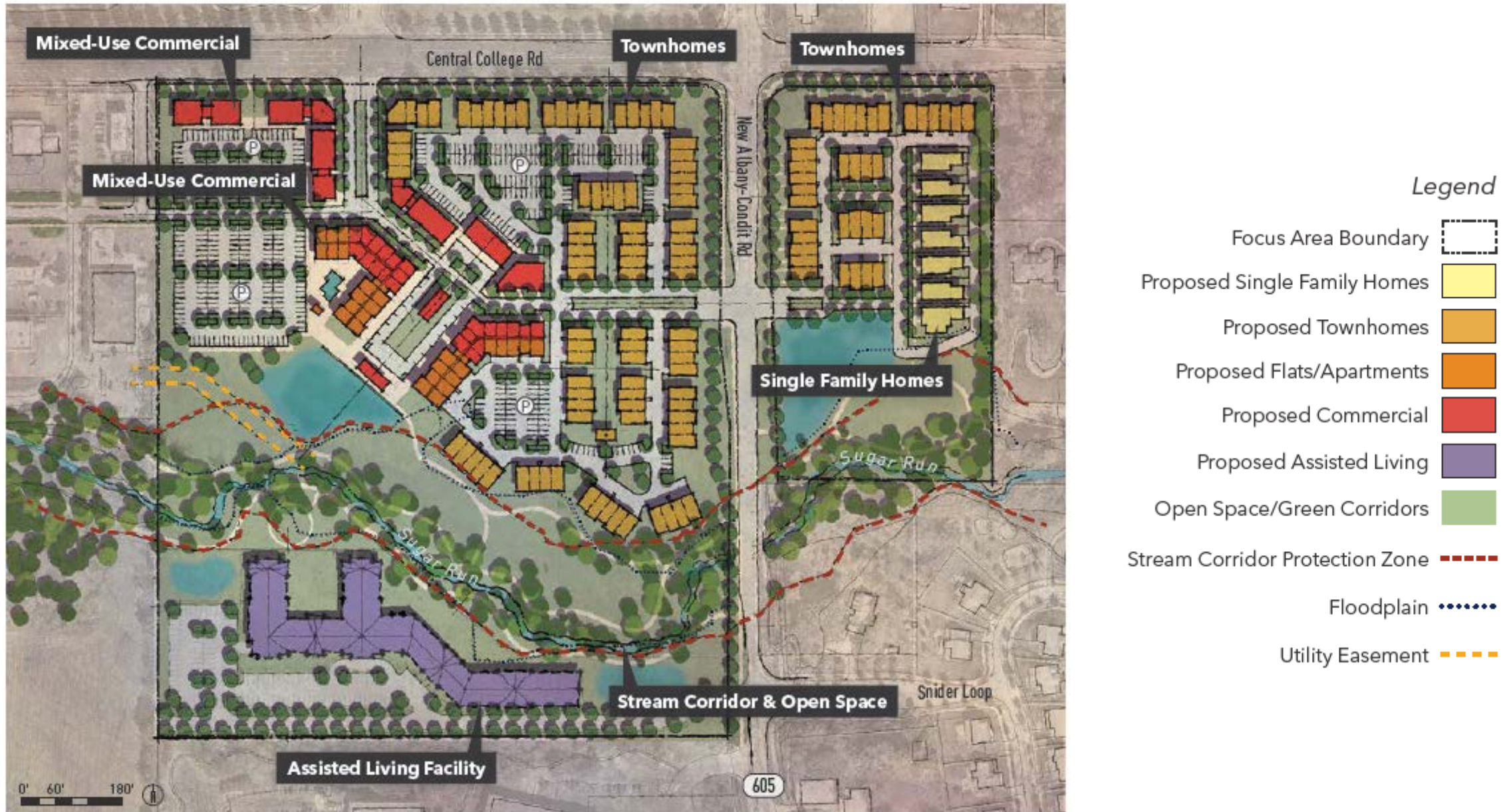
PARKS AND RECREATION

- Sugar Run Park
- Walking Paths/Trails
- Childrens' Play Area
- Meditation Path
- English Garden



Updated Strategic Plan

Preferred Hamlet Development Concept Diagram





Current Plan

→ Meets 15 of 15 Criteria for a Hamlet in Updated Strategic Plan

Preferred Hamlet Development Concept Diagram



Current Plan



Updated Strategic Plan vs. Current Plan

<u>Development Standard</u>	<u>2021 Hamlet Proposal</u>	<u>2022 City Strategic Plan</u>	<u>Current Proposal</u>
Acreage	30.33+/- acres	Limits hamlet development to southwest and southeast of intersection of Central College Road and SR 605	32.6+/- acres
Residential Density Max. (all unit types combined)	11.2 units/gross acre overall (340 units)	6 units/gross acre overall (195 units)	Preliminary Development Plan includes 5.7 units/gross acre overall (188 units)
Commercial to Residential Density Ratio	Defined based on capacity factoring in setbacks, max. lot coverage, and allowable building height	200 SF of commercials uses required for every 1 dwelling unit	Preliminary Development Plan includes 47,500 SF (252 SF of commercial per 1 dwelling unit)*
Multi-Family	280 units proposed	63 units	40 units (flats)
Building Height Max.	35-55 feet ➔ 53 feet applied to multi-family along Central College Road and SR 605	40 feet within 250 feet of Central College Road and SR 605 50 feet in excess of 250 feet from these streets	Same as Strategic plan recommendation
Parks and Open Space	Per plan	25% Min.	25% Min.
Central Civic Green Space	Included	Required	Included

Additional acreage due to acquisition of parcels along SR 605

Reduction of 152 units

Calculation ensures mix of uses

Multi-family (flats) only permitted at Central Green

Removed building with large massing along SR 605 and Central College Road

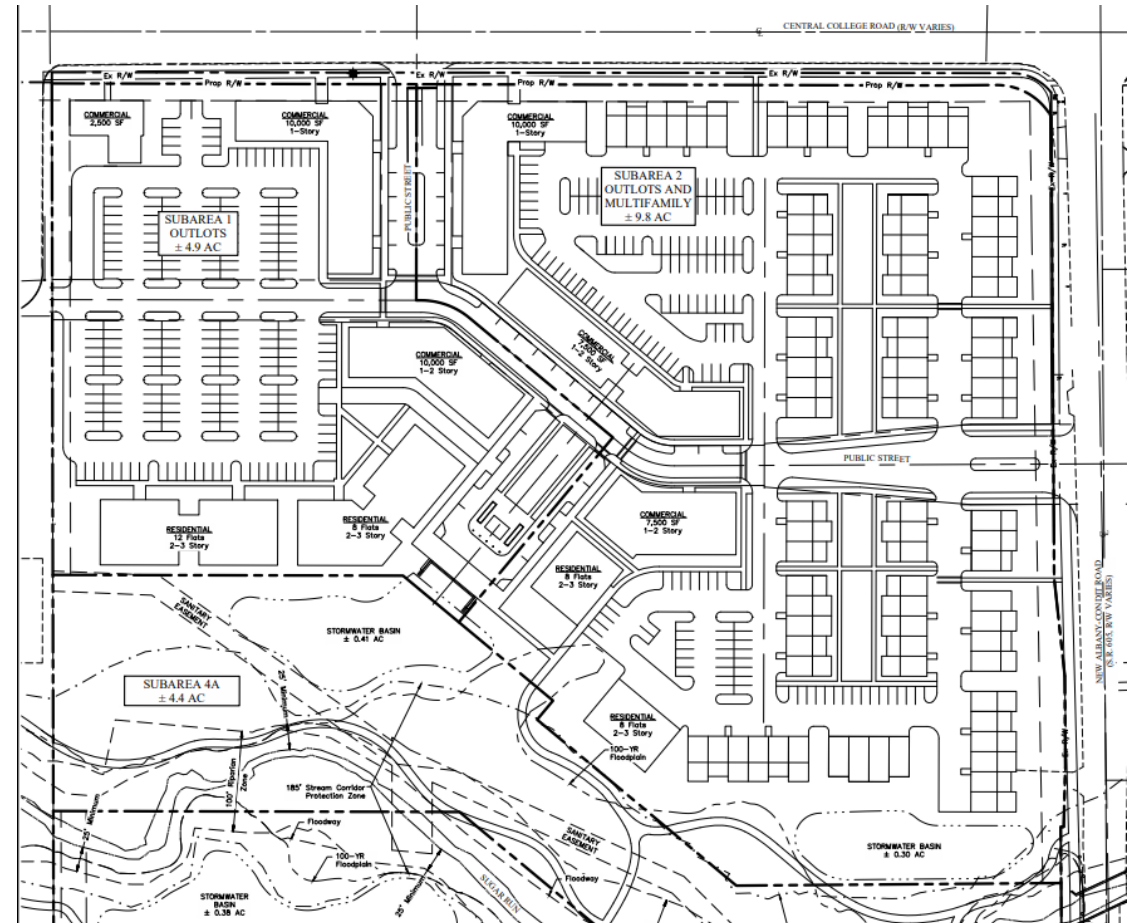
*Commercial SF could change based on market demand, but will still be subject to minimum of 200 SF of commercial for every dwelling unit

- Large apartment building eliminated and replaced with townhomes
- Limitations on drive-through uses (banks, coffee shops, pharmacies, and mobile pick-ups only)
- Acquired “missing tooth” parcels, integrated these into the development

2021 Plan



Current Plan



What we have heard....

School impact

Traffic

“Crime creep”

Residential product not meeting community standards

***What is more reasonable to rely on when
evaluating these issues?***

***→ Objective data and professional
conclusions or unsupported opinions?***

School Impact

Unit Type	Existing Developments*	Current Proposal Assumptions
Flats	0.149 students/unit	0.102 students
Townhomes	0.122 students/unit	0.146 students/unit
Traditional single-family	0.832 students/unit	0.44 students/unit
Age-restricted	0.028 students/unit	N/A

*City and School District student counts from existing neighborhoods

- Current zoning of property is R-1 (40,000 SF minimum lot area)
- 35 single-family units permitted under current zoning
- $0.832 \text{ students per unit} \times 35 \text{ units} = 29 \text{ students generated under current zoning}$
- Preliminary development plan includes 6 single-family homes, 142 townhomes, and 40 flats
 - $6 \text{ single-family homes} \times 0.832 \text{ students/unit} = 5 \text{ students}$
 - $142 \text{ townhomes} \times 0.122 \text{ students/unit} = 17 \text{ students}$
 - $40 \text{ flats} \times 0.149 \text{ students/unit} = 6 \text{ students}$
 - 28 students using existing development assumptions (28 students also, using applicant assumptions)

School Impact

Applicant hired New Albany Plain Local School District's consultant to provide a projection of students.

- Consultant used real world data and modeling with no influence from the applicant on assumptions
- Concluded that 28 students would be generated from the hamlet

City staff consulted with school district and gathered data from existing comparable residential developments in New Albany

- Applying data from existing developments, City concluded that 28 students would be generated from the hamlet

Based on City's data from existing residential developments, development of 35 single-family homes under the property's current zoning would yield 29 students ($0.832 \text{ students/unit} \times 35 \text{ units permitted} = 29 \text{ students}$).

→ From a student generation standpoint, this proposal is a net neutral

Financially, the hamlet will substantially benefit the school district

- Existing conditions on the site provide an annual loss to the school district, assuming 0.832 students per home
- Estimated \$1.7M+ annual surplus
- Unlike typical residential development which must provide enough value on its own to pay for the education of students living in a neighborhood, this proposal provides value from residential and commercial improvements

→ Objective data supports that the hamlet will positively impact the schools.

- Only counterargument? "We don't believe these numbers"

Traffic

Is the intersection at Central College Road and SR 605 dangerous? The following was provided by the City's Police Department in response to the question: *"Do you have accident data (for this intersection) for the last two years?"*

From: Kris Daniels <kdaniels@newalbany.police.org>
Sent: Wednesday, November 9, 2022 9:58 AM
To: Renee Kreutler <rkreutler@Steiner.com>
Subject: FW: Hamlet at Sugar Run - Traffic question

Accident Number	Accident Date/Time	Road Name	Road Type	Road Type	Route Number	Reference Point	Condition	Unit Error	Pre Crash Action	Crash Severity
2020-00013314	12/27/2020 22:01:00	CENTRAL COLLEGE	RD Road	SR State Route	605	1 Intersection	1 Dry	01	05 Making Right Turn	5 Property Damage Only
2021-00001242	02/07/2021 10:26:00	CENTRAL COLLEGE	RD Road	SR State Route	605	1 Intersection	1 Dry	01	01 Straight Ahead: Makine Left Turn	5 Property Damage Only
2021-00007120	08/04/2021 15:47:00	CENTRAL COLLEGE	RD Road	SR State Route	605	1 Intersection	1 Dry	01	04 Overtaking/Passing; Slowing or Stopped	5 Property Damage Only
2021-00009048	10/04/2021 16:56:00	CENTRAL COLLEGE	RD Road	SR State Route	605	1 Intersection	1 Dry	01	01 Straight Ahead; Slowing or stopped	3 Suspected Minor Injury
2021-00009074	10/05/2021 16:20:00	CENTRAL COLLEGE	RD Road	SR State Route	605	1 Intersection	1 Dry	01	01 Straight Ahead	3 Suspected Minor Injury
2021-00011573	12/16/2021 15:56:00	CENTRAL COLLEGE	RD Road	SR State Route	605	1 Intersection	2 Wet	01	01 Straight Ahead	5 Property Damage Only
2022-00005231	05/31/2022 09:55:00	CENTRAL COLLEGE	RD Road	SR State Route	606	1 Intersection	1 Dry	01	01 Straight Ahead; Making Right Turn	5 Property Damage Only

Data shows 7 accidents since December 2020

Traffic

From City Engineer's memo in response to updated Traffic Impact Study:

2-Comparison of Sugar Run site traffic to the 2021 NMD traffic-

The Sugar Run TIS shows 210 new trips in the AM peak hour (730-830 AM), and 233 new trips in the PM commuter peak hour (5-6 PM). In comparison, the 2021 NMD had proposed 350 AM and 316 PM peak hour trips. **This represents a 40 percent reduction in AM peak hour trips, and a 24 percent reduction in PM peak hour trips.** This results in reduced delays compared to results in the 2021 NMD.

6-School Traffic Issues not related to the Sugar Run Development-

The Sugar Run TIS, similar to the 2021 NMD, notes that the development would have the greatest impacts during normal commuter peak periods, and a lesser impact during school peak periods. Specifically, the Sugar Run TIS notes that PM school peak hour traffic along SR 605 is about 40 percent less than during the commuter PM peak. Further, No additional improvements are identified or recommended in the Sugar Run TIS related to the school peak periods. **We concur.** The Sugar Run TIS also notes that the City and the New Albany-Plain Local Schools District have been in discussions to further address School peak period traffic concerns. Those improvement options are on-going and are separate from the Sugar Run development.

TO: Joe Stefanov, City Manager

CC:

FROM: Greg Jones, Chief of Police

DATE: August 19, 2021

RE: NoNA Crime Statistics

Regarding Councilmen Fellow's NoNA question (below) related to crime rates in higher density developments, we reviewed non-criminal incidents and offense (criminal) statistics from the two developments within the city that are the most similar in density to the proposed NoNA development. The two developments are the apartments on Market Street and the Redwood "single-story apartments" off of New Albany Road East. We analyzed two years' worth of statistics for the two developments, from August 11, 2019 thru August 11, 2021.

I would ask that Chief Jones be prepared to talk about increased density in the NoNA project and how that may impact an increase in crime and PD resources based on established statistics, and/or what he sees regarding crime rates in high density developments on New Albany's borders, (Thompson Rd and Central College)

We did not analyze the statistics of the high density developments that border our city on Thompson Road and Central College. Those high density developments are much larger in the number of buildings, number of dwellings, and population than what is being proposed with NoNA.

The apartments on Market Street generated 40 calls for service (CFS) over the two year period for an average of 20 calls per year. The CFS ranged from alarm drops and lockouts to domestic violence and theft. Of those 40 CFS, nine offense reports were taken for an average of 4.5 reports per year. The offense reports ranged from criminal mischief and theft to illegal drugs and domestic violence.

The Redwood development off on New Albany Road East is described as a majority senior community and single story apartments. These apartments generated 43 CFS over the two year period for an average of 21.5 CFS per year. Of those 43 CFS, 10 reports were taken for an average of 5 per year. The CFS ranged from alarm drops and parking to child abuse and identity theft. Based on details contained within the calls for service and my personal experience, the

development's population is mixed between seniors and families with young children. For example, two of the calls involved teenagers and a third involved a young girl with no age given.

To provide some perspective, the police department responded to a total of 5,082 CFS in 2019 and 4,489 CFS in 2020. The two developments analyzed for this memo are certainly not perfectly matched with what is being proposed with the NoNA development. However, we identified them as the two most similar developments when it comes to population density within the city. Neither the Market Street apartments nor the Redwood apartments are considered areas that require a disproportionate amount of police services. Please let me know if you have any questions or additional information is needed.

Is there a crime issue at Keswick near Market Square?
Product type and use mix is similar in the Hamlet proposal.

Community Standard

New Albany Links Area Sales

Ref. No: [222N053EAA 26800](#)

Residential Sales In This Neighborhood - Last 18 Months

Options

Sort by:

Ascending

Results/page: 25

Results

Click rows to view property details

Displaying 1 - 25 of 100

All	Parcel ID	Last Sale	Price	Owner	Address	Style	Sq Feet
<input type="checkbox"/>	220-000951-00	01/18/2022	\$347,900	CHASIN KENNETH	7677 CENTRAL COLLEGE RD	BI-LEVEL	1090
<input type="checkbox"/>	222-000621-00	10/04/2021	\$400,000	BEVEL NEW ALBANY LLC	6800 BEVELHYMER RD	RANCH	1482
<input type="checkbox"/>	222-000620-00	10/04/2021	\$400,000	BEVEL NEW ALBANY LLC	BEVELHYMER RD	Vacant La...	
<input type="checkbox"/>	222-000806-00	10/21/2021	\$387,000	GILLETTE ERIC	7613 PINE RIDGE CT	COLONIAL	2228
<input type="checkbox"/>	222-004092-00	06/17/2021	\$605,000	WALKER LORI	6946 DEAN FARM RD	COLONIAL	3056
<input type="checkbox"/>	222-004105-00	05/26/2021	\$469,900	AM INVESTMENT SOLUTIONS LLC	8309 MARWITHE PL	COLONIAL	2728
<input type="checkbox"/>	222-004115-00	10/11/2021	\$485,000	HUFF CLARE	8210 MARWITHE CT	COLONIAL	2542
<input type="checkbox"/>	222-000731-00	07/01/2021	\$226,000	WOELFLE JEREMY LEE	6474 CEDAR BROOK DR	RANCH	1390
<input type="checkbox"/>	222-000710-00	08/10/2022	\$50,000	MARRELL CHRISTINE L BURGESS	6881 CEDAR BROOK GLEN	CAPE COD	2216
<input type="checkbox"/>	222-000703-00	09/02/2022	\$535,000	DASHKOVSKY ALEXANDER	6500 CEDAR GLEN CT	MULTI-LEV...	1838
<input type="checkbox"/>	222-000683-00	10/15/2021	\$360,000	MIZELL ROBIN D	6875 CENTRAL COLLEGE RD	RANCH	1260
<input type="checkbox"/>	222-000704-00	09/14/2022	\$259,600	NEW CHAPTER DEVELOPMENT LLC	6869 CENTRAL COLLEGE RD	MULTI-LEV...	1077
<input type="checkbox"/>	222-000776-00	07/29/2022	\$325,000	D1 REAL ESTATE LLC	6998 DORAN DR	COLONIAL	2192
<input type="checkbox"/>	222-002217-00	03/31/2022	\$650,000	CARRLE CANDACE RICH	7015 HARLAN SQ	COLONIAL	3170
<input type="checkbox"/>	222-002352-00	11/12/2021	\$325,000	PAULSEN CYNTHIA	6912 KEESEE CR	CAPE COD	2491
<input type="checkbox"/>	222-002361-00	08/11/2021	\$354,000	YEN EDWARD J	6916 NEW ALBANY RD E	MODERN	1832
<input type="checkbox"/>	222-002377-00	10/18/2021	\$280,000	CARFAGNA SAMUEL J	6948 NEW ALBANY RD E	RANCH	1823
<input type="checkbox"/>	222-002427-00	08/19/2021	\$540,000	PENDLETON GREGORY J	7062 MAYNARD PL E	COLONIAL	3074
<input type="checkbox"/>	222-002444-00	11/19/2021	\$476,000	TAYLOR JEREMY	7030 MAYNARD PL E	COLONIAL	2968
<input type="checkbox"/>	222-002436-00	09/15/2022	\$550,000	TAPIA FRANCISCO	7071 MAYNARD PL E	COLONIAL	2746
<input type="checkbox"/>	222-002428-00	01/31/2022	\$580,000	FRABBOTT ANTHONY M	7074 MAYNARD PL E	COLONIAL	3090
<input type="checkbox"/>	222-002463-00	06/27/2022	\$740,500	FENG JINLAN	7073 MAYNARD PL	COLONIAL	3069
<input type="checkbox"/>	222-002689-00	06/16/2022	\$390,000	MUNJAS JANET A TR	7051 CAMDEN DR	MODERN	1832
<input type="checkbox"/>	222-002701-00	09/14/2022	\$380,000	COULTER RICHARD L	6937 JOYSMITH CR	RANCH	1608
<input type="checkbox"/>	222-002706-00	07/19/2021	\$275,250	SCHWARTZ RHONDA	6927 JOYSMITH CR	MODERN	1832

Enclave Sales

Ref. No: [222N053F 04000](#)

Residential Sales In This Neighborhood - Last 18 Months

Options

Sort by: Last Sale Ascending

Results/page: 25

Results

Click rows to view property details

Displaying 1 - 25 of 100

All	Parcel ID	Last Sale ▲	Price	Owner	Address	Style	Sq Feet
<input type="checkbox"/>	... 222-002817-00	05/18/2021	\$567,000	SPENCER BRYAN	8673 BELWORTH SQ	COLONIAL	2947
<input type="checkbox"/>	... 222-003848-00	05/18/2021	\$546,000	HESSENAUER SCOTT	7257 DEAN FARM RD	MULTI-LEV...	3577
<input type="checkbox"/>	... 222-000446-00	05/25/2021	\$299,900	MCCULLOUGH JASON	6375 KITZMILLER RD	CAPE COD	1491
<input type="checkbox"/>	... 222-004105-00	05/26/2021	\$469,900	AM INVESTMENT SOLUTIONS LLC	8309 MARWITHE PL	COLONIAL	2728
<input type="checkbox"/>	... 222-003968-00	06/16/2021	\$550,000	KOZAK MICHAEL ALLEN	8406 LEISNER AV	MULTI-LEV...	3043
<input type="checkbox"/>	... 222-004092-00	06/17/2021	\$605,000	WALKER LORI	6946 DEAN FARM RD	COLONIAL	3056
<input type="checkbox"/>	... 222-000731-00	07/01/2021	\$226,000	WOELFLE JEREMY LEE	6474 CEDAR BROOK DR	RANCH	1390
<input type="checkbox"/>	... 222-003817-00	07/02/2021	\$785,000	COOK DESIREE	5360 FORT WARD DR	MODERN	4011
<input type="checkbox"/>	... 222-002875-00	07/09/2021	\$645,000	NOGINA IRINA	6925 CUNNINGHAM DR	COLONIAL	3188
<input type="checkbox"/>	... 222-004674-00	07/12/2021	\$555,000	HOUBLER RYAN MATTHEW	6870 HARPER LN	COLONIAL	2510
<input type="checkbox"/>	... 222-002706-00	07/19/2021	\$275,250	SCHWARTZ RHONDA	6927 JOYSMITH CR	MODERN	1832
<input type="checkbox"/>	... 222-003544-00	07/22/2021	\$675,000	CAMPBELL JOHN	7375 BRITTS BEND WEST	COLONIAL	3592
<input type="checkbox"/>	... 222-004236-00	07/26/2021	\$518,000	COOPER VAUGHN B	5470 SNIDER LP	COLONIAL	2764
<input type="checkbox"/>	... 222-004258-00	07/26/2021	\$563,000	KORYNSKI RYAN R	6877 WENTWORTH DR	COLONIAL	2864
<input type="checkbox"/>	... 222-002723-00	07/30/2021	\$386,218	GREENHAM DAVID JAMES	6934 CAMDEN DR	MODERN	2024
<input type="checkbox"/>	... 222-004191-00	08/02/2021	\$855,000	WHEELER JASON E	7462 NEW ALBANY LINKS DR	COLONIAL	3628
<input type="checkbox"/>	... 222-004197-00	08/03/2021	\$830,000	OHRI VIKAS	7417 NEW ALBANY LINKS DR	COLONIAL	3615
<input type="checkbox"/>	... 222-001997-00	08/09/2021	\$915,000	CENTRAL COLLEGE DEVELOPMENT L...	6700 CENTRAL COLLEGE RD	RANCH	1744
<input type="checkbox"/>	... 222-003172-00	08/10/2021	\$665,000	BANARD BRANDON	6855 MARGARUM BEND	MULTI-LEV...	2946
<input type="checkbox"/>	... 222-002830-00	08/11/2021	\$652,000	HERTLEIN NOELLE A	6994 KINDLER DR	COLONIAL	3950
<input type="checkbox"/>	... 222-002361-00	08/11/2021	\$354,000	YEN EDWARD J	6916 NEW ALBANY RD E	MODERN	1832
<input type="checkbox"/>	... 222-002858-00	08/11/2021	\$525,000	ZIGAN CHRISTOPHER	7150 SUMPTION DR	COLONIAL	3026
<input type="checkbox"/>	... 222-003000-00	08/13/2021	\$400,000	PAPROCKI CHERYL L	8888 GRATE PARK SQ	COLONIAL	2030
<input type="checkbox"/>	... 222-002898-00	08/18/2021	\$470,000	PITTELLO JOE	6970 CUNNINGHAM DR	MULTI-LEV...	2750
<input type="checkbox"/>	... 222-002814-00	08/19/2021	\$665,000	HOOPER ALEXANDER	8703 BELWORTH SQ	COLONIAL	3336

Hamlet Projected Home Values: \$650,000 - \$750,000

Community Standard

NA Links



222-002456 05/31/2021

Hamlet



Enclave



222-004209 05/27/2021



222-002419 05/31/2021



222-004235 05/27/2021



THE HAMLET

— AT —

SUGAR RUN