



**ROCKY FORK-BLACKLICK ACCORD IMPLEMENTATION PANEL**

**MEETING AGENDA**

Thursday, May 21, 2026

4:00 p.m.

New Albany Village Hall

Members of the public must attend the meeting in-person to participate and provide comments 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:**

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

**V. Oath**

Administration of oath to all witnesses/applicants/staff who plan to speak regarding an application on the agenda. "Do you swear to tell the truth and nothing but the truth."

**V. Hearing of visitors for items not on this agenda**

**VI. Cases:**

**Z26-016 & CV26-042 (7665 Harlem Rd)**

*Conceptual review of City of Columbus application to request rezoning from R, Rural District to LAR, Limited Apartment Residential District.*

**Parcel ID(s):** 010-278572

**Request:** To rezone ~12.8 acres to L-AR-1, Limited Apartment Residential District for multi-unit residential development of 192 units. The limitation text establishes use restrictions and supplemental development standards that address maximum unit count, building setbacks, and perimeter yard. Additionally, the text commits to a site plan and building elevations. A concurrent Council Variance has been filed and includes a variance to reduce the building setback from 100ft to 25ft along the Walnut Road and proposed Hamilton Road extension frontages. The RFBA Plan recommends "Village Residential" at this location.

**Current Zoning:** R, Rural District

**Proposed Use:** Multi-unit residential (192 units)

**Applicant:** Metro Development LLC c/o Jeffrey L. Brown, Atty

**Owner:** Harlem Road Real Estate LLC

**VII. Other business**

**VIII. Adjournment**



**ROCKY FORK-BLACKLICK ACCORD IMPLEMENTATION PANEL**  
**APRIL 16, 2026 Meeting Minutes - DRAFT**  
4:00 P.M. in the New Albany Village Hall

**I. Call to order**

The Rocky Fork – Blacklick Accord Implementation Panel held a regular meeting on Thursday, April 16, 2026 in the New Albany Village Hall. Chair Smithers called the meeting to order at 4:02 p.m. and asked to hear the roll.

**II. Roll call**

Those answering the roll:

- |                      |             |
|----------------------|-------------|
| Mr. Mike Chappellear | present     |
| Mr. Scott Harper     | present     |
| Mr. Jay Herskowitz   | present     |
| Mr. Ralph Smithers   | present     |
| Mr. Dave Paul        | present     |
| Mr. Todd Brubaker    | present     |
| Mr. Scott Billman    | present     |
| Mr. Kyle Sellers     | not present |

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

Staff members present: Planner Hunter Rayfield, Planner II Sierra Saumenig, Deputy Clerk Madriguera.

**III. Action on minutes:**

Chair Smithers asked if there were any corrections to the minutes from the March 19th, 2026 regular meeting.

Hearing no further corrections, Panel Member Herskowitz moved for approval of the minutes. Panel Member Paul seconded the motion.

Upon roll call: Mr. Billman yes, Mr. Smithers yes, Mr. Chappellear yes, Mr. Harper yes, Mr. Herskowitz yes, Mr. Paul yes, Mr. Brubaker yes. Having seven yes votes, the motion passed and the March 19th, 2026 minutes were approved as submitted.

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

Chair Smithers asked if there were any additions or corrections to the agenda.

Deputy Clerk Madriguera answered none from staff.

**V. Oath**

Chair Brubaker administered the oath to all present who wished to address the panel.

**V. Hearing of visitors for items not on this agenda**

Chair Smithers asked if there were any visitors present who wished to address the panel for an item not on the agenda. Hearing none, he introduced the first and only case on the agenda and asked to hear the staff report.

## **VI. Case:**

### **5953-6065 Central College Rd**

*City of Columbus conceptual review to develop 246 multi-family residential units on the 9.05-acre site located at 5953-6065 Central College Rd.*

Planner Rayfield delivered the staff report.

Panel Member Paul asked what the City case number is for the application. Planner Rayfield answered that a rezoning has not yet been filed and will be assigned a case number at the time of filing.

Applicant Paul Pardi gave a background on the closure and sale of Bubbly Food Hall. He explained there were attempts with multiple brokers to find a new use for the building, but the attempts were unsuccessful. Due to a timeline with the seller these attempts cannot continue. He then presented updates on the application since the January conceptual meeting.

Chair Smithers opened the discussion to questions from Panel members.

Panel Member Herskowitz asked if Mr. Pardi has considered where stormwater detention would be provided. Mr. Pardi explained it is underground.

Panel Member Chappellear asked about a gas line and street trees along Central College Road. He asked where the gas line is in relation to the street trees. Mr. Pardi said he will follow up to show where that gas line is located.

Panel Member Chappellear stated a concern regarding building height transitions now going from one story to three stories.

Panel Member Chappellear asked if street trees are allowed on the gas easement along Central College Road. Mr. Pardi answered that he can continue with the same tree pattern of neighboring sites and will confirm if there are any gas easement issues.

Panel Member Chappellear asked about the height of mounding within the southern gas easement. Mr. Pardi displayed an image of the mounding and noted it is around 3-5ft in height. Panel Member Chappellear said there could be an issue placing mounding over the gas piping. Mr. Pardi noted that they are not proposing mounding and that the mounding is existing.

Panel Member Chappellear asked how the current proposal's setbacks and building height compares with neighboring developments. He asked if the proposal is closer to the road than neighboring developments. Mr. Pardi noted that the previously approved development on this site included a 20ft setback and that this proposal is further back than what was approved.

Panel Member Chappellear asked for a comparison of the previously approved density and neighboring sites' density. Mr. Pardi noted that the previously approved proposal was a different concept that included a mix of office, commercial, and condos.

Panel Member Herskowitz asked if Mr. Pardi has completed a market analysis and if he is confident in his proposal. Mr. Pardi answered yes.

Mr. Pardi asked for the Panel's level of support for the proposal. Chair Smithers noted the proposal's level of attention to details, including working around the gas easement and communicating with the neighbors. Panel Member Brubaker noted Mr. Pardi answered the Panel's questions from the January meeting and said he would support moving the application to a vote. Mr. Pardi stated that he would prefer to wait until a rezoning has been filed and to return to the Panel for a vote.

Panel Member Paul asked if Mr. Pardi expected any variances to be included concurrently with the rezoning. Mr. Pardi's attorney Dave Perry answered that there may be, and they would be concurrent with the rezoning. Panel Member Paul noted he is the Zoning Committee Chair for the Northland Community Council (NCC) and has the potential for the application to have to appear before the NCC.

Panel Member Harper noted the proposal's architecture is compatible with the streetscape.

Panel Member Chappellear reiterated his concern regarding having residential near the existing gas line.

## **VII. Other business**

There was no other business.

## **VIII. Adjournment**

Having no further business and having completed their agenda, Panel Member Paul moved to adjourn the April 16, 2026 meeting of the Rocky Fork – Blacklick Accord Implementation Panel. Panel Member Herskowitz seconded the motion. Without objection, the meeting was adjourned at 4:47 p.m.

Submitted by Planner Hunter Rayfield.

## THE ROCKY FORK-BLACKLICK ACCORD STAFF REPORT

**Meeting Date: May 21st, 2026**

**Z26-016 & CV26-042 (7665 Harlem Rd)**

Conceptual review regarding a Columbus rezoning and concurrent council variance application for multiunit residential located at the southwest corner of Harlem Rd and Walnut St,

**Proposed Uses:** Multiunit residential

**Applicant:** Metro Development LLC c/o Jeffrey L. Brown, Attny

**Staff Recommendation:** No Recommendation (Conceptual)

Checklist is intended to convey how the proposed development addresses the intent and criteria of the Accord and any pertinent zoning regulations.

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	SIZE (# OF UNITS OR SQ. FT.)	ACREAGE	PROPOSED DENSITY (DU/AC)	PERMITTED DENSITY		OPEN SPACE	
							W/O INCENTIVES	W INCENTIVES	PROVIDED	PARKLAND REQUIRED
	L-AR-1	Neighborhood – West Village	Multi-unit Residential	192	12.8	15	2	5		
<b>TOTAL RESIDENTIAL DEVELOPMENT</b>				192	12.8	15	2	5		
<b>TOTAL COMMERCIAL DEVELOPMENT</b>				N/A	N/A	N/A	N/A	N/A	N/A	N/A

EVALUATION SUMMARY		YES	PARTIAL	NO	-	COMMENTS
1.0	Key Principles	5	3	1	1	
2.0	Strategies	8	0	0	4	
3.0	General Development Standards	19	0	2	1	
4.0	District Standards	5	0	4	9	
<b>TOTAL</b>		37	3	7	15	(37 “yes”) + (1.5 “partial”) – (7 “no”) / (47 applicable questions) * 100 = <b>67%</b>

**Introduction/Proposal Summary:**

The site consists of a portion of one undeveloped parcel in the R, Rural District. The requested L-AR-1, Limited Apartment Residential District will allow multi-unit residential development of up to 192 units. The limitation text establishes use restrictions and supplemental development standards that address maximum unit count, building setbacks, and perimeter yard. Additionally, the text commits to a site plan and building elevations. A concurrent Council variance has been filed and includes a variance to reduce the building setback from 100 feet to 25 feet along Walnut Road and proposed Hamilton Road extension frontages.

**Considerations:**

The site is within the planning area of the Rocky Fork-Blacklick Accord (2003), which recommends “West Village - Neighborhood” land uses for this location. The Rocky Fork Blacklick Accord Appendix (2003) permits multi-family residential within “West Village – Neighborhood”. The proposal is generally consistent with the principles of Traditional Neighborhood Development and Village Mixed Use Multi-Family design standards.

**Staff Comments:**

Staff find the proposed use to be appropriate based on location and surrounding development patterns to the west and south. Staff note the proposal is consistent with the Rocky Fork Blacklick Accord development standards and is compatible with surrounding residential development. Staff note the proposal clusters development to the north to accommodate the Future Hamilton Rd Extension right-of-way and preserves natural resources within the floodway of the Rocky Fork.

Staff request naturalized stormwater facility with no fountain, potential for wetland shelving, and a naturalized shape. Staff request dedication of the remnant portion of floodway/creek to Columbus Recreation and Parks holdings and discussions for a greenway buildout. Staff request trees along the future Hamilton Rd right-of-way that would supplement eventual street trees along the frontage. Lastly, staff request sidewalks/share-use-paths along the Walnut Street frontage and Harlem Rd frontage where there is no overlap with future Hamilton Rd right-of-way.

Given the residential nature in the area, staff find the proposal to be an appropriate land use for the site. Although presented at a higher density than the Plan recommendation, staff recognize its compatibility with multi-unit developments within “West Village – Neighborhood”, clustered site design, preservation of natural resources, and adherence to regional transportation goals via future Hamilton Rd extension right-of-way, as mitigating factors.

This application was submitted for conceptual review. As such, staff is not offering a recommendation at this time.

## NEIGHBORHOOD – WEST VILLAGE - EVALUATION CHECKLIST

PROJECT: Z26-016 & CV26-042 (7665 HARLEM RD)

EVALUATED ON: APRIL 30, 2026

APPLICANT: METRO DEVELOPMENT LLC C/O JEFFREY L. BROWN, ATTY

BY: HUNTER RAYFIELD, AICP

RFBA DISTRICT: NEIGHBORHOOD – WEST VILLAGE (RFBA) / NEIGHBORHOOD GENERAL (NG -- TND CODE)

EXISTING ZONING: R, RURAL DISTRICT

PROPOSED ZONING: L-AR-1, LIMITED APARTMENT RESIDENTIAL DISTRICT

Checklist is intended to convey how the proposed development addresses the intent and criteria of the Accord and any pertinent zoning regulations.

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	SIZE (# OF UNITS OR SQ. FT.)	ACREAGE	PROPOSED DENSITY (DU/AC)	PERMITTED DENSITY		OPEN SPACE	
							W/O INCENTIVES	W INCENTIVES	PROVIDED	PARKLAND REQUIRED
	L-AR-1	Neighborhood – West Village	Multi-unit Residential	192	12.8	15	2	5		
<b>TOTAL RESIDENTIAL DEVELOPMENT</b>				192	12.8	15	2	5		
<b>TOTAL COMMERCIAL DEVELOPMENT</b>				N/A	N/A	N/A	N/A	N/A	N/A	N/A

EVALUATION SUMMARY		YES	PARTIAL	NO	-	COMMENTS
1.0	Key Principles	5	3	1	1	
2.0	Strategies	8	0	0	4	
3.0	General Development Standards	19	0	2	1	
4.0	District Standards	5	0	4	9	
<b>TOTAL</b>		<b>37</b>	<b>3</b>	<b>7</b>	<b>15</b>	(37 “yes”) + (1.5 “partial”) – (7 “no”) / (47 applicable questions) * 100 = <b>67%</b>

√= met    p = partially met    ? = cannot determine    (-) = not applicable

<b>1.0 KEY PRINCIPLES (NON-NEGOTIABLE)</b>		<b>YES</b>	<b>NO</b>	<b>COMMENTS</b>
1.1	Maintain aesthetic character of rural roads.	√		Proposed 100' ROW with street trees
1.2	Use open space as an organization element.		√	Staff note site constrictions, including the Future Hamilton Rd extension ROW and the existing flood zone
1.3	Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors.	√		Staff note the proposal clusters units to the northern half of the site
1.4	Develop mixed uses in town and village centers.	-	-	
1.5	Develop diversity in housing prices and types.	?	?	No information on housing prices
1.6	Create a center focus that combines civic, cultural, and recreational uses.	√		Central clubhouse proposed
1.7	Create an ample supply of squares, greens, parks and landscaping.	p		Central clubhouse and southwestern dog park proposed
1.8	Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites.	√		
1.9	Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops.	p		Existing neighborhoods to the west, south, and east. Cornerstone Academy to the east.
1.10	Development must pay its own way.	√		Within 'Pay As We Grow' area
Total (1.0 Key Principles)		(5) √; (2) p; (1) ?	(1) √	

<b>2.0 STRATEGIES</b>		<b>YES</b>	<b>NO</b>	<b>COMMENTS</b>
2.1	Development should be compatible with the rural landscape.	√		
2.2	Higher density residential should be located adjacent to open space.	√		
2.3	Natural features should be preserved.	√		
2.4	Retail development should be community-based.	-	-	
2.5	Developers should be encouraged to mix uses and housing types where appropriate.	√		
2.6	Historic and cultural resources should be protected and preserved.	-	-	
2.7	Scenic qualities along roadways should be maintained.	√		
2.8	Rural character of the land along regional roads should be maintained.	√		
2.9	Density bonuses and design flexibility are encouraged to allow cluster development.	√		
2.10	Neighborhood commercial uses should be confined to the community centers or plazas.	-	-	
2.11	Future development should have adequate facilities such as parkland, schools, and police protection, to support the new development.	√		
2.12	Land that has direct access to the expressway should be designated for light industry, office or commercial use.	-	-	
Total (2.0 Strategies)		(8) √		

√= met    p = partially met    ? = cannot determine    (-) = not applicable

<b>3.0 GENERAL DEVELOPMENT STANDARDS</b>	<b>YES</b>	<b>NO</b>	<b>COMMENTS</b>
<b>3.1 Open Space</b>			
3.1.1 Strategies to preserve and maximize open space.	√		
3.1.2 Maintain major stream corridors in their natural state or allow such state over time.	√		Floodway/SCPZ protected on site plan
3.1.3 Construct pathways through stream corridors.		√	
3.1.4 Rural road open space should be left in its natural wooded state, be allowed to revert to that state, or remain as farmland or grassland.		√	Walnut St classified as Rural Road. Existing site is agricultural use. Site plan proposes street tree plantings.
3.1.5 Open space should be connected with the stream and rural road spaces and with each other.	√		
3.1.6 Maximum lot coverage of buildings and parking lots shall not exceed 70%.	√		
<b>3.2 General Landscape, Screening, &amp; Buffering</b>	(4) √	(2) √	
3.2.1 Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings are more practical.	√		
3.2.2 Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner.	√		
3.2.3 Landscaping within the setback along roadways should appear natural in character.	√		
3.2.4 Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.	√		Site is agricultural in nature for the developed area. Staff encourage preservation of existing tree line within western perimeter yard.
3.2.5 Landscape designs reviewed by registered landscape designer or architect.	√		
3.2.6 Headlight screening in parking lots a minimum of 4 feet.	√		Parking hidden to the rear of buildings.
3.2.7 Mounding if used for screening, shall have a maximum 3:1 slope with landscaping.	-	-	No mounding proposed.
<b>3.3 Lighting</b>	(6) √		
3.3.1 Fully shielded, cut-off lighting used.	√		Most likely will happen
3.3.2 Security lighting is "motion sensor" type.	√		Most likely will happen
3.3.3 Outdoor light poles do not exceed 30 feet.	√		Most likely will happen
3.3.4 All wiring is underground.	√		Most likely will happen
3.3.5 All external outdoor lighting fixtures are similar.	√		Most likely will happen
3.3.6 Ground mounted lighting is shielded and landscaped.	√		Most likely will happen
<b>3.4 Roadways</b>	(6) √		
3.4.1 Roadways should follow the Roadway Plan.	√		Proposed 100' ROW for Walnut St and reserves Future Hamilton Rd Extension ROW
3.4.2 Appropriateness of street light fixture, type, and light level of the luminaire.	√		Most likely will happen
3.4.3 Size and use of streets should be consistent with Accord.	√		
<b>Total (3.0 General Development)</b>	<b>(3) √</b>		

√= met p = partially met ? = cannot determine (-) = not applicable

<b>4.0 District Development Standards</b>	<b>Yes</b>	<b>No</b>	<b>Details</b>
<b>4.1 NEIGHBORHOOD (VILLAGE RESIDENTIAL- STANDARDS)</b>			
4.1.1 The village district is to provide the community the civic benefits of traditional neighborhood planning and design.	√		
4.1.2 Permitted land-use single family residential.	-	-	Proposing multi-unit residential
4.1.3 Permitted base density (Columbus) 2 unit per acre, bonus of 5.		√	
<b>4.2 Streets</b>			
4.2.1 There is a hierarchy of streets			
4.2.2 Sidewalks and street trees (30 ft on center)	√		
<b>4.3 Parking</b>			
4.3.1 Rear lot garages accessible by alleys.	-	-	No alleys present
<b>4.4 Civic Space</b>			
4.4.1 Neighborhood parks (1-10 acres) within 1200 feet of houses.	√		Clubhouse, dog park accessible on site. Rocky Fork Metro Park West Annex accessible to the north
4.4.2 Hierarchy of open spaces, one large near center of development.		√	Clubhouse proposed near center of development
<b>4.5 Site Orientation</b>			
4.5.1 Single-family houses should front onto public open spaces and not back onto public parks or roads.	-	-	
4.5.2 The average single-family lot width should not exceed 90 feet.	-	-	
4.5.3 The average single-family lot area should not exceed 12,500 square feet.	-	-	
4.5.4 Build to lines established for neighborhood streets.	-	-	
<b>4.6 Architecture</b>			
4.6.1 The massing of each house should be simple and traditional.	-	-	
4.6.2 Sloped and pitched roofs are encouraged. Flat roofs are allowed only with highly detailed or decorative cornices.	√		Sloped and pitched roofs provided
4.6.3 Side loaded garages are encouraged. When a garage faces the street, the front façade of the garage must set back a minimum of three feet from the front façade of the house.	-	-	
4.6.4 The maximum width of a garage door which faces the street is ten feet.	-	-	
4.6.5 Building materials should be traditional and natural in appearance, such as brick, stone, wood, and glass.	√		Materials proposed include, Brick, Precast Limestone, Vinyl Board & Batten, and Vinyl Siding
4.6.6 The maximum building height should be two and one-half stories and the minimum building height should be one and one-half story in appearance.		√	Proposed 3 story buildings
4.6.7 Building design shall be based on traditional American styles found in the Field Guide to American Architecture, excluding 20 <sup>th</sup> Century.		√	
<b>Total (4.0 District Development: Neighborhood Village Residential)</b>	<b>(5)</b> √	<b>(4)</b> √	



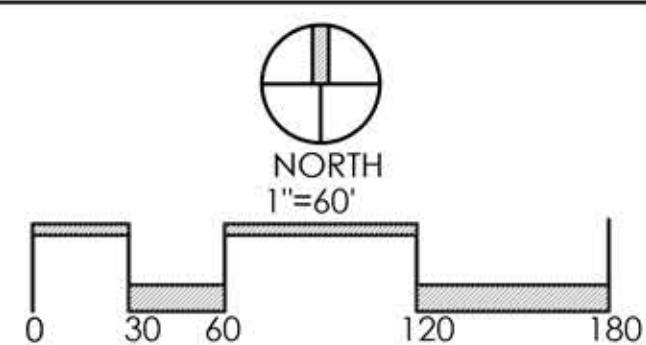
**SITE DATA**

GROSS ACREAGE	± 12.8 AC
NET ACREAGE (MINUS INCREASED WALNUT RD ROW AND FUTURE HAMILTON RD EXTENSION ROW)	± 10.4 AC
TOTAL UNITS	192
TOTAL PARKING	331
SURFACE SPACES	283
GARAGE SPACES	48
PARKING RATIO	±1.72 SP/UN

**SITE PLAN**

**EASTERN PARK**  
PREPARED FOR METRO DEVELOPMENT

DATE: 3.31.26



**Faris Planning & Design**

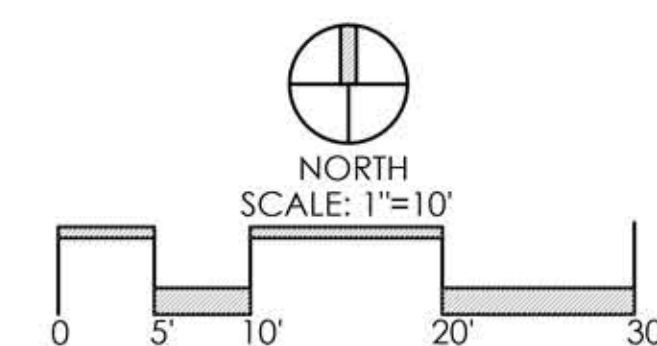
LAND PLANNING      LANDSCAPE ARCHITECTURE  
4876 Cemetery Road      Hilliard, OH 43026  
p (614) 487-1964      www.farisplanninganddesign.com



# 3-STORY BUILDING ELEVATION- TYPE G

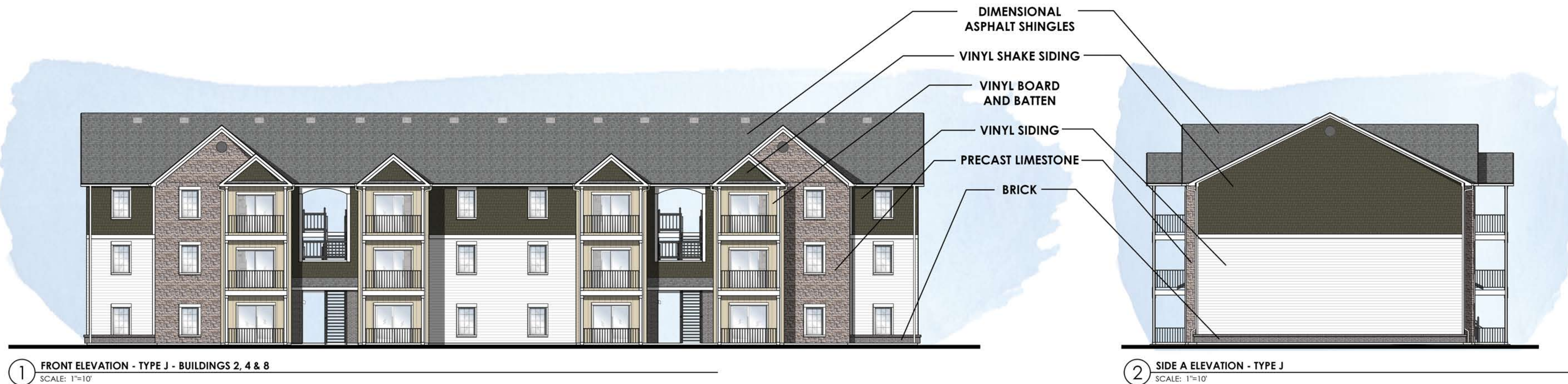
## EASTERN PARK

PREPARED FOR METRO DEVELOPMENT  
DATE: 4.24.26



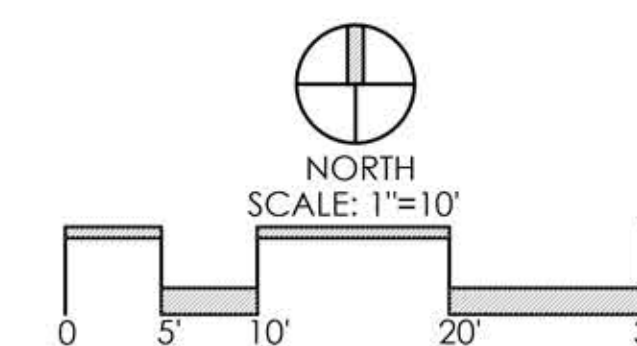
**Faris Planning & Design**

LAND PLANNING      LANDSCAPE ARCHITECTURE  
4876 Cemetery Road      Hilliard, OH 43026  
p. (614) 487-1964      www.farisplanninganddesign.com



# 3-STORY BUILDING ELEVATION- TYPE J

**EASTERN PARK**  
 PREPARED FOR METRO DEVELOPMENT  
 DATE: 4.24.2026



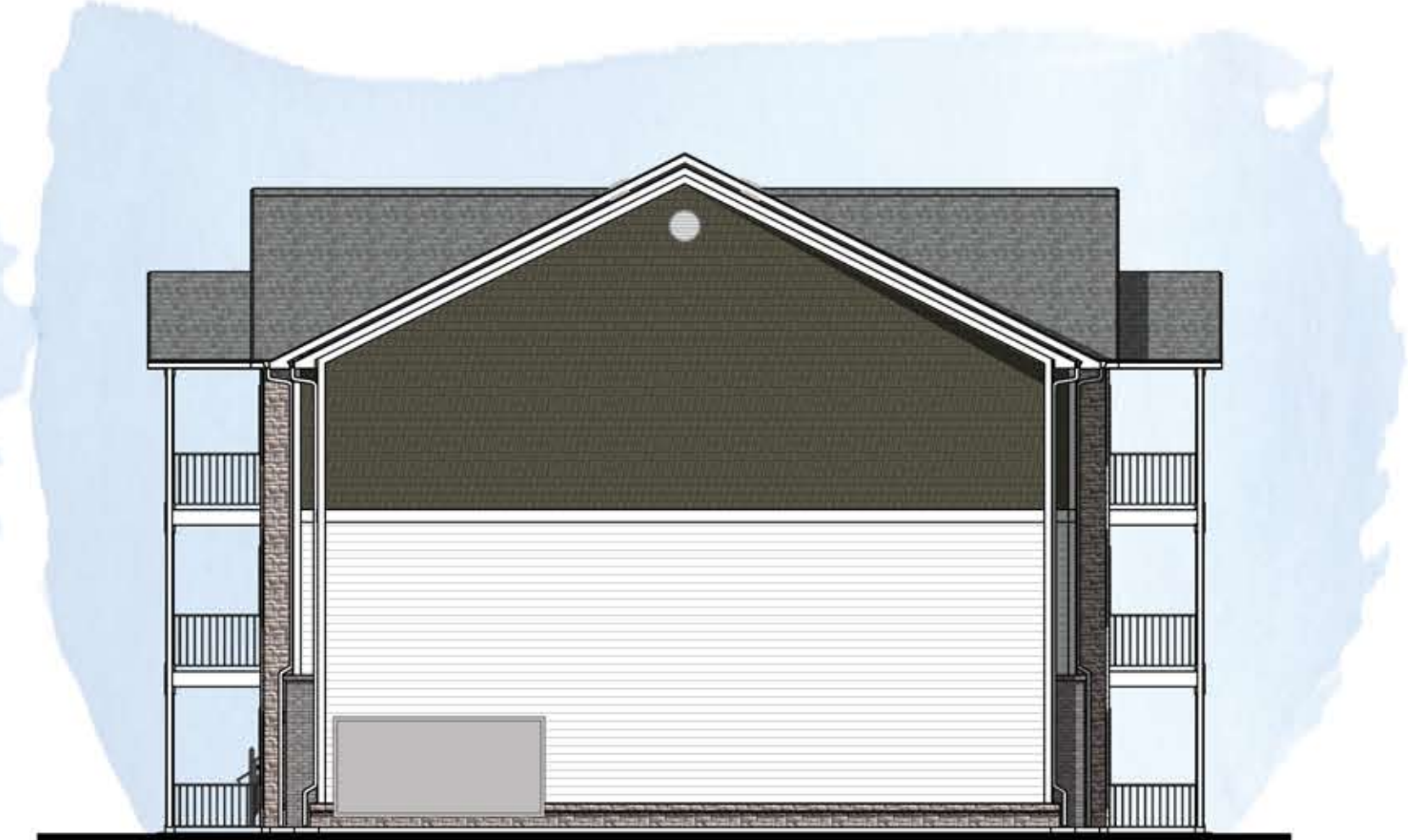


1 FRONT ELEVATION - TYPE L - BUILDING 5  
SCALE: 1"=10'

2 SIDE A ELEVATION - TYPE L  
SCALE: 1"=10'



3 REAR ELEVATION - TYPE L  
SCALE: 1"=10'

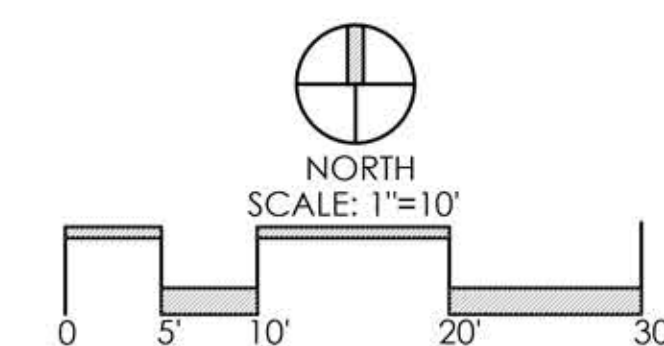


4 SIDE B ELEVATION - TYPE L  
SCALE: 1"=10'

# 3-STORY BUILDING ELEVATION- TYPE L

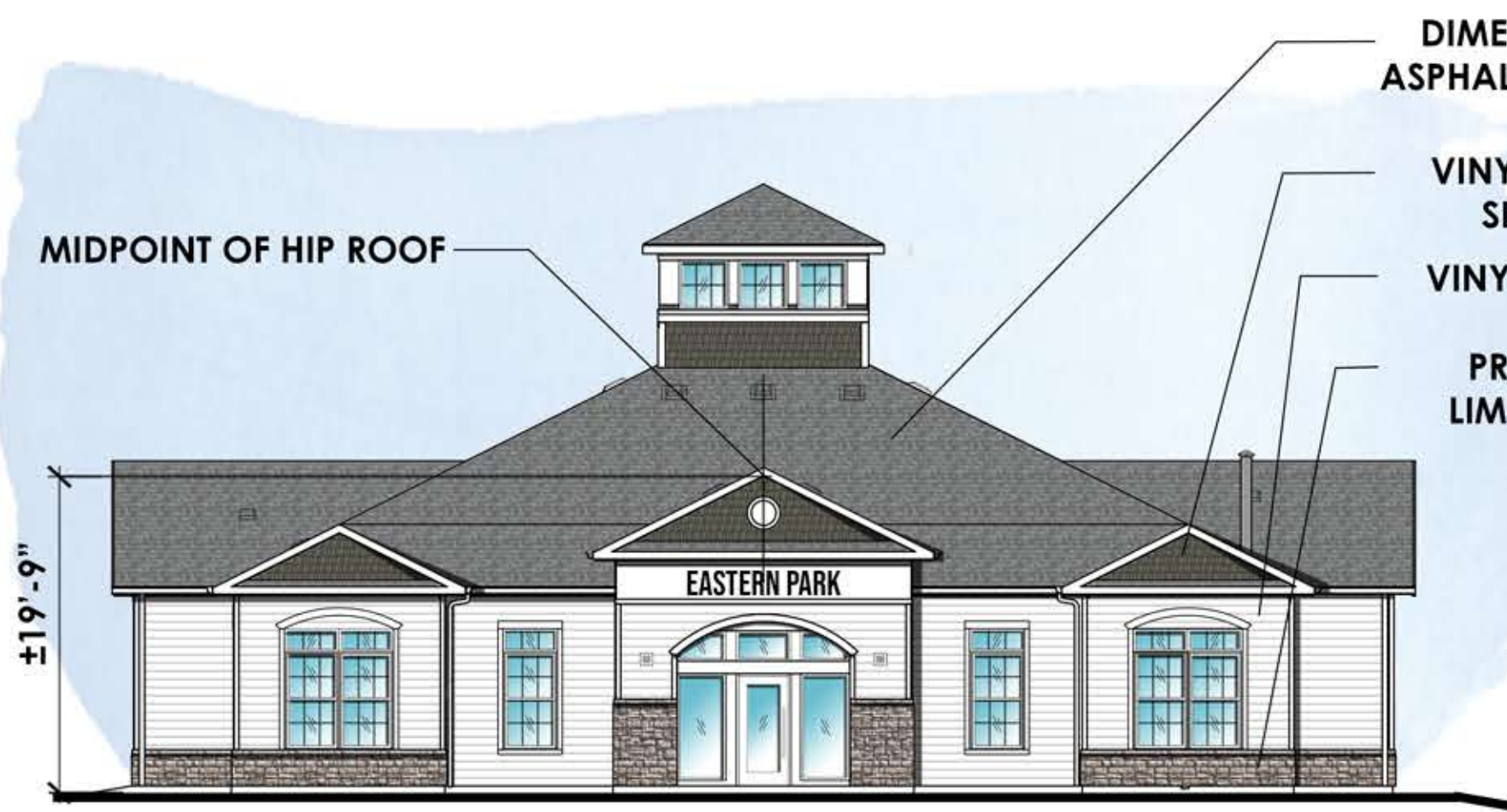
## EASTERN PARK

PREPARED FOR METRO DEVELOPMENT  
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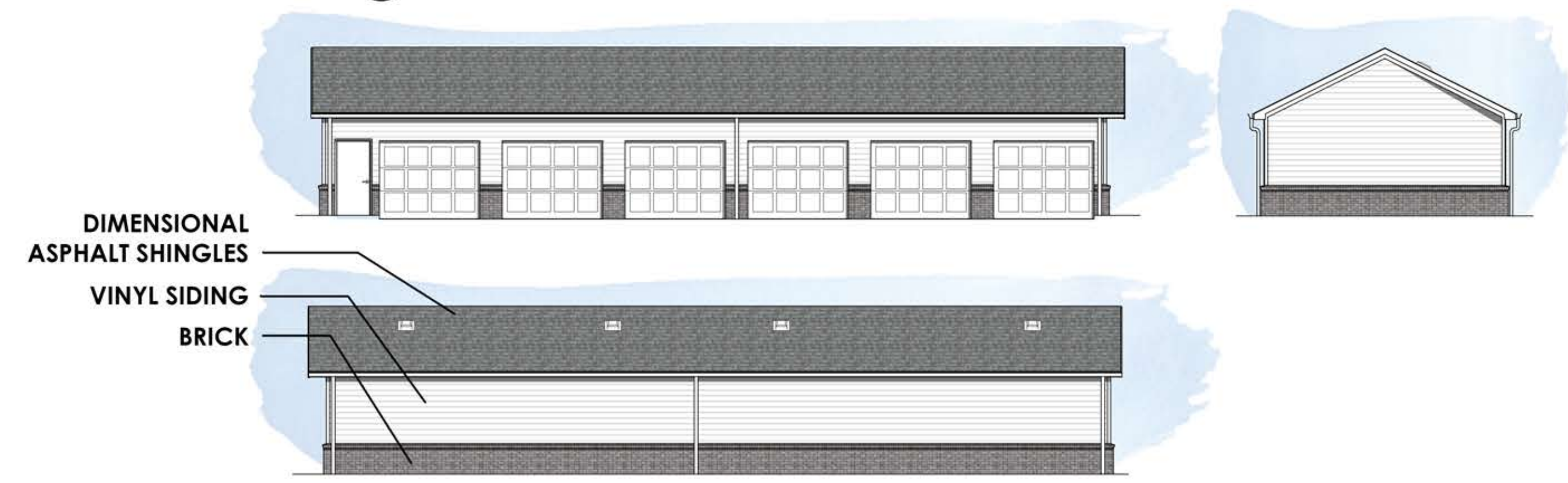
1 CLUBHOUSE- FRONT ELEVATION  
SCALE: 1"=10'



2 CLUBHOUSE- REAR ELEVATION  
SCALE: 1"=10'



5 STANDARD 6 BAY GARAGE  
SCALE: 1"=10'



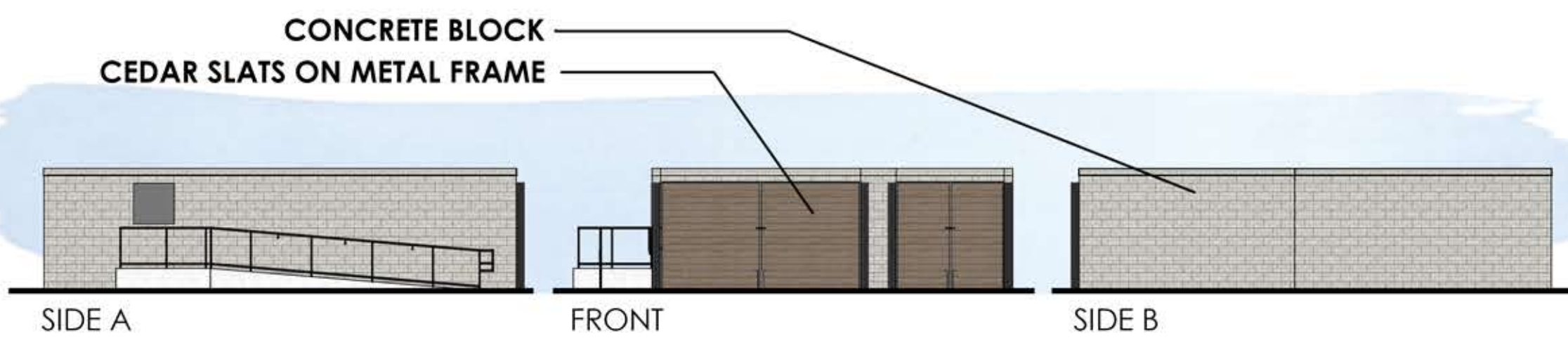
6 6 BAY GARAGE WITH 1 ADA ACCESSIBLE BAY  
SCALE: 1"=10'



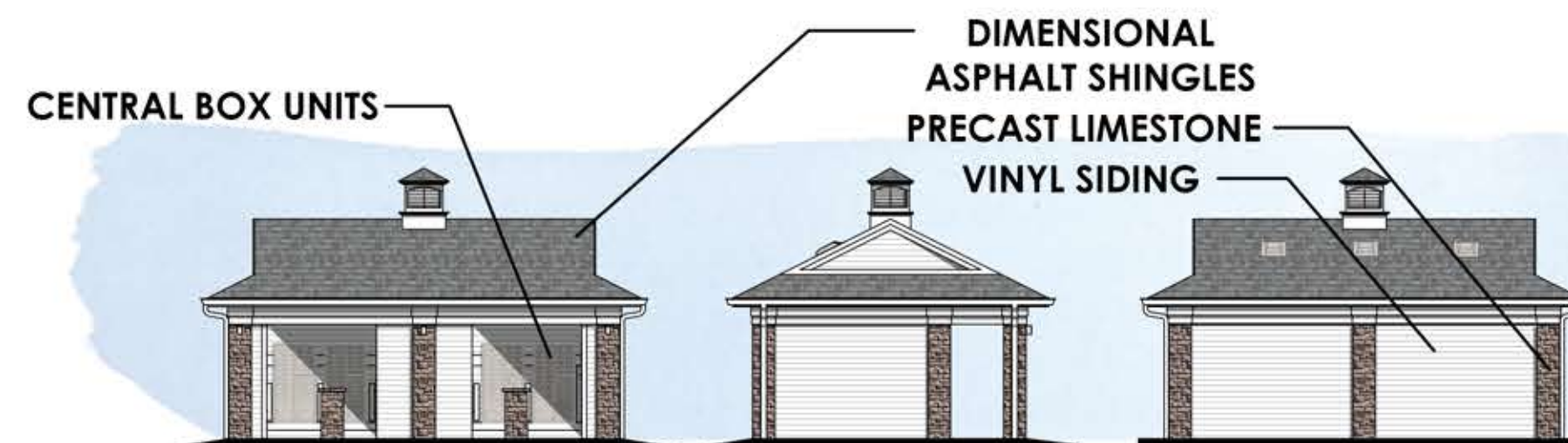
3 CLUBHOUSE- SIDE ELEVATION  
SCALE: 1"=10'



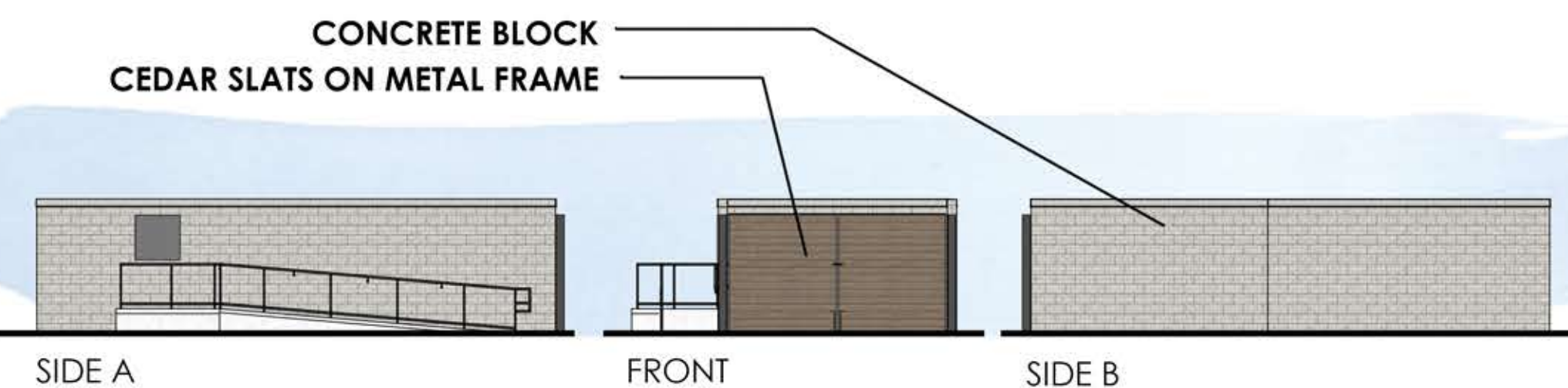
4 CLUBHOUSE- SIDE ELEVATION  
SCALE: 1"=10'



7 COMPACTOR AND BULK TRASH ENCLOSURE ELEVATION  
SCALE: 1"=10'



9 MAIL KIOSK ELEVATION  
SCALE: 1"=10'

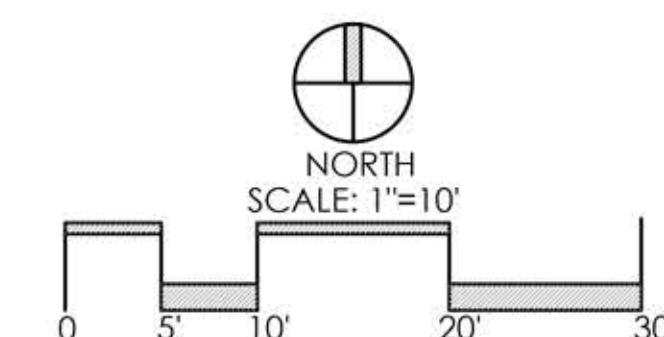


8 COMPACTOR ENCLOSURE ELEVATION  
SCALE: 1"=10'

# ARCHITECTURAL ELEVATIONS - ANCILLARY STRUCTURES

## EASTERN PARK

PREPARED FOR METRO DEVELOPMENT  
DATE: 4.24.26



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE  
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