



**Parks and Trails Advisory Board Agenda**  
Monday, June 2, 2025 6:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comment 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:** November 4, 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:**

**FDP-35-2025 NACC Section 30 Final Development Plan**

Final development plan for a 39-lot residential subdivision and 6 reserves on 30.04 acres generally located north and west of Lambton Park Road and south of Brandon Road (PID: 222-004458 and 46 others—see backside of agenda for complete parcel list).

**Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.**

*Motion of acceptance of staff reports and related documents into the record for FDP-35-2025.*

*Motion of approval for application FDP-35-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VII. Other business**

1. Annual Organization Meeting
2. Annual Trail Update/Parks Framework Plan Implementation Update

**VIII. Poll members for comment**

**IX. Adjournment**

EAST NINE I-PUD  
PARCELS INCLUDED IN FINAL DEVELOPMENT PLAN APPLICATION

Franklin County Auditor Parcel Numbers:

222-005185	222-005203	222-005183
222-005186	222-005204	222-005184
222-005187	222-005205	222-001668
222-005188	222-005206	
222-005189	222-005207	222-005218
222-005190	222-005208	222-004458 (limited portion)
222-005191	222-005209	
222-005192	222-005210	
222-005193	222-005211	
222-005194	222-005212	
222-005195	222-005213	
222-005196	222-005214	
222-005197	222-005215	
222-005198	222-005216	
222-005199	222-005217	
222-005200	222-005180	
222-005201	222-005181	
222-005202	222-005182	
222-005219		
222-005220		



## **Parks and Trails Advisory Board**

Monday, November 4, 2024 Meeting Minutes - DRAFT

### **I. Call to order**

The New Albany Parks and Trails Advisory Board held a regular meeting on Monday, November 4, 2024 at the New Albany Village Hall. Chair Stribick called the meeting to order at 6:00 p.m. and asked to hear the roll.

### **II. Roll call**

Those answering the roll:

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

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

Staff members present: Planner II Christian, Planner Saumenig, Deputy Clerk Madriguera.

### **III. Action on minutes: August 5, 2024**

Chair Stribick asked whether there were any corrections to the minutes from the August 5, 2024 meeting.

Board Member Steelman responded with the following corrections:

- On page 2, arborvitae is one word, not two;
- On page 3 in the second paragraph, the word "it" should be the word "is;"
- On page 3, clarification of what was meant when the applicant stated that the reason for the variance request for some of the sidewalks was that the eight-foot width of some of the interior sidewalks was inappropriate. Planner II Christian responded that he would work with Deputy Clerk to clarify the language.

Hearing no further corrections, Board Member Steelman moved for approval of the August 5, 2024 meeting minutes. Board Member Segnini seconded the motion. Upon roll call: Ms. Steelman yes, Ms. Segnini yes, Ms. Bhat yes, Ms. Stoughton yes, Mr. Stribick yes. Having five yes votes, the motion passed and the August 5, 2024 meeting minutes were approved as corrected.

### **IV. Additions or corrections to the agenda**

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 if there were any visitors present who wished to address the board for an item not on the agenda. Hearing none, he noted that there were no cases on the agenda and

introduced the first item under Other business, the Informal review of the NACC Section 30 rezoning and preliminary plat application.

**VI. Cases:**

**VII. Other business**

**Informal review of the NACC Section 30 rezoning and preliminary plat application**

Planner Saumenig explained that there would not be a staff report at the meeting. This informal review was at the applicant's request. A formal hearing and board action would occur at a later date.

Applicant Tom Rubey from the New Albany Company located at 8000 Walton Parkway presented the informal review. He explained that changes include replacement of the 8-foot wide leisure trail with a brick sidewalk. He further explained that the access at Head of Pond will be altered and made more clear.

Chair Stribick asked about the purpose of the gatehouse.

Board Member Segnini asked whether it will be a model home.

Mr. Rubey responded that it will most likely be used by realtors and that eventually it will be sold as a single-family home.

Chair Stribick asked about egress of a road in the southeast portion of the development.

Mr. Rubey responded that the road referenced is a cul-de-sac, and that it will be one way in and one way out.

Chair Stribick stated that he was concerned about whether a fire truck would be able to successfully navigate the road so as to access the properties on the cul-de-sac.

Mr. Rubey responded that all of the roads will be tested as required to ensure adequate access by emergency vehicles.

Board Member Segnini asked for the size of the green space.

Mr. Rubey responded that it would be 150-feet long x 60-feet wide. It will be terraced, and will probably be upon a plinth. He stated that the green space will be public but they will have a private park feel.

Board Member Segnini asked whether the new brick path will be 8-feet wide.

Mr. Rubey responded no, it will not be 8-feet, it will be 4-feet wide.

Board Member Segnini remarked that it would be more like a sidewalk.

Board Member Bhat asked whether the width and brick surface would affect bike traffic.

Mr. Rubey responded that the brick path will have a very different look and feel but he does not suspect the path will affect bike traffic because in this neighborhood most bikes are ridden in the street.

Chair Stribick asked whether the streets will be brick.



Mr. Rubey responded no, just the portion of the street at the entrance will be brick.

Board Member Segnini asked whether there would be a path around the pond and whether the public could access the path.

Mr. Rubey responded that there would be a path around the pond and the public could access the path at the ends, only.

Board Member Segnini asked for the location of the nearest playground.

Mr. Rubey responded that the nearest playgrounds were at Pembroke and at Head of Pond.

Chair Stribick asked whether the pond would be modified.

Mr. Rubey responded yes. In order to accommodate the shifting of the lots, the pond will be drained, regraded, and shifted. The utilities and infrastructure will also need to be moved.

Board Member Steelman confirmed that there would be an area of cluster homes, she asked about their proximity to each other, and asked whether it would be similar to Sessions Village.

Mr. Rubey said yes, this is a cluster of homes similar to Sessions Village. The homes would be very close and some would touch. The closest thing New Albany has now to Sessions now is Edge of Woods.

Board Member Segnini asked what the square footage of the cluster homes would be.

Mr. Rubey responded that they would be 3,500 – 4,000 square feet.

Board Member Bhat stated that it would find it helpful to see a map of the bike trail.

Board Member Segnini asked whether Mr. Rubey had inspo pictures of the architecture.

Mr. Rubey responded that the architecture and design of the neighborhood is evolving. The design team is still deciding in what order the lots and houses would be sold – together? separately? The architecture will be Georgian. It will not be as flexible as Ealy Crossing and it will not be as stringent as Edge of Woods.

Board Member Segnini asked whether the green and park space will be managed by the home owners' association or the City of New Albany.

Mr. Rubey responded that there will be green space and park space dedicated to the city. He further clarified that there are no plans to build a neighborhood park.

Board Member Segnini asked whether will there be trash cans and dog-i-pots.

Mr. Rubey responded yes, there will be trash cans and dog-i-pots. The home owners' association will dictate the quantity.

Board Member Segnini asked whether a water feature would be installed in the pond in order to keep the water moving.

Mr. Rubey responded that there would not be a water feature installed but three bubblers would be installed in order to keep the water moving and manage the algae.

Board Member Segnini asked what the timeline for releasing the lots is.

Mr. Rubey responded that he was unsure. It was built it two years ago and the lots were not released. The design team is now working through the entitlement process. They will be moving street trees in November. Releasing it a year from now would be fantastic, but there are many details to resolve prior to release and the team is painstakingly detail oriented. He added that it is likely that absorption will take well over ten years.

Board Member Segnini asked about advertisement, whether there would be a model home, and what the total number of units would be.

Mr. Rubey responded that there is a process that must be adhered to for model homes. They must be approved in two-year increments. There would be 40 units. The development would be called Blenheim, which was the name of Winston Churchill's childhood home.

Chair Stribick asked for further details about the new retention pond and the existing pond.

Mr. Rubey explained that the new retention pond will be dredged and moved. He further explained that the existing pond is under the jurisdiction of the Army Corps and the EPA, so there are regulatory standards that must be adhered to before any action occurs. The plan is to dredge a portion of the pond and to eliminate and the cat tails. There are many layers of complexity involved with this process and the good news is that plan is to improve the pond, not make it worse.

Mr. Rubey asked for further questions and said that he would return for a formal hearing.

Planner Saumenig added that the planning commission will hear the rezoning application on November 18<sup>th</sup>.

Board Member Segnini asked whether there was a price point for these homes. She further asked about lighting.

Mr. Rubey responded no. The original prices were not aggressive enough. The improvement plan is north of \$7 million dollars. He further answered that up-lighting and landscape lighting were prohibited.

Hearing no further questions, Chair Stribick thanked Mr. Rubey and introduced the next and final item of Other business.

#### **Attendance of Members Rule Update – Amendments to C.O. 159.02(d)**

Planner Christian updated the members on the rule change.

Board Member Bhat asked about the process for being excused.

Planner II Christian explained that upon the fourth absence, the board member should give a reason for the absence and council would have the flexibility to determine whether a forfeiture had occurred or whether the absence constituting grounds for a forfeiture should be excused. He clarified that it was not necessary to give a reason for all absences.

Board Member Steelman asked how this rule would apply to a board that only meets a couple of times per year.

Planner II Christian acknowledged that the new rule would not apply very much to this board.

Board Member Segnini asked whether there are preparation requirements for board members or whether there is a duty to watch missed meetings. She remarked that was surprised to see that some members of important groups seemed unprepared and not understanding all of the issues involved.

Planner II Christian responded that that was good feedback. There is no specific preparation requirement. He further stated that staff tries to include anything pertinent in the staff report.

Board Member Segnini thanked staff and observed that some things get lost in the shuffle, little things that should have been in there.

Planner II Christian responded that staff is continuously trying to build knowledge and to include technology in various ways including putting links into documents and the development of the board and commissions dashboard, which has land entitlement information dating back to 2018. He further said that staff will be circulating a survey asking for ways to improve staff support to boards.

Board Member Segnini thanked Planner II Christian and stated that she liked the idea of including links to the recordings of at least the prior two meetings.

Board Member Steelman added that information about prior procedure involving an application would be very helpful. She observed that there are a lot of things that the board considers and a little bit of review would be very helpful.

Planner II Christian asked whether the level of review for the Hamlet was sufficient.

Board Member Steelman responded that she thought staff needed to do more. She added that board and commission members have an independent duty to seek answers and understanding, but this duty does not extend to the public.

Planner II Christian thanked the board for their feedback.

### **VIII. Poll members for comment and Adjournment**

Board Member Segnini asked whether there could be a way-finding document for the website. The board and commission members could navigate the site, but the average person does not know how to navigate it.

Board Member Bhat remarked that she had raised this issue before, and wanted to renew her request that maps needed have the same big view. It was difficult to orient the location of site plans as presented at the meetings. This difficulty presents a barrier to engagement.

Planner II Christian agreed that it could be included.

Chair Stribick asked for further questions or comments.

Hearing none, Board Member Steelman moved to adjourn the November 4, 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; Mr. Stribick yes; Ms. Segnini yes; Ms. Bhat yes. Having five yes votes, the motion passed and the November 4, 2024 meeting was adjourned.

Submitted by: Deputy Clerk Madriguera, Esq.



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TO: Parks and Trails Advisory Board  
FROM: Jay Henderson, Planner  
DATE: June 2, 2025  
RE: New Albany Country Club Section 30 Final Development Plan

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1. On November 4, 2025, the board heard an informal review of a rezoning and preliminary plat application for NACC Section 30. Section 30 of the New Albany Country Club rezoning and preliminary plat that was for 40 residential lots.
2. The applicant proposes a revision to Section 30 of the New Albany Country Club. The revised section now includes 39 residential lots on 30.04+/- acres nestled into the country club golf course.
3. Section VII(E) of the East Nine Infill-Planned Unit Development states that a public brick sidewalk shall be located within the right-of-way on both sides of Head of Pond Road and Baughman Grant and along the western side of Head of Pond Court. An existing asphalt path will remain along the east side of Head of Pond Court, extending from its intersection with Head of Pond Road.
4. The city's subdivision regulations require 20% of the gross developed land to be common open space. Wet and dry stormwater basins shall not be considered open space. In addition to the open space requirements, the city's subdivision regulations require a parkland dedication of 2,400 square feet per dwelling unit. Below is a table showing the open space and parkland dedication provided.

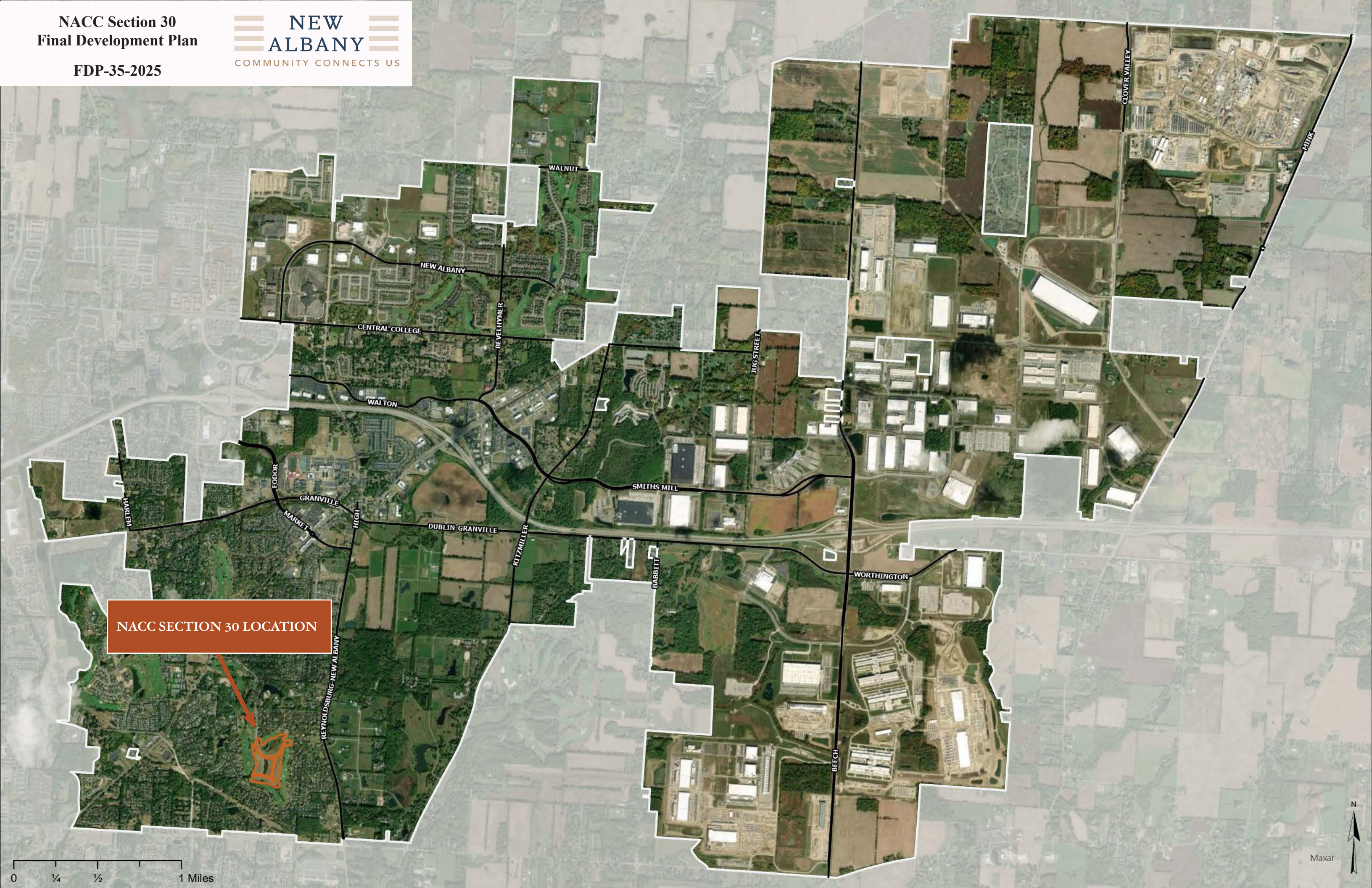
C.O. Requirement	Shown on FDP as	Required (acres)*	Provided (acres)	Difference	Meets Code?
1165.10 Open Space and Parkland	Reserves	8.2	6.26	-1.94	No
Total		8.2	6.26	-1.94	No

\*Calculations based on 30.04 acres and 39 lots.

5. The final plat indicates that parkland will be owned by the city and maintained by an association comprised of the owners of the fee simple titles to the Lots in The New Albany Country Club subdivisions. In order to meet the parkland and open space requirements, staff recommends that the developer submit an updated parkland dedication agreement and remove 1.94 credits from it.
6. The applicant does not propose to install any playground equipment within this section of the country club. Section VII(F)(4) of the zoning text states that this

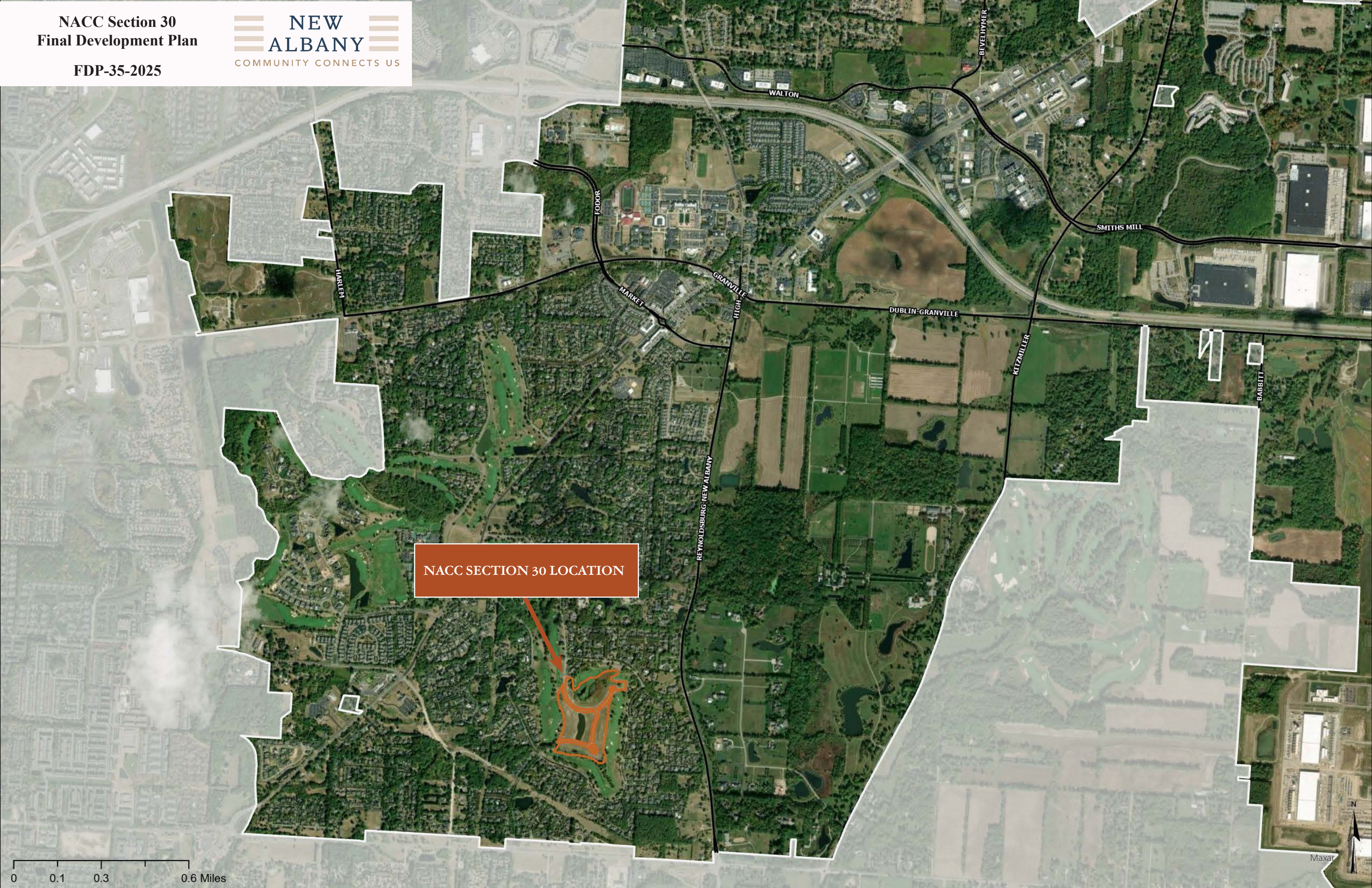
zoning district shall be exempt from the requirement of Section 1185.15(c)(6) that would otherwise require all residences to be located within 1,200 feet of playground equipment.





NACC SECTION 30 LOCATION







NACC SECTION 30 LOCATION

REYNOLDSBURG-NEW ALBANY





## Community Development Planning Application

<b>Submission</b>	<p>Submit planning applications and all required materials via email to <a href="mailto:planning@newalbanyohio.org">planning@newalbanyohio.org</a></p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>																									
<b>Project Information</b>	<p>Site Address <u>Head of Pond Road and Baughman Grant - New Albany Country Club Section 30</u></p> <p>Parcel Numbers <u>222-005180 through 222-005220, 222-0001668, 222-004458 (limited portion)</u></p> <p>Acres <u>30.04</u> # of lots created <u>39 lots and 6 Reserves</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Choose Application Type</th> <th style="width: 50%;">Description of Request:</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td rowspan="5">Replat of 30.04 acres of previously platted New Albany Country Club Section 30. The plat will include rededication of Baughman Grant, Head of Pond Road and Head of Pond Court.</td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Plan</td> </tr> <tr> <td><input checked="" type="checkbox"/> Plat</td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning Amendment (Rezoning)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning Text Modification</td> <td></td> </tr> </tbody> </table>		Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal	Replat of 30.04 acres of previously platted New Albany Country Club Section 30. The plat will include rededication of Baughman Grant, Head of Pond Road and Head of Pond Court.	<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Plat	<input type="checkbox"/> Lot Changes		<input type="checkbox"/> Minor Commercial Subdivision		<input type="checkbox"/> Zoning Amendment (Rezoning)		<input type="checkbox"/> Zoning Text Modification									
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<b>Signature</b>	<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> <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div style="width: 60%;"> <p>Signature of Owner <u></u></p> <p>Signature of Applicant <u></u></p> </div> <div style="width: 35%;"> <p>Date: <u>5-24-25</u></p> <p>Date: _____</p> </div> </div>																									

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

## J:\20201095\Dwg\04Sheets\Final Development Plan\1 Cover Sheet.dwg, Last Saved By: mhucke, 5/9/2025 3:46 PM, Last Printed By: Huckle, Matthew, 5/9/2025 3:57 PM, (No Xrefs)

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SHEET

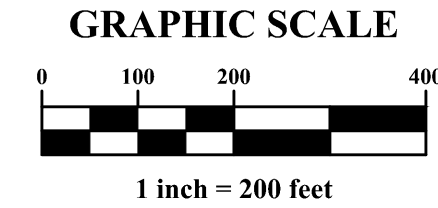
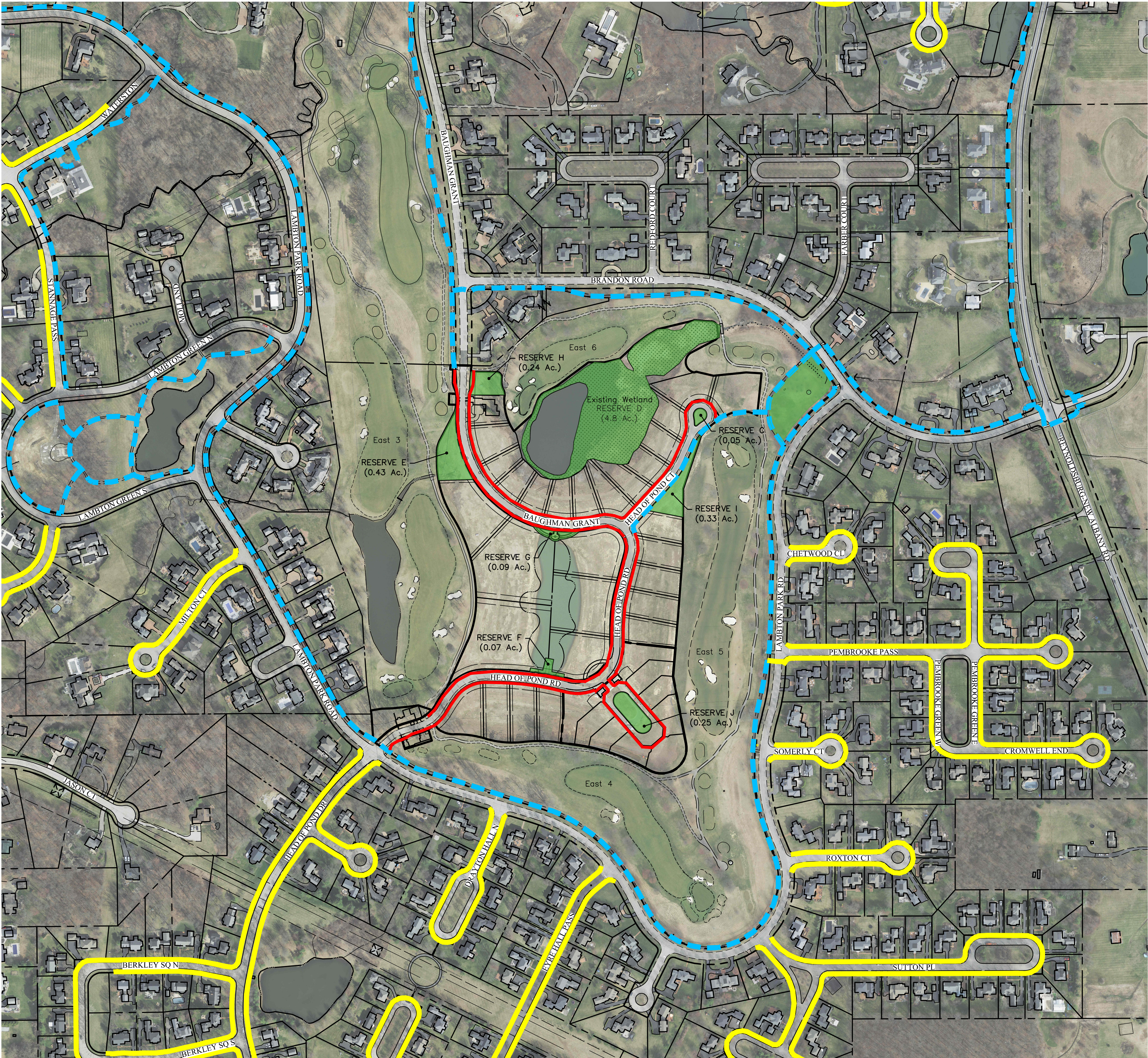
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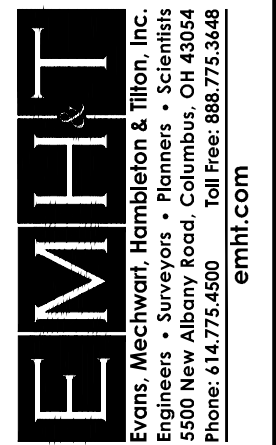
Legend

- Ex. Multi-Use Path
- Ex. Sidewalk
- Prop. Sidewalk
- Parks/Reserves

REVISIONS		
MARK	DATE	DESCRIPTION



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO  
EXHIBIT  
NEW ALBANY COUNTRY CLUB SECTION 30  
FOR  
**BLenheim**  
PEDESTRIAN CONNECTIVITY PLAN



DATE	May 23, 2025
SCALE	1" = 200'
JOB NO.	20201095
SHEET	1/1