

ROCKY FORK – BLACKLICK ACCORD

IMPLEMENTATION PANEL

January 15, 2026 Regular Meeting Minutes - DRAFT

I. Call to order

The Rocky Fork – Blacklick Accord Implementation Panel held a regular meeting on Thursday, January 15, 2026 in the New Albany Village Hall. Chair Smithers called the meeting to order at 4:00 p.m. and asked to hear the roll.

Those answering the roll:

Mr. Smithers	present
Mr. Paul	present
Mr. Chappellear	present
Mr. Harper	absent
Mr. Herskowitz	absent
Mr. Brubaker	present
Mr. Billman	present
Mr. Sellers	present

Having seven voting members present, the panel had a quorum to transact business.

Staff members present: City of Columbus Planner Lattimore, New Albany Planner II Saumenig, Deputy Clerk Madriguera

II. Record of Proceedings – December 1, 2025 Special Meeting, December 18, 2026 Regular Meeting

Thereafter, he introduced the first case and asked to hear from staff.

III. Organization

IV. Cases

Chair Smithers administered the oath to all present who planned to address the panel.

5953 – 6065 Central College Rd

City of Columbus conceptual review to develop 228 multi-family residential units on the 9.05 acre site located at 5953 – 6065 Central College Rd. The RFBA recommends “Office,” and “Natural Corridor” uses at this location.

Parcel ID(s): 010-284651 & 010-286890

Request: The applicant is seeking conceptual design feedback from the panel prior to submission of an application for rezoning.

Current Zoning: LC4 (H-35), CPD (H-65)

Proposed Use: 228 multi-family units

Applicant(s): David Perry, Paul Pardi, Jason Snyder
Owner: Granaz Properties LLC

Associate Planner Lattimore delivered the staff report.

Applicant Paul Pardi spoke in support of the conceptual development plan. They pride themselves on quality of design, have designed in the Short North, and in Grandview. He explained the site plan. They are in talks with prospective tenants for Bubbly Food Hall. He explained pedestrian and vehicular access. He also explained the location of the utility easement, and the fact that they are committed to putting in a sidewalk and natural screening to the extent permitted by the utility owner. The proposed 228 units will be one and two bedroom. They are seeking feedback in advance of a formal application.

Panel Member Billman confirmed that the main point of access is via Central College Road, and that the condo association has a cross-access easement. He also pointed out the Columbia Gas substation. He further asked whether a nature block was planned.

Panel Member Sellers remarked that preserving the root system of existing trees is challenging during and following the development process.

Panel Member Paul discussed parking, he asked about the structures on the west and whether they will be garages, and if so, whether they are leased separately or whether they are included with those units. He further asked how many surface parking spaces are planned

Mr. Pardi answered that they planned in excess of 330 spaces; there will be more than one space per bedroom.

Panel Member Sellers remarked that the proposed carriage house appears to be higher than other units, and he cautioned the applicant to be aware of privacy concerns.

Panel Member Brubaker discussed the status of the Bubbly Food Hall. He confirmed that it is located in the City of Columbus and noted that it had recently gone through sheriff sale.

Mr. Pardi answered yes, and continued that transfer of ownership following the sale would take time.

Panel Member Billman inquired about bike path installation.

Mr. Pardi replied that the applicants plan to install sidewalks as required but they do not own enough to install a bike path. He added that they will enthusiastically embrace whatever the city requires.

There was discussion of a traffic study.

Panel Member Paul noted that he did not see a retention pond and asked whether the drainage plan was under the pavement.

Mr. Pardi answered yes, drainage is underground.

Panel Member Paul asked whether the property is part of the Central College Community Development Authority territory. He stated that Mark Lundeen is the contact.

Associate Planner Lattimore stated that he would look into it.

Mr. Pardi replied that it is on their minds. Pay as we grow is significant and they planned to participate as required.

Panel Member Chappellear asked about the density compared with the Gramercy and surrounding residential developments. Along with that, he noted that the setback does not look nearly as wide. He also asked for the size of the gas line for the easement. He also raised the privacy concerns that can arise when there are three-floor units overlooking single story units.

Mr. Pardi responded that this conceptual development was a significant improvement over the proposed development that was approved three years ago. He said he was not sure of the density of surrounding apartments. He responded that the gas line is about 20 inches.

Panel Member Chappellear explained that he grew up on the subject property. He continued that the gas line used to be 14 inches and in the 60's it blew up and a ball of fire exploded about 75 feet in the air. He had concerns three years ago when the former application was presented and his voice was not heard then. He stressed the importance of awareness. His former home was about 120 feet from the line. At that time there was a puddle that was bubbling with gas and they came out within 45 minutes and closed everything down for 48-hours. He has strong concerns for safety, particularly with putting in apartments so close to the gas line. People are sleeping at night. He explained that he has been an aircraft mechanic for many years and in his industry it is always safety first.

Panel Member Paul shared Panel Member Chappellear's concerns. He urged arial inspections as well. He directed Mr. Pardi to the Pipeline Hazardous Material Safety Association and the Pipeline Safety Trust Associations.

Mr. Pardi appreciated all of the information. He responded that Panel Member Chappellear has more experience than anyone on any board he has consulted. He continued that Transcanada has given them reams of information and it was difficult to sort through it. He indicated the areas where pavement will be removed due to the easement and explained that with this application the parking and buildings will be pushed further away from the line.

Chair Smithers thanked the applicant and asked for further questions.

Mr. Pardi asked if the panel thought they are on the right path.

Panel Member Sellers recommended meetings with the neighbors to advise them of the plan.

Panel Member Billman agreed.

Panel Member Brubaker advised Mr. Pardi to continue working with the City of Columbus on the RFBA scorecard. The scorecard has the criteria for the panel's evaluation. He further remarked that this concept seems to fit within the development in this area and it is not out of the realm of what we approved before.

Mr. Pardi thanked the panel. He remarked that the current zoning is for the apartments to be next to the easement. He further stated that the goal is to gather the data and submit the application so it can be on the February agenda, but there is a lot to do.

V. Other business

Having completed their cases, Chair Smithers asked whether there was any further business before the panel. He remarked that it would be helpful if staff could notify the panel of upcoming meeting as soon as possible.

Having no further business and having completed their agenda, moved to adjourn the meeting. Without objection the meeting was adjourned at 4:56 p.m.

Submitted by Deputy Clerk Madriguera, Esq.