



**Parks and Trails Advisory Board**

Meeting Minutes Monday, August 5, 2024 - Approved

**I. Call to order**

The New Albany Parks and Trails Advisory Board held a regular meeting on Monday, August 5, 2024 in the New Albany Village Hall. Chair Stribick called the meeting to order at 6:02 p.m. and asked to hear the roll.

**II. Roll call**

Those answering roll call:

Mr. Stribick	present
Ms. Steelman	present
Ms. Segnini	present
Ms. Bhat	absent
Mr. Heurman	absent
Ms. Schaper	present
Ms. Stoughton	present
Council Member Fellows	present

Having five voting members present, the board had a quorum to transact business.

**Staff members present:** Law Director Albrecht, Development Engineer Albright, Planner II Christian, Planning Manager Mayer, Deputy Clerk Madriguera.

**III. Action on minutes:** March 4, 2024

Chair Stribick asked if there were any corrections to the March 4, 2024 meeting minutes.

Hearing none, Board Member Steelman moved for approval of the March 4, 2024 meeting minutes. Board Member Stoughton seconded the motion.

Upon roll call: Ms. Steelman yes, Ms. Stoughton yes, Ms. Segnini yes, Ms. Schaper abstained, Mr. Stribick yes. Having four yes votes, the motion passed and the March 4, 2024 meeting minutes were approved as submitted.

**IV. Additions or corrections to agenda**

Chair Stribick asked whether there were any additions or corrections to the agenda.

Planner II Christian answered none from staff.

Chair Stribick administered the oath to all present who wished to address the board.

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

Chair Stribick asked whether any visitors were present who wished to speak to the board for an item not on the agenda. Hearing none, he introduced the first and only case and asked to hear from staff.

**VI. Cases:**

**FDP-53-2024 Final Development Plan - Parkland and Open Space Review**

Review and recommendation regarding the suitability of parkland and open space proposed to be provided as part of the Hamlet development on 32.6+/- acres.

**Applicant: NONA Master Development LLC, c/o Aaron Underhill, Esq.**

Planner II Christian delivered the staff report.

Applicant Justin Leyda from Steiner Associates spoke in support of the application. He explained that in accordance with the approved final development plan they have conducted extensive tree surveys and have identified specific trees they want to preserve. He displayed an image from 2021 and explained that as suggested by Bill Resch they have been working to establish and support a greenway. Sugar Run Park and the creek are the focus of the greenway which will consist of a series of open spaces and pocket parks within the different residential areas of the neighborhood. The objective being that as many residential areas as possible front to open space. He explained the site plan and the stormwater management plan. He discussed the planned artwalk, there will be four or five larger pieces which will be commissioned via the request for proposal process and a collection of bird houses.

Board Member Steelman noted the location of Sugar Run and asked how close the paths are to the body of water.

Applicant Franco Manno of EMH&T, 5500 New Albany Road, answered 25-50 feet. He explained that the intent is to site the path so it would work with the existing tree. He further noted that another factor at issue with siting the path is that the land is within the 100-year floodplain.

Board Member Steelman noted that the submittal said the 100-year floodplain designation is pending. She remarked that it is not pending, this is the floodplain. She further asked what would be involved in the clean-up of the area.

Mr. Manno answered that Board Member Steelman was correct, the 100-year floodplain was an existing designation. He further remarked that this would involve typical clean up measures.

Board Member Segnini thanked Planner II Christian for showing her the property at issue. She confirmed that the paver driveway and the arborvitae wall would be kept and asked how far back they would go. She further referenced a huge rock and asked about the applicants' plans to keep it and other remarkable natural features. She also asked whether there were plans to keep dog waste stations.

Mr. Leyda responded yes to all of her questions. He also stated that the paver path is between the two bridges and the applicants are figuring out the transitions.

Board Member Schaper asked about pedestrian connectivity and wondered whether the crossings on 605 and others would be signalized.

Board Member Steelman remarked that public street E to the east comes up quickly and asked whether there will there be a turn lane.

Mr. Leyda responded that a turn lane would not be needed because it would be right in right out. He continued that there will be parallel parking, and one of the benefits of parallel parking is that it slows traffic.

Board Member Segnini asked about the lighting of the structures and noted that Upper Clarenton has solar powered lights on posts and that it looks really nice.

Board Member Steelman remarked that she loves that no green space is being eliminated for construction and asked what determines what is saved.

Mr. Leyda responded that it is not easy, he referenced a cluster of trees and stated that the focus is to preserve as many mature trees as possible.

Board Member Segnini asked whether four-foot interior sidewalks would be wide enough.

Mr. Leyda responded that there is a mix of sidewalk widths. The external sidewalks are 8-feet but for certain interior sidewalks they will be requesting a waiver to permit four-foot sidewalks in order to create a more interior feeling.

Board Member Segnini asked what the plan is for the fence on the CVG property, and asked about pedestrian crossing safety.

Mr. Leyda responded that there will be vegetative screening, and consideration of pedestrian crossing safety is underway.

Council Member Fellows remarked that he thinks it looks good.

Chair Stribick observed that this development product is not for no kids but the applicant has done an exceptional job of putting in parks. He then asked the applicant whether he did an educational study.

Planning Manager Mayer responded yes, an educational study was developed and approved by the planning commission and by the city council.

Board Member Segnini remarked that 164 units generates about 50 students.

Mr. Leyda added that their model is showing in the low 50s.

Chair Stribick asked if there were any other questions.

Board Member Segnini remarked that she would like to hear about the public art.

Chair Stribick administered the oath to Haley Deeter.

Ms. Deeter explained that the art will be personal to New Albany. It will acknowledge Bill Resch, it will incorporate the cardinal, the walking classic, the ballet company, and anything else that represents New Albany. It will tell a story.

Board Member Segnini responded that it sounds great and further stated that she would love to have something that is interactive.

Board Member Schaper agreed and encouraged consideration of creative bike storage.

Board Member Steelman moved to accept the staff reports and related documents into the record for FDP-53-2024. Board Member Segnini seconded the motion.

Upon roll call: Ms. Steelman yes, Ms. Segnini yes, Ms. Stoughton yes, Ms. Schaper yes, Mr. Stribick yes. Having five yes votes, the motion passed and the staff reports and related documents were admitted into the record for FDP-53-2024.

Board Member Steelman moved for approval of application FDP-53-2024 based on the findings in the staff report with the condition listed in the staff report, subject to staff approval. Board Member Schaper seconded the motion.

Upon roll call: Ms. Steelman yes, Ms. Schaper yes, Ms. Stoughton yes, Mr. Stribick yes, Ms. Segnini yes. Having five yes votes, the motion passed and FDP-53-2024 was approved subject to the condition in the staff report.

The board wished the applicant good luck.

Chair Stribick asked whether there was any further business before the board or whether the board members had any comment.

## **VII. Adjournment**

Hearing none, Board Member Steelman moved to adjourn the August 5, 2024 meeting of the New Albany Parks and Trails Advisory Board. Board Member Stoughton seconded the motion.

Upon roll call: Ms. Steelman yes, Ms. Stoughton yes, Ms. Schaper yes, Mr. Stribick yes, Ms. Segnini yes. Having five yes votes, the motion passed and the August 5, 2024 meeting of the New Albany Parks and Trails Advisory Board was adjourned at 6:53 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

### **Appendix**

#### **FDP-53-2024**

##### **Staff Report**

##### **Record of Action**



**Parks and Trails Advisory Board Staff Report  
August 5, 2024 Meeting**

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**HAMLET AT SUGAR RUN  
PARKLAND, TRAILS AND OPEN SPACE REVIEW**

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**LOCATION:** Generally located at the southwest and southeast corners of New Albany Condit Road and Central College Road (PIDs: 222-000675, 222-000685, 222-000686, 222-000670, 222-000676, 222-000678, 222-000313, 222-000664, 222-000671, 222-000672, 222-000654, 222-000669, 222-000549, 222-000668, 222-001167, 222-000688, 222-000375, 222-000314, 222-000673, and 222-000376).

**APPLICANT:** NoNA Master Development LLC c/o Aaron Underhill, Esq.

**REQUEST:** Parkland, Trails and Open Space Review

**ZONING:** Infill-Planned Unit Development (I-PUD)

**STRATEGIC PLAN:** Employment Center and Hamlet Focus Area

**APPLICATION:** FDP-53-2024

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

*Staff report completed by Chris Christian, Planner II*

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**I. REQUEST AND BACKGROUND**

The applicant requests a review and recommendation to the Planning Commission regarding the suitability of parkland, trails and open space proposed as part of the hamlet final development plan application.

New Albany City Council reviewed and approved the rezoning and preliminary development plan for this development project during their meeting on December 6, 2022 (O-40-2022). The approved zoning text contains requirements for open space and parkland within the development.

**II. SITE DESCRIPTION & USE**

The 32.6+/- acre zoning area is located in Franklin County and is made up of 20 properties, some of which are vacant land and the others contain single family homes that are in the process of being demolished. All of the properties were rezoned to allow for the proposed development.

**III. PLAN REVIEW**

The Parks and Trails Advisory Board review authority is found under C.O. Chapter 139.04 and 139.05. Upon review of a proposed final development plan, the board shall make a recommendation to the Planning Commission regarding the suitability of parkland, or fee-in-lieu therefore, being provided to the municipality.

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

**New Albany Parks Framework Plan**

The New Albany Parks Framework plan lists the following overall recommendations:

- As most park maintenance responsibilities transfer from homeowner’s associations to the city of New Albany, remove exclusive signage from the parks and development communications to clarify that parks are open to everyone.
- Improve the quality and maintenance of existing parks.
- Create a park system in which each park satisfies the needs of a variety of user groups with a range of active and passive recreation options.
- Continue to connect parks, green spaces, and natural corridors with leisure trails.
- Expand programming, especially free and family-friendly programming, in parks and civic open spaces.
- Consider the addition of public art in New Albany’s park and public spaces.
- Incorporate amenities in the pocket playgrounds providing necessary comforts for all ages, such as shaded areas, seating, picnic tables and trash receptacles.
- Manage and maintain city-owned forests, street trees, and natural open spaces by maintaining a tree inventory, developing re-forestation plans, and controlling invasive species.
- Improve the quality of city-owned natural resources, especially streams, wetlands, and other ecologically sensitive areas.

The New Albany Parks Framework plan lists the following recommendations for neighborhood parks:

- Upgrade the pocket playgrounds with more engaging play equipment that is inclusive for a range of ages and abilities.
- Vary play equipment from site to site to provide residents variety.
- Incorporate amenities in the pocket playground providing necessary comforts for all ages, such as shaded areas, seating, and picnic tables.
- Use the development process to ensure adequate open space and parkland dedication for all new residential development.

Per Codified Ordinance Chapter 1165.10 in deciding on the change, the Parks and Trails Advisory Board shall consider, among other things, the following elements of the case:

1. City code section 1165.10(a)(3) requires 25% of gross developed land within a hamlet to be dedicated as parkland/open space.
2. The following suitability and quality criteria shall be used to provide an assessment and recommendation relative to the appropriateness of the proposed land dedication or area/facility, i.e., playground, park, recreational area/facility, and open space. The criteria to be used shall include, but not be limited to the following:
  - a) Minimum size for each service level:

Playgrounds	2 acres
Neighborhood Parks	5 acres
Playfields	10 acres
Community Parks	40 acres

- b) Suitability of the following for the proposed use:
  - i) Soils and geology.
  - ii) Topography and drainage.
  - iii) Location and impact of designated floodways and floodway fringe areas.
  - iv) Extent of natural vegetation and tree cover. Preservation of wooded areas is a top priority.

- v) The degree of access of the proposed area to pedestrians and vehicles, where appropriate. Public accessibility is a top priority.
- c) The proposed recreational facilities and site improvement to be made.
- d) A schedule indicating how the actual construction of the proposed park/open space and improvements are to be phased in relationship with the overall project.
- e) How both ownership and maintenance of such areas are to be undertaken.
- f) Residential development as categorized in C.O. 1165.10(a)(1) must be within one thousand two hundred (1,200) feet of playground equipment and a Pocket Park or a larger size park for development categorized in C.O. 1165.
- g) Types of open space permitted within Hamlet developments include, but are not limited to, one or more of the following amenities: courtyards, pocket plazas, tennis courts, plazas, greens, squares, or greenways. Where appropriate, open space areas may be constructed of permanent materials and be permanently integrated into the design of the development. Open spaces shall be designed, landscaped, and furnished to be consistent with the character of the development. Conservation easements, wetlands, and similar environmentally sensitive areas may count toward the required open space.

**The following should be considered in the board decision:**

*Sidewalk and Leisure Trail*

1. The zoning text requires the applicant to install a public sidewalk within the right-of-way on each internal subdivision street (with the exception of alleys). The applicant meets this requirement and proposes additional sidewalks to connect parkland and open space through select public alleys. A total of 1.90 miles of new sidewalk will be installed throughout the development.
2. The zoning text requires the applicant to install an 8-foot-wide, asphalt leisure trail along the southern side of Central College Road, and the east and west sides of New Albany Condit Road and this requirement is met. A total of 1.40 miles of new leisure trail will be installed throughout the development.
3. City code requires the applicant to install an 8-foot-wide, asphalt leisure trail within Sugar Run Park and this requirement is met. This new trail is designed as a 2/3-mile loop (.63 miles) within this area.

*Parkland and Open Space*

1. Per the zoning text and city code, 25% of the total gross area within the hamlet development must be common open space and parkland. This requirement is evaluated for the development as a whole, rather than each subarea. The site is 32.6+/- acres in size therefore a minimum of 8.15 acres of parkland and open space is required. The applicant exceeds this requirement by providing 10.61 acres (33% of the total development area).
2. The development is bisected by the Sugar Run Creek. The applicant proposes to activate parkland/open space around Sugar Run Creek to serve as an organizational element for the development, to be known as the Sugar Run Park. This park space will have several amenities including neighborhood playground equipment, natural play elements, benches, sculptures/artwork and birdhouses.
  - a. The creation of this park space allows the Sugar Run Creek stream corridor to be preserved and protected, meeting a recommendation of the Engage New Albany Strategic Plan. Additionally, bioswales will be utilized for stormwater management. Bioswales are a form of green infrastructure and an aesthetically-pleasing alternative to traditional stormwater basins. When native plants are used, habitats for birds, butterflies or other wildlife can be created in these spaces. Bioswales are able to absorb and treat runoff from rain events.
  - b. Where there are natural play elements and playground equipment, the applicant proposes to install a bonded rubber mulch material to ensure these areas are accessible to people of all abilities.

- c. The applicant proposes to use Earthscapes playground equipment, the same equipment line that the city has installed in recent pocket park upgrades. Two character images were included in the application showing the intended types of equipment.



Neighborhood Playground - Moku Yama 7.1



Neighborhood Playground - M7 Log Jam

- d. To be consistent with other neighborhood parks, city staff recommends a condition of approval that trash, recycling and dog waste stations are installed around the proposed play areas and throughout the rest of the parkland and open space, where appropriate. (Condition #1)
  - e. The city engineer reviewed and approved the playground equipment, leisure trail, and other amenities that are located within the floodplain and stream corridor protection zone and confirmed they are permissible activities/uses described in C.O. 1155.04(a)(1) and 1171.03. A floodplain permit is required to be reviewed and approved prior to installation. As part of the review, the equipment and amenities may need to be slightly shifted within the same general area.
3. There are 12 other parkland and open spaces areas throughout the development site. These spaces are used as an organizational element in a way that development may front onto them which contributes to pedestrian activity and a high-quality built environment.
  4. The applicant proposes to install sculptures/artwork in different parkland and open spaces throughout the development and birdhouses in the Sugar Run Park area. Some character images were included in the application, shown below.



Sculpture in the Woods Along the Path



Sculpture in Commercial Setting



Artistic Bird Boxes in the Meadow



Sculpture in Neighborhood Setting

5. The proposed parkland and open spaces areas are listed in the table below, along with the ownership and maintenance obligations. The entire development is within 1,200 linear feet of parkland/open space areas.



<b>Parkland and Open Space Area</b>	<b>Size</b>	<b>Ownership and Maintenance</b>
Reserve A	.74 acres	City ownership and maintenance
Reserves B1 & B2	.27 acres	City ownership and maintenance
Reserves C1 & C2	.39 acres	City ownership and maintenance
Reserve C3	.02	HOA ownership and maintenance
Reserves D1 & D2	.19 acres	HOA ownership and maintenance
Reserve E	.24 acres	HOA ownership and maintenance
Reserve F	.36 acres	HOA ownership and maintenance
Reserve G	.09 acres	City ownership and maintenance
Reserve H	.02 acres	HOA ownership and maintenance
Sugar Run Park	8.29 acres	City ownership and maintenance

**IV. SUMMARY**

The final development plan is consistent with the preliminary development plan and meets the zoning text and city code requirements. The plan meets several recommendations of the New Albany Parks Framework Plan and the Engage New Albany strategic plan.

The Engage New Albany strategic plan emphasizes the importance of providing greenspace and promoting sustainability by protecting, preserving and enhancing natural features in these mixed-use areas. The development is bisected by the Sugar Run Creek which is used as an organizational element for the entire site. Sugar Run Park creates a new park destination for the entire New Albany community and satisfies the needs of a variety of user groups with both active and passive recreation options. Users of this space have access from other areas of the community via new leisure trail additions along Central College Road and New Albany Condit Road as well as new sidewalk connections within the development. The proposal also allows for the inclusion of public art and other comforts that positively contribute to parkland and open space provided throughout the development.

**V. ACTION**

**Suggested Motion for FDP-53-2024:**

Move to recommend approval to Planning Commission of the suitability of the proposed parkland and open space, based on the findings in the staff report with the following conditions:

1. Trash, recycling and dog waste stations must be installed around the proposed play areas and throughout the rest of the parkland and open space, where appropriate, subject to the review and approval of the city landscape architect

**Approximate Site Location:**



Source: NearMap



## **Community Development Department**

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

Dear NONA Master Development LLC, c/o Aaron Underhill, Esq.

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

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

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

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

Thank you.



## Community Development Department

### Decision and Record of Action

Tuesday, August 06, 2024

The New Albany Parks and Trails Advisory Board took the following action on 08/05/2024 .

#### Final Development Plan

**Location:** 32.6+/- acres generally located at the southwest and southeast corners of New Albany Condit Road and Central College Road (Parcel IDs: 222-000675, 222-000685, 222-000686, 222-000670, 222-000676, 222-000678, 222-000313, 222-000664, 222-000671, 222-000672, 222-000654, 222-000669, 222-000549, 222-000668, 222-001167, 222-000688, 222-000375, 222-000314, 222-000673, and 222-000376).

**Applicant:** NONA Master Development LLC, c/o Aaron Underhill, Esq.

**Application:** PLFDP20240053

**Request:** Review and recommendation regarding the suitability of parkland and open space proposed to be provided as part of the Hamlet development on 32.6+/- acres.

**Motion:** Move to recommend approval to Planning Commission of the suitability of the proposed parkland and open space, with conditions.

**Commission Vote:** Motion Approved with Conditions, 5-0

**Result:** Final Development Plan, PLFDP20240053 was Approved with Conditions, by a vote of 5-0.

Recorded in the Official Journal this August 06, 2024

#### Condition(s) of Approval:

1. Trash, recycling and dog waste stations must be installed around the proposed play areas and throughout the rest of the parkland and open space, where appropriate, subject to the review and approval of the city landscape architect.

Staff Certification:

*Chris Christian*

Chris Christian  
Planner II