NEW ALBANY
COMMUNITY CONNECTS US

New Albany Planning Commission Meeting Agenda
Monday, September 16, 2024 at 7:00 p.m.

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: August 19, 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-53-2024 Hamlet Final Development Plan and Waivers
Review of the Hamlet final development plan application, and associated waivers, generally located at the southwest and southwest 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.

Motion of Acceptance of staff reports and related documents into the record for FDP-53-2024.

Motion of approval for application FDP-53-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-61-2024
A variance request to the Nottingham Trace zoning text Section E(5)(c), to allow a covered porch and fireplace to encroach 12 feet into the 35 rear yard where code allows a maximum of 6 feet into the rear yard setback at 6309 Callaway Square West (PID: 222-005228).
Applicant: Suncraft Corporation, Inc. c/o James Knox.

Motion of Acceptance of staff reports and related documents into the record for VAR-61-2024.

Motion of approval for application VAR-61-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-62-2024
A variance request to allow a residential home to be constructed without a front covered porch as required by the Nottingham Trace zoning text section H(5)(a)(i) at 7550 Parkside Drive (PID:222-005275).
Applicant: Pulte Homes of Ohio LLC c/o Nicki Martin

Motion of acceptance of staff reports and related documents into the record for VAR-62-2024

Motion of approval for application VAR-62-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-63-2024
A variance request to the city codified ordinance Chapter 1165.04(b)(3)(B) to allow a rear deck to encroach 2 feet into a drainage easement at 8355 Woodhaven Loop South (PID: 222-005346-00).
Applicant: Bob Webb Woodhaven, LLC c/o Kirk Denyes

Motion of acceptance of staff reports and related documents into the record for VAR-63-2024

Motion of approval for application VAR-63-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

VIII. Poll members for comment

IX. Adjournment

New Albany Planning Commission
Monday, August 19, 2024 DRAFT Meeting Minutes

I. Call to order

The New Albany Planning Commission held a regular meeting on Monday, August 19, 2024 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:01 p.m. and asked to hear the roll.

II. Roll call

Those answering roll call:

Chair Kirby	present
Mr. Wallace	present
Mr. Schell	present
Ms. Briggs	absent
Mr. Larsen	present
Council Member Wiltrout	present

Having four voting members present, the commission had a quorum to transact business.

Staff members present: Law Director Albrecht, Development Engineer Albright, Planner Cratic-Smith, Planning Manager Saumenig, Planning Manager Mayer, Deputy Clerk Madriguera.

III. Action on minutes: August 5, 2024

Chair Kirby asked if there were any corrections to the minutes from the August 5, 2024 informal meeting.

Hearing none, Commissioner Wallace moved to approve the August 5, 2024 meeting minutes are presented. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Wallace yes, Mr. Larsen yes, Mr. Schell yes, Mr. Kirby yes. Having four yes votes, the motion passed and the August 5, 2024 meeting minutes were approved as presented.

IV. Additions or corrections to the agenda

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

Planning Manager Mayer answered none from staff.

Chair Kirby administered the oath to all present who wished to address the commission. He then counseled all present that it was a good time to silence all cell phones.

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

Chair Kirby asked whether there were any visitors present who wished to speak on an item not on the agenda.

Hearing none, he introduced the first case and asked to hear from staff.

VI. Cases:

FDM-08-2024 Final Development Plan Modification
Modification to the approved final development plan for the New Albany Links subdivision driving range (PID: 222-002263).
Applicant: New Albany Driving Range c/o Christopher Ingram, VORYS Law Firm.

Planner Cratic-Smith delivered the staff report.

Chair Kirby asked for comments from engineering.

Development Engineer Albright responded that there were no engineering comments.

Commissioner Wallace confirmed that the rendering distributed by the applicant at the meeting was identical to the rendering in the packet and on the screen.

Applicant Christopher Ingram, Attorney with VORYS Law Firm 52 E. Gay Street, presented the attached applicant submission. He explained the revisions to the final development plan modification which include the following: conversion to short game practice area, the installation of hitting cages for long irons and drivers, planting of 65 fast-growing trees for additional screening, the realignment of the tees in a concave formation to assist with keeping balls on the property, and posting notices warning users of liability. He stated that discussions with the church went well.

Commissioner Wallace asked whether this would also apply to short woods.

Mr. Ingram responded that that was a good question. He shared that his daughter is 11 years old and although her driver would not exceed 150 yards, she is still subject to the club limitations. He continued that discussions with the neighboring church have been positive and that they want to continue to build their relationship with the church. He stated that he agreed with the conditions but due to the modifications to the application, conditions 5, 6, and 7 were not longer needed. Condition 5 was no longer needed because the neighboring church agreed with the concave/convex positioning of the tees. Conditions 6 and 7 had been obviated by the club limitation and the transition to a short-range practice facility. Furthermore with respect to the zoning modifications before this board these changes preserve open space and create a high-quality outdoor recreation space for the community.

Commissioner Wallace asked whether there will be more than one green, or will there be one green with multiple lengths.

Applicant Dana CimorellSimmerl, 6567 Shady Trail Lane, responded that there will be one green with various targets.

Commissioner Schell asked staff whether the city has recourse if issues remain after approval.

Planning Manager Mayer responded that review of the final development plan was still forthcoming.

Chair Kirby referenced conditions 6 and 7 and asked whether, if golf balls are coming off of the property, the applicant would agree to switch to limited flight. He further asked whether the applicant would agree to advise golfers of the limitation and which clubs to use.

Mr. Ingram responded that the applicants would agree.

Commissioner Wallace then asked whether the commission had the authority to impose future conditions, and if so, how would such a condition be enforced. He further noted that in the staff report, Section IIe or IIIe, sounds as if approval was conditioned on whether golf balls went on the property.

Law Director Albrecht stated that the commission should secure the applicant's agreement. Following that, it could be a condition and the city can figure out how to implement and enforce it. He further agreed that Commissioner Wallace was right to be concerned because it is hard to discern what triggers a violation of the final development plan.

Mr. Ingram remarked that the further the commission gets into the operations, the more concerns about whether it is enforceable as a matter of law.

Commissioner Schell asked staff for the reasons supporting conditions 6 and 7.

Planning Manager Mayer responded that those conditions are a belt and suspenders approach to make sure that golf balls remain on the property. He added that condition 5 required alignment of the tee boxes so they are directly perpendicular.

Mr. Ingram remarked that they are opposed to condition 5 because it is contrary to their discussion with the neighboring church. The current design maximizes the distance away.

Commissioner Wallace asked whether the applicant had reached a similar agreement with conditions 6 and 7. He further asked whether the applicant had measured the distance of of the hypotenuse of the triangle.

Mr. Ingram responded that they had not measured the distance and that they had not discussed conditions 6 and 7 with the neighbors.

Commissioner Larsen asked how fast the fast-growing trees would grow. He further asked about the height of the mounding.

Mr. Ingram answered 7-15 years, and that the height would be 4-6 feet maximum and they will make sure there are minimums.

Chair Kirby remarked that he would hate to see them too high for the trees to get water. He confirmed that the applicant would agree to a condition that the trees and mounding would be consistent with the city landscaper's recommendation(s).

Commissioner Larsen remarked that he would love to see three or more permanent signs with more that are moveable.

Mr. Ingram replied that their intent is to make sure that golfers are very aware that use of irons are required and also that it is a short-game practice area.

Chair Kirby thanked the applicant for garnering the agreement of the neighbors and asked whether the applicant would object to an imposed response time.

Mr. Ingram replied that he had no objection.

Chair Kirby asked for other questions from the commission.

Commissioner Wallace asked if the staff report discussed the content of the required signage.

Planning Manager Mayer responded that content related requirements could be found on pages 6-7.

Commissioner Wallace added that the content of the signage should match the proposal.

Commissioner Schell asked whether the members will be notified.

Mr. Ingram stated that they would and he further requested that any condition regarding signage content be consistent with the proposal.

Hearing no further questions Chair Kirby opened the public hearing.

Attorney Brandon Pauley, on behalf of the neighboring church. He thanked the applicant for the revisions to the application. Regarding the conditions he had the following recommendations: a yardage maximum and 150 feet seemed reasonable, continued use of limited flight golf balls. Regarding condition 5, the church agrees that the convex/concave alignment promotes more safety, particularly when combined with the 150 yard limit and the use of limited flight golf balls.

Commissioner Schell confirmed that the church is satisfied.

Mr. Pauley responded that the church is we are happier.

Commissioner Wallace asked whether staff has evaluated what has been removed as compared with the additions proposed here.

Planning Manager Mayer responded that staff has performed a visual but not a quantitative analysis.

George Stribick, 7400 Bevelymer Road. Mr. Stribick Spoke from the attached speaking points. He stated that there are many loose ends that need to be addressed regarding safety. He wondered how anyone could know who is golfing considering that there are no cameras.

Bill Hersch, 2785 Dale Avenue. Mr. Hersch remarked that there have been significant improvements. However a proof of concept is still lacking. There must be a system to notify of change and a system of correction for repeated violators; staff must be able to reinspect to ensure the work has been done.

Chair Kirby asked staff whether there is an inspection process.

Planning Manager Mayer responded that the applicants are under a continuing obligation to submit applications for all required permits and inspections.

Commissioner Wallace asked Law Director Albrecht about imposing a contingent condition regarding the use of limited flight golf balls.

Law Director Albrecht responded that absent agreement of the applicant, it would be a neighbor dispute. If an agreement was reached, it may be enforceable as a zoning violation.

Mr. Stribick then returned to the lectern and asked the applicant whether he could guarantee that no balls will leave the property.

Chair Kirby asked whether the applicant had a number of balls that was too many.

Mr. Ingram responded that they were before the commission on a modification to the final development plan. He further stated that they did not have a number.

Council Member Wiltrout asked whether the limited flight golf balls would get them there.

Mr. Ingram responded that transitioning the facility to a short range practice area and use of the shorter irons obviated the use of limited flight golf balls.

Commissioner Schell recognized all of the work the applicant had put into the application and thanked him for his efforts. All of that being said, he stated that he would like to see a requirement for use of limited flight golfballs.

Mr. Ingram agreed.

Hearing no further questions from the public or from the commission, Chair Kirby moved to admit the staff reports and related documents, including the materials submitted at the hearing, into the record for FDM-008-2024. Commissioner Schell seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Schell yes, Mr. Larsen yes, Mr. Wallace yes. Having four yes votes, the motion passed and the documents were admitted into the record.

Commissioner Wallace moved for approval of FDM-008-2024 based on the findings in the staff report and subject to the following conditions, subject to staff approval:

Conditions:

1. The owner will provide notification and guidance to users that the maximum shooting distance is 150 yards and the driving range's fairway is only used as a short game area and only allows for the use of short lofted iron golf clubs.
2. The owner must maintain and replace the landscaping if found dead or dying, subject to staff approval.
3. The range targets are located so they are generally centered between the north and south property lines.
4. The netted space, warm up area outside the driving range is added.
5. The owner must use limited flight golf balls on the driving range.
6. The condition stating that, "The owner must add black netting to the entire eastern property line's horse fence, subject to staff approval." is held in abeyance unless golf balls are found on city property.
7. The owner must respond to neighbor complaints within two days.
8. Trees and mounding are subject to staff approval.
9. The content of signage must be consistent with the proposal.
10. The owner must communicate the changes in operation to members and users.

Commissioner Schell seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Wallace yes, Mr. Schell yes, Mr. Larsen yes, Mr. Kirby yes. Having four yes votes, the motion passed and FDM-008-2024 was approved subject to the conditions as stated above.

The commission thanked the applicants and interested parties and wished them all good luck.

Chair Kirby introduced the next case and asked to hear from staff.

VAR-57-2024
Variance to allow a lot that does not abut a public or private street whereas the West Nine 2 Subarea 4 zoning text section 4b.01(8) states all lots shall abut a private or public street.
Applicant: The New Albany Company, c/o Aaron Underhill, Esq.

Planner Saumenig delivered the staff report.

Chair Kirby asked whether there were comments from engineering.

Development Engineer Albright responded that there were no comments from engineering.

Chair Kirby asked to hear from the applicant.

Applicant and Attorney for the project, Aaron Underhill, 8000 Walton Parkway, indicated the properties on the site plan that are located in the City of Columbus and the properties located in the City of New Albany. He explained that this variance request presents a legal issue, there is nothing the applicant can do to solve this issue. He further stated that the applicant agreed to the condition that no residences will be constructed on the parcel to which the variance applies.

Council Member Wiltrout asked whether the applicant could combine the parcels and if not, what they would do.

Mr. Underhill responded no, and continued that the applicant would like to do accessory types of improvements.

Applicant Tom Rubey, New Albany Company, explained that they are working with a purchaser and there will essentially be three separate lots and a single owner. He indicated the location of Rob's Pond. He reiterated that there will not be a home located there, there could be an accessory structure but that would be subject to the normal permitting process.

Chair Kirby remarked that the New Albany zoning rights are golf course and then asked what the Columbus zoning classification is.

Mr. Rubey responded that it is zoned R-12 with 12 units per acre and has been so for many years.

Commissioner Wallace confirmed that the applicant agreed to the condition and that this will be a single residence, and that this would be to accommodate walking paths for the owner. He further asked where access would be.

Mr. Rubey responded yes, it was a beautiful property, and that access would be from Greensward Road.

Chair Kirby asked whether there was anyone from the public who wished to comment on the application. Hearing none, he moved to accept the staff reports and related documents into the record for VAR-57-2024. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Larsen yes, Mr. Wallace yes, Mr. Schell yes. Having four yes votes, the motion passed and the staff reports and related documents for VAR-57-2024 were admitted into the record.

Commissioner Larsen moved for approval of VAR-57-2024 subject to the findings in the staff report and the condition as stated in the staff report. Commissioner Schell seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Larsen yes, Mr. Schell yes, Mr. Kirby yes, Mr. Wallace yes. Having four yes votes, the motion passed and VAR-57-2024 was approved subject to the condition in the staff report.

The commission wished the applicants good luck. Chair Kirby introduced the next case and asked to hear from staff.

FDP-59-2024 Final Development Plan
A final development plan to allow for the construction of a single residential home on 1.654 acres located at 4093 Reynoldsburg-New Albany Road (PID:222-000630).
Applicant: Todd Parker, F5 Design

Planner Cratic-Smith delivered the staff report.

Chair Kirby asked if there were any comments from engineering.

Development Engineer Albright delivered the engineering report.

Chair Kirby asked to hear from the applicant.

Applicant and Architect Todd Parker, F5 Designs, explained that stated that the property owner has worked hard to revise this proposal so that it meets the existing zoning text. He continued that, in response the the engineer's comment, that the referenced well is located on the adjacent property to the west.

Chair Kirby asked whether there was any conflict with condition one.

Mr. Parker answered no conflict.

Commissioner Wallace confirmed that this would be a one-story house, with one bedroom.

Mr. Parker agreed and stated that in the future there maybe another bedroom in the basement but that would be subject to the normal permitting process. He further stated that the property owner's intent is not to use the basement.

Chair Kirby asked whether anyone from the public wished to comment on the application or whether there were further questions from the commission. Hearing none, he moved to accept the staff reports and related documents into the record for FDP-59-2024. Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Wallace yes, Mr. Larsen yes, Mr. Schell yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted into the record for FDP-59-2024.

Commissioner Schell moved for approval of FDP-59-2024 based upon the findings in the staff report with the conditions listed in the staff report, subject to staff approval. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Schell yes, Mr. Larsen yes, Mr. Kirby yes, Mr. Wallace no. Having three yes votes, and one no vote, the motion passed and FDP-59-2024 was approved.

Commissioner Wallace explained that he voted no because he does not believe this application is consistent with the other residences in Hawksmoor.

The commission thanked the applicant and wished him good luck.

VII. Other business

Chair Kirby asked if there was any other business before the commission.

Hearing none he polled the members for comment.

VIII. Poll members for comment

Hearing no comment from the members, Chair Kirby adjourned the August 19, 2024 meeting of the New Albany Planning Commission.

IX. Adjournment

The August 19, 2024 meeting of the New Albany Planning Commission adjourned at 8:47 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix
FDM-008-2024
Staff Report
Applicant Submission
George Stribick Submission
Record of Action
VAR-57-2024

Staff Report
Record of Action

FDP-59-2024
Staff Report
Record of Action

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
August 19, 2024 Meeting

NEW ALBANY LINKS DRIVING RANGE
FINAL DEVELOPMENT PLAN MODIFICATION

LOCATION:	7100 New Albany Links Drive (PID: 222-002263)
REQUEST:	Final Development Plan Modification
ZONING:	Comprehensive Planned Unit Development (C-PUD)
STRATEGIC PLAN:	Parks & Green Space
APPLICATION:	FDM-08-2024
APPLICANT:	New Albany Links Golf Club c/o Lucas Bowersock

Review based on: Application materials received August 1, 2024.

Staff report completed by Sierra Cratic-Smith, Planner I

I. REQUEST AND BACKGROUND

The applicant requests a review and approval for the alterations to the New Albany Links Driving Range final development plan. Since the existing conditions do not match the approved 2009 final development plan, and the property requests changes to the landscaping, a final development plan modification is required.

Previously the Planning Commission heard and tabled the final development plan modification on February 21, April 15, May 20, June 17, and July 15, 2024 to allow the applicant to meet with their neighbor to the south.

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LAW DIRECTOR'S COMMENTS

An issue has been identified regarding the factors that the Planning Commission must consider during their review of the Final Development Plan Modification application for New Albany Links. It is the law director's opinion that the correct procedure to follow relates to the specific provisions set forth in Codified Ordinance Section 1159.09, entitled "Procedure for Approval of Comprehensive Planned Unit Development (C-PUD)", and that the Planning Commission should consider and evaluate the application upon the criteria found in Codified Ordinance Section 1159.08, entitled "Basis of Plan Approval," when coming to a final decision.

This opinion is based on the fact that Codified Ordinance 1150.08 states that it is to be used for the basis for approval of a Comprehensive Plan in a C-PUD and the Preliminary Development Plan in an I-PUD. Previously included Codified Ordinance 1111.06 deals with the initiation of zoning amendments, and is not applicable to the situation at hand.

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II. SITE DESCRIPTION & USE

The final development plan area includes just the portion of the existing golf course site that contains the driving range. It is located within the New Albany Links subdivision. The property has been developed with a driving range and is located east of the golf club on about 10 acres.

The site is located west along US State Route 62 (Johnstown Road). There is a church on the south side and a residential home on the north side of the driving range.

III. PLAN REVIEW

The Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to city council. The staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1159.08 the basis for approval of a final development plan in an C-PUD shall be:

(a) That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;
(b) That the proposed development is in general conformity with the Strategic Plan or portion thereof as it may apply;
(c) That the proposed development advances the general welfare of the Municipality;
(d) That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;
(e) Various types of land or building proposed in the project;
(f) Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density of dwelling units may not violate any contractual agreement contained in any utility contract then in effect;
(g) Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;
(h) Building heights of all structures with regard to their visual impact on adjacent facilities;
(i) Front, side and rear yard definitions and uses where they occur at the development periphery;
(j) Gross commercial building area;
(k) Area ratios and designation of the land surfaces to which they apply;
(l) Spaces between buildings and open areas;
(m) Width of streets in the project;
(n) Setbacks from streets;
(o) Off-street parking and loading standards;
(p) The order in which development will likely proceed in complex, multi-use, multi-phase developments;
(q) The potential impact of the proposed plan on the student population of the local school district(s);
(r) The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);
(s) The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).

A. Engage New Albany Strategic Plan

The 2020 Engage New Albany strategic plan designates the area as the Parks & Green Space future land use category. The strategic plan lists the following development standards for the Parks & Green Space land use category:

1. Protect and improve the existing network of parks, natural open spaces, and stream corridors.
2. Provide for a high quality and diversified park system to meet the recreational needs and enhance the quality of life for all residents.
3. Engage with partners to create a regional park, open space, and trail system that benefits New Albany residents and businesses.

4. Create a continuous network of linear parks, paths, walks, and trails, and thereby enabling the public to travel by non-motorized modes throughout the New Albany community.
5. Create year-round recreational opportunities.

B. Use, Site and Layout

1. The site is located within the Engage New Albany strategic plan park and green space future land use district.
2. The driving range currently has an existing cart parking area with 5 range targets. The site also has a three foot tall net along the east that is parallel to US State Route 62 (Johnstown Road). There is a 50-foot-tall net parallel to the southern border of the property line. There is also a 30-foot no-mow area along the southern border of the property.
3. The New Albany Links C-PUD zoning texts states that the driving range's design shall be based on the National Golf Foundation standards.
    a) The city staff researched the National Golf Foundation website but could not find any development standards. The National Golf Foundation is a membership organization and marketing services provider in golf. Its website states it does track any information on golf courses that are part of an HOA.

C. Access, Loading, Parking

1. There are no changes to the access, loading or parking of the site.

D. Architectural Standards

1. There are no changes to the architecture or buildings on the site.

E. Parkland, Buffering, Landscaping, Open Space, Screening

1. In early November, a neighboring property reported to the city staff that golf balls were landing on the side and rear of their property. During a code enforcement inspection, city staff found that the existing mature tree line landscaping on the driving range property had been removed. Because there are landscaping changes to the approved 2009 final development plan it needs to be re-evaluated by the Planning Commission:
    a. In July 2009, the planning commission tabled the original final development plan for the driving range due to concerns about golf ball control. Neighbors to the north spoke of concerns for golf ball retention in the gaps of the landscape along the north, south, and east property lines.
    b. In August 2009, the applicant returned to meet the above concerns by adding additional landscaping along the north and south property lines. In addition, the applicant proposed a 3-4 foot high net to span the east property line along Johnstown Road (US-62). The FDP was approved because the commission found the amount of landscape buffer would be sufficient for golf ball control along all sides of the property.

The images below show the existing conditions when the final development plan was approved in 2009 (Figure 2) and the current 2023/2024 conditions (Figure 1).



August 2023 (Figure 1)



2009 (Figure 2)

2. There are significant changes to the landscaping (see Figures 1 & 2) from 2009. The existing mature tree line that was generally located along the southern and eastern property lines is removed. To prevent golf balls from leaving the property, the applicant is proposing the following:
    a. To use the driving range area for short game practice only. The driving range area requires the use of high lofted, short iron golf clubs. The city staff recommends this be a condition of approval (condition #1).
    b. A 200-foot-long, 50-foot-high net is installed along the 800 +/-- foot-long southern property line. The city staff approved the net in January 2023.
    c. The majority of the southern property line that is not blocked by fencing will have 5-6 foot tall mounds installed with landscaping on the top of them.
    d. The driving range's fairway is immediately surrounded by six (6) mounds at a maximum height of five (5) feet with landscaping on the top of them.
    e. Adding sixty-six (65) 10' and 12' trees of Red Maple, London Plane Tree, and Eastern White Pines species on each mound. These species were intentionally selected for their ability to provide buffering from errant shots. The city staff recommends a condition of approval requiring the owner must maintain and replace the landscaping if found dead or dying. (condition #2).
    f. Establishing a defined fairway by centralizing the range targets so they are equally spaced between the north and south property lines and adding a large

main target colored green at approximately 150 yards to deter the golfers from aiming at the net. The city staff recommends this be a condition of approval (condition #3).

g. The addition of liability signs to warn golfers that errant shots shall be penalized.
h. Establishing a communication protocol from the church to the club staff concerning the church's schedule of upcoming events so that the club can manage the range as may be appropriate.
i. A warm up area is added away from the driving range that allows for the use of longer golf clubs to be used in a contained netted space. The city staff recommends this be a condition of approval (condition #4).

Below is a table summarizing and comparing the final development plans:

Property line	2009 Approval Requirements	**August 2024 Proposal**
Northern Property line (860 feet in length)	• Utilize existing trees and landscaping as a barrier. • Add staggered deciduous trees within two gaps along tree line. • Add black netting to existing horse rail fence (approx. 860 feet in length).	• Utilize existing trees and landscaping as a barrier. • 2 mounds (both immediately north of the targets). o First mound closest to the targets is 87 feet long with a max height of 5 feet with 5 evergreen trees on top. o Second mound adjacent to the first mound 87 feet in length with a max height of 5 feet with 5 evergreen trees on top.
Southern Property line (800 feet in length to water tower)	• Utilize existing trees and landscaping as a barrier. • Add staggered deciduous trees within one gap of the tree line. • 30-foot-wide no-mow zone along property line.	• 30-foot-wide no-mow zone along property line. • 200 ft long, 50 ft tall black net. • 6 mounds (both immediately south of the targets). o The mounds range between 87 to 280 +/- feet in length. o Each mound will be a maximum height of 5 to 6 feet. o All the mounds will have evergreen trees on top • 5 evergreen trees are added to the west of the southern net. • 5 evergreen trees are added in front of the southern net to screen it from view of golfers.
Eastern Property line (465 feet in length)	• Utilize existing trees and landscaping as a barrier. • Add black four rail fence with black netting.	• 1 mound to the east of the target green o The maximum height will be 5 feet with 5 evergreen trees on top.

3. The final development plan shows the tee boxes are positioned at an obtuse angle from the defined fairway. The city staff recommends a condition of approval requiring the tee boxes be straightened (so they are in a straight line) and are perpendicular with the fairway and target (condition #5).
4. The applicant states they will not require the use of limited-flight golf balls on the driving range because they believe that the new modifications that will be a sufficient buffer for errant golf balls. However, limited flight golf balls ensure errant golf balls are less likely to encroach neighboring properties. For this reason, the city staff recommends a condition of approval requiring that only limited-flight golf balls are allowed on the driving range (condition #6).

5. The applicant states that they will not use a black net along the eastern property line because the new modifications sufficiently prevent shots from landing on the public street (US 62). The city staff recommends a condition of approval requiring the installation and use of netting on the horse fence to ensure no golf balls roll onto the public street (condition #7).

F. Lighting & Signage

1. The application proposes to add liability signs to warn golfers that errant shots shall be penalized. The sign is an "A" frame board at 3 square foot. The applicant states there will be multiple signs on the business property.

IV. ENGINEER'S COMMENTS

There are no comments from engineering.

V. SUMMARY

The Planning Commission originally approved this development because they found there was enough existing vegetation when supplemented with additional trees to provide an acceptable buffer to keep golf balls from leaving the property. Since then there have been significant changes to the landscaping which necessitates the Planning Commission's review of the final development plan.

Since the landscaping buffer has substantially been removed, the applicant proposes to keep golf balls on the range through a combination of mounding, landscaping and use restrictions. Only the use of high lofted, short iron golf clubs is permitted in order to ensure golf balls do not leave the property. The city staff also recommend limited flight golf balls are only allowed on the driving range.

The driving range itself has been designed to encourage golfers to focus on hitting balls away from neighboring property by centralizing the fairway, adding colored centralized targets, surrounding this area with mounds and landscaping, and adding additional screening in front of the net located along the southern property line. Screening the net de-emphasizes it, thereby making it less desirable for golfers to aim at. Furthermore, the applicant proposes a separate netted space which will be a designated warm up space for all other irons and drivers (everything that is not a high lofted, short iron golf club).

VI. ACTION

Suggested motion for FDM-08-2024:

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added).

Move to approve application FDM-008-2024 based on the findings in the staff report subject to the following conditions:

1. The driving range's fairway is only used as a short game area and only allows for the use of short lofted iron golf club .
2. The owner must maintain and replace the landscaping if found dead or dying, subject to staff approval.
3. The range targets are located so they are generally centered between the north and south property lines.
4. The netted space, warm up area outside the driving range is added.
5. The obtuse design of the tees will be redesigned so the tee boxes be straightened (so they are in a straight line) and are perpendicular with the fairway and target.
6. The owner must to use the limited flight golf balls on the driving range.
7. The owner must add black netting to the entire eastern property line's horse fence, subject to staff approval.

Approximate Site Location:



Source: Near Map

To the Planning Commission,

Attached please find a revised site plan that makes several significant changes to the driving range area. Specifically, you will see that the New Albany Links Golf Club ("Golf Club") proposes to:

(1) Utilize the driving range space for a short game practice area.
    a. The short game practice area will provide golfers an opportunity to hit toward a target green located approximately 150 yards from the teeing area.
    b. Golfers will be restricted to using lofted, short irons in this area.
    c. The practice area will be surrounded by new trees to be planted on earthen mounding.
    d. The teeing area will also be renovated to direct golfers to the target green.
    e. There will also be a fairway to provide a visual guide to the target green.

(2) Separately, a hitting cage area will be installed nearby for practice with drivers and long irons.
    a. The hitting cages will be similar to small batting cage areas such that shots with these longer clubs will be contained within netted areas.

(3) Sixty-five (65) new trees will be planted.
    a. As depicted in the site plan, new trees will be planted along the north and south property lines (where there are currently open areas), as well as around the short game practice area essentially providing two layers of tress for visual buffering and physical containment.
    b. The new trees will be 3-4" caliper, 10-12' in height and will include London Plan, Red Maple, and Eastern White Pines species.
    c. The Golf Club understands and agrees to maintain and replace these trees if found dead or dying.

Additionally, from an operational standpoint, golfers will be notified in the pro shop that the practice range is limited to short irons and that golfers are responsible for damage or injury caused by errant shots. The Golf Club intends to use signage at various locations on the range to reinforce this messaging. The Golf Club is also committed to working with the neighboring Church for its future planned outdoor events or activities.

In view of these changes, we do not believe that black netting along the eastern fence is warranted. We also do not believe that the golf balls utilized in the short game practice area need to be restricted to the limited flight variety either (although we will continue to use our existing inventory of the limited flight balls).

Finally, we appreciate your patience and permitting the Golf Club to reach an amicable resolution with its neighbor. Please let me know if you have any questions or need anything in advance of the Commission's meeting.

-Chris Ingram

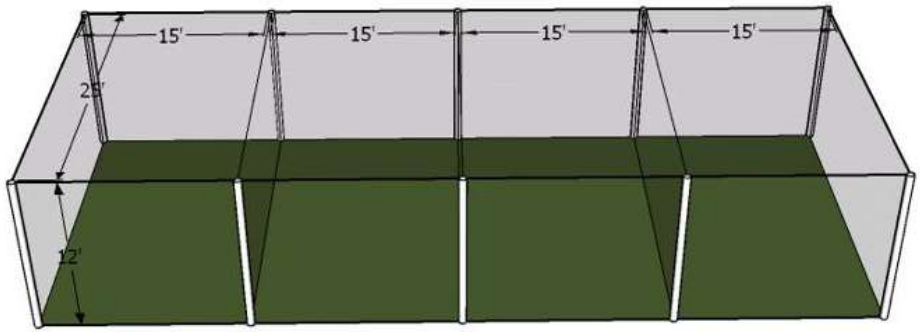

EXISTING
TEE BOX
HOLE # 1
EXISTING
TEE BOX
EXISTING
TREES
5' MOUND
AND TREES

New Albany Links

Driving Range
Final Development Plan
Modification

Install hitting cages for long irons and drivers to provide warm-up area.

Illustrative Examples





Plant 65 fast growing trees for additional screening, defined look and long-term aesthetics.

These will be 3” to 4” caliper trees to include 10’ and 12’ Red Maple, London Plane Tree (known as a great golf ball catcher), and Eastern White Pines planted on 4' to 5'mounding. There will be a heavy concentration of London Plane Trees.



Eastern White Pines



Red



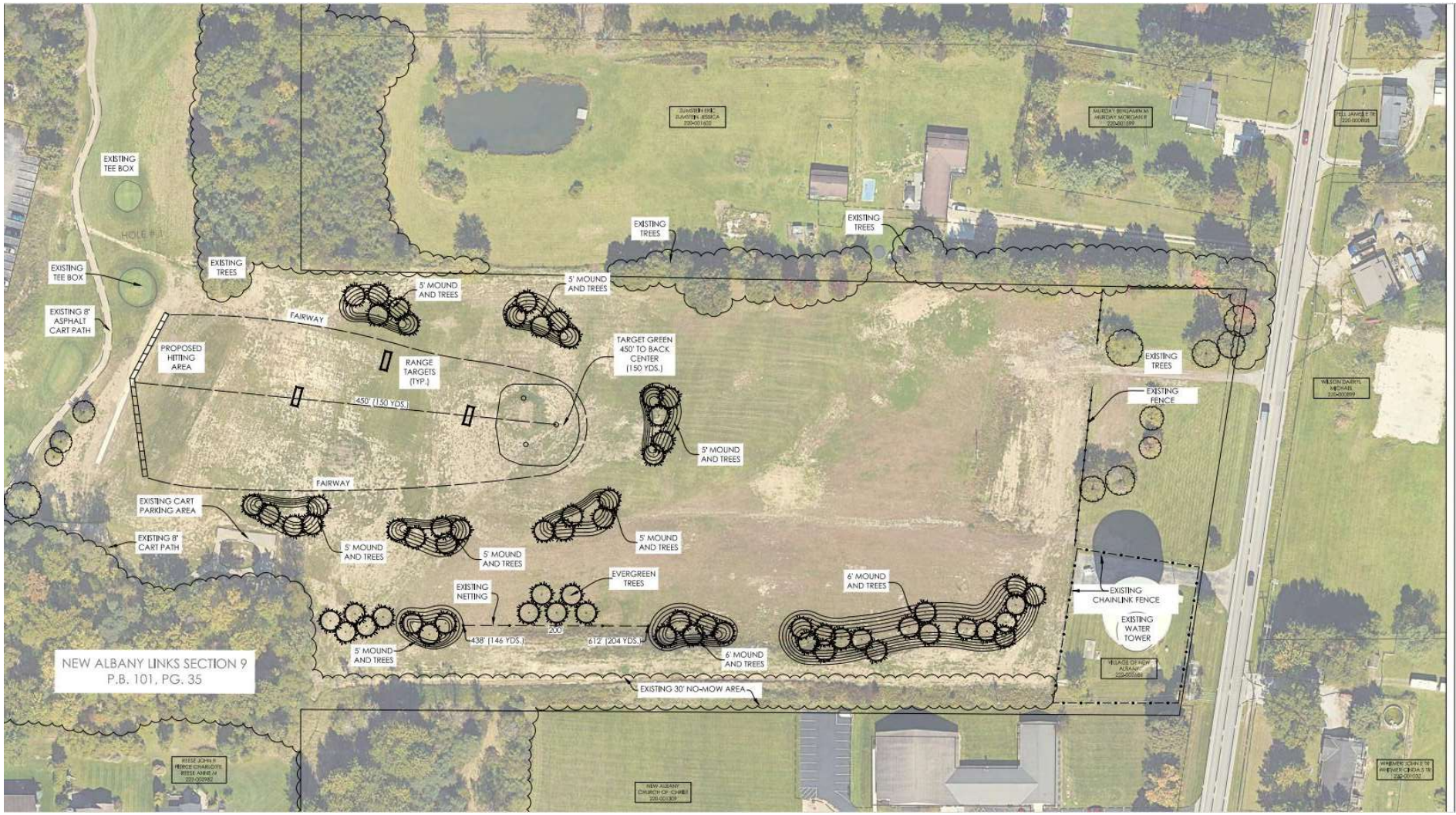
Londo

Convert to Short Game Practice Area

Add main target landing green at approximately 150 yards.
Define new fairway to landing green and for better targeting.
Re-construct concrete hitting pad to position golfers properly to hit down the middle.
Limit area to short irons only.



Location of hitting cages is not on the range but located near the practice putting green




Location of hitting cages is not on the range but located near the practice putting green

Add Signage

at various locations on the range



Be Aware… This is a Short Game Practice Area.

High lofted irons only from this tee. This is a public safety issue.

Golfers are responsible for damage or inj caused by errant golf balls. Please err appropriately and aim only at the targets on the landing areas.

Continue:

To request communication from the church concerning their event schedule so we can monitor, limit or close the range if necessary.

LINKS GOLF COURSE PRACTICE/DRIVING RANGE

AUGUST 19, 2024 APPLICATION

CONCERNS AND ISSUES:

WAS THE APPLICANT'S DESIGN REVIEWED AND OR APPROVED BY EITHER THE NA STAFF/ENGINEER OR TANNER CONSULTING (***Tanner Consulting Dave Tanner 209 772 2233 tannerconsullting@aol.com)***? WHAT WAS THE CONSULTANTS RECOMMENDATION?

THE DESIGN LACKS SPECIFICITY:

ARE THE "T" BOXES BRACKETED BY AIMING PARTITIONS (LINES ON DRAWING?)

FENCING / GATE ENTRY TO "T" BOX AREA TO STOP UNAPPROVED USE

SIGN-IN PROCEDURE, COURSE EMPLOYEE OBSERVATION AND OR CAMERAS TO IDENTIFY ABUSERS OF COURSE RULES AND ASSESS LIABILITY, RECORD RETENTION

SIGNAGE INDICATING REQUIRED APPROVED SHORT IRONS AND PENALTY FOR RULES VIOLATIONS, MEMBERSHIP REMOVAL

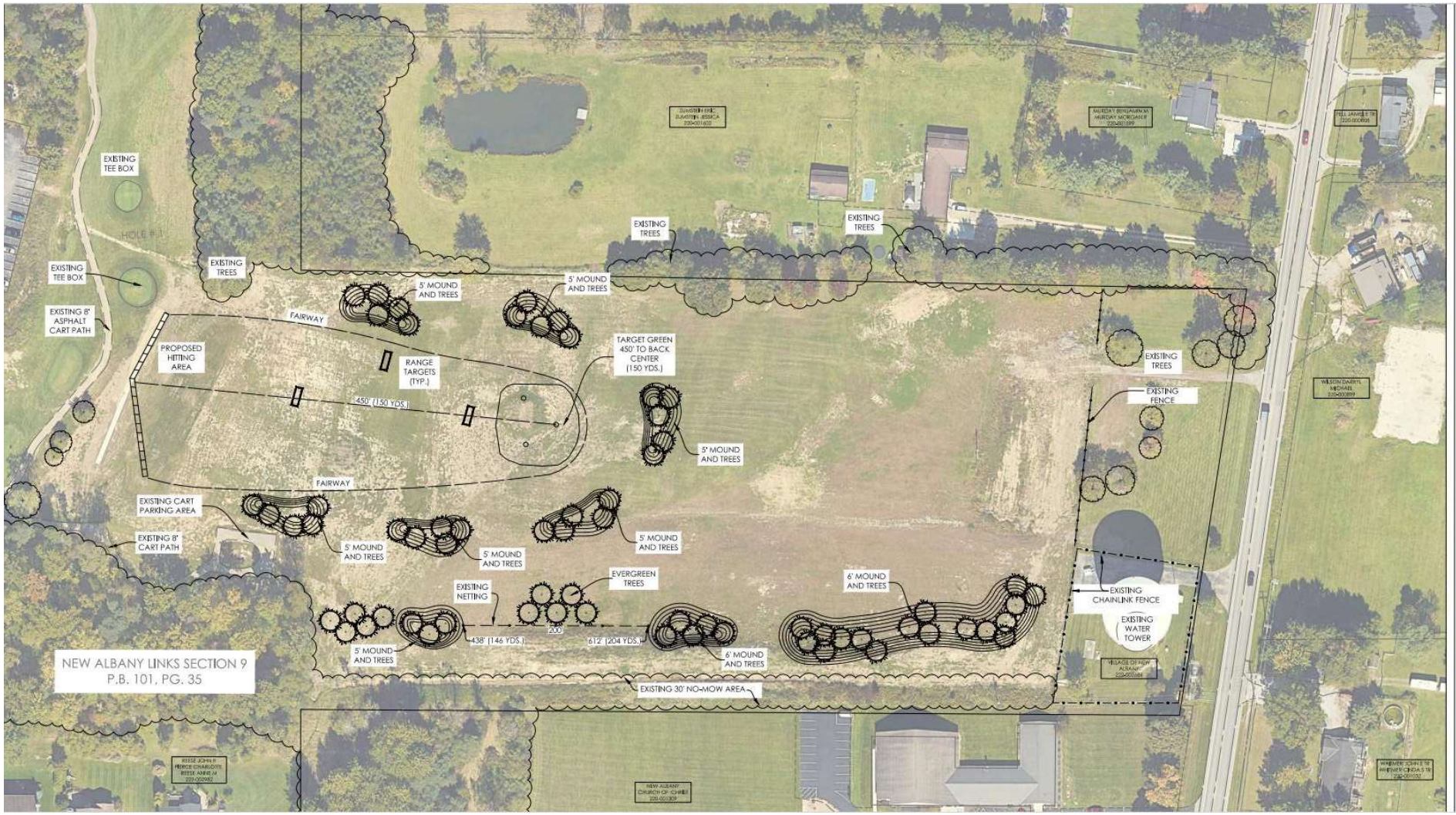
PROOF OF CONCEPT:

DEFINED CONCEPT IS "0" GOLF BALLS EXITING THE RANGE

NO GOLF BALLS EXITING THE RANGE WILL INDICATE THE DESIGN/PROCESS IS WORKING AND NO OBJECTION TO THE FUNCTION OF THE RANGE CAN BE MADE, CONVERSELY , FAILURE OF PROOF OF CONCEPT WILL INDICATED THE RANGE IN VIOLATION OF THE ZONING AGREEMENT AND WILL BE FINED DAILY OR SUSPEND OPERATION. TO THIS END, NA STAFF SHOULD REVISIT / INSPECT / COLLECT INFORMATION FROM THE NEIGHBORS FOR FURTHER ACTION AS NEEDED.



Location of hitting cages is not on the range but located near the practice putting green




Location of hitting cages is not on the range but located near the practice putting green

NEW ALBANY

Community Development Department

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

Dear Luke Bowersock, Kemper Sports,

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.

NEW ALBANY

Community Development Department

Decision and Record of Action

Wednesday, August 21, 2024

The New Albany Planning Commission took the following action on 08/19/2024 .

Final Development Plan Modification

Location: 7100 NEW ALBANY LINKS DR
Applicant: Luke Bowersock, Kemper Sports,

Application: PLFDM20240008
Request: Modification to the approved final development plan for the New Albany Links subdivision driving range.
Motion: To approve

Commission Vote: Motion Approved with Conditions, 4-0

Result: Final Development Plan Modification, PLFDM20240008 was Approved with Conditions, by a vote of 4-0.

Recorded in the Official Journal this August 20, 2024

Condition(s) of Approval:

1. The owner will provide notification and guidance to users that the maximum shooting distance is 150 yards and the driving range's fairway is only used as a short game area and only allows for the use of short lofted iron golf clubs.
2. The owner must maintain and replace the landscaping if found dead or dying, subject to staff approval.
3. The range targets are located so they are generally centered between the north and south property lines.
4. The netted space, warm up area outside the driving range is added.
5. The owner must use the limited flight golf balls on the driving range.
6. "The owner must add black netting to the entire eastern property line's horse fence, subject to staff approval." is held in abeyance unless golf balls are found on city property.
7. The owner must respond to neighbor complaints within two days.
8. The trees and mounds are subject to city staff approval.
9. The signage content must be consistent with the proposed signs on the final development plan.
10. The owner must communicate the changes in operation to members and users.

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith
Planner I

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
August 19, 2024 Meeting

5700 THOMPSON ROAD
LOT FRONTAGE VARIANCE

LOCATION:	5700 Thompson Road (PID: 222-000479)
APPLICANT:	The New Albany Company c/o Aaron Underhill
REQUEST:	Variance to allow a lot that does not abut a public or private street whereas the West Nine 2 Subarea 4 zoning text section 4b.01(8) states all lots shall have frontage and access on a public or private street.
ZONING:	C-PUD Comprehensive Planned Unit Development West Nine 2 Subarea 4
STRATEGIC PLAN:	Neighborhood Residential
APPLICATION:	VAR-57-2024

Review based on: Application materials received on July 26, 2024

Staff report prepared by Sierra Saumenig, Planner.

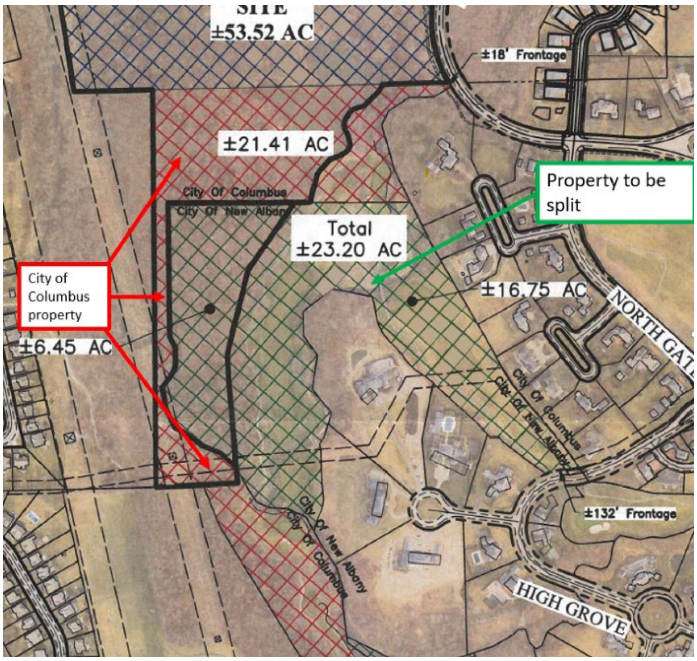
I. REQUEST AND BACKGROUND

The applicant requests a variance to allow for the creation of a lot that does not abut on a public or private street. The West Nine 2 Subarea 4 zoning text section 4b.01(8) states all lots shall have frontage and access on a public and/or private right-of-way.

The applicant states they are requesting this variance in order to split and sell a portion of the property to a new owner to be included with the 52.41 +/- acre estate properties to the north of the site.

II. SITE DESCRIPTION & USE

The property is 23.20 +/- acres in size and is part of the New Albany Country Club golf course. The property is within Franklin County. The property is encompassed by city of Columbus on the north, west, and south sides (as shown to the right). The applicant is requesting to split 6.45 +/- acres to create a new lot, leaving 16.75 +/- acres to remain as part of the golf course.



III. ASSESSMENT

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. In accordance with C.O. 1113.05(b), all property owners within 200 feet of the subject property in question have been notified of the request via mail.

Criteria

The standard for granting of an area variance is set forth in the case of Duncan v. Village of Middlefield, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the "practical difficulties" standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.*

Plus, the following criteria as established in the zoning code *(Section 1113.06)*:

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

IV. EVALUATION

A variance to the West Nine 2 Subarea 4 zoning text section 4b.01(8) to allow a lot that does not abut a public or private street.

The following should be considered in the board's decision:

1. West Nine 2 Subarea 4 zoning text section 4b.01(8) states all lots shall have frontage and access on a public and/or private right-of-way. The applicant proposes to split 6.45 +/- acres off a 23.20 +/- site that would not abut a public or private street.
2. It appears that there are special conditions and circumstances that justify the variance request that do not result from the direct action of the property owner. The site is entirely surrounded by city of Columbus property and cannot be combined with adjacent property.

Additionally, while the site is 23.20 acres in size, it has only 132' of frontage due to its unique shape.

3. The proposed variance meets the "spirit and intent" of the zoning requirement. As this lot is uniquely shaped and encompassed by Columbus property, there is no legal way for the applicant to combine the property with the Columbus properties to the north. While the property will not have street frontage, the applicant commits to not building a residence on the 6.45 acre site.
   Staff recommends a condition that no residences shall be permitted to be constructed on the parcel to which the variance applies. Accessory structures and improvements such as paths may be located on the parcel, provided that they are ancillary to a residence located on real property in the City of Columbus to the north of the parcel. (condition #1).
4. The variance does not appear to be substantial as there would be no primary residence on the site. The applicant has stated the 6.45 acre lot will practically and functionally become part of the estate property which includes the Columbus properties but legally, it must stand on its own tax parcel.
5. It does not appear that the essential character of the immediate area will be altered if the variance is granted. As mentioned, the site is encompassed by city of Columbus property and cannot be combined with the estate properties to the north. The remaining acreage after the split would continue to be used as the golf course.
6. It appears the variance cannot be solved in another manner. The variance would not be necessary if the property owners were able to split the 6.45 acres off the parent site and combine it with the Columbus properties. However, that is not possible due to the differing tax districts.
7. The granting of the variance would not adversely affect the delivery of government services.
8. That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

IV. SUMMARY

According to the property owners, the purpose of the lot split is to sell the 6.45 acres to be a part of the city of Columbus properties (estate) to the north. Although the zoning text requires all properties to have access to public or private streets, the site is in a unique location as it is almost entirely surrounded by the city of Columbus. With the condition that no residences shall be built on the property, the variance request does not appear substantial.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, finding the following motion is appropriate.

Move to approve application VAR-57-2024 based on the findings in the staff report all subject to staff approval (conditions of approval may be added).

1. No residences shall be permitted to be constructed on the parcel to which the variance applies. Accessory structures and improvements such as paths may be located on the parcel, provided that they ancillary to a residence located on real property in the City of Columbus to the north of the parcel.

Approximate Site Location:



Source: NearMap

NEW ALBANY

Community Development Department

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

Dear The New Albany Company

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.

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, August 20, 2024

The New Albany Planning Commission took the following action on 08/19/2024 .

Variance

Location: 5700 THOMPSON RD
Applicant: The New Albany Company c/o Aaron Udnerhill

Application: PLVARI20240057
Request: Variance to allow a lot that does not abut a public or private street whereas the West Nine 2 Subarea 4 zoning text section 4b.01(8) states all lots shall have frontage and access on a public or private street.
Motion: To approve

Commission Vote: Motion Approval with Conditions, 4-0

Result: Variance, PLVARI20240057 was Approval with Conditions, by a vote of 4-0.

Recorded in the Official Journal this August 20, 2024

Condition(s) of Approval:

1. No residences shall be permitted to be constructed on the parcel to which the variance applies. Accessory structures and improvements such as paths may be located on the parcel, provided that they ancillary to a residence located on real property in the City of Columbus to the north of the parcel.

Staff Certification:

Sierra Saumenig

Sierra Saumenig
Planner

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
August 19, 2024 Meeting

4093 REYNOLDSBURG NEW ALBANY ROAD
FINAL DEVELOPMENT PLAN

LOCATION:	4093 Reynoldsburg New Albany Road (PID: 222-000630)
APPLICANT:	F5 Design
REQUEST:	Final Development Plan
ZONING:	Hawksmoor North I-PUD
STRATEGIC PLAN:	Residential District
APPLICATION:	FDP-59-2024

Review based on: Application materials received August 1, 2024

Staff report completed by Sierra Cratic-Smith, Planner I.

I. REQUEST AND BACKGROUND

The applicant requests review of a final development plan to allow for the construction of a single residential home on 1.654 acres located at 4093 Reynoldsburg-New Albany Road (PID:222-000630).

Due to the specific development standards in the I-PUD zoning text the Planning Commission must review and approve a final development plan application for all residential homes and accessory structures on this property.

II. SITE DESCRIPTION & USE

The property is 1.654 acres and is located along the west side of Reynoldsburg-New Albany Road. It is north of the Hawksmoor subdivision and south of Belmont Place. The lot is currently undeveloped. However, there are single family residential homes located to the south of this lot in the Hawksmoor subdivision and north within the New Albany Country Club.

III. PLAN REVIEW

Staff's review is based on New Albany plans and studies, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text. Planning Commission's review authority is found under Chapter 1159.

The Commission should consider, at a minimum, the following (per Section 1159.08):
That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;

- *(a) That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- *(b) That the proposed development advances the general welfare of the Municipality;*
- *(c) That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- *(d) Various types of land or building proposed in the project;*
- *(e) Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*

(f) *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
(g) *Building heights of all structures with regard to their visual impact on adjacent facilities;*
(h) *Front, side and rear yard definitions and uses where they occur at the development periphery;*
(i) *Gross commercial building area;*
(j) *Area ratios and designation of the land surfaces to which they apply;*
(k) *Spaces between buildings and open areas;*
(l) *Width of streets in the project;*
(m) *Setbacks from streets;*
(n) *Off-street parking and loading standards;*
(o) *The order in which development will likely proceed in complex, multi-use, multi- phase developments;*
(p) *The potential impact of the proposed plan on the student population of the local school district(s);*
(q) *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
(r) *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

It is also important to evaluate the PUD portion based on the purpose and intent. Per Section 1159.02, PUD's are intended to:

a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*
j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
k. *Provide an environment of stable character compatible with surrounding areas; and*
l. *Provide for innovations in land development, especially for affordable housing and infill development.*

A. Engage New Albany Strategic Plan

The site is located within the Residential District future land use district. The Engage New Albany Strategic Plan lists the following development standards for the Residential District:

- Houses should front onto public open spaces and not back onto public parks or streets.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.

- Rear or side loaded garages are encouraged. When a garage faces the street, the front façade of the garage should be set back from the front facade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.
- Private streets are at odds with many of the community's planning principles such as: interconnectivity, a hierarchy of street typologies and a connected community. To achieve these principles, streets within residential developments must be public.

B. Use, Site and Layout

1. The applicant proposes to construct a new one-and-a-half-story single residential family home that is 10,935+/- square feet.
2. The home meets all setback standards for the lot according to the Hawksmoor North zoning text:

Development Standard	Required Minimum	Proposed
Front yard setback	130 feet from right-of-way	185 feet
Rear yard setback	50 feet	54 +/- feet
Side yard (northern lot line) setback	20 feet	24 +/- feet
Side yard (Southern lot line) setback	20 feet	23 +/- feet
Building Height	45 feet	25 feet 6 inches
Maximum lot coverage	None	15.2 %

3. The front façade faces Reynoldsburg-New Albany Road as required by the Hawksmoor North PUD text.

C. Access, Loading, Parking

1. The property currently has an existing driveway from a demolished house. The driveway will be repaved into an asphalt auto court in front of the home.
2. The driveway is proposed to be extended to the rear of the house to a ten-car garage.

D. Architectural Standards

1. According to the Hawksmoor North zoning text section (D) the follow materials and design are required:

Development Standard	Required	Proposed
Primary exterior façade materials	Brick, stone, wood siding, and composite siding. materials (Hardi-plank, its equivalent, or of higher quality).	A combination of white brick and wood siding [meets code].
Siding	Composite or cedar shiplap wood siding	Wood siding [meets code].
Roof pitch	• 6:12 for major roofing (minimum). • Less than 6:12 for minor roofing permitted. • Flat roof for with cornice lines permitted.	• 8:12 major roof [meets code]. • 4:12 minor roof [meets code]
Gutters	Half round with downspouts.	Half round with downspouts [meets code].
Roof	Roofs may be of natural slate, wood	Natural slate [meets code].

Materials	shake or wood shingle, metal standing seam, or an architectural grade fiberglass asphalt shingle.	
Windows	Simulated or true divided light; vinyl or aluminum clad	Aluminum clad, true divided light [meets code].
Water Table / Plinth	Brick plinth when utilizing wood siding.	White brick [meets code].

2. The new home is proposed to have an auto court in the front yard and an access driveway to a ten-car garage in the rear yard. The garage is connected via a breezeway which creates one primary structure. The garages meet all code requirements.
3. Design Guideline Requirements Section II(B)(1) states buildings shall be in one of the architectural styles described in the "American Architectural Precedent" section of these standards. The only permitted exception is in the case of individual lots of record existing prior to 1990. In such cases, any traditional American architectural style may be employed, provided that such architectural style is similar to that of an existing home within a radius of one-quarter of a mile. Properties utilizing this exemption shall not be required to comply with requirements of the Design Guidelines and Requirements which are inconsistent with the architectural style proposed."
    a. The applicant states the design is inspired by English country design that incorporates French casement windows, lime-washed brick, a slate roof, and a historic American color pallet. The design is a rural, mid-century architecture style that is a literal interpretation of the famous French Country home, Hopelands. This shares many similarities to American architecture but the window layout and roof eaves are different.
    b. According to the applicant, the design creates a one-story form and earthy tones.
    c. The design intends to be similar to existing homes within the New Albany Farms and Hawksmoor subdivisions that a quarter mile away.
        i. 1 New Albany Farms Road has an English country style similar to the proposed design.
        ii. 4181 Reynoldsburg New Albany Road has a French country style similar to the proposed design.
        iii. 8 and 17 Hawksmoor have minor roofs with similar concave roof styles as the new proposed home.
4. The text states that it is anticipated that, due to the nature of the proposed homes and related structures as custom "estate homes", architectural designs may continue to evolve beyond the date of final development plan approval and the property owner should be afforded flexibility in this regard in the same manner as would apply to a home being constructed in the City in a subdivision with numerous homes. To this end, architecture approved as part of a final development plan may be modified after its approval without further review by the Planning Commission with the approval of city staff if:
    a. The modifications are permitted under the City's Design Guidelines and Requirements or by a variance granted therefrom which has been previously approved by the Planning Commission,
    b. Do not otherwise cause the need for a variance from this text or other relevant provisions of the Codified Ordinances, and
    c. Will not cause a substantial deviation from the massing or design of the home or other structure when compared to that which was approved by the Planning Commission.

E. Parkland, Buffering, Landscaping, Open Space, Screening

1. There are a significant amount of landscaping proposed to be planted on the property including:
    - 50 trees proposed around the property.
    - 110 shrubs proposed around the property.

- 42 shrubs and 8 trees that surround the front elevation along the auto court.
- There are 24 trees used as a landscape buffer for the garage doors in the rear yard.
- There are 12 shrubs used as a landscape buffer around the utilities and mechanical units.

2. The PUD text states air conditioners/heat pumps, garbage cans and carts, irrigation controllers, pumps, generators, and meters which are visible from any point outside of the zoning district shall be entirely enclosed by a privacy wall, a fence, and/or landscaping that is a minimum of four feet high. The city staff recommends a condition of approval requiring that these are screened, per code requirements and be subject to staff approval (Condition #1).

F. Lighting & Signage

1. All new utilities are required to be installed underground which is consistent with the existing Hawksmoor North zoning text.

G. Other Considerations

1. None.

IV. ENGINEER'S COMMENTS

The city engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159 and provided the following comment(s):

1. Please refer to Exhibit A. Add the signature block and notes shown on this exhibit to the referenced submittal.
2. Fifty feet (50') of r/w as measured from the RNA Road centerline is available along the parcel frontage. This is consistent with other dedications in the area.
3. A 12" public water line is available along the east side of RNA Rd. A water service tap may be installed via horizontal directional drilling to provide public water service to the parcel.
4. Gravity sanitary sewer service is available via an existing sewer tap constructed along the north parcel boundary as part of the NACC Section 5-A project.
5. We recommend that the applicant provide evidence that any onsite wastewater treatment or well water systems have been abandoned in accordance with all applicable governmental regulations.

Staff recommends all the City Engineer's comments are complied with and subject to staff approval.

V. SUMMARY

The proposed residential home is a rural, mid-century style addition to the Hawksmoor North subdivision. The design intent is a French style for the new structure given the large size of the property. The mid-century architectural vocabulary is similar to and inspired by surrounding architecture examples along State Route 605 and the New Albany Farms. The new residential home meets the quality design and material standards of the city of New Albany.

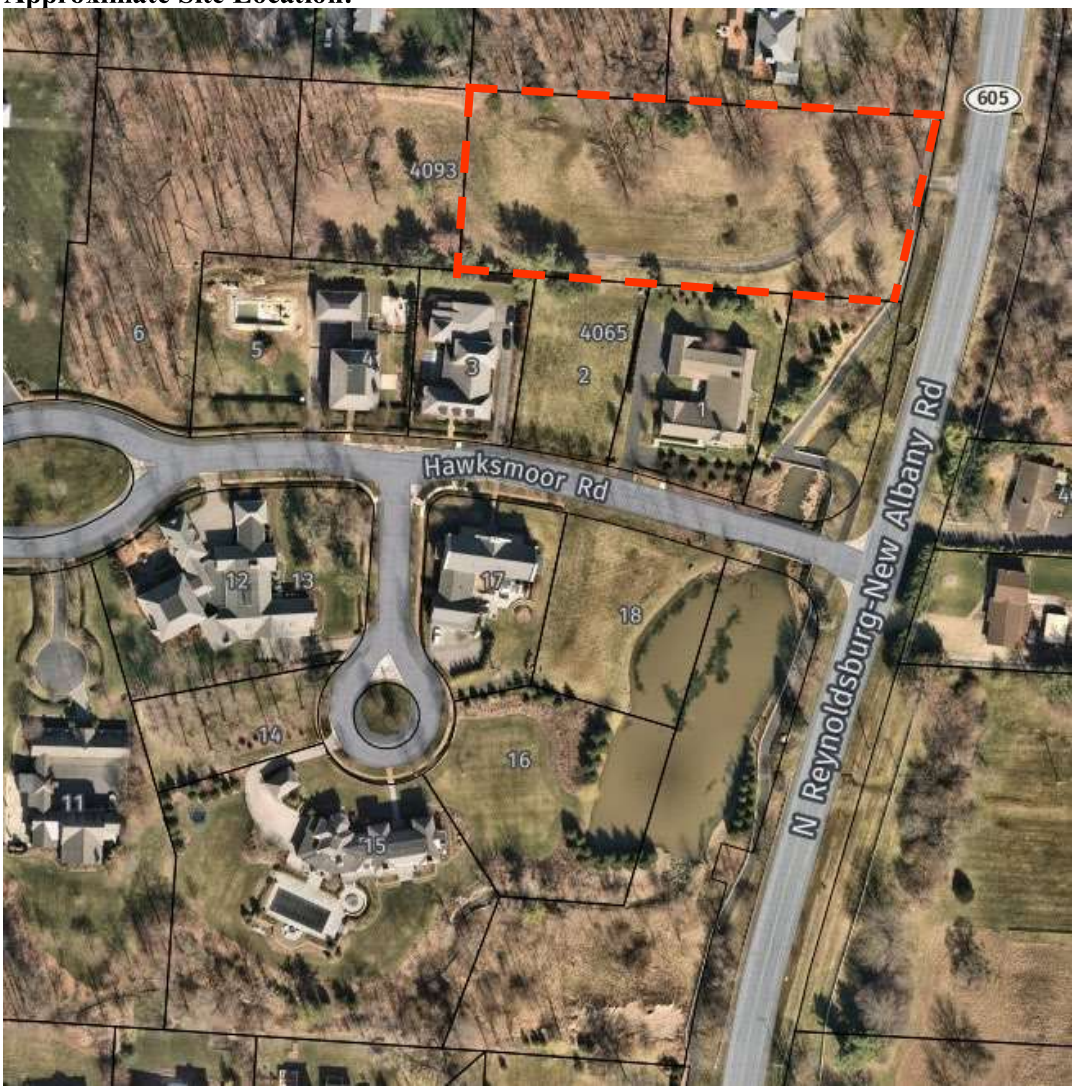
VI. ACTION

Suggested Motion for FDP-59-2024:

Move to approve final development plan application FDP-59-2024 based on the findings in the staff report with the following conditions.

1. Air conditioners/heat pumps, garbage cans and carts, irrigation controllers, pumps, generators, and meters which are visible from any point outside of the zoning district shall be entirely enclosed by a privacy wall, a fence, and/or landscaping that is a minimum of four feet high.
2. The City Engineer's comments are complied with and subject to staff approval.

Approximate Site Location:



Source: Nearmap

NEW ALBANY

Community Development Department

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

Dear Todd Parker,

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.

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, August 20, 2024

The New Albany Planning Commission took the following action on 08/19/2024 .

Final Development Plan

Location: 4093 Reynoldsburg New Albany Rd
Applicant: Todd Parker,

Application: PLFDP20240059
Request: A new final development plan for a residential home.
Motion: To Approve

Commission Vote: Motion Approval with Conditions, 3-1

Result: Final Development Plan, PLFDP20240059 was Approved with Conditions, by a vote of 3-1.

Recorded in the Official Journal this August 20, 2024

Condition(s) of Approval:

1. Air conditioners/heat pumps, garbage cans and carts, irrigation controllers, pumps, generators, and meters which are visible from any point outside of the zoning district shall be entirely enclosed by a privacy wall, a fence, and/or landscaping that is a minimum of four feet high.
2. The City Engineer's comments are complied with and subject to staff approval.

Staff Certification:

Sierra Cratic-Smith

Sierra Cratic-Smith
Planner I

Hamlet Final Development Plan
FDP-53-2024

Staff Materials

NEW ALBANY
COMMUNITY CONNECTS US

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STAFF REPORT

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
September 16, 2024 Meeting

HAMLET AT SUGAR RUN
FINAL DEVELOPMENT PLAN & WAIVERS

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:	Final Development Plan with Waivers
ZONING:	Infill-Planned Unit Development (I-PUD)
STRATEGIC PLAN:	Hamlet Focus Area
APPLICATION:	FDP-53-2024

Review based on: Application materials received on August 30, 2024.

Staff report completed by Sierra Saumenig and Chris Christian, City Planners.

I. OVERVIEW

Due to the scale of the proposed development, this staff report provides a high-level analysis of the requirements listed below. This analysis is provided for the development as a whole, rather than on a subarea by subarea basis. The city staff fully evaluated every individual requirement (i.e. lot coverage, setbacks, lot dimensions, lighting, etc.) within each subarea. During the review process, several waivers were identified and are evaluated in Section VI of the report. All other requirements for this site are met.

- Use and Density Standards
- Site Layout, Access and Parking
- Parkland and Open Space Requirements
- Architecture
- Landscaping

In order to summarize the material and staff's analysis, several city exhibits are referenced throughout the staff report. The city exhibits were created using the applicant's submittal material, where more detailed information may be found.

Exhibit A: Final Development Plan Submittal Requirements
Exhibit B: Engage New Albany Strategic Plan Hamlet Focus Area Standards
Exhibit C: Subarea Maps
Exhibit D: Road Network and Streetscape Treatments
Exhibit E: City Engineer Comments
Exhibit F: Parkland and Open Space
Exhibit G: City Landscape Architect Comments
Exhibit H: Waiver Map

II. REQUEST AND BACKGROUND

The application is for the Hamlet final development plan on 32.6+/- acres generally located at the southwest and southeast corners of the New Albany-Condit Road and Central College Road intersection.

Per C.O. 1157.07 and the Hamlet I-PUD zoning text, a Hamlet final development plan application is required to be reviewed by the Architectural Review Board (ARB) and the board shall make a recommendation to the Planning Commission (PC) which takes final action. The Parks and Trails Advisory Board (PTAB) reviewed the application during their August 5th meeting and recommended approval regarding the proposed open space and parkland dedication within the development, by a vote of 5-0. The PTAB included a condition of approval that trash, recycling and dog waste stations must be installed within the parkland and open space, subject to the approval of the city landscape architect. This condition of approval has been addressed. The ARB is scheduled to review the application during their meeting on September 9, 2024.

On December 6, 2022, City Council approved the Hamlet I-PUD rezoning application (O-40-2022). The Hamlet concept is envisioned in the Engage New Albany Strategic Plan to be a development containing a mixture of residential, commercial, retail, parkland and open space land uses. The zoning includes a zoning text and preliminary development plan that is specific to this Hamlet site.

Hamlet zoning text section II(D) states that the preliminary development plan may be modified as part of the final development plan application due to the unique nature of the proposed mixed-use development. This final development plan application serves as a modification to the preliminary development plan, as permitted in the zoning text.

As part of the final development plan application, the applicant requests the following waivers which are evaluated in Section VI of this staff report.

(A) Waiver to Hamlet zoning text sections IV(C)(4), V(C)(3) and VII(E)(2) to allow public sidewalks to be 4 feet wide in Subareas 2, 3 and 5 where the text requires a 5-foot width.
(B) Waiver to Hamlet zoning text section V(B) to allow two single family, detached homes to front on New Albany-Condit Road, in Subarea 3, where the text only allows townhomes to front onto this roadway.
(C) Waiver to Hamlet zoning text section IV(E)(3) and New Albany DGR Section 5(II)(D)(1) to allow townhomes in Subarea 2 to be 44 feet tall and 3 ½ stories where there is a maximum height limitation of 40 feet tall and 3 stories.
(D) Waiver to New Albany DGR Section 5(II)(D)(2) to eliminate the requirement that residential building entrances must be 2 feet above grade.
(E) Waiver to Hamlet zoning text section III(B)(2) to allow non-retail tenant spaces to be larger than 10,000 square feet in size, within Subarea 1.

III. SITE DESCRIPTION & USE

The 32.6+/- acre zoning area is located in Franklin County and is made up of 20 currently vacant properties. All of the properties were rezoned to allow for the proposed development.

IV. PLAN REVIEW CRITERIA AND ENGAGE NEW ALBANY STRATEGIC PLAN

The Architectural Review Board (ARB) and Planning Commission (PC) review authority is found under C.O. Chapters 1159.0, 1157.07, and the requirements of the Hamlet I-PUD zoning text.

C.O. 1159.10(e) states that the Planning Commission shall approve a final development plan application if it complies with the regulations of city code, the previously approved preliminary development plan, and associated zoning text. To facilitate this review, C.O. 1159.07(b)(3)

requires several items to be included in the final development plan application which are included in **Exhibit A.**

The site is located in the Hamlet future land use district and focus area of the strategic plan. The Engage New Albany Strategic Plan includes focus areas to demonstrate how the recommendations outlined in the other sections of the strategic plan can be applied in the built environment. The Hamlet Focus Area identifies this exact site as the ideal location for a hamlet-style mixed-use development in the city. The strategic plan is a guiding policy document that contains recommendations for future development, including recommended development standards for a hamlet development. The essential Hamlet Focus Area components and associated development standards are included in **Exhibit B.**

V. FINAL DEVELOPMENT PLAN REVIEW

Use and Density Standards

1. The site is zoned Infill-Planned Unit Development (I-PUD) that permits the construction of a hamlet style development as envisioned in the city strategic plan. The zoning text permits a variety of commercial, retail, and residential (flats, townhomes and a single family) uses. These permitted uses are broken up into 5 different subareas illustrated in **Exhibit C.**
2. The table below provides a summary of the uses permitted in each subarea along with proposed uses.

Subarea	Acreage	Permitted Uses	Proposed Uses
1	8+/- acres	C-3 Uses Multi-family residential units configured as "flats",	52,500 sq. ft. of commercial space 40 flats Waiver Request E applies to this subarea. Please see Section VI of the staff report.
2	7.2+/- acres	Single family attached or detached townhomes and single family detached homes. Limited number of multi-family units	108 townhomes
3	4.44+/- acres	Single attached townhomes and single family detached homes.	8 single family homes 20 townhomes Waiver Request B applies to this subarea. Please see Section VI of the staff report.
4	8+/- acres	Parkland/Open space, recreation facilities, outdoor markets, food trucks and outdoor performance areas.	Parkland and Open Space
5	5+/- acres	Senior Living Facility Uses and supportive uses Maximum of 55 single family, attached townhomes if no senior living uses are developed	19 single family homes

		Maximum of 25 detached, single family homes if no senior living facilities are developed	

3. The zoning text permits a maximum density of 6 residential units per gross acre. This requirement is met as 195 residential units are proposed to be developed on 32.6 acres (gross acreage) resulting in a density of 5.98 units per acre.

Site Layout, Access and Parking

Site Layout and Access

1. The proposed development is accessed via five curb cuts including two along Central College Road and three along New Albany-Conduit Road. The text requires all new major roads and alleys within the zoning district to be dedicated as public streets. There are provisions in the text which would allow for some drives to be privately owned where there are parking lots and associated drive aisles. The locations of these roadways are illustrated in **Exhibit D** along with their respective streetscape treatments. There are multiple requirements in city code and the zoning text related to roadway dimensions and streetscape treatments, all of which are being met on this site.
2. The city engineer reviewed the application and provided comments which can be found in **Exhibit E.** All of the previous comments related to the traffic impact study, submitted with the rezoning, have been addressed. Right-of-way dedications are shown on the final development and will be evaluated at the time of a final plat. The proposed intersections include crosswalks and the city will continue reviewing the designs as part of the permitting process to ensure safe pedestrian access is provided throughout the development.
3. The overall site is well designed from a site layout and planning perspective. The street network is lined with buildings and shared parking is consolidated behind them. The buildings front onto public streets as well as provide an architectural presence along green spaces. The mixed-use, commercial plaza is well integrated with surrounding green space and appropriately located near the shared parking lot.

Leisure Trail and Sidewalk

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. In total, 2.08 miles of new sidewalk is included throughout the development.
    - The applicant requests a waiver (Waiver Request A) for subareas 2, 3, and 5 to allow portions of the public sidewalk to be 4 feet in width when the text requires a minimum of 5 feet in width. This waiver is evaluated in Section VI of the staff report.
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. In total, 1.37 miles of new leisure trail is included 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 (.73 miles) within this area.

Parking

1. Given the integrated development program for this site, the zoning text requires the applicant to submit a comprehensive shared parking model. The applicant submitted a shared parking model which concludes that the proposed parking supply of 344 spaces —

comprising of surface spaces and parallel spaces—will adequately serve the site. The parking will serve the commercial spaces, guest parking, and parkland.

2. As required in the zoning text, all residential unit will independently park themselves with off-street garage spaces and private driveways, where present.
3. Per C.O. 1167.03(a), the proposed parking spaces in the west and east parking lots are required to be 9 feet wide and 19 feet long. Additionally, the drive aisles are required to be 22 feet wide. These requirements are met.

Parkland and Open Space Requirements

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). The proposed parkland and open space areas are shown on **Exhibit F.**
2. The development is bisected by the Sugar Run Creek. The applicant activates the parkland/open space around Sugar Run Creek and utilizes it as a organizational element for the development, known as the Sugar Run Park. This park space has several amenities including neighborhood playground equipment, natural play elements, benches, sculptures/artwork, and birdhouses.
    - 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 are utilized for stormwater management. Bioswales are a form of green infrastructure and an aesthetically- pleasing alternative to traditional stormwater basins. Habitats for birds, butterflies or other wildlife are created in these spaces through the use of native plants. 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.
    - Trash, recycling, and dog waste stations have been added throughout the parkland and open space as recommended by the Parks and Trails Advisory Board.
    - 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

    - 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 by city staff. 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.

Parkland and Open Space Area	Size	Ownership and Maintenance
Reserve A	.50 acres	City ownership and maintenance
Reserves B1 & B2	.24 acres	City ownership and maintenance
Reserve C1 & Open Space C2	.19 acres	City ownership and maintenance (C1) HOA ownership and maintenance (C2)
Open Space D1 & D2	.19 acres	HOA ownership and maintenance
Open Space E	.24 acres	HOA ownership and maintenance
Open Space F	.43 acres	HOA ownership and maintenance
Reserve G	.15 acres	City ownership and maintenance
Reserves H1 and H2	.21 acres	HOA ownership and maintenance
Sugar Run Park	8.46 acres	City ownership and

		maintenance

Architecture

1. For all subareas, the Hamlet zoning text states that the design of buildings shall be derived from examples of traditional American architecture, vernacular architecture, or any complementary style. Additionally, four-sided architecture is required throughout the development and the New Albany Design Guidelines and Requirements (DGRs) apply to the site, unless deviations are approved as part of a final development plan application.
2. The zoning text requires detailed building elevations to be submitted as part of the final development plan application for all subareas, except Subarea 5.
    - Detailed building elevations where provided for Subareas 1, 2, and 3 as required.
    - The applicant submitted images and the general design intent for homes in Subarea 5 as required by C.O. 1159.07(3)(P). Homes within this subarea will be custom, with designs similar to the homes in the Ealy Crossing and Ashton Grove neighborhoods.
    - All of the proposed buildings will continue to be evaluated as part of the building permit process to ensure compliance with the architectural standards presented as part of the final development plan, the zoning text, and the DGRs. The city architect will continue to review the building elevations as part of this process.
3. A detailed architectural narrative was also submitted for Subareas 1, 2, and 3. The applicant states that the buildings in these subareas will utilize a more informal version of Neo-Federal/Neo-Georgian architecture in order to achieve the Hamlet style of development, as envisioned in the Engage New Albany Strategic Plan. The applicant met with the city architect on several occasions during their design process to ensure that the architecture is derived from a traditional American architectural precedent. The city architect has reviewed the narrative statement and all of the proposed building elevations, and is supportive of the commercial and residential building designs.
4. The zoning text states that there is a maximum building height of 40 feet for buildings that are generally within 250 feet of New Albany-Condit Road and Central College Road, except Subarea 1. In addition, DGR Section 5(II)(D)(1) states that townhomes are permitted to be a maximum of 3 stories.
    - The applicant requests a waiver to these requirements to allow townhomes to be 44 feet tall and 3 ½ stories, within Subarea 2. This waiver is evaluated in Section VI of the staff report (Waiver C). All other buildings meet the maximum height requirements of the zoning text and the DGRs.
5. New Albany DGR Section 5(II)(D)(2) requires all residential building entrances to be 2 feet above grade and the applicant requests a waiver to eliminate this requirement. This waiver is evaluated in Section VI of the staff report (Waiver D).
6. The text permits the use of the following building materials and prohibits exposed concrete foundations and the use of vinyl as a building material. The proposed building elevations match these permitted materials:
    - Brick and brick veneer
    - Wood
    - Cementitious or composite siding
    - Metal panels, EIFS, wood and aluminum are permitted as trim or accent elements
7. The zoning text requires full screening of all rooftop and ground mounted equipment. The text states that solar panels are exempt from this requirement to the extent that screening would impact functionality. Mechanical equipment details were not provided and will be evaluated during the building permitting process to ensure these requirements are met.

Landscaping

1. There are many zoning text and city code requirements, related to landscaping, that are applicable to the site. City staff reviewed the proposed landscape plan and the applicant

meets, and in some cases, exceeds all of the landscape requirements for the site. Several of these requirements are outlined in this section of the staff report.

2. The zoning text requires a master landscape plan to be provided for the entire site as part of the final development plan application. The city landscape architect, MKSK, reviewed the application and provided comments which can be found in **Exhibit G.** City staff recommends a condition of approval that the city landscape architect comments are addressed, subject to staff approval (Condition #1).
3. Hamlet zoning text section II(C)(5) states that street trees are required to be planted on both sides of all major public streets at a rate of 1 tree for every 30 feet and shall be a minimum size of 3 caliper inches. The text permits deviations from these spacing requirements in order to achieve the desired streetscape. The applicant exceeds these requirements as demonstrated in the table below.

Street	Frontage (feet)	Required Trees	Proposed Trees	Met?
Central College Road	1,390	46	47	✓
New Albany Condit Road	1,134	38	45	✓
Public Street A	1,023	34	56	✓
Public Street B	419	14	25	✓
Public Street C	582	19	37	✓
Public Street D	1,048	35	47	✓
Public Street E	671	22	43	✓

4. C.O. 1171.06(a)(2) states that parking lots shall contain a minimum 5% of landscaped area, in the form of parking lot islands. The applicant exceeds this requirement by providing 7% landscaped area in the west parking lot and 11% in the east parking lot.
5. C.O. 1170.06(a)(3) requires one tree to be installed in parking lot areas for every 10 parking spaces. The applicant meets this requirement with 26 trees planted in the west parking lot and 4 in the east parking lot.
6. C.O. 1171.06(b) requires parking lots to be screened from primary streets, residential areas, and open space with a minimum 3.5-foot-tall evergreen hedge, masonry wall or combination of wall and plantings and this requirement is met.

VI. WAIVER REQUESTS

Hamlet zoning text section VIII(N)(3)(a) states that the applicant must apply for a waiver if they desire to have a zoning requirement waived. The applicant submitted a request for 5 waivers as part of the final development plan application. The locations of these waivers are identified in **Exhibit H.** Waiver requests are to be reviewed by the ARB who shall make a recommendation to the PC. The PC shall make the final decision regarding the waiver request. The PC shall either approve, approve with conditions, or disapprove the waiver. The applicant is required to demonstrate the nature of the waiver and provide a statement explaining why the waiver should be granted. The PC shall only approve a waiver (with or without supplementary conditions) if they find that the waiver, if granted, would:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the reviewing body may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, and a broader vicinity to determine if the waiver is warranted;*
2. *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the City's Strategic Plan;*
3. *Be necessary for reasons of fairness due to unusual building, structure, or site-specific constraints; and*
4. *Not detrimentally affect the public health, safety or general welfare.*

(A) Waiver to Hamlet zoning text sections IV(C)(4), V(C)(3) and VII(E)(2) to allow public sidewalks to be 4 feet wide in Subareas 2, 3 and 5 where the text requires a 5-foot width.

The following should be considered in the board's decision:

1. The Hamlet zoning text requires 5-foot wide sidewalks to be constructed on both sides of all public streets within the development. The applicant proposes 4-foot wide sidewalks within certain locations in Subarea 2, 3, and 5 therefore a waiver is required. The sidewalk locations related to this waiver are identified in **Exhibit H.**
2. The intent of the requirement is to ensure that sidewalks are provided throughout the development in order to foster the creation of a walkable, pedestrian-oriented environment. While the applicant proposes a smaller sidewalk in certain locations, the intent of the requirement is still met as sidewalks are provided on both sides of all public streets.
3. The request appears to provide an appropriate design or pattern of development considering the context in which the development is proposed. The typical sidewalk width requirements are more easily achieved in a typical suburban neighborhood where there are larger lots, increased setbacks and space to provide a 5-foot wide sidewalk within the streetscape. The Hamlet concept, as envisioned in the Engage New Albany Strategic Plan, is a departure from a typical suburban subdivision design with smaller lots, reduced setbacks and therefore less space to provide larger streetscape sections which include sidewalks. There are other, similar neighborhoods in New Albany where 4-foot sidewalks have been approved and constructed given the pattern of development including Ealy Crossing, Ashton Grove, and other sections of the New Albany Country Club. A reduced sidewalk width is appropriate in this development pattern.
4. It appears that granting the waiver is necessary for reasons of fairness due to unusual site-specific constraints and characteristics. The 5-foot width requirement is a one-size fits all approach to pedestrian connectivity in the city. As stated, there is precedent for allowing a reduced sidewalk width in dense neighborhoods with reduced lot sizes and setbacks. The applicant intends to achieve a similar development pattern on this site. Additionally, the waiver only applies to a limited number of sidewalks in the development, are not located along primary streets, and a majority of the sidewalks meet the width requirement.
5. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare. While the sidewalks may be smaller in width, the applicant is still required to meet any applicable ADA requirements.

(B) Waiver to Hamlet zoning text section V(B) to allow 2 single family, detached homes to front on New Albany Condit Road, in Subarea 3, where the text only allows townhomes to front onto this roadway.

The following should be considered in the board's decision:

1. The Hamlet zoning text states that single family, detached homes are not permitted to front onto New Albany Condit Road and only allows townhomes to front onto it. The applicant proposes to develop two single family homes that front onto this road in Subarea 3 therefore a waiver is required. The location of this waiver is identified in **Exhibit H.**
2. The intent of code requirement is to ensure a strong, consistent building presence is provided along New Albany-Condit Road. It is typically easier to achieve this intent with townhomes where a wider, unbroken stretch of building elevation is common. While the applicant proposes to allow two single family homes onto this road, they maintain a consistent setback along the road compared to the townhomes. Additionally, there are minimal side yard setbacks between structures on this road which allows a strong building presence to be achieved, regardless of the housing type.
3. The request appears to provide an appropriate design or pattern of development considering the context in which the development is proposed. As envisioned in the

Engage New Albany Strategic Plan, the Hamlet development is designed to be a dense, walkable, pedestrian oriented environment. To achieve this design, the strategic plan states that public streets should be lined by buildings and placed in locations that encourage pedestrian activity. With careful planning and design, this goal can be achieved regardless of the building type and the applicant demonstrates this successfully while allowing the two single family homes to be placed along New Albany Condit Road. The homes provide a prominent, architectural presence at the entrance of this subarea.

4. It appears that granting the waiver is necessary for reasons of fairness due to unusual site-specific constraints and characteristics. The two single family homes are located on both sides of a new public street that is required to be constructed in Subarea 3. Due to the location of the road and the remaining developable space, it would be difficult to place a stretch of townhomes on these lots without disrupting the remaining buildings that front onto New Albany Condit Road and the park space. The road cannot be shifted south into Sugar Run Park and if it were to be shifted north, it could create the same issue for other buildings in the subarea. The absence of a building presence in these locations may detract from the desired aesthetic of the subarea.
5. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(C) Waiver to Hamlet zoning text section IV(E)(3) and New Albany DGR Section 5(II)(D)(1) to allow townhomes in Subarea 2 to be 44 feet tall and 3 ½ stories where there is a maximum height limitation of 40 feet tall and 3 stories.

The following should be considered in the board's decision:

1. The Hamlet zoning text states that townhomes in Subarea 2 are permitted to be a maximum of 40 feet tall and the DGRs limit the number of stories to 3. The applicant proposes to develop 44-foot-tall, 3 ½ story townhomes in certain locations of Subarea 2 therefore a waiver is required. The location of these townhomes is identified in **Exhibit H.**
2. The intent of these code requirements is to ensure that a human scaled built environment is achieved throughout the Hamlet development. While the applicant proposes taller townhomes, a consistent building height is achieved throughout this subarea. While the applicant proposes 3 ½ story townhomes, the city architect states that the building design is appropriate with pitched roofs and dormers which is a desired form of architecture in the city.
3. The zoning text allows the applicant to develop townhomes that are 50 feet tall in certain areas of Subarea 2. In order to achieve consistent, human scaled architecture throughout the subarea, the applicant proposes to only develop 44 tall buildings. It appears that the intent of the requirement is met however, staff recommends a condition of approval that no buildings are to be no taller than 44 feet in Subarea 2 and the applicant must forgo the right to develop 50-foot-tall buildings in this subarea where otherwise permitted, if the waiver is approved (Condition #2).
4. The request appears to provide an appropriate design or pattern of development considering the context in which the development is proposed. The Central College Road corridor serves as a transitional area between denser residential and commercial development to the west and north to less dense, smaller scale residential development east of New Albany Condit Road. As stated, the zoning text allows 50-foot-tall buildings to be developed in Subarea 1 and the western portion of Subarea 2. As you move east on the site, the zoning text requires a transition down to a 40-foot building height close to the Central College Road and New Albany Condit Road intersection and further east into Subarea 3 as well. While the applicant proposes taller townhomes in certain portions of Subarea 2, an appropriate pattern of development is still achieved considering the surrounding context. If the waiver is approved, an appropriate building height transition will be achieved from 50 feet in Subarea 1, 44 feet in certain portions of Subarea 2, and

40 feet in the remaining portion of Subareas 2 and 3 as you travel west to east on Central College Road.

5. It appears that granting the waiver is necessary for reasons of fairness due to unusual site-specific constraints and characteristics. The site slopes down from Central College Road and New Albany Condit Road as you move inward within Subarea 2.
    - The townhomes that front directly onto these roadways meet the maximum height and number of stories requirements because the bottom level of those units is able to be partially buried. Per city code, height calculations are measured based on average grade of all four corners of the building and the number of stories is calculated from the front door. Due to this, those townhomes are able to meet the requirements.
    - The applicant proposes to develop the exact same townhome building throughout the portions of the subarea where the waiver is requested. Due to the grade change, the bottom levels of the remaining townhomes are not able to be buried which results in the need for a waiver. Visually, all townhomes in Subarea 2 will have the same height as viewed along New Albany Condit Road and Central College Road.
6. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(D) Waiver to New Albany DGR Section 5(II)(D)(2) to eliminate the requirement that residential building entrances must be 2 feet above grade.

The following should be considered in the board's decision:

1. The New Albany DGRs require all residential building entrances to be 2 feet above grade and the applicant requests a waiver to eliminate this requirement through the entire zoning district. The intent of this requirement is to provide a prominent front door on home elevations, contributing to a strong architectural design. While the applicant requests a waiver from this requirement, they commit to providing at least two steps at the entrance to each home. The intent of the requirement is still met if the waiver is granted.
2. The request appears to provide an appropriate design or pattern of development considering the context in which the development is proposed. The applicant states that the proposed compact development pattern will be attractive to an older demographic, making accessibility a key design factor for the homes. This requirement is challenging to meet while they ensure that the homes are still accessible to residents of all ages and abilities.
3. It appears that granting the waiver is necessary for reasons of fairness due to unusual building, structure, or site-specific constraints and characteristics. There is a precedent in other New Albany neighborhoods where this requirement has been waived including Nottingham Trace, Woodhaven, and Courtyards at New Albany, all of which are 55 and older communities. Additionally, there are several examples in the Village Center including the Market and Main apartment building where this requirement is not met. In all of these examples, accessibility was key factor in the building designs similar to what the applicant proposes.
4. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(E) Waiver to Hamlet zoning text section III(B)(2) to allow non-retail tenant spaces to be larger than 10,000 square feet in size, within Subarea 1.

The following should be considered in the board's decision:

1. The Hamlet zoning text states that each commercial tenant space in Subarea 1 is limited to a maximum size of 10,000 square feet. The applicant requests a waiver to this requirement for all non-retail tenant spaces (i.e. office, administrative and professional services).

2. The intent of the code requirement is to ensure an appropriate scale of development with active first floor uses is provided in the commercial area, contributing to a vibrant mixed-use environment with activity throughout the day. To meet this goal, the requirement was included in the zoning text to prohibit large scale retailers and other large users from taking up all the available commercially zoned space on site. The applicant states that they desire to meet the intent of the requirement while allowing non-retail users to have a larger tenant space as long as 80% of the ground floor uses must be active and open to the public for the sale or offering of goods and services. If the waiver is approved, staff recommends this as a condition of approval (Condition #3).
3. The request appears to provide an appropriate design or pattern of development considering the context in which the development is proposed. The goal of the Hamlet development is to create a vibrant community with a mixture of uses, including commercial office space. Office space is a strong source of income tax revenue for the city however, this market is challenging in Central Ohio and throughout the country as hybrid work models have become the new norm. The demand for new office space is low however, this arbitrary restriction may dissuade new office users from locating on the site which was never the intent. The applicant states that they have received concerns about the tenant space restriction from potential office users. Waiving this requirement for commercial office users will help ensure there is the critical mass of day time population necessary to support the retail development on site.
4. It appears that granting the waiver is necessary for reasons of fairness due to unusual site-specific constraints and characteristics. The city's Economic Development division contacted One Columbus and Colliers for additional insight on this waiver request as it relates to office space. These groups state that the demand for new office space is still low in Central Ohio but this zoning restriction will only limit potential office opportunities that may arise. Development Strategies, the city's market analysis consultant, states that office tenants desire to locate in mixed use environments rather than typical, suburban style development patterns. Granting the waiver request will allow the city to remain competitive by providing attractive options at the Hamlet in this challenging office environment. This limitation does not exist for any other office space in the city.
5. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

VII. SUMMARY

The Engage New Albany Strategic Plan states that the goal and objective for a Hamlet is to create a walkable, mixed-use master planned environment that is connected into surrounding neighborhoods, achieves high quality architectural design, and is integrated into open space networks. The proposal accomplishes this goal, meeting all the essential components of a Hamlet development as listed in the Engage New Albany Strategic Plan.

Essential Components of a Hamlet

- **Compact, walkable neighborhood pattern –** A key feature of hamlets is walkability, which is achieved through more compact development patterns, connected streets and pathways, and pedestrian-oriented design of blocks and buildings.
- **Central, organizing public space framed by streets and buildings –** Public space is at the heart of a New Albany hamlet. This can take the form of an activated open space, plaza, or square. This space should be bordered by streets and buildings on at least two sides to frame the public and create a center of activity for the hamlet.
- **Active ground floor uses –** A vibrant pedestrian experience in a hamlet is achieved through various means, including by the creation of an active first floor. In mixed-use buildings, the ground floor should be occupied by restaurants, shops, service businesses, and other similar uses that promote pedestrian activity throughout the day.

- **Prioritization of streets, sidewalks, and pedestrian/bike connections –** A connected mobility network of streets, sidewalks, and leisure trails is an essential component to move people to, from, and within a hamlet.
- **Contains a mix of two or more uses –** By incorporating more than one land use, a hamlet can become a community destination rather than simply a development. A mix of uses creates a multi-functional place where people can live, work, shop, explore, relax, and more.
- **Memorable architecture, public spaces, and placemaking elements –** Components of the public realm, such as architecture, signage, public spaces, site furnishings, and public art should be utilized in a New Albany hamlet to create a strong sense of place.
- **Emphasizes a discipline of materiality –** New Albany is known for its high-quality development and a hamlet should be no exception. A hamlet should utilize materials that are of a uniquely New Albany vernacular.
- **Integrated parking on-street and behind buildings –** Parking should be intermixed with the rest of the built environment in a hamlet. Streetscape design can include on-street parking spaces, which provide a buffer between vehicular traffic and the pedestrian realm. Larger surface parking areas that are adequately screened and located behind buildings can blend seamlessly with the rest of a development.
- **Context sensitive design that leverages surroundings –** A New Albany hamlet is not a cookie cutter development, but rather is a bespoke place with a character that is distinctly New Albany. By utilizing the surrounding context and natural features in the site design, a hamlet can become seamlessly embedded into the community.

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 final development plan application meets nearly all of the zoning text and city code requirements for the site. Each waiver request appears to meet the intent of the requirements, provide an appropriate pattern of development, are necessary for reasons of fairness and will not detrimentally affect the public health, safety or general welfare. Additionally, these requests do not compromise any of the essential components of a Hamlet and contribute to good design.

VIII. ACTION

Should the PC find that the application has sufficient basis for approval, the following motion would be appropriate:

Move approve final development plan application FDP-53-2024 based on the findings in the staff report with the following conditions (additional conditions of approval may be added). The waiver requests can be included in the motion to approve the final development plan application or separate motions can be made for each waiver.

1. The city landscape architect's comments must be addressed, during the permit review process, subject to staff approval.
2. If Waiver C is approved, all buildings in Subarea 2 are limited to 44 feet in height and the applicant forgoes their right to develop 50-foot-tall buildings in this subarea.
3. If Waiver E is approved, 80% of ground floor uses in commercial buildings must be active and open to the public for the sale or offering of goods and services.

Approximate Site Location:



Source: NearMap

EXHIBIT A

Final Development Plan Submittal Requirements

Final Development Plan Submittal Requirements

City Code Section C.O. 1159.07(3) requires the following items to be included in a final development plan application.

A. The boundaries of the property which is the subject of the Final Development Plan with accurate distances and bearings from an established monument on the project to the three (3) nearest established street lines or official monuments;

B. All municipal, corporation, township and county lines and section lines traversing or immediately adjacent to the property which is the subject of the Final Development Plan, and adjacent subdivision boundaries within two hundred (200) feet of such property, accurately referenced to the boundaries of the project by bearings and distances;

C. A bar scale, north point, legal description and total acreage of the area which is the subject of the Final Development Plan;

D. Accurate location of all monuments, which shall be concrete six (6) inches by six (6) inches by thirty (30) inches with iron pipe cast in center, one such monument to be placed at each corner and at each change of direction of the boundary, at each street intersection and at the beginning and end of curves on one side of the street;

E. A certificate by a surveyor registered in the State of Ohio that the plan represents a survey made by him and that the monuments shown actually exist and that all dimensional and geodetic details are correct;

F. Accurate outlines, dimensions and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed covenant for the common use of all property owners, and the acreage of such reserved areas;

G. The lines of adjoining streets and alleys with their width and names;

H. All lot lines and easements with their dimensions;

I. Radii, arcs, points of tangency, central angles for all curvilinear streets, and radii for all rounded corners;

J. The dimensions and locations of proposed structures, buildings, streets, parking areas, yards, playgrounds, school site, open spaces and other public or private facilities; (This provision shall not apply to those areas of the Final Development Plan indicated for development of one or two (2) family building sites. However, all lots intended to be so developed shall have building setback lines indicated thereon);

K. A detailed statement of all uses proposed to be established indicated in the areas to be occupied by each use and the anticipated density of population and building intensity;

L. Detailed engineering plans for the provision of all streets and utilities including provisions for off-site connections and facilities necessary to serve the entire areas which are the subject of the Final Development Plan;

M. Detailed engineering site grading plans including proposed finished grades (This provision shall not apply to those areas of the Final Development Plan indicated for development of one or two (2) family buildings sites.);

N. Proposed drainage facilities;

O. Detailed landscaping plans (This provision shall not apply to those areas of the Final Development Plan indicated for development of single family detached homes, except that detailed landscaping shall be provided as to all residential entry features.);

P. Architectural drawings demonstrating the design and character of the proposed structures, buildings, uses and facilities and the physical relationship of all elements; (In a one or two (2) story building site this provision is intended to demonstrate the exterior design, character and general element of and within the plan and it is not intended to require a detailed presentation by the applicant. However, it should provide sufficient detail to enable the Planning Commission to make a decision.);

Q. All proposed restrictions or reference made thereto and proper acknowledgment of owners and/or holders of mortgages accepting such restrictions;

R. Evidence that the applicant has sufficient control over the land in question to initiate the proposed project within five (5) years;

S. A certificate to the effect that the owner will dedicate to public use the appropriate uses, streets, parks and other lands intended for public use, provided those areas are acceptable to the Municipality;

T. A tabulation showing the exact area of each lot, reserve or other parcel shown on the plan (other than streets and alleys), such areas to be computed inclusive of and after the extension of lot or parcel lines to the center lines of contiguous public ways, such as streets and parking areas;

U. Approval of detailed water and sewer engineering plans by the appropriate Departments of Health;

V. Space for signature of the Planning Commission chair, vice chair or designee and the date of Commission approval;

W. Location and character of all signs;

X. The proposed size, location, ownership and use of nonresidential portions of the tract, including usable open areas, parks, playgrounds, school sites, other public areas and open spaces, and the methods of access whereby all residents of the PUD can have ingress to and egress from the aforesaid areas or portions of the tract whether such areas have been previously established or will be established in the future;

Y. An affidavit of the applicant listing all property owners within the two hundred (200) feet, contiguous to, and directly across the street from the parcel(s) included in the Final Development Plan and their addresses as appearing on the Franklin County Auditor's current tax list;

Z. Evidence that the Ohio Environmental Protection Agency has considered the applicant's application and, if required, granted such permit. If a permit was granted, four (4) copies shall be supplied by the owner to the Zoning Officer for distribution;

AA. Evidence that the U.S. Army Corps of Engineers has considered the applicant's application and, if required, granted such permit. If a permit was granted, four (4) copies shall be supplied by the owner to the Zoning Officer for distribution.

EXHIBIT B

Engage New Albany Strategic Plan

Hamlet Focus Area Standards

Engage New Albany Strategic Plan Hamlet Focus Area

Essential Components of a Hamlet

- **Compact, walkable neighborhood pattern –** A key feature of hamlets is walkability, which is achieved through more compact development patterns, connected streets and pathways, and pedestrian-oriented design of blocks and buildings.
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- **Prioritization of streets, sidewalks, and pedestrian/bike connections –** A connected mobility network of streets, sidewalks, and leisure trails is an essential component to move people to, from, and within a hamlet.
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- **Emphasizes a discipline of materiality –** New Albany is known for its high-quality development and a hamlet should be no exception. A hamlet should utilize materials that are of a uniquely New Albany vernacular.
- **Integrated parking on-street and behind buildings –** Parking should be intermixed with the rest of the built environment in a hamlet. Streetscape design can include on-street parking spaces, which provide a buffer between vehicular traffic and the pedestrian realm. Larger surface parking areas that are adequately screened and located behind buildings can blend seamlessly with the rest of a development.
- **Context sensitive design that leverages surroundings –** A New Albany hamlet is not a cookie cutter development, but rather is a bespoke place with a character that is distinctly New Albany. By utilizing the surrounding context and natural features in the site design, a hamlet can become seamlessly embedded into the community.

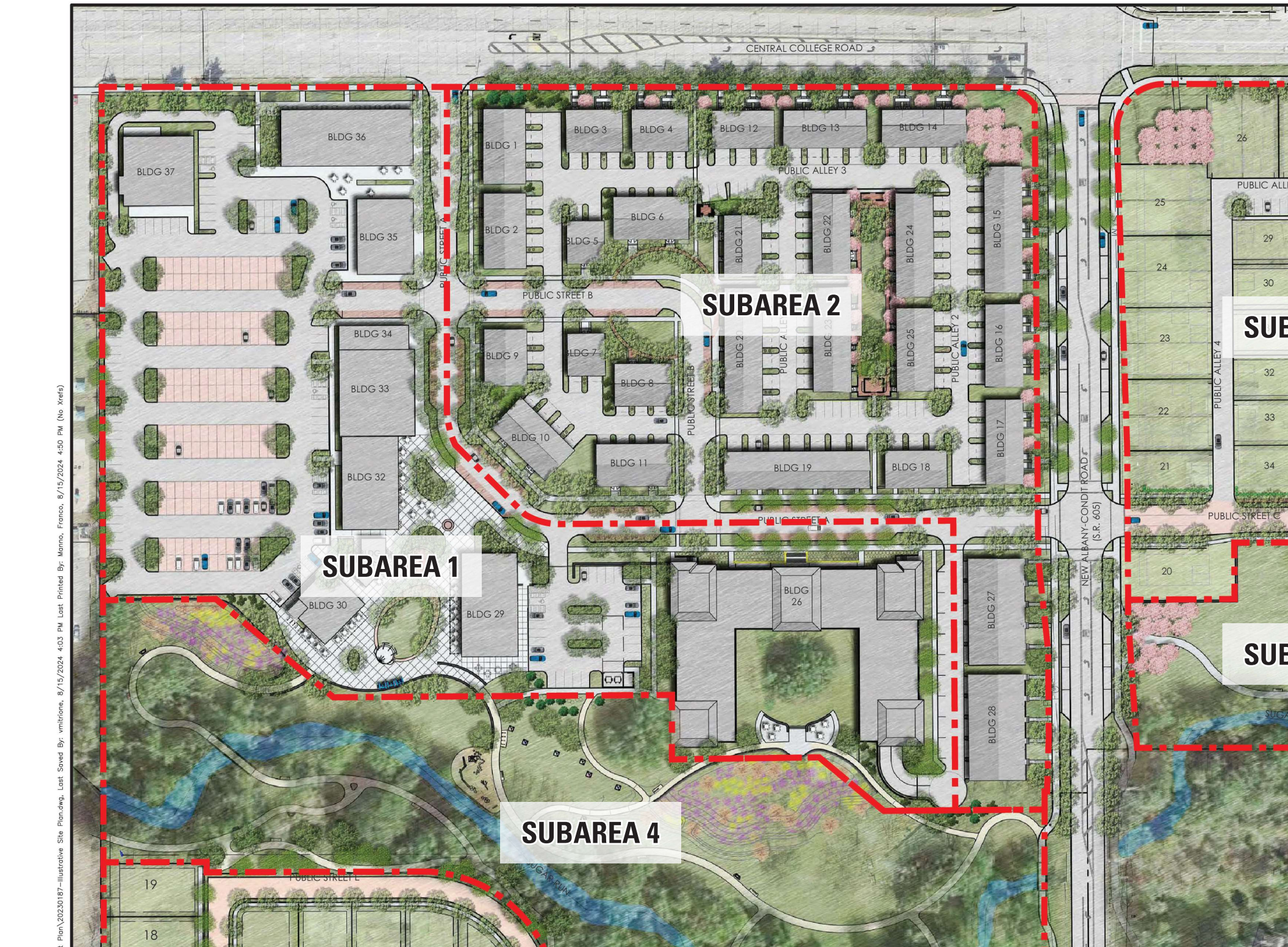
Hamlet Development Standards

1. The gross density of a hamlet development is not to exceed six (6) dwelling units per acre.
2. A hamlet development should be comprised of about 75% developed land to 25% parks and open space.
3. A hamlet development should include a civic green space open to the public located near the center of the development.

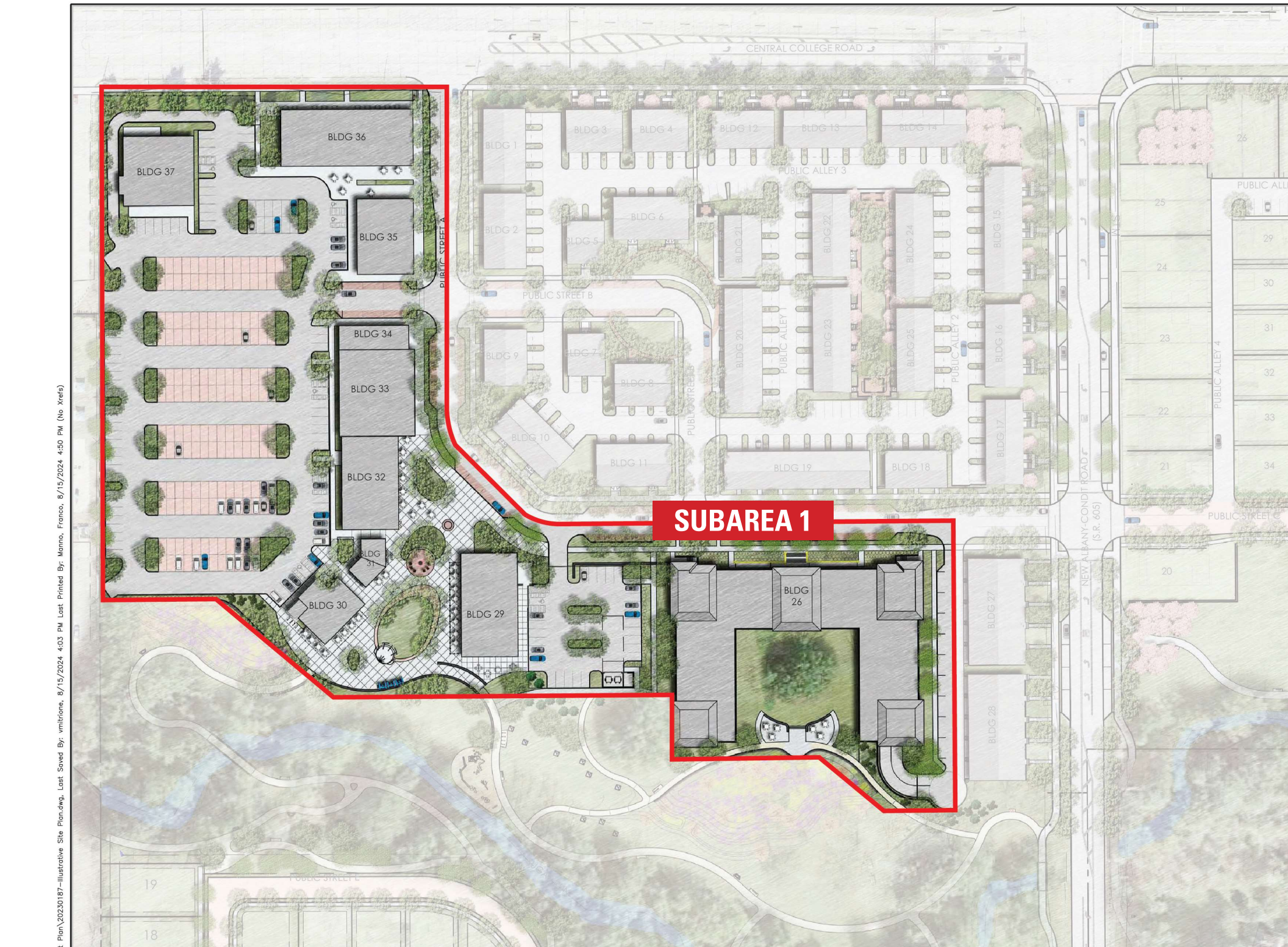
4. A hamlet development should include a ratio of approximately 200 square feet of commercial uses for every 1 dwelling unit to ensure a vibrant mixed-use development. Commercial uses include administrative, business, and professional offices; retail stores; restaurants; hotels; and personal services. Drive thru businesses should be limited within the site in order to preserve the pedestrian-oriented character of a hamlet. Any commercial uses located south of the Sugar Run stream corridor may not count toward this ratio.
5. Commercial uses must include some mixed-use commercial located around the civic green.
6. Ground floor and commercial uses in a hamlet should be complementary in nature with other uses on-site to encourage activity throughout the day, rather than at peak times.
7. Buildings may not be taller than 50 feet in height around the civic green, at least 250 feet from Central College Road and SR 605/New Albany-Condit Road, nor taller than 40 feet at the perimeter.
8. Public streets within a hamlet should be lined by buildings, with exceptions for limited drives, public spaces, and properly screened parking.
9. Garages should face the rear of lots. No garage doors may face primary streets.
10. Parking must be integrated throughout the site through on-street parking on public streets, surface parking located behind primary buildings, limited surface parking located beside primary buildings, and structured parking. Surface parking lots must be properly screened from the street.
11. Drive locations should be kept to a minimum and the placement of buildings should encourage pedestrian activity.
12. Anyone seeking to build a hamlet development must submit a parking model to demonstrate sufficient parking is provided for the mix of residents, employees, and visitors to the site; shared parking among complementary uses is strongly encouraged on the site and the installation of excess parking is discouraged. If the tenants of the hamlet significantly change or is the use mix changes, the developer must resubmit the parking model to city zoning staff for review.
13. A hamlet development proposal must include an overall master plan for the area showing how it fits together appropriately in terms of connectivity, site layout, uses, and aesthetics.
14. A hamlet development is expected to go through the Planned Unit Development (PUD) rezoning process. The city's Architectural Review Board (ARB) should review final development plans.
15. A hamlet development proposal must reference the applicable chapters of the New Albany Design Guidelines & Requirements (DGRs).

EXHIBIT C

Subarea Maps



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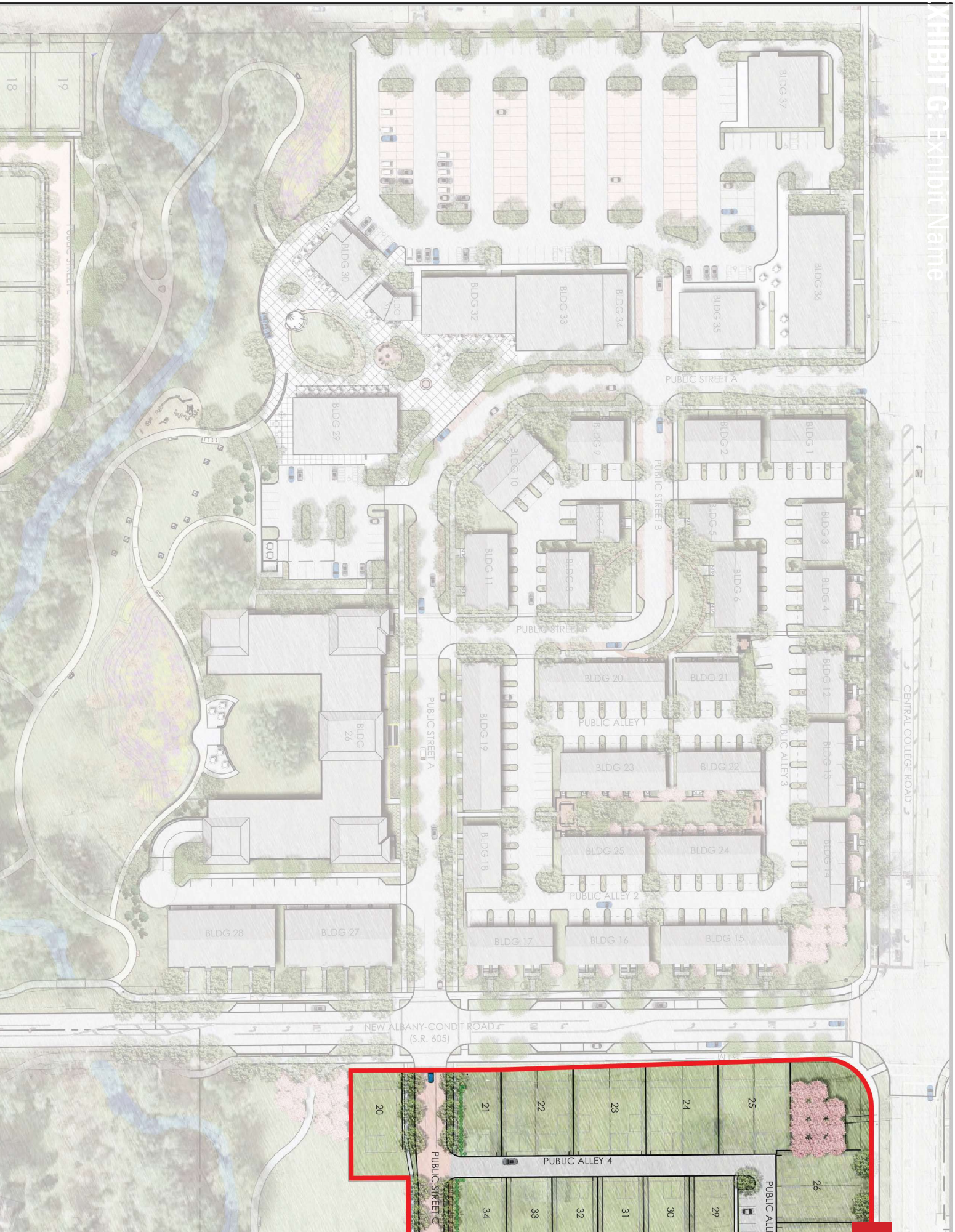
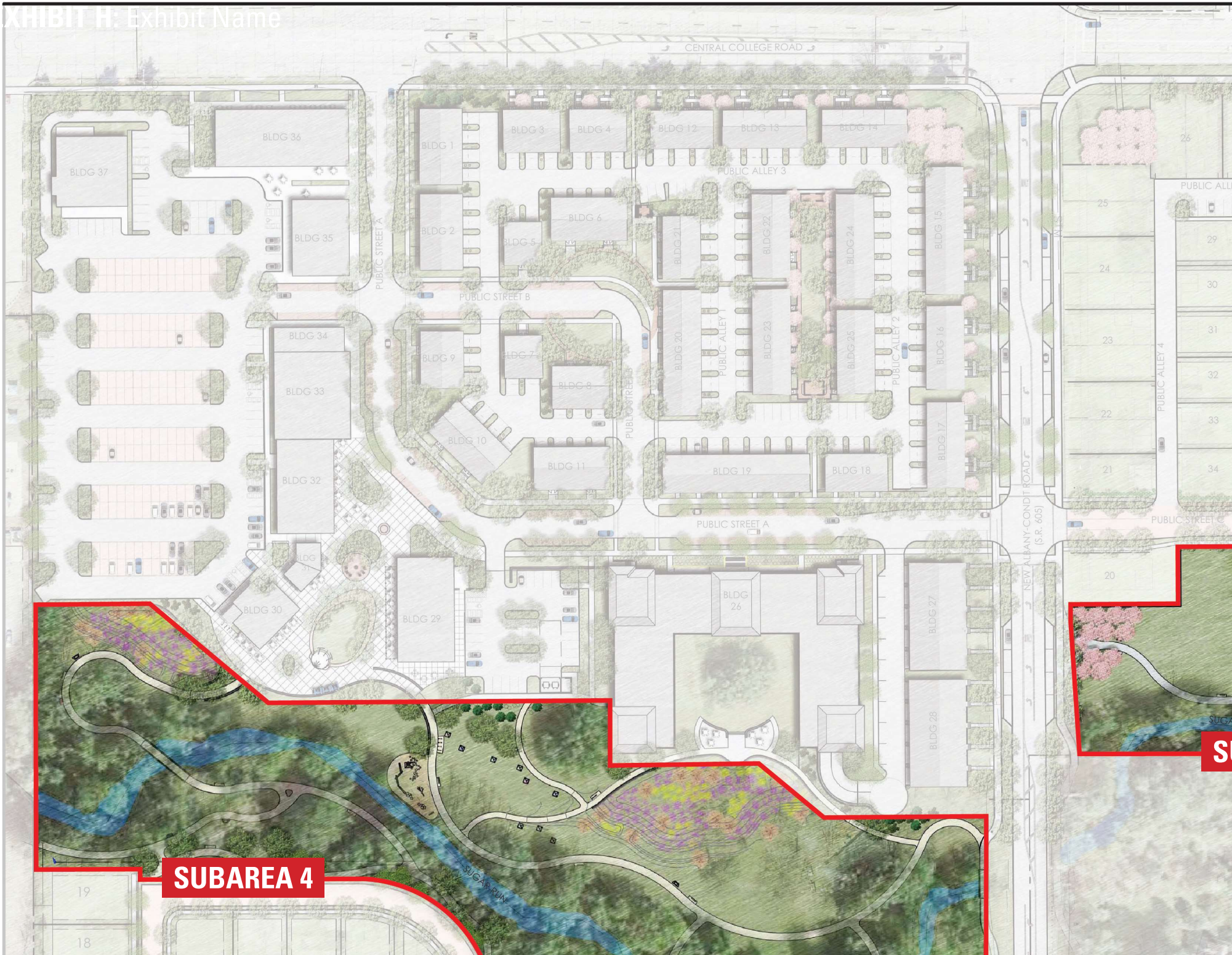
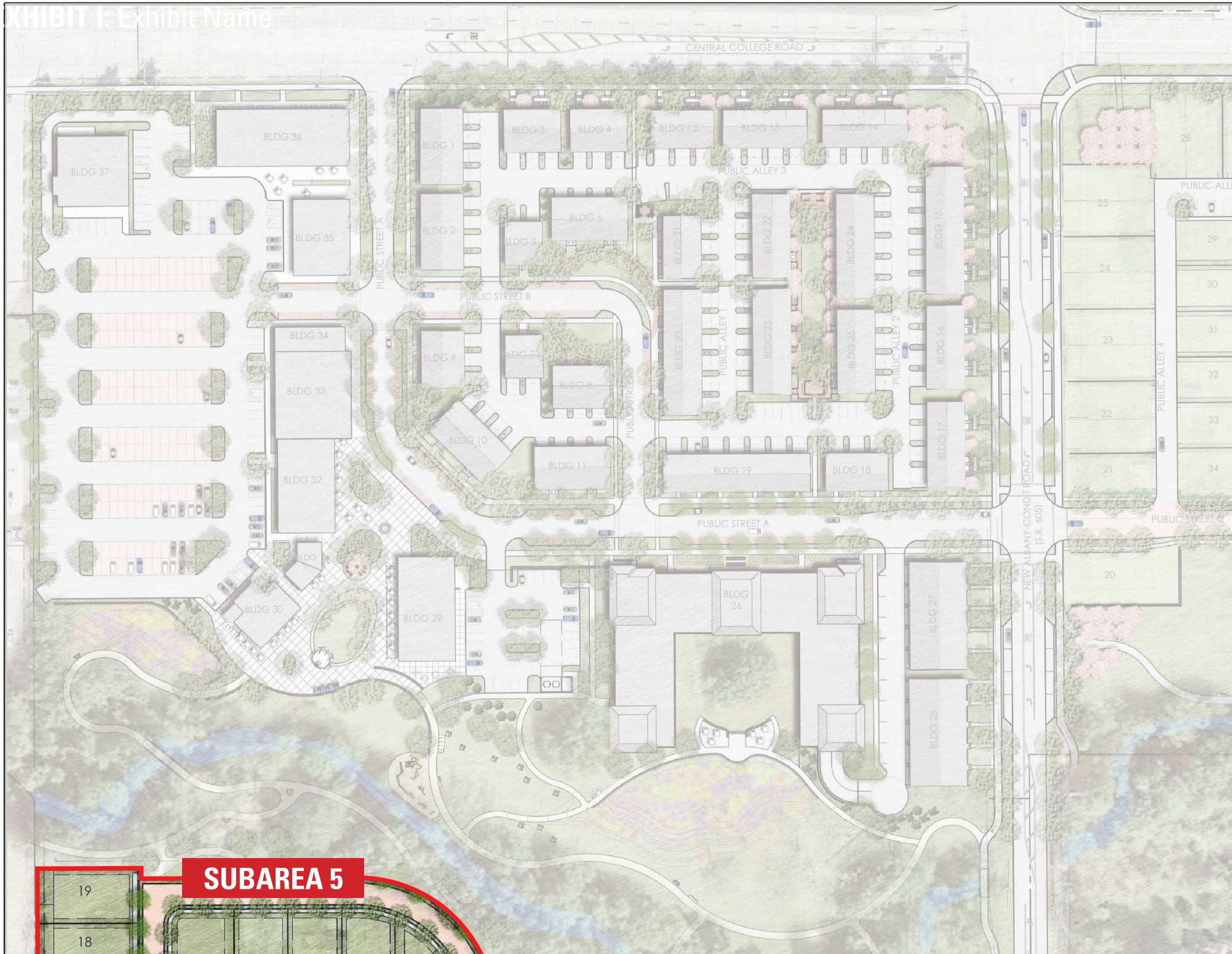


EXHIBIT H: Exhibit Name



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EXHIBIT I: Exhibit Name



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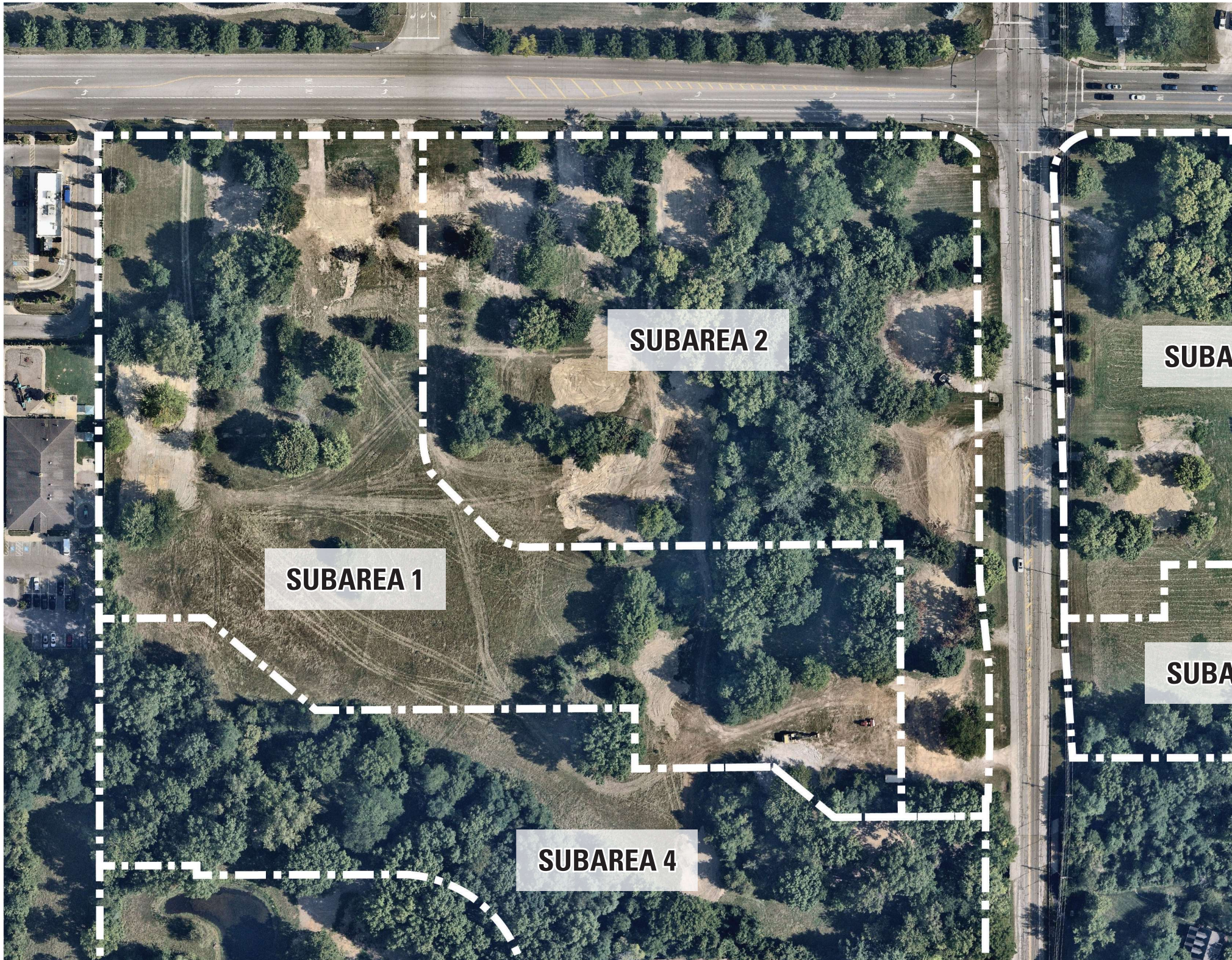
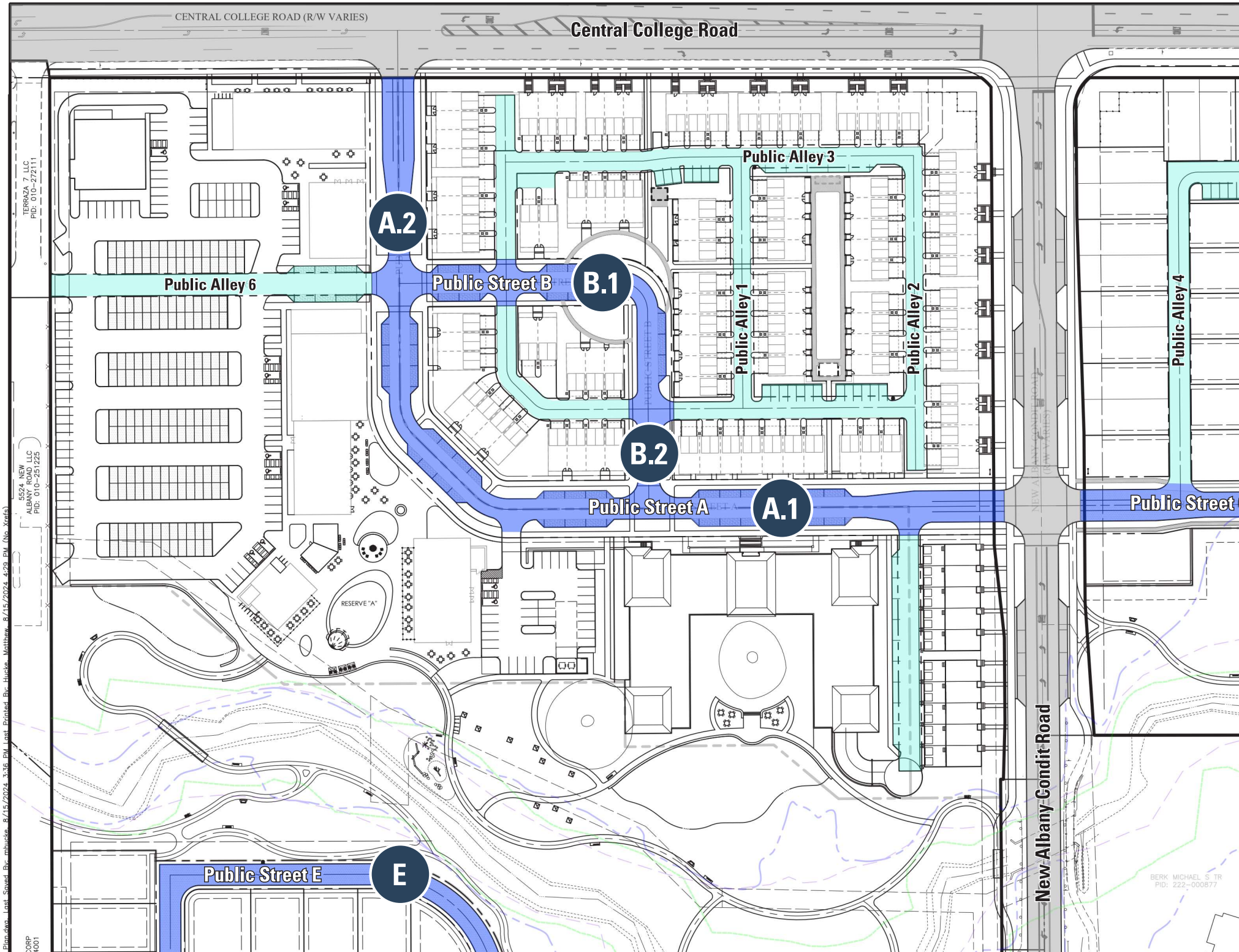
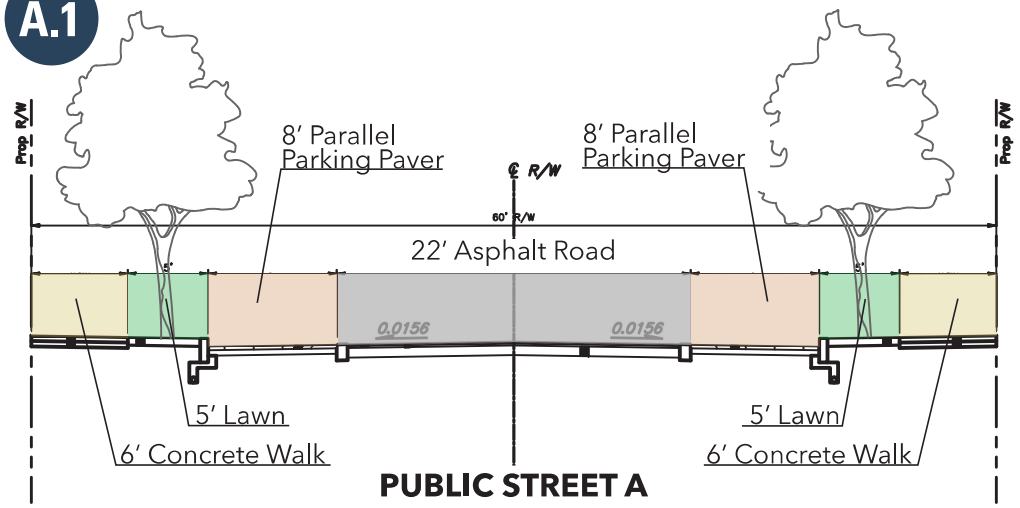

SUBAREA 2
SUBAREA 1
SUBAREA 4

EXHIBIT D

Road Network and Streetscape Treatments

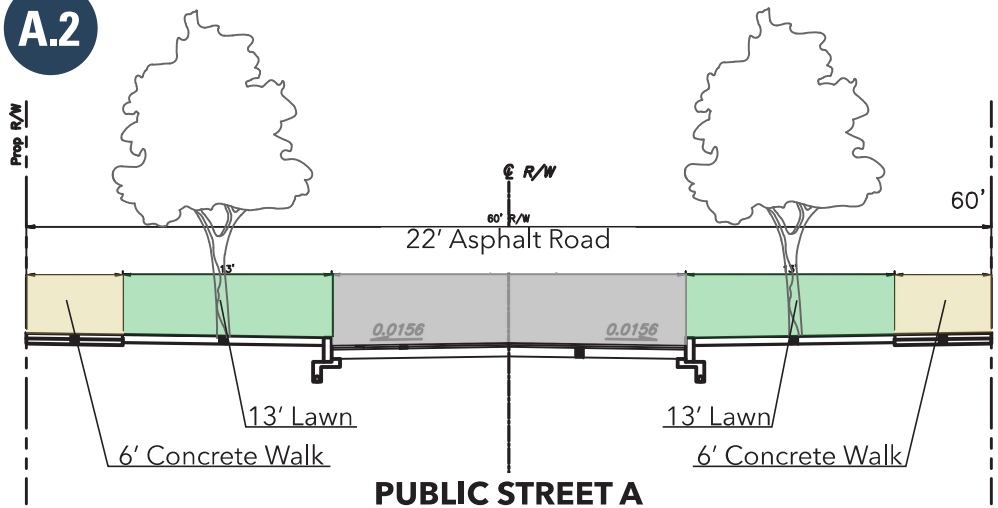

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5524 NEW ALBANY ROAD LLC
PID: 010-251225
Public Alley 6
Public Street B
Public Alley 3
Public Alley 1
Public Alley 2
Public Alley 4
Public Street A
Public Street
A.2
B.1
B.2
A.1
E
Public Street E
RESERVE "A"
New Albany Condit Road
BERK MICHAEL S TR
PID: 222-000877

A.1



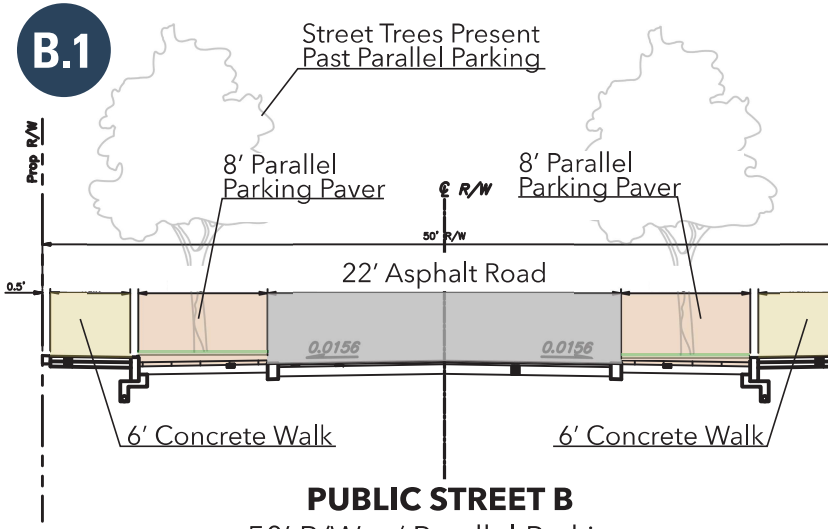
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60′ R/W w/ Parallel Parking

A.2



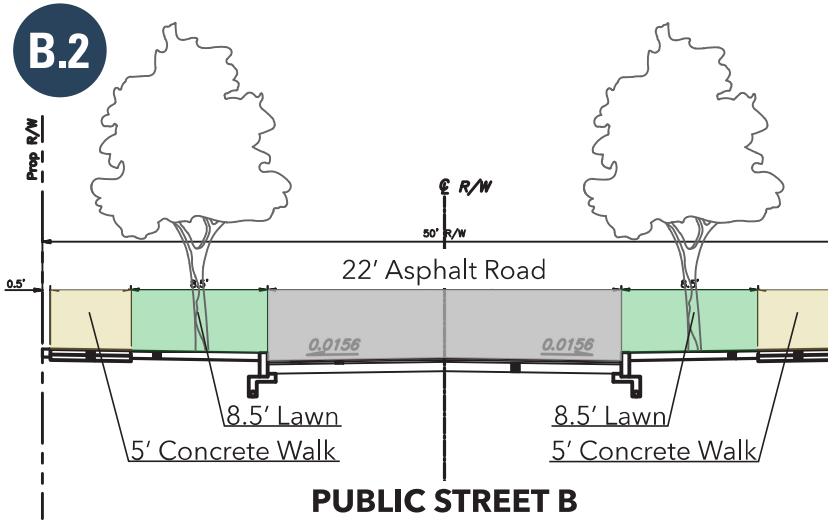
PUBLIC STREET A
60′ R/W w/o Parallel Parking

B.1



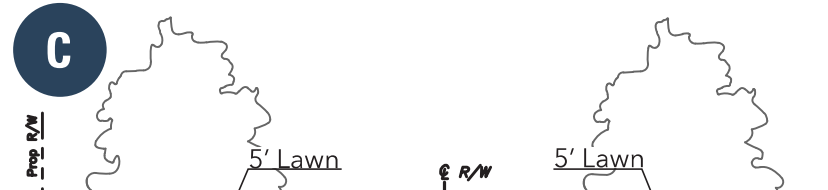
PUBLIC STREET B
50′ R/W w/ Parallel Parking

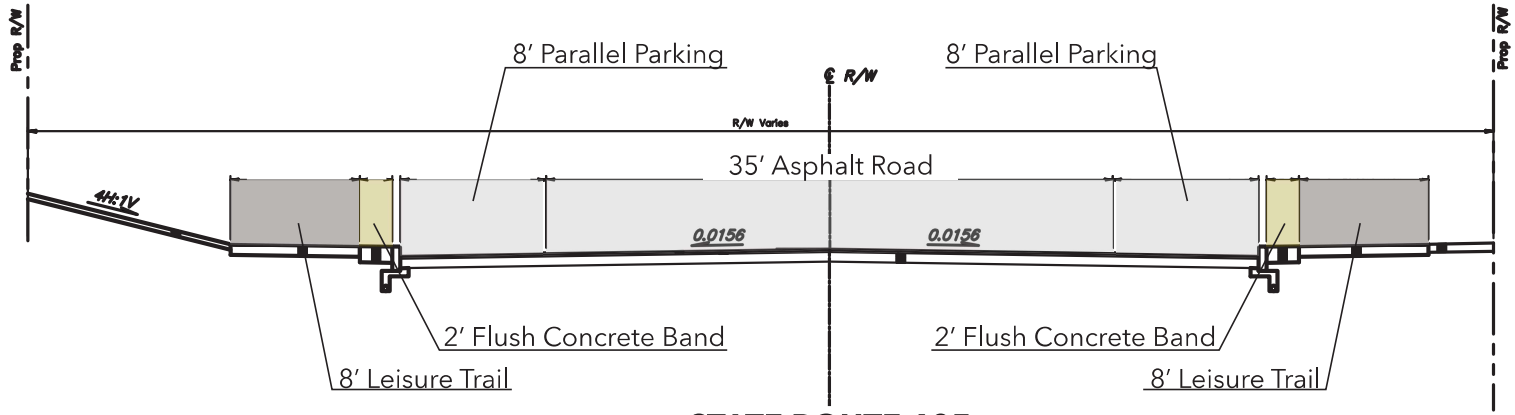
B.2



PUBLIC STREET B
50′ R/W w/o Parallel Parking

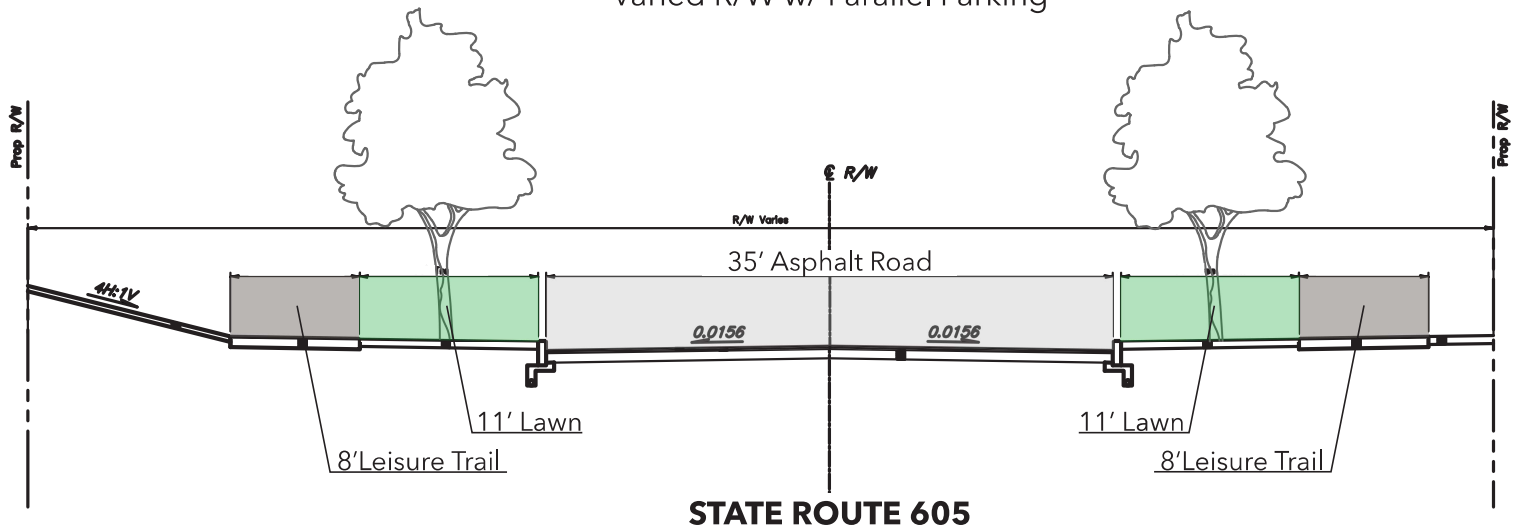
C





STATE ROUTE 605

Varied R/W w/ Parallel Parking



STATE ROUTE 605

Varied R/W w/o Parallel Parking



EXHIBIT E

City Engineer Comments

City of New Albany
99 West Main Street
New Albany, Ohio 43054

MEMO

404.692-01
August 21, 2024
(Revised 8/28/24)

To: Christopher Christian
City Planner

From: Matt Ferris, P.E., P.S.
By: Jay M. Herskowitz, P.E., BCEE

Re: Hamlet FDP

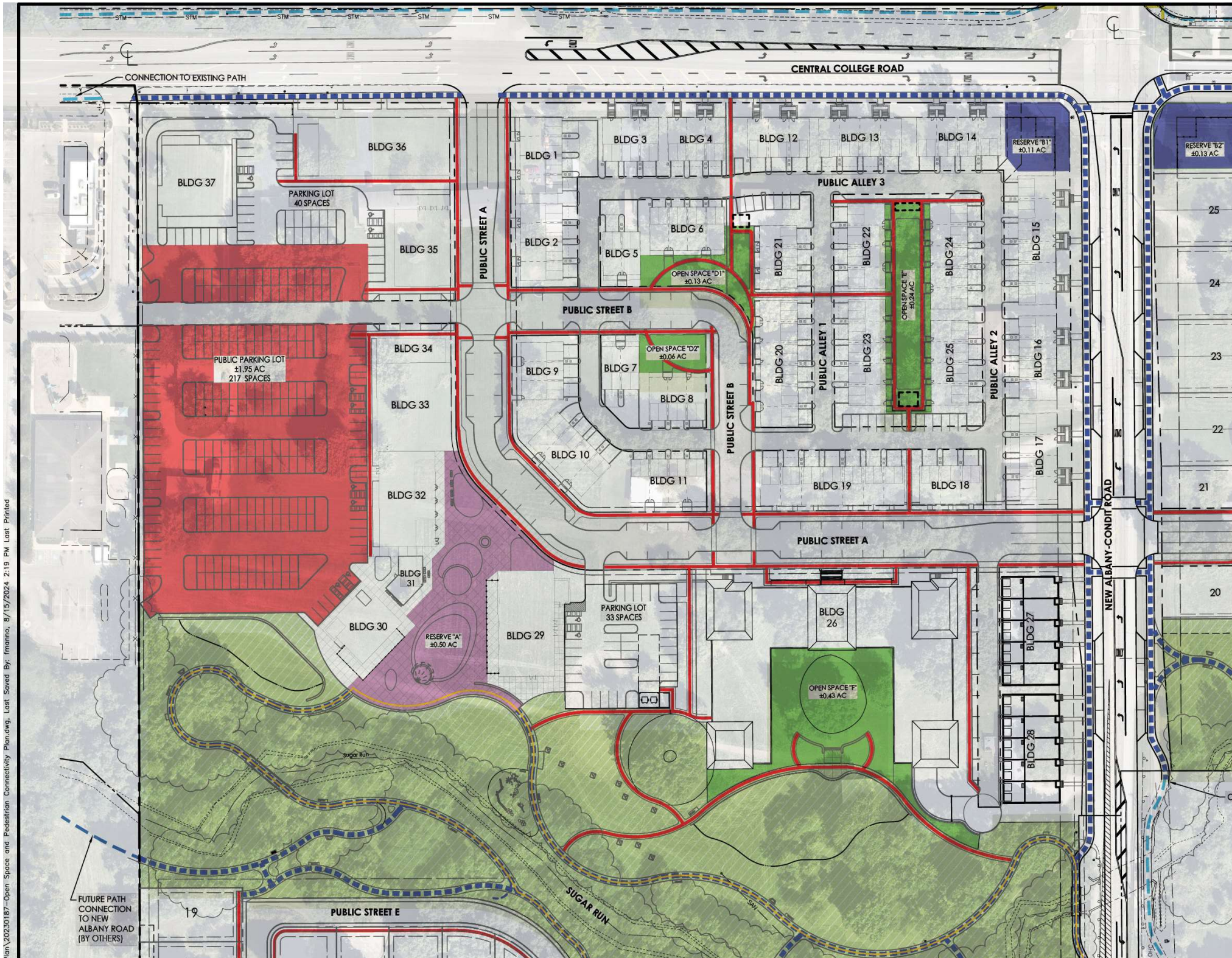
We reviewed the referenced submittal in accordance with Code Section 1159.07 (b)(3) FDP and provided preliminary review comments to staff. All of these comments have been addressed.

MEF/JMH

cc: Josh Albright, Development Engineer
Dave Samuelson, P.E., Traffic Engineer

EXHIBIT F

Parkland and Open Space



Plan\20230187-Open Space and Pedestrian Connectivity Plan.dwg, Last Saved By: fmamno, 8/15/2024 2:19 PM Last Printed

EXHIBIT G

City Landscape Architect Comments

MKSK

Development Review

project name	Hamlet
prepared for	City of New Albany
date	August 30, 2024
date received	July 08, 2024

COMMENTS

Positive Design Elements of Note

- Overall dedication to public open space, and the focus on maintaining a natural landscape condition along Sugar Run.
- The expansion of access to public leisure trails and incorporation of art and play into the framework of the open space design.

Site Plan

1. Provide the proposed handrail material and application for the bridges at Sugar Run. Submit at time of final engineering. See diagram.

Planting Plan

2. Note that the proposed *Cladratris kentukea 'Sweet Shade'* is not highly adaptive to urban conditions that may have compacted soil and or tree grates present. Recommend use of one of the following... *Gymnocladus dioicus* (Kentucky Coffeetree), *Ulmus americana* (American Elm), *Gleditsia triacanthos* (Honeylocust), *Celtis occidentalis* (Hackeberry), *Liriodendron tulipifera* (Tuliptree), *Nyssa sylvatica* (Blackgum). Revise and resubmit updated planting plan at time of final engineering.
3. Revise use of *Platanus occidentalis 'Bismark'* as a proposed street tree. Recommend use of one of the following... *Gymnocladus dioicus* (Kentucky Coffeetree), *Ulmus americana* (American Elm), *Gleditsia triacanthos* (Honeylocust), *Celtis occidentalis* (Hackeberry), *Liriodendron tulipifera* (Tuliptree), *Nyssa sylvatica* (Blackgum). Revise and resubmit updated planting plan at time of final engineering.
4. Revise use of *Platanus x acerfolia 'Exclamation'*. Substitute with use of *Platanus x acerifolia 'Bloodgood'*. Revise and resubmit updated planting plan at time of final engineering.
5. Revise planting plan to include street trees along the south side of Central College Road both west of Public Street A and east of the Central College Road and New Albany Condit Road intersection. Street trees to be placed on the north side of the sidewalk (between back of curb and sidewalk). Revise and resubmit planting plan at time of final engineering. See diagram.
6. Revise placement of proposed street trees along portion of Public Street D. Continue spacing as currently proposed, locating trees between back of curb and sidewalk. Revise and resubmit planting plan at time of final engineering. See diagram.
7. Provide planting plan for landscape beds along Buildings 32-35 in Subarea 1 at time of final engineering. See diagram.
8. Provide planting plans for the two outlined Bio-Retention Basins. Revise and resubmit planting plan for review at time of final engineering. See diagram.
9. Provide detailed tree protection plan at time of final engineering.
10. Provide invasive removal and stream corridor remediation plans at time of final engineering.

**NOTES:*

The provided diagram is for clarification and design intent purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram may not be to scale.

MKSK

Development Review

project name	Hamlet
prepared for	City of New Albany
date	August 30, 2024
date received	July 08, 2024

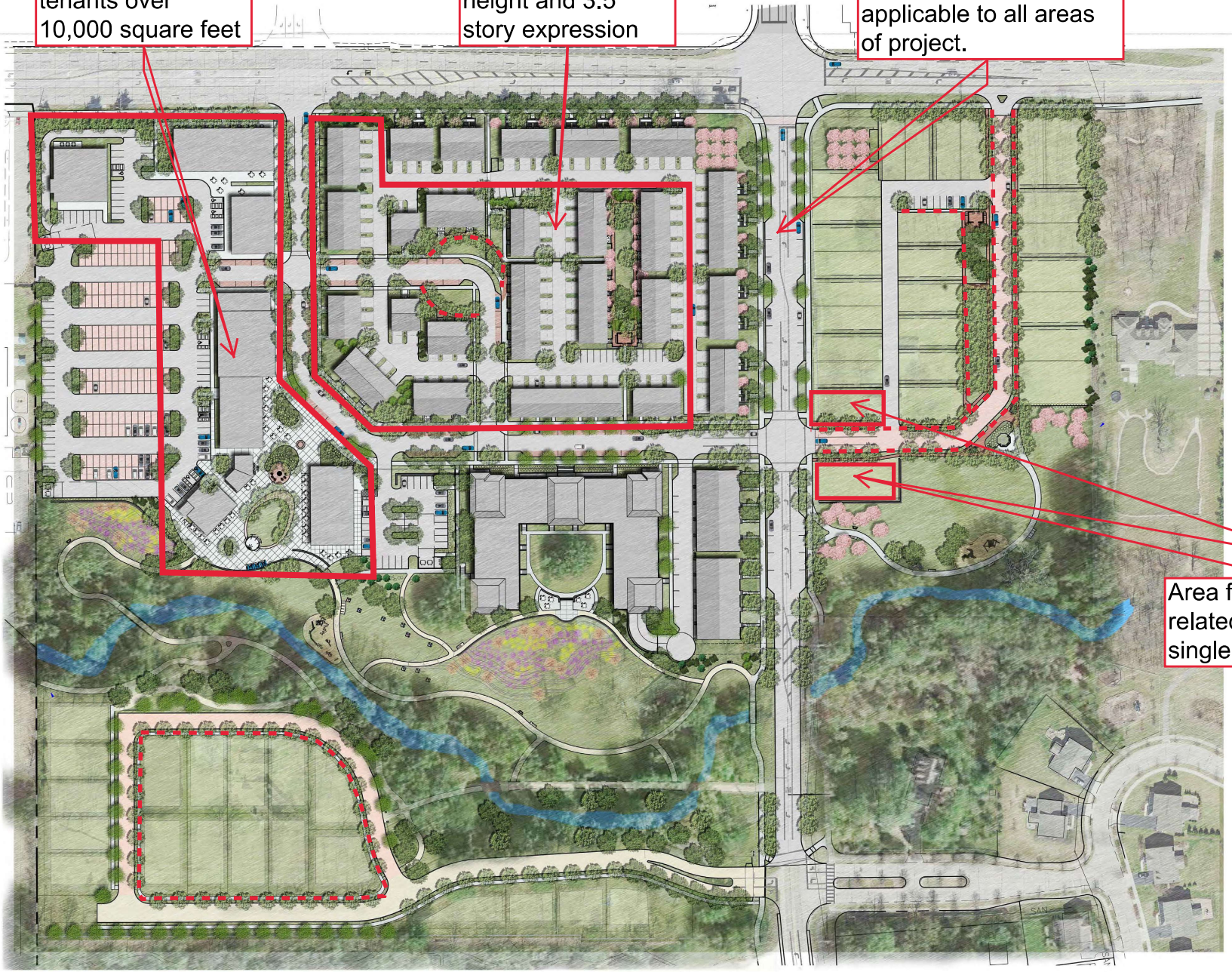


SHADE AND ORNAMENTAL TREES PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	AO	Acer rubrum 'October Glory' October Glory Red Maple	3" Cal.
	AA	Acer saccharum 'Autumn Splendor' Autumn Splendor Sugar Maple	3" Cal.
	AA2	Acer x freemanii 'Jeffersred' Autumn Blaze® Freeman Maple	2.5" Cal.
	CP	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	2.5" Cal.
2	CS2	Cladrastis kentukea 'Sweet Shade' Sweet Shade American Yellowwood	3" Cal.
	GA	Gleditsia triacanthos f. inermis 'Street Keeper' Street Keeper Honey Locust	2.5" Cal.
3	PK	Platanus occidentalis 'Bismarck' Northern Advance® American Sycamore	3" Cal.
	PD	Platanus x acerifolia 'Exclamation' Exclamation London Plane Tree	2.5" Cal.
	QA	Quercus alba White Oak	2.5" Cal.
	QC	Quercus coccinea Scarlet Oak	3" Cal.
	QI	Quercus imbricaria Shingle Oak	2.5" Cal.
	TI	Thuja plicata 'Green Giant' Green Giant Arborvitae	6' Ht.
	PW	White Pine	6' Ht.
ORNAMENTAL TREES			
	AG	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	10' Ht.
	CS	Cornus kousa 'Snow Tower' Snow Tower Kousa Dogwood	2" Cal.
	MA	Magnolia virginiana australis Sweetbay Magnolia	10' Ht.
	MX	Malus x 'Bob White' Bob White Crabapple	2" Cal.

EXHIBIT H

Waiver Map


Area for Waiver E: related to allowing tenants over 10,000 square feet
Area for Waiver C: related to 44' height and 3.5 story expression
Waiver D: Request to not require 2' high residential entries to be applicable to all areas of project.
Area for Waiver B: related to allowing single family homes
Waiver A: location of 4' sidewalks on public property

THE HAMLET
AT
SUGAR RUN

NEW ALBANY, OHIO

FINAL DEVELOPMENT PLAN SUBMITTAL

AUGUST 29, 2024

STEINER

STEINER + ASSOCIATES
4016 Townsfair Way, Suite 201
Columbus, Ohio 43219

LEGAL COUNSEL:
Aaron Underhill
Underhill & Hodge, LLC
8000 Walton Parkway - Suite 260
New Albany, Ohio 43054

ENGINEER, PLANNER AND LANDSCAPE ARCHITECT:
EMH&T
Brian Quackenbush, PE
Franco Manno, PLA, ASLA, LEED AP
5500 New Albany Road
Columbus, Ohio 43054

THE HAMLET AT SUGAR RUN

FINAL DEVELOPMENT PLAN SUBMITTAL

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August 29, 2024

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- Waiver Locations Exhibit
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- Typical Street Sections
- Sign and Fence Plan
- Site Details

STEINER

The City of New Albany
Community Development Planning
99 West Main Street
P.O. Box 188
New Albany, Ohio 43054

Attached please find our Final Development Plan Submission for The Hamlet at Sugar Run for consideration and approval. We appreciate the time the City has spent giving us guidance on Community expectations and requirements across the past two years. We feel we have continuously refined and improved the plan and vertical designs to be responsive to the feedback that was provided. The scale of the project is unique as we try to balance the technical requirements of the FDP submission with the desire to provide a setting and framework for a special project that feels organic in its design and evolution. We have tried to set up for that authenticity across all the buildings, public spaces, and natural settings. With that context, I did want to make note of a few items below.

Landscape Design

In this submission we have done our very best to execute the creation of an exciting and inviting development with a mix of compelling public spaces and outdoor environments. A unique attribute of our site is the inclusion of the Sugar Run Park and the associated existing trees within the stream corridor. It should be noted that we expect there to be some landscape refinements between FDP approval, final engineering and project opening in regard placement and layout. For example, there could be instances where we modify the lines of a sidewalk or design element by a few inches or feet in order preserve an existing tree or natural feature of the property. We always plan to meet the intent of our submission but want to be fully response to natural elements during construction. During Final Engineering we will be able to provide more details on the existing trees and land features we are working with.

In addition, there are a few areas where final landscape design and selection of plant material will occur during Final Engineering. Two examples are the foundation planting around the base of the commercial buildings and the vegetation within the bioswales. We have shared our design intent but factors during final engineering will influence their final design.

Architecture

Similar to Landscape design we anticipate that there could be minor revisions leading up to Final Engineering and permitting. Specifically in Subarea 3, the original intent of the zoning text was to guide effective design and architecture without being overly prescriptive for each single-Family home or Duplex. Traditionally, single family homes and duplexes in New Albany do not require full architecture design review and approval during the FDP. However, due to the way the text was written we have accelerated the design of those units to illustrate a very specific and elevated design vision. With many of those being custom designed and custom built homes, there is the potential for refinements as buyers work with our builders to enhance the designs for their needs.

Similarly, in Subarea 1 as we start working on final designs with individual commercial tenants we expect there could be adjustments to building elements such as patios, storefront designs, BOH door placement, etc. There is a timing disconnect on that aspect of the project since tenants are not willing to sign leases and start design work until they have full confidence the FDP will be approved. We want to acknowledge that some areas of the commercial building could evolve with further tenant feedback. From our experiences at Easton, many of our best retail areas resulted from design details introduced by tenants.

Signage

We are proposing entry signs for the community which are illustrated on our site plans. At this time, we are not proposing a unique Signage Master Plan. Based on the "Retail" classification of the site as it relates to signage, we believe the current criteria will be acceptable. If requested by Staff at a later date, we could pursue a more comprehensive Signage Master Plan in the future.

Open Space & Parcel Lines

During final engineering and leading up to the Final Plat, we expect there to be minor adjustments to parcel lines and reserve area calculations. We do not anticipate any of those adjustments to materially impact the overall open space strategy, locations or designations. In many areas parcel lines span across Open Space so if the parcel line shifts it does not necessarily impact the underlying Open Space calculation which in many instances is independent of Parcel Lines.

As the applicant we would appreciate the ability to review refinements to architectural, landscape, and signage details related to the buildings and site to gain final approvals at the administrative staff level to the extent that they meet the purpose and intent of relevant standards. Once again, thank you for the opportunity to make this submission. We are excited to share the evolution of this complex project in more detail. We hope to be able to start construction soon and add another compelling built environment and natural park amenity to the City of New Albany.

Thanks.

Justin Leyda
Chief Development Strategist

Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address: Southeast / Southwest of Central College Road and New Albany-Condit Road

Parcel Numbers: 222-000670, 222-000673, 222-000676, 222-000678, 222-000688, 222-000668, 222-001167, 222-000549, 222-000669, 222-000654, 222-000672, 222-000671, 222-000313, 222-000686, 222-000664, 222-000675, 222-000685, 222-000314, 222-000377, 222-000375

Acres: +/- 32.6 # of lots created: Lots 47 / Units 195

Choose Application Type	Circle all Details that Apply			
□□Appeal				
□□Certificate of Appropriateness				
□□Conditional Use				
XX□Development Plan	Preliminary	Final	Comprehensive	Amendment
□□Plat	Preliminary	Final		
□□Lot Changes	Combination	Split	Adjustment	
□□Minor Commercial Subdivision				
□□Vacation	Easement		Street	
□□Variance				
□□Extension Request				
□□Zoning	Amendment (rezoning)		Text Modification	

Description of Request: The applicant requests approval of a Final Development Plan to allow for the development of a hamlet in accordance with the approved zoning for the Hamlet at Sugar Run Zoning District.

Contacts

Property Owner's Name: Nona Master Development c/o Steiner + Associates
Address: 4016 Townsfair Way, Ste. 201
City, State, Zip: Columbus, Ohio 43219
Phone number: 614-414-7300 Fax: _____
Email: rkreutler@steiner.com

Applicant's Name: Nona Master Development, LLC, c/o Aaron Underhill
Address: Steiner + Associates, 4016 Townsfair Wy, Ste. 201
City, State, Zip: Columbus, OH 43219
Phone number: 614-414-7300 Fax: _____
Email: lwedekind@steiner.com

Signature

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.

Signature of Owner: Jaime Wedekind Authorized Rep Date: 7.2.24
Signature of Applicant: Jaime Wedekind Date: 7.2.24

Fees & Submittal Information

Appeal			250.00
Certificate of Appropriateness			
	ARB – single and two family residential		100.00
	ARB – All other residential or commercial		300.00
	ARB - Signage		75.00
Conditional Use			600.00
Development Plan – Preliminary PUD or Comprehensive			
	Planning fee	First 10 acres	750.00
		Each additional 5 acres or part thereof	50.00 / each
	Engineering fee	1-25 lots	155.00 / each
		Minimum fee	1000.00
	Engineering fee	26 – 50 lots	3875.00
		Each additional lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each additional lot over 51	50.00 / each
Development Plan – Final PUD			
	Planning fee	First 10 acres	650.00
		Each additional 5 acres or part thereof	50.00
	Engineering fee	1-25 lots (minimum fee $1,000.00)	155.00 / each
	Engineering fee	26 – 50 lots	3875.00
		Each additional lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each additional lot over 51	50.00 / each
Development Plan – Non-PUD			300.00
Development Plan / Text Amendment			600.00
Plat – Road Preliminary			
	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
		lots on one side of street	.50 / LF
		Minimum fee	1,000.00
Plat – Road Final			
	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
		lots on one side of street	.50 / LF
		Minimum fee	1,000.00
Plat – Subdivision Preliminary			
	Planning		650.00
		Plus each lot	50.00 / each
	Engineering fee	1-25 lots (minimum fee $1,000.00)	155.00 / each
	Engineering fee	26 – 50 lots	3875.00
		Each lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each lot over 51	50.00 / each

Fees & Submittal Requirements

Plat – Subdivision Final			
	Planning	650.00	
	Plus each lot	15.00 / each	
	Engineering fee	1-25 lots (minimum fee $1,000.00)	155.00 /each
	Engineering fee	26-50 lots	3875.00
		Each lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each lot over 51	50.00 / each
Lot Changes			200.00
Minor Commercial Subdivision			200.00
Vacation (Street or Easement)			1200.00
Variance			
Non-single family, commercial, subdivision, multiple properties			600.00
Single Family residence			250.00
In conjunction with Certification of Appropriateness			100.00
Extension Request			0.00
Zoning			
	Rezoning - First 10 acres		700.00
		Each additional 5 acres or part thereof	50.00 / each
	Rezoning to Rocky Fork Blacklick Accord		250.00
	Text Modification		600.00
Easement Encroachment			800.00

STEINER

The City of New Albany
Community Development Planning
99 West Main Street
P.O. Box 188New Albany, Ohio 43054

RE: Construction Schedule for Hamlet at Sugar Run Parks & Trails

As requested, please find an outline of our projected construction strategy and timeline related to the parks, trails and open space within the Hamlet at Sugar Run.

Assuming that our FDP is approved during the fall of 2024, we will be commencing final civil engineering in early September. Based on the timeline for design and approvals, we expect that we would be in position to start clearing the site during Q1 2025 with sitework commencing at the start of Q2 2025. The initial focus areas will be grading, streets, utilities, and the alternative stormwater management strategy facilities. We will transition to the site improvement scope (sidewalks, lighting, paving, etc…) as soon as possible, likely in late summer of 2025.

In the Subarea 4 park area we will start in Q1 2025 with invasive species removal and other restoration of the stream and streambank. Walking paths and other improvements will match up with the site improvement construction for the balance of the site in late summer and early fall 2025. We anticipate that the park will be complete in early 2026.

The central/civic green space and the individual park spaces that anchor each housing cluster will be constructed and completed in parallel with the surrounding vertical construction. In order to protect the landscape features and vegetation we will wait to have as much vertical surrounding architecture complete as possible and then finish the parks with final landscaping and hardscape details. The Parks will open before the occupancy of the first surrounding residential units or commercial spaces.

Thanks,

Justin Leyda
Chief Development Strategist
Steiner + Associates

AFFIDAVIT OF FACTS

I, Aaron L. Underhill, in my capacity as attorney for the applicant listed on the final development plan application for the Hamlet at Sugar Run I-PUD, do hereby state and depose the following:

That accompanying this affidavit is a list of all property owners located within two hundred (200) feet of the parcel(s) that are the subject of the application and their addresses as appearing on the Franklin County Auditor's current tax list; and

That said list is based solely on the records of the Office of the Auditor of Franklin County, Ohio, as provided on its website on or about the date of this affidavit.

Further Affiant sayeth not.

By: _____
Aaron L. Underhill
Attorney, Underhill & Hodge LLC

STATE OF OHIO
COUNTY OF FRANKLIN SS.

The foregoing instrument was acknowledged before me on the 18th day of June, 2024, by Aaron L. Underhill, who acknowledged the foregoing signature to be his voluntary act and deed.

NOTARIAL SEAL STATE OF OHIO

Justin M. Fox
Attorney At Law
Notary Public, State of Ohio
My Commission Does Not Expire
Sec.147.03 R.C.

_____
Notary Public

My Commission Expires: _____

APPLICANT/OWNER:

NONA MASTER DEVELOPMENT
LLC
4016 TOWNSFAIR WAY SUITE 201
COLUMBUS OH 43219

ATTORNEY:

AARON UNDERHILL
8000 WALTON PARKWAY
SUITE 260
NEW ALBANY, OH 43054

SURROUNDING PROPERTY OWNERS:

LHR INDUSTRIES LLC
080000 RAVINES EDGE COURT
STE 300
COLUMBUS OH 43234

TERRAZA 7 LLC
11995 EL CAMINO REAL
SAN DIEGO CA 92130

MCGUIRE NEW ALBANY
PROPERTY LLC
700 N SANDUSKY AVENUE
BUCYRUS OH 44820

OHIOHEALTH CORP
3555 OLENTANGY RIVER RD
COLUMBUS OH 43214

5524 NEW ALBANY ROAD LLC
1451 ROCKVILLE POKE STE 100
ROCKVILLE MD 20852

ALBANY MAZEL LLC
4924 BALBOA BLVD STE 443
ENCINO CA 91316

5524 NEW ALBANY ROAD LLC
1451 ROCKVILLE POKE STE 100
ROCKVILLE MD 20852

HUNTINGTON NATIONAL BANK
7 EASTON OVAL
COLUMBUS OH 43219

CVG12 NEW ALBANY OH LLC
P.O. BOX 92129
SOUTHLAKE, TX 76092

ROBERT AND ROSEANNE VERST
6747 CENTRAL COLLEGE ROAD
NEW ALBANY, OH 43054

DARREL AND ANNETTE
KESTNER
6810 NEW ALBANY-CONDIT
ROAD
NEWALBANY, OH 43054

MICHAEL BERK, TR.
6854 NEW ALBANY-CONDIT ROAD
NEW ALBANY, OH 43054

ENCLAVE AT NEW ALBANY
HOMEOWNERS ASSOCIATION
P.O. BOX 395
GROVECITY, OH 43213

ELLEN MACKIN
5310 SNIDER LOOP
NEW ALBANY, OH 43054

CITY OF NEW ALBANY
99 W. MAIN STREET
NEW ALBANY, OH 43054

Engineers, Surveyors, Planners, Scientists

August 26, 2024

Mr. Steve Mayer
Planning Manager
City of New Albany
99 W. Main Street
New Albany, OH 43054

Subject: Hamlet at Sugar Run – Environmental Compliance

Dear Mr. Mayer,

This letter serves to inform the City of New Albany of environmental conditions associated with the Hamlet at Sugar Run project, located south of Central College Road, east and west of New Albany-Condit Road, and north of Walton Parkway, in the City of New Albany, Franklin County, Ohio.

The property is approximately 32.3 acres in size and consists of a number of existing residential estate lots. Sugar Run flows from east to west across the southern portion of the property. This area along Sugar Run is mapped within Zone AE (100-year floodplain with base flood elevations determined) and the regulatory floodway.

The majority of the property was delineated for Waters of the U.S. by the Environmental Department of EMH&T in 2021. The U.S. Army Corps of Engineers (USACE) reviewed the report and issued an Approved Jurisdictional Determination (AJD) agreeing that the property contained perennial Sugar Run, a small jurisdictional wetland on the south side of Sugar Run on the parcel east of New Albany-Condit Road, and a non-jurisdictional pond. The AJD is valid through April 22, 2026.

The residential development depicted on the Final Development Plan does not appear to encroach upon any of the jurisdictional features, nor the floodplain. There are limited improvements planned within the Sugar Run channel and floodplain, including:

- Pedestrian crossings over Sugar Run within the floodplain, which also may involve stream channel impacts depending on the nature of the crossing (full span, culvert, etc.).
- Stream bank stabilization, which may necessitate placement of rock within the stream channel and floodplain.
- Other park-related/aesthetic improvements not depicted on the Final Development Plan, such as installation of access points or stepping stones, which may involve placement of fill within the stream and/or floodplain.

All of the above described improvements are permitted in the floodplain in accordance with C.O. 1155.04(a). However, a floodplain permit is required to ensure all requirements of C.O. 1155 are met. Additionally, if any of the planned improvements in and along Sugar Run involve placement of fill below the 'Ordinary High Water Mark' of Sugar Run, waterway permits from the USACE and Ohio EPA will be required. The activities would likely be authorized under one or more USACE Nationwide Permits, with or without an Ohio EPA Director's Authorization.

If you have any questions regarding this information or require additional documentation, please do not hesitate to contact me at (614) 775-4523.

Sincerely,

Heather L. Dardinger
Senior Environmental Scientist

Enclosures: 1

Copies: Brian Quackenbush, EMH&T

WELLS + ASSOCIATES

MEMORANDUM

1420 Spring Hill Road,
Suite 610,
Tysons, VA 22102
703-917-6620
WellsandAssociates.com

To: Justin Leyda
Steiner + Associates

From: Michael J. Workosky, PTP, TOPS, TSOS
Wells + Associates, Inc.

Date: August 15, 2024

Re: Hamlet at Sugar Run
Shared Parking Analysis;
New Albany, Ohio

Introduction

This memorandum summarizes a shared parking analysis for the Hamlet at Sugar Run development. The site is located on the west side of New Albany-Condit Road and south of Central College Road in New Albany, Ohio.

This study provides a shared parking demand estimate for project buildout that includes a mix of retail, restaurant, and live/work (office) uses. Adjacent areas of the site will be developed with residential uses.

For purposes of the analysis, the commercial area of the site was assumed to include the following uses:

Retail:	11,000 S.F.
Restaurants:	16,500 S.F. (all restaurant types combined)
Bank:	4,000 S.F.
Live/Work (Office):	21,000 S.F.
Project Total:	**52,500 S.F.**

The site is planned to be served by approximately 316 parking spaces within two (2) surface parking areas (288 spaces) and curbside parking (28 spaces). All of the parking spaces will be shared by all commercial users within these areas. In addition, 10 spaces are provided for trail users. All of the residential parking areas are assumed to be self-parked. A detailed summary of the development program and parking supply are shown on Table 1.

Background Information

The analyses primarily utilize the *Shared Parking, Third Edition* report, and the *Parking Requirements for Shopping Centers, Second Edition*, published by the Urban Land Institute (ULI). Additional data was taken from the *Parking Generation, 6th Edition* Manual, published by the Institute of Transportation Engineers (ITE) and independent studies of similar developments prepared by Wells + Associates.

Residential Parking

The areas adjacent to the north and east of the commercial area of The Hamlet at Sugar Run are planned to be developed with a combination of residential townhouse and apartment units. Each townhouse will include a two-car garage, with a private driveway provided for the majority of the units. Additional parking (approximately 18 spaces) is provided for residential guests with parallel parking provided on most streets. The apartment building immediately east of the commercial space will provide two spaces per unit under the building with additional spaces for guests and curb parking along the adjacent streets. Since the residential areas generally provide two spaces per unit exclusive of visitor parking, these areas are expected to adequately manage the parking demand without encroaching on the commercial parking areas.

Shared Parking Analysis Methodology

The Hamlet at Sugar Run development program is planned to include a combination of retail, restaurant, and live/work (office) uses. As shown below, the restaurant/entertainment space will compose over one-half of the total combined retail/restaurant/entertainment space (excluding the office).

As recommended in *Parking Requirements for Shopping Centers, Second Edition,* published by ULI, when commercial developments are composed of more than 20 percent restaurant, entertainment, and/or cinema space, shared parking techniques should be used to accurately determine the parking required to adequately serve the site. This method accounts for the dynamics of the various uses throughout the year.

Hamlet at Sugar Run Development

Retail Space –	15,000 S.F.
Rest. & Ent. -	16,500 S.F.
Total	31,500 S.F.

Percentage of Rest. & Entertainment space – **52 percent**

Shared Parking Approach

A shared parking analysis employs the following steps as identified the recently updated *Shared Parking, Third Edition* Manual:

1. Gather and Review Project Data.
2. Select Parking Ratios for Each Land Use.
3. Select Factors and Analyze Differences in Activity Patterns.
4. Develop Scenarios for Critical Parking Needs Periods.
5. Adjust Ratios for Mode Split and Persons per Car for Each Scenario.
6. Apply Captive Market Adjustments for Each Scenario.
7. Calculate Required Parking Spaces for Each Scenario.

The ULI methodology has established recommended parking indices, hourly accumulations, and seasonal variations in parking for various land uses.

Base Parking Indices

A detailed development program and parking supply summary are shown on Table 1. The base parking demand indices are shown in Table 2 and reflect the base ratios from the aforementioned ULI, and ITE source documents for each of the land uses. Note that the live/work units were assumed to function as general office space for purposes of the analysis.

Monthly Adjustments and Time-of-Day Factors

The monthly and hourly parking demand variation patterns for each land use are presented in Tables 3 through 5, respectively. For purposes of this study, all of the parking was assumed to be shared within the project for use by all patrons during all hours on both weekdays and weekends. Note that all of the trailhead parking spaces were assumed to be required during all hours on both weekdays and weekends.

Non-Auto Mode Share Adjustments

In order to provide a conservative estimate, no adjustments were applied for non-auto mode share. It is recognized that walking/bike paths and pedestrian connections will be provided to the surrounding area to provide convenient access for patrons and employees

Adjustments for Capture (Synergy)

The phenomena of the captive market (patrons visiting one or more uses on a single trip) has been documented through studies by the Urban Land Institute, the Institute of Transportation Engineers (ITE), the National Cooperative Highway Research Program (NCHRP), and independently through data collected by W+A at similar town center sites.

Given the presence of future residents immediately adjacent to the site with walking connections and the large office campus on the north side of Central College Road, adjustments for synergy were applied to the retail and restaurant uses for various periods throughout the daytime and nighttime hours for both weekdays and weekends, and range from five (5) to 20 percent. No adjustments were applied to the bank, live/work (office) uses, or the trailhead parking spaces. These adjustments are summarized on Table 6.

Shared Parking Requirements

The methodology described previously was used to identify the shared parking demands of the site under future conditions. The results are summarized on Table 7 and discussed below.

Weekday December (before Christmas). The peak parking requirement on a weekday is expected to occur in December at 1:00 PM, when a total of 315 spaces would be required to adequately serve the site. Based on the current parking supply of 316 spaces, a surplus of one (1) space would exist.

Weekend December (before Christmas). A maximum of 263 parking spaces is required on a weekend afternoon at 12:00 PM during the peak period in December. Based on the current parking supply, a surplus of 53 spaces would exist. Detailed parking estimates for peak month conditions are shown on Tables 8 and 9.

Conclusion

The results of the shared parking analyses for the Hamlet at Sugar Run indicate that the proposed parking supply of 316 spaces that include 288 surface spaces and 28 curbside spaces would adequately serve the site under peak conditions expected to occur in December on both a weekday afternoon when 315 spaces are required and on a weekend afternoon when 263 spaces are required.

Questions regarding this document should be directed to Wells + Associates.

Table 1
Hamlet at Sugar Run
Development Program and Parking Supply Summary [1]

Land Use	Overall Project Totals Size	Units
In-line Retail	11,000	S.F.
Fine-Casual Restaurant	7,200	S.F.
Cafe Restaurant	4,500	S.F.
Fast-Casual Restaurant	4,800	S.F.
Bank	4,000	S.F.
Live/Work (Office)	21,000	S.F.
Trailhead Parking Spaces	10	spaces

Parking Supply	Surface	Curbside	Total
Block A (North lot)	257	14	271
Block B (East lot)	31	14	45
Total Parking Provided	**288**	**28**	**316**

Note: (1) Based on info provided by the development team.

Table 2
Hamlet at Sugar Run
Base Parking Indices [1]

		Base Parking Indices					
		Weekday			Weekend		
	Units	Customer/Guest	Employee/Resident	TOTAL	Customer/Guest	Employee/Resident	TOTAL
In-line Retail	1,000 S.F. (GLA)	2.90	0.70	3.60	3.20	0.80	4.00
Fine-Casual Restaurant	1,000 S.F. (GLA)	13.25	2.25	15.50	15.25	2.50	17.75
Café Restaurant	1,000 S.F. (GLA)	12.40	2.00	14.40	12.70	2.00	14.70
Fast-Casual Restaurant	1,000 S.F. (GLA)	12.40	2.00	14.40	12.70	2.00	14.70
Bank [3]	1,000 S.F. (GLA)	3.50	2.50	6.00	3.00	1.75	4.75
Live/Work (Office) [4]	1,000 S.F. (GFA)	0.30	3.50	3.80	0.03	0.35	0.38
Trailhead Parking Spaces [5]	Spaces	1.00	-	1.00	1.00	-	1.00

Notes: (1) Shared Parking, Third Edition except where noted.
(2) Reflects Discount/Superstore rate.
(3) Conservatively assumes a drive-in bank.
(4) Effective rate for office less than 25,000 S.F.
(5) Based on owner requirements.

Table 3
Hamlet at Sugar Run
Time-of-Day Factors for Weekdays [1]

		Time of Day																		
Land Use	**User**	**6 AM**	**7 AM**	**8 AM**	**9 AM**	**10 AM**	**11 AM**	**12 PM**	**1 PM**	**2 PM**	**3 PM**	**4 PM**	**5 PM**	**6 PM**	**7 PM**	**8 PM**	**9 PM**	**10 PM**	**11 PM**	**12 AM**
Weekday																				
In-line Retail	Customer	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Customer	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Customer	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
	Employee	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Fine-Casual Restaurant	Customer	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employee	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Café Restaurant	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employee	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Fast-Casual Restaurant	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employee	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bank	Customer	0%	0%	50%	90%	100%	50%	50%	50%	70%	50%	80%	100%	0%	0%	0%	0%	0%	0%	0%
	Employee	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%
Live/Work (Office)	Visitor	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employee	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%
	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Trailhead Parking Spaces [2]	Visitor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Notes: 1. Shared Parking, Third Edition except where noted.
2. Assumed distribution based on owner requirements.

Table 4
Hamlet at Sugar Run
Time-of-Day Factors for Weekends [1]

		Time of Day																		
Land Use	**User**	**6 AM**	**7 AM**	**8 AM**	**9 AM**	**10 AM**	**11 AM**	**12 PM**	**1 PM**	**2 PM**	**3 PM**	**4 PM**	**5 PM**	**6 PM**	**7 PM**	**8 PM**	**9 PM**	**10 PM**	**11 PM**	**12 AM**
Weekend																				
In-line Retail	Customer	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
December	Customer	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Customer	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Fine-Casual Restaurant	Customer	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employee	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Café Restaurant	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Fast-Casual Restaurant	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bank	Customer	0%	0%	25%	40%	75%	100%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employee	0%	0%	90%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Live/Work (Office)	Visitor	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employee	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
Trailhead Parking Spaces [2]	Visitor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Notes: 1. Shared Parking, Second Edition except where noted.
2. Assumed distribution based on owner requirements.

Table 5
Hamlet at Sugar Run
Monthly Adjustments [1]

	Month of Year												
Land Use	**January**	**February**	**March**	**April**	**May**	**June**	**July**	**August**	**September**	**October**	**November**	**December**	**Late December**
Customer/Visitor Parking													
In-line Retail	59%	61%	70%	67%	72%	72%	70%	73%	66%	69%	76%	100%	85%
Fine-Casual Restaurant	88%	87%	98%	94%	99%	94%	96%	96%	89%	93%	89%	100%	95%
Café Restaurant	85%	85%	97%	95%	99%	98%	100%	100%	93%	96%	92%	96%	95%
Fast-Casual Restaurant	85%	85%	97%	95%	99%	98%	100%	100%	93%	96%	92%	96%	95%
Bank	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Live/Work (Office)	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Trailhead Parking Spaces [2]	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Employee/Resident Parking													
In-line Retail	69%	71%	79%	77%	82%	82%	80%	83%	76%	78%	86%	100%	95%
Fine-Casual Restaurant	99%	98%	100%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%
Café Restaurant	96%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Fast-Casual Restaurant	96%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Bank	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Live/Wor (Office)	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%

Notes: 1. Shared Parking, Third Edition except where noted.

2. Based on owner requirements.

Table 6
Hamlet at Sugar Run
Non-Auto and Capture Rate Assumptions [1,2]

	Mode Adjustment [1]				Capture (Synergy) Ratios [2]									
	Weekday		Weekend		Weekday					Weekend				
Land Use	Daytime	Evening	Daytime	Evening	Morning	Midday	Afternoon	Evening	Night	Morning	Midday	Afternoon	Evening	Night
Time Period					6-10	11-2	3-4	5-7	8-12	6-10	11-2	3-4	5-7	8-12
In-line Retail	0%	0%	0%	0%	0%	5%	0%	5%	0%	0%	5%	0%	5%	0%
Employee	0%	0%	0%	0%										
Fine-Casual Dining Restaurant	0%	0%	0%	0%	0%	15%	10%	5%	0%	0%	10%	5%	5%	0%
Employee	0%	0%	0%	0%										
Café Restaurant	0%	0%	0%	0%	5%	20%	10%	15%	0%	5%	10%	5%	10%	0%
Employee	0%	0%	0%	0%										
Fast-Casual Restaurant	0%	0%	0%	0%	5%	20%	10%	15%	0%	5%	10%	5%	10%	0%
Employee	0%	0%	0%	0%										
Bank	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Employee	0%	0%	0%	0%										
Live/Work (Office) (Visitors)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Live/Work (Office) (Employees)	0%	0%	0%	0%										
Trailhead Parking Spaces (Visitors)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Notes: (1) Non-auto mode share based on census information.
(2) Synergy rates based on studies of similar town center developments by Wells + Associates, Inc with adjustments for site conditions.

Table 7
Hamlet at Sugar Run
Parking Requirement Summary

Month	Shared Parking Analysis for Buildout Conditions Parking Required Weekday	Weekend
January	283	228
February	283	228
March	305	250
April	299	245
May	308	254
June	304	251
July	303	252
August	303	253
September	294	240
October	301	247
November	297	244
December	315	263
Late December	292	250
Maximum	**315**	**263**

Maximum Parking Required	Weekday		Weekend	
Peak Hour	**1 PM**	**Eff. Ratio**	**12 PM**	**Eff. Ratio**
In-line Retail	38	3.45	41	3.73
Fine-Casual Restaurant	76	10.56	64	8.89
Café Restaurant	56	11.61	63	13.12
Fast-Casual Restaurant	52	11.61	59	13.12
Bank	17	4.25	18	4.50
Live/Work (Office)	66	3.14	8	0.38
Trailhead Parking Spaces	10	NA	10	NA
TOTAL	**315**	**spaces**	**263**	**spaces**
TOTAL PARKING PROVIDED	**316**	**spaces**	**316**	**spaces**
DIFFERENCE	**1**	**spaces**	**53**	**spaces**

Comparison		
Max Non-Shared Requirement	403	349
Difference (savings)	88	86
Percent Savings	22%	25%

Table 8

Hamlet at Sugar Run

Weekday Shared Parking Demand December **Shared Parking Analysis for Buildout Conditions**

		Hour of Day																		
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
In-line Retail	Customer	0	2	5	10	18	23	30	30	29	27	27	26	27	24	27	16	10	3	0
	Employee	1	1	2	4	6	8	8	8	8	8	8	8	8	8	7	5	3	2	0
Fine-Casual Dining Restaurant	Customer	0	0	0	0	14	33	61	61	53	35	43	68	87	91	96	96	91	72	24
	Employee	0	3	9	13	15	15	15	15	15	13	13	17	17	17	17	17	17	14	6
Fast-Casual/Cafe Restaurant	Customer	5	11	21	32	58	76	89	89	80	60	55	57	81	76	56	33	22	11	6
	Employee	4	4	6	8	14	19	19	19	18	13	11	13	17	17	11	8	6	4	4
Bank	Guests	0	0	7	13	14	7	7	7	10	7	11	14	0	0	0	0	0	0	0
	Employee	0	0	6	10	10	10	10	10	10	10	10	10	0	0	0	0	0	0	0
Live/Work (Office)	Visitor	0	0	1	4	7	3	1	3	7	3	1	1	0	0	0	0	0	0	0
	Employee Reserved	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Employee Shared	2	11	37	67	74	74	63	63	70	70	63	44	19	11	4	2	1	0	0
Trailhead Parking	Visitor	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Totals		**22**	**42**	**104**	**169**	**241**	**277**	**314**	**315**	**310**	**256**	**253**	**268**	**265**	**255**	**228**	**187**	**160**	**116**	**49**

Table 9

Hamlet at Sugar Run

Weekend Shared Parking Demand December **Shared Parking Analysis for Buildout Conditions**

		Hour of Day																		
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
In-line Retail	Customer	0	2	4	13	22	31	32	34	34	34	32	27	26	24	20	18	13	5	0
	Employee	1	1	4	7	8	9	9	9	9	9	9	9	8	7	7	6	4	1	0
Fine-Casual Dining Restaurant	Customer	0	0	0	0	0	15	50	54	45	47	47	63	94	99	110	99	99	99	55
	Employee	0	4	5	11	14	14	14	14	14	14	14	18	18	18	18	18	18	15	9
Fast-Casual/Cafe Restaurant	Customer	5	11	22	33	60	87	103	103	93	65	60	62	87	82	57	34	23	11	6
	Employee	3	4	6	8	14	19	19	19	18	13	11	13	17	17	11	8	6	4	4
Bank	Guests	0	0	3	5	9	12	11	0	0	0	0	0	0	0	0	0	0	0	0
	Employees	0	0	6	7	7	7	7	0	0	0	0	0	0	0	0	0	0	0	0
Live/Work (Office)	Visitor	0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
	Employee Reserved	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Employee Shared	0	2	5	6	7	8	7	6	5	3	2	1	0	0	0	0	0	0	0
Trailhead Parking	Visitor	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Totals		**20**	**33**	**65**	**99**	**151**	**212**	**263**	**250**	**227**	**196**	**185**	**203**	**260**	**258**	**233**	**193**	**172**	**146**	**84**

HAMLET AT SUGAR RUN I-PUD

WAIVER REQUESTS

The applicant, NoNA Master Development LLC, has filed a final development plan application for the Hamlet at Sugar Run I-PUD, located to southeast and southwest of the intersection of Central College Road and State Route 605. In conjunction with the application the applicant is requesting approval of five waivers from the underlying zoning requirements as detailed herein. The approved zoning text, in Section VIII.N.3.b, provides that waivers shall be granted if they:

i. Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the reviewing body may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, and a broader vicinity to determine if the waiver is warranted;

ii. Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the City's Strategic Plan;

iii. Are necessary for reasons of fairness due to unusual building, structure, or site – specific conditions; and

iv. Do not detrimentally affect the public health, safety or general welfare.

Waiver Request A: Applicant requests a waiver to zoning text sections IV(C)(4) and VII(E)(2) as they apply to Subareas 2, 3 and 5 to allow a public sidewalk to be 4 feet in width when the text requires a minimum of 5 feet of width.

Rationale: This development is intended to be a departure from typical suburban neighborhoods that contain larger lots with increased setbacks from property lines. To this end, the approved zoning text provides standards that further the goal of creating quaint, intimate neighborhoods within the hamlet. In designing the residential portions of the project, it has been determined that a reduction in sidewalk widths will enhance the charm and appeal within internal areas of Subareas 2, 3 and 5, and will provide the means to create an aesthetic and feel that is similar to other neighborhoods in the City which have a 4-foot sidewalk width, the most notable being Ashton Grove. The zoning text does already allow for private sidewalks to be 4-feet in width, so this request allows limited portions of public sidewalks to have this same width. With the final site configuration, nearly all of the approximately 3.5 miles of new leisure trails and sidewalks will be public.

The City's Strategic Plan (Page 220) states that "[a] key feature of a hamlet is walkability, which is achieved through more compact development patterns, connected streets and pathways, and pedestrian-oriented design of blocks and buildings." It also states that a hamlet is not to be "a cookie cutter development, but rather is a bespoke place with a character that is distinctly New Albany." This waiver meets the spirit of these statements.

Waiver Request B: With regard to Subarea 3, the applicant requests a waiver to zoning text section V(B) to allow 2 single family, detached homes to front on New Albany Condit Road where the text only allows townhomes to front onto this roadway.

Rationale: The construction of single-family homes on the two lots at the vehicular entrance into Subarea 5 provides a better design aesthetic for framing the entry road. It also sets up other structures in the subarea for better and more uniform spacing. This request does not increase the permitted density in the zoning district.

Waiver Request C: Applicant requests a waiver to zoning text section IV(E)(3) to allow townhomes to be a maximum of 44 feet tall in portions of Subarea 2 where the maximum building height is 40 feet along with the ability to have a 3 ½ story architectural expression on the front of some units. The applicant will forgo the right to go taller than 44' within the subarea.

Rationale: The zoning text that applies to Subarea 2 has varying maximum heights for townhomes. Section IV(E)(3) of the text provides that the baseline maximum building height is 40 feet, with a maximum building height of 50 feet in areas that are at least 250 feet from the right-of-way of Central College Road and within the Transition Zone that was identified in the approved preliminary development plan. This waiver requests an allowance for a maximum building height of 44 feet for townhomes within Subarea 2 which do not have frontage on Central College Road or New Albany-Condit Road and are outside of the Transition Zone (the 40-foot maximum will continue to apply to townhomes with frontage on Central College Road or New Albany-Condit Road). The grade slopes downward from those streets as it moves inward within Subarea 2. By allowing for a slight increase (10%) in maximum building height in areas with lower elevations, it will promote consistency in terms of perceived building heights throughout the subarea.

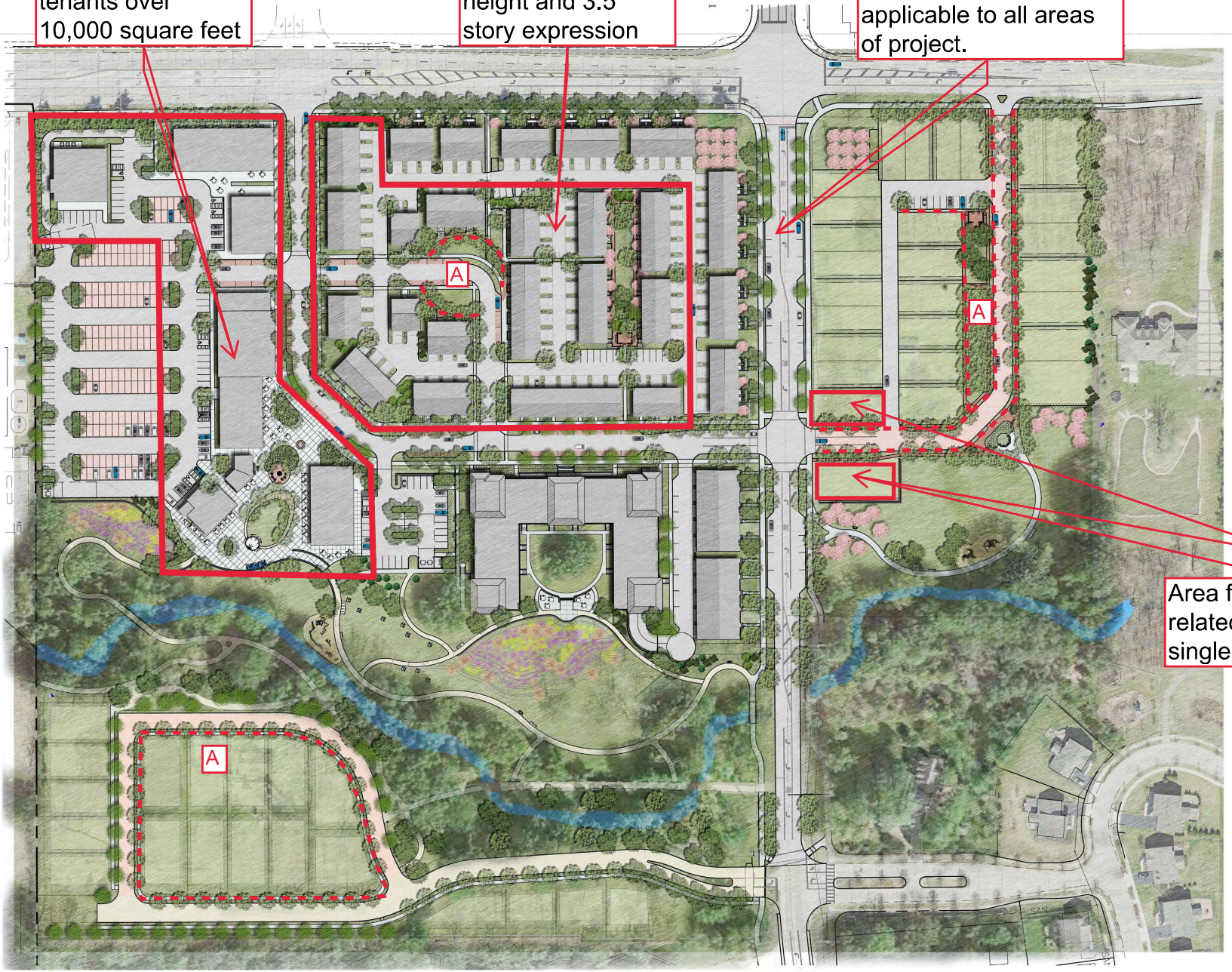
Waiver Request D: Applicant requests a waiver to New Albany Design Guidelines and Requirements Section 5(II)(D)(2) to eliminate the requirement that residential building entrances must be 2 feet above grade.

Rationale: The approved zoning, through the application of the New Albany Design Guidelines and Requirements, requires that residential units have entries that are 2 feet above grade. In order to simplify the site grading and reinforce the characteristics of precedent hamlets, the applicant requests that the requirement be lowered to require no less than two risers. The proposed units are compact and will be attractive to residents within an older demographic, and therefore the units will not have basements, thus making the 2-foot height a challenging architectural detail. There is precedent for this elsewhere in the City, including in the Village Center and the surrounding 55+ neighborhoods where accessibility is important.

Waiver Request E: Applicant requests a waiver to the approved zoning text's maximum square footage limitation of 10,000 square feet per tenant in Subarea 1 for non-retail tenants as long as 80% of the ground floor of the commercial buildings in subarea 1 are active and open to the public for the sale or offering of goods and services .

Rationale: In its efforts to market spaces within Subarea 1 to office tenants, the applicant has received concerns from potential users as it relates to the existing maximum square footage limitation. The square footage limitation in the zoning text was intended to prevent big box-type

retail tenants from being present on the site and was not intended to limit office users who may occupy larger amounts of upper-level space. Office users of this size do not have anywhere near the impact that larger retail tenants may bring. The applicant fully agrees on the importance of creating an active first floor occupied by restaurants, shops, service business and other similar uses that promote pedestrian activity throughout the day.


Area for Waiver E: related to allowing tenants over 10,000 square feet
Area for Waiver C: related to 44' height and 3.5 story expression
Waiver D: Request to not require 2' high residential entries to be applicable to all areas of project.
A
A
A
Area for Waiver B: related to allowing single family homes
Waiver A: Symbol for 4' sidewalks on or adjacent to public property

DESCRIPTION FROM TITLE COMMITMENT NO. 2343363:

PARCEL I:

Situated in the State of Ohio, County of Franklin, City of New Albany, Quarter Township 1, Township 2, Range 16, United States Military Lands, and being all of the remainder of that 1.296 acre tract as conveyed to Elizabeth Ann Feichter of record in Official Record 27850A01, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 5113 marking the centerline intersection of New Albany-Condit Road (State Route 605) with Central College Road;

Thence South 86° 17' 26" East, with the centerline of said Central College Road, a distance of 80.27 feet to a point;

Thence South 03° 42' 34" West, leaving said centerline, a distance of 30.00 feet to an iron pin set in the southerly right of way line of said Central College Road, as shown on plan FRA 605-1.665 (1.03), said iron pin marking the southwesterly corner of Parcel 3WV of record in Instrument Number 199911090281049, the True Point of Beginning;

Thence South 86° 17' 26" East, with said southerly right of way line, a distance of 160.04 feet to an iron pin found in the westerly line of that 1.015 acre tract as conveyed to Robert Joseph of record in Official Record 27994C04;

Thence South 03° 31' 16" West, with said westerly line, a distance of 205.03 feet to an iron pin found at the southwesterly corner thereof, being in the northerly line that tract as conveyed to Frank H. McFarland and Diane Leigh Coakley of record in Instrument Number 199905050113458;

Thence North 86° 17' 26" West, with said northerly line, a distance of 210.20 feet to an iron pin found in the easterly right of way line of said New Albany-Condit Road, the southeasterly corner of Parcel 3WD of

LESS AND EXCEPTING therefrom the following 0.047 acre portion of a tract as conveyed by The New Albany Company to the State of Ohio, Department of Transportation by document recorded on November 29, 2004 of record in Instrument 200411290271524.

Situated in the State of Ohio, County of Franklin, City of New Albany, located in Section 13, Township 2, Range 16,

United States Military Lands, and bounded and described as follows:

Parcel No. 2 WD1

FRA-605-0.96

Being a parcel of land lying on the right side of the centerline of a survey, of FRA-605-0.96 made by EVANS, MECHWART, HAMBLETON & TILTON, INC. in 1998 and 2003, under the supervision of Jeffrey A. Miller, Registered Surveyor No. 7211 and recorded in Book_ Page_ of the records of Franklin County and being located within the following described points in the boundary thereof:

Beginning, for reference, at Franklin County Engineer's Monument No. 5113 found at the centerline intersection of New Albany-Condit Road (State Route 605) with Central College Road (centerline New Albany-Condit Road Station 1+919.274) and at a northwesterly corner of that 0.085 hectare (0.209 acre) tract conveyed to the State of Ohio of record in Instrument Number 199911090281053;

Thence South 03° 31' 16" West, with the centerline of said New Albany-Condit Road and the westerly line of said 0.085 hectare tract, a distance of 71.636 meters (235.03 feet) to a point (Centerline New Albany-Condit Road Station 1+847.638), at the southwesterly corner of said 0.085 hectare tract, at a northwesterly corner to Grantor's tract, and being the True Point of Beginning;

Thence South 86° 13' 29" East, with Grantor's northerly line and the

DESCRIPTION FROM TITLE COMMITMENT NO. 2343363:

PARCEL V

Situated in the State of Ohio, County of Franklin and in the City of New Albany, and bounded and described as follows:

Being part of the Northwest Quarter of Section 13, Township 2, Range 16, United States Military Lands, and bounded and described as follows:

Beginning at an iron pin at the intersection of the centerlines of the New Albany-Condit Road (Route No. 605), and the Central College Road, being the Northeast corner of the Northwest Quarter of Section 13, thence along the centerline of Route No. 605, South 0° 20' East, 340.0 feet to a point, being the true place of beginning and the Northeast corner of the tract herein intended to be described; continuing along the centerline of Route No. 605, South 0° 20' East, 150.0 feet to a point; thence West, (passing an iron pin at 40 feet), 340.0 feet to an iron pin; thence North 0° 20' West, 150.0 feet to an iron pin;

thence East, (passing an iron pin at 300.0 feet and being parallel to the centerline of Central College Road), 340.0 feet to the place of beginning, containing 1.171 acres, more or less.

LESS AND EXCEPTING therefrom the following 0.138 acre tract as conveyed by James R. Bland to the State of Ohio by document recorded on October 19, 1999 of record in Instrument 199910190262965.

Situated in the Township of Plain, County of Franklin, State of Ohio, and in the Northwest Quarter Section 13, Township 2, Range 16, United States Military Lands, and bounded and described as follows:

Beginning for reference at Franklin County Engineer's Monument No. 5113 found at the centerline intersection of New Albany-Condit Road (Route 605) with Central College Road (centerline New Albany- Condit Road Station 1+919.274);

Thence North 86° 08' 44" West, with a line common to Grantor's tract and said 1.371 acre tract, a distance of 3.048 (10.00 feet) to an iron pin set (15.240 meters (50.00 feet) left of Centerline New Albany- Condit Road Station 1+770.010);

Thence North 03° 31' 16" East, across Grantor's tract with the proposed westerly right of way for New Albany-Condit Road, a distance of 45.720 meters (150.00 feet) to an iron pin set in Grantor's northerly line and the southerly line of said 1.033 acre tract (15.240 meters (50.00 feet) left of Station 1+815.731);

Thence South 86° 08' 40" East, with said common line, a distance of 3.048 meters (10.00 feet to the True Point of Beginning, containing 0.014 hectare (0.034 acre), of which no area lies within the existing roadway occupied, and being out of Auditor's Parcel Number 222-000671.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio Lambert (South) Coordinate System as established by the National Geodetic Survey, North American Datum of 1983 (1986 Adj.). Control for bearings are from Franklin County Geodetic Survey Monument Numbers 5211 and 5113, having a bearing of South 86° 08' 40" East.

Parcel Number (222-000671-00)

PARCEL VI:

Situated in the State of Ohio, County of Franklin, City of New Albany, and in the Northwest Quarter of Section 13, Quarter Township 2, Township 2, Range 16, United States Military Lands and being that tract conveyed to Edward A. and Antonette M. Leitzinger by deed of record in Official Record 12086 H-20, all references being to those records of the Office of the Recorder, Franklin County, Ohio, unless otherwise noted and being

DESCRIPTION FROM TITLE COMMITMENT NO. 2343363:

Thence continuing along said centerline and with a curve to the right, said curve having a radius of 395.81 feet, a chord bearing North 22 degrees 16 minutes 23 seconds West and a chord length of 134.15 feet, a distance of 134.80 feet to a point, said point being 48.25 feet left of proposed Station 39 plus 09.51;

Thence continuing along said centerline North 12 degrees 30 minutes 59 seconds West a distance of 1001.36 feet to a point being 5.71 feet right of proposed Station 49 plus 04.45;

Thence continuing along said centerline and with a curve to the right, said curve having a radius of 1145.22 feet, a chord bearing North 07 degrees 31 minutes 23 seconds West and a chord length of 199.37 feet, a distance of 199.62 feet to a point at the Owner's southeasterly corner and the TRUE PLACE OF BEGINNING;

Thence with the Owner's southerly line North 86 degrees 22 minutes 16 seconds West (passing an iron pipe found at 30.99 feet) a distance of 55.03 feel to an iron pipe set on the proposed westerly right of way line for State Route 605, said point being 56.64 feet left of proposed Station 51 plus 09.12;

Thence along said right of way line North 04 degrees 27 minutes 17 seconds East a distance of 198.02 feet to an iron pipe set on the Owner's northerly line, said point being 45.41 feet left of proposed Station 53 plus 02.20;

Thence with the Owner's northerly line South 86 degrees 03 minutes 01 seconds East (passing an iron pin found at 32.23 feet) a distance of 45.41 feet to a point at the Owner's northeasterly corner, said point being at proposed State route 605 Station 53 plus 01.86;

Thence North 86
Southerly propert
pin set in the prop
Condit Road (12.

Thence North 03
Westerly right of
iron pin set in the
feet) left station 1

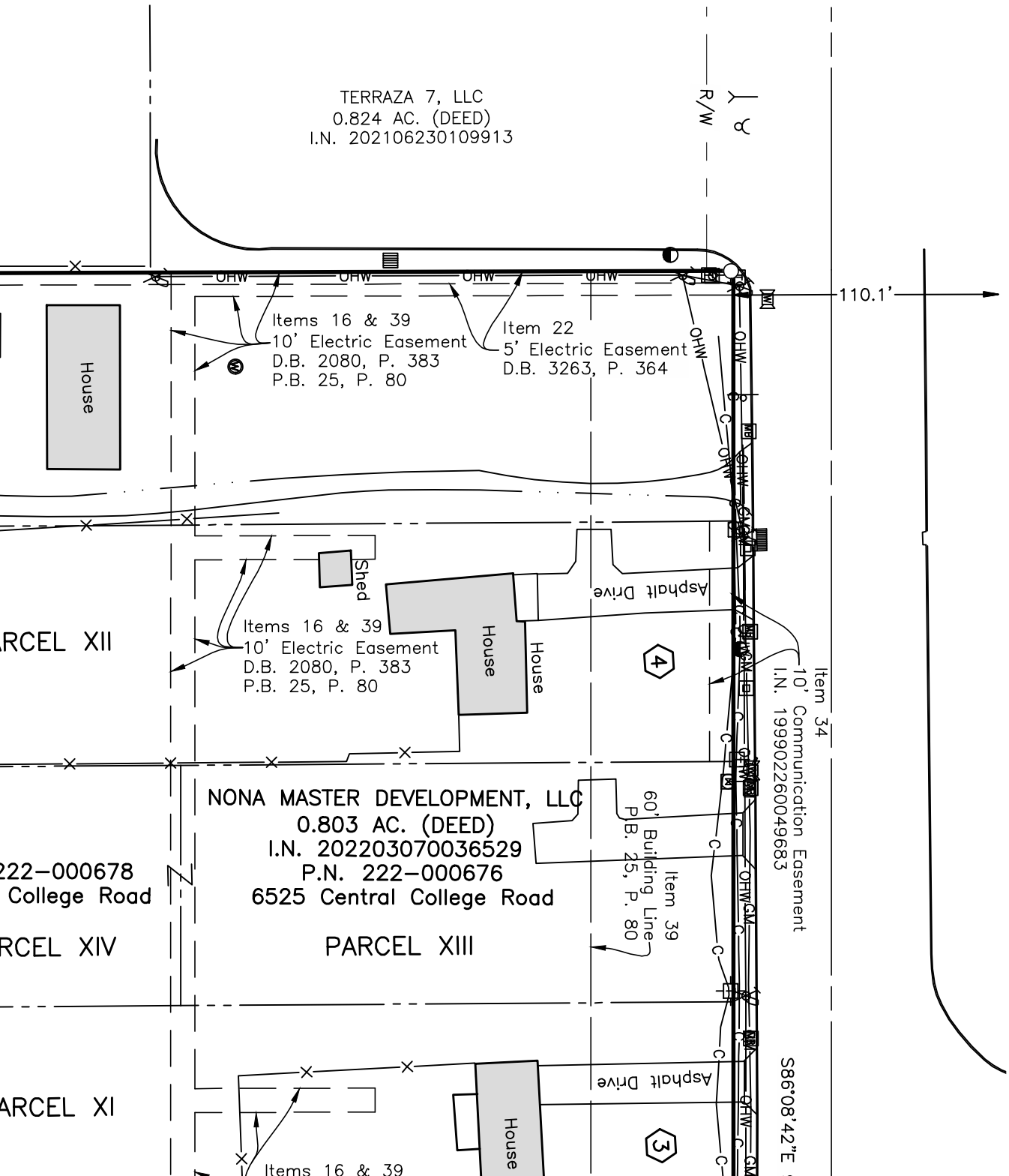
Thence South 86
Northerly propert
of beginning and
existing right of v
take of 0.014 hec
Subject to the out
of Ohio, Departm
November 22, 20
20041129027152

FURTHER EXC
tract conveyed to
Instrument 2004

Situated in the St
located in Section
and bounded and

PARCEL NO. 11

Being a parcel of
FRA-605-0.96 m
supervision of Je
recorded in Deed


TERRAZA 7, LLC
0.824 AC. (DEED)
I.N. 202106230109913
R/W
110.1'
OHW
Items 16 & 39
10' Electric Easement
D.B. 2080, P. 383
P.B. 25, P. 80
Item 22
5' Electric Easement
D.B. 3263, P. 364
House
Shed
Asphalt Drive
Item 34
10' Communication Easement
I.N. 199902260049683
NONA MASTER DEVELOPMENT, LLC
0.803 AC. (DEED)
I.N. 202203070036529
P.N. 222-000676
6525 Central College Road
PARCEL XIII
60' Building Line
P.B. 25, P. 80
Item 39
S86°08'42"E
222-000678
College Road
RCEL XIV
RCEL XII
RCEL XI
4
3

ARCHITECTURAL NARRATIVE

The designs of buildings in the Hamlet at Sugar Run have been derived from examples of traditional American architecture, and/or vernacular architecture, and complimentary styles of architecture appropriate to the nature of the proposed use and the scale of the respective buildings. They have been engendered by the vision espoused in the City of New Albany's updated Engage New Albany 2020 Strategic Plan, and further guided by the Privately Enforced Design Guidelines and Pattern Book, a book of standards developed to ensure a high quality implementation influenced by the privately enforced design guidelines for Ely Crossing and previous design criteria for commercial and retail development used in Steiner & Associates previous projects.

Buildings have been hierarchically designed to be seen from 360 degrees, where all four elevations are meeting a consistent level of design and design elements. Creative architectural design and character have been coordinated to improve sustainability, celebrate the primacy of the Sugar Run stream corridor and reduce the environmental impact of a development proposal, and increase community enjoyment of the environmental benefit of Sugar Run. Detailed architectural elevations have been submitted for approval as part of a final development plan application, which, as allowed in our zoning, graphically indicate some deviations from the Design Guidelines and Requirements. For example, exterior mounted chimneys in Subarea 3, like those previously implemented in Ely Crossing and clearly requested by New Albany's council in the Engage New Albany 2020 Strategic Plan as the only graphic example specifically defined as Hamlet Residential Architecture, are implemented as part of the intent for quaint architecture.

In the subsection regarding the Hamlet in the Engage New Albany 2020 Strategic Plan, the City of New Albany provided precedent photos: four related to landscape design, and a few that represent the range of appropriate vernacular building context for the Hamlet at Sugar Run. To respond to the goals for landscape design, the Hamlet is designed as a sequence of separate neighborhood nodes, each developed by a different vertical developer, all anchored by their own central public space. Each of these nodes are different in their architectural and placemaking character, and all are subordinated to the overall greenspace of Sugar Run itself.

For Sugar Run Hamlet, the first design device to establish its informality is the central nature of Sugar Run streambed. None of the places established by the plan are too far removed from the natural amenity of Sugar Run. The plan has been organized around this network of green spaces, each a centering place and node within the neighborhood, all within close reach of the Sugar Run. We believe that variety between subarea developers adds charm to the community, and have promoted this variety in our work as Hamlet Architect.

The commercial node has the largest, most central public space, which is connected by walkable paths and sidewalks to all the other nodes of public space. By having a community of 6-7 distinct public rooms, it is our intention to make a community in which it is a joy to walk from place to place, engaging with others in the local and greater community as one traverses from space to space.

HAMLET ARCHITECTURAL CHARACTER

In response to the architectural precedent images from the Engage New Albany 2020 Strategic Plan, we created a community that incorporates the variety of these four architectural precedents within a range of informal and quaint building designs that comprise the Hamlet at Sugar Run.

The Hamlet at Sugar Run will intentionally utilize a more informal version of Neo-Federal/Neo-Georgian Architecture than what is found elsewhere in New Albany. There are many reasons to establish this character, including the importance of distinguishing between New Albany's formal Village Center and this hamlet destination. At the same time, a stronger set of privately enforced guidelines is warranted for this community node over the City's relatively broad allowances for Commercial uses outside of the Village Center. A variety of visual cues and design devices will be used to reinforce the casual charm of the Sugar Run hamlet in New Albany.

There are several precedents for this informality within a community adjacent to more formal realms. In looking at other recent Neo-Georgian communities, Poundbury, in

View of a street in Poundbury, England

ARCHITECTURAL NARRATIVE











Range of Precedents espoused in the City of New Albany's Engage New Albany 2020 Strategic Plan.

England, founded by King Charles III, segues from very formal classical Georgian architecture at is core at Queen Mother Square, to very informal, even quirky vernacular styles of architecture at the community's outer edges.

Similarly, to feel appropriate in New Albany, the central commercial core of the Hamlet at Sugar Run, should feel more humble and less formal than New Albany's Village Center. Therefore, all the architecture in the Hamlet is vernacular at its roots.

At the same time, within the hierarchy of the Hamlet, the central commercial core should feel the most stylistically articulated, with more informal architectural implementations as one moves away from the Hamlet core, so that Subareas 3 and 5 use the most informal vernacular architecture, while all the architecture for the entire Hamlet is more informal than that in the Village Center.

So when we look at the precedent architectural images from the Engage New Albany 2020 Strategic Plan (above), we can see a parallel design implemented in the transect across the Sugar Run neighborhood.



Commercial District identity and precedent: I'on



Commercial District identity and precedent

CENTRAL COMMERCIAL CORE

At the central core, the buildings line the street and resolve themselves, assembled informally around a central space that inflects toward the natural amenity of the Sugar Run streambed. The buildings reflect informal character of retail like that implemented at Williamsburg, I'on or Olde Mystic Village.



Commercial District precedents: Serenbe, Ga (left) and Williamsburg, Virginia

SUBAREAS 1&2: HAMLET RESIDENTIAL CORE

Adjacent to the central commercial core in Subarea 1 is the main core-adjacent residential district.

This area is composed of three separate vertical developers, who have each designed a separate neighborhood node around an central public space. Each vertical developer on the site should be commended for making the extraordinary effort to design different housing product at the site perimeter adjacent to New Albany-Condit Rd and Central College from what they designed to surround their central node spaces within their specific subareas.

Richmond Square in New Albany's Village Center was recommended as a precedent for both Subareas 2 and 3. Upon studying an implementation of its formal architecture in both areas, it was deemed excessively formal and repetitive for implementation for use in townhomes beyond a singular row. It's repetitive nature, if implemented across the site, could lead to downmarket, more urban, developer-driven perceptions, like similar implementations in neighborhoods of Baltimore. For those reasons, we limited the implementation of the Richmond Square precedent to the reasonably short southwestern stretch of New Albany-Conit Rd/Rt 605, that segment in Subarea 2 closest to the Village Center. Less formal, more vernacular designs complement both New Albany-Condit Road/Rt 605 and Central College, so that along each of their lengths, there are three separate versions of residential vernacular, which seemed appropriate to break down the run and scale of the streets.





Rejected implementation strategy - repetitive overuse of Richmond Square.

We think that would be a tragic mistake, creating an incredibly repetitive and banal environment lacking charm, similar to the repetition in depressed areas of Baltimore.





Precedents for NE node, Subarea2: Kentlands Old Farm, (left), Poundbury (right)





Informal Federal/Georgian vernacular, NE node, Subarea2

Therefore, the northwest node and northeast node in Subarea 2 have been designed with vernacular townhouse facades evocative of the restrained vernacular Georgian/ Federal architecture implemented at Poundbury and the Kentlands Old Farm District. This buildings inflect at corner conditions to react, in a simple manner, to their specific site conditions.





Precedent for NW node, Subarea2: Poundbury





Informal Georgian vernacular, NW node, Subarea2

The Southeast node in Subarea 1 and 2, because it is closest to the Village Center, uses architecture evocative of Richmond Square along New Albany-Condit Road, for its limited run of townhomes, keeping the scale of this particular expression appropriate to the overall Hamlet feel.



Richmond Square precedent and limited use of expression along Rt605 in Subarea 2

To provide opportunity for a variety of housing lifestyles to have access to the qualities of living in New Albany, a building of flats has been provided per the Hamlet zoning. This allows downsizers, who want to remain part of the New Albany community but no longer want to mow lawns or shovel snow, to remain part of the community. The flats building, surrounded by townhouses and the low scaled Hamlet commercial core, is implemented in an incremental way, to scale the residential building down in relation to the smaller scaled adjacent context. This could be seen as in conflict with language in the Design Guidelines calling for Flats and Apartment Buildings to be designed with one architectural expression. We beleive application of that intent in the Hamlet would be misguided.



Richmond Square precedent and limited use of expression along Rt605 in Subarea 2

SUBAREA 3: EASTERN DISTRICT

Subarea 3, the district east of New Albany-Condit Road/ Rt605, being further away from the Hamlet core, is more informal and influenced by vernacular forces. Typologically, it is also more informal, with single family homes and mixed -style duplexes along its central green.

Along the architecture of its outer perimeter along Rt605 and Central College, one will note that timber bracketed roofs over entries and bays are key design devices within the vernacular Georgian of the outer neighborhood areas of Poundbury, and we, in our design for this Hamlet in New Albany, are appropriately following suit as suggested by the precedent from the Engage New Albany 2020 Strategic Plan.



Precedent: Example of "Hamlet Architecture" from Engage New Albany Plan (left) with proposed implementation showing flanking builidngs at site entrance

The internal housing surrounding the central green of Subarea3 reflects similar housing in the precedent communities, again with more vernacular implementations that do not necessarily conform to strident standards expected for the Village Center.



Poundbury precedent (left) with proposed single family homes in Subarea3.


Queen Mother Square
Core Adjacent Neighborhoods
Central Neighborhood Context
Outer Neighborhood Vernacular
Poundbury, England
HIGH-STYLE
VERNACULAR
Village Center
Core Adjacent Neighborhoods
Hamlet Core
Hamlet Core Adjacent Neighborhoods
Outer Neighborhood Vernacular
New Albany, Ohio
THE HAMLET AT SUGAR RUN


BLDG 36
BLDG 37
BLDG 35
BLDG 1
BLDG
BLDG 2
BLDG 5
PUBLIC STREET A
PUBLIC STREET B
BLDG 34
BLDG 33
BLDG 9
BLDG 7
BLDG 10
BLDG 32

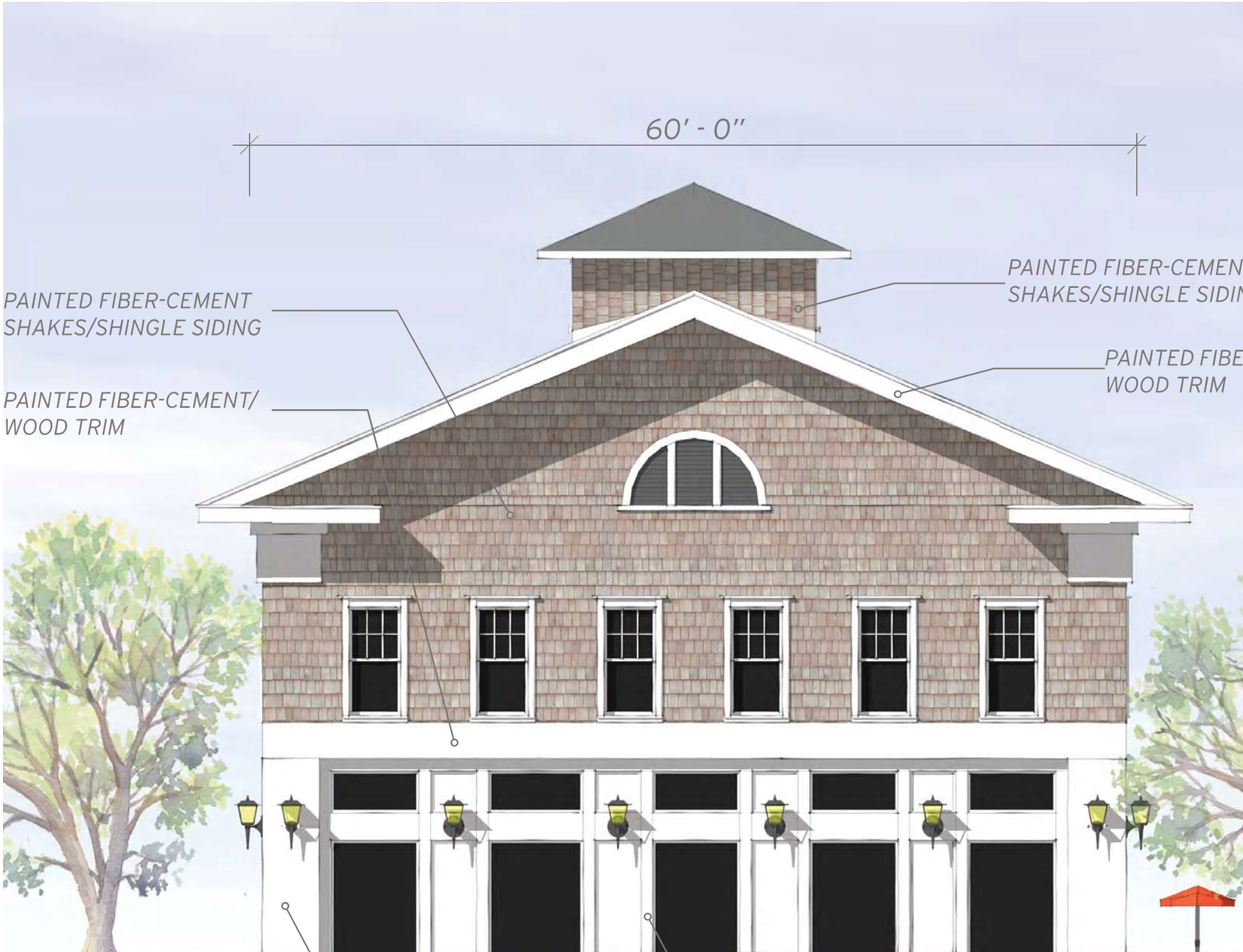

BLDG 36
BLDG 37
BLDG 35
BLDG 34
BLDG 33
BLDG 32
BLDG 1
BLDG 2
BLDG
BLDG 5
BLDG 9
BLDG 7
BLDG 10
PUBLIC STREET A
PUBLIC STREET B

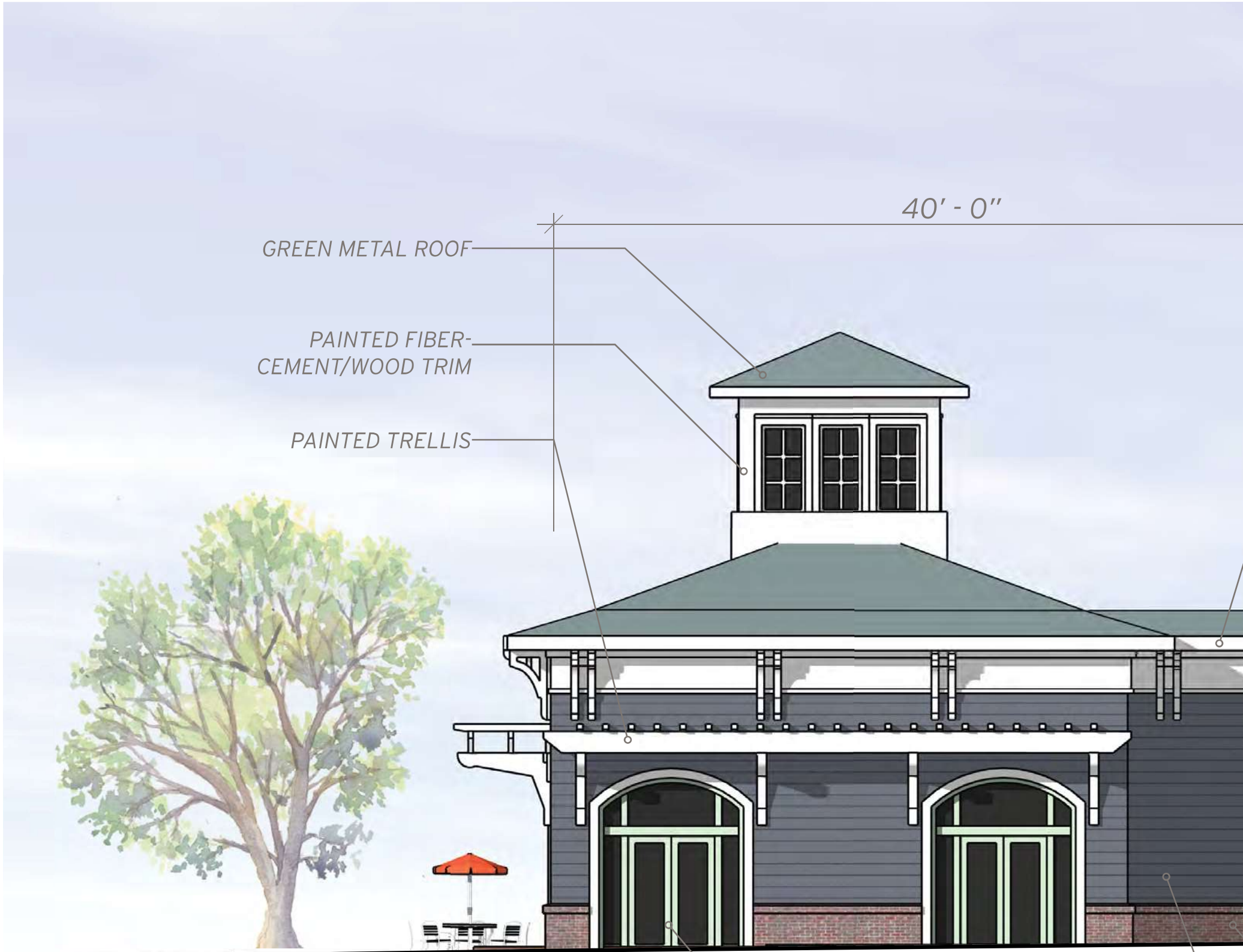

BLDG 36
BLDG 37
BLDG 35
PUBLIC STREET A
BLDG 1
BLDG 2
BLDG
BLDG 5
PUBLIC STREET B
BLDG 9
BLDG 7
BLDG 10
SUBAREA 1
(COMMERCIAL)



1. Overall East Elevation




60′ - 0″
PAINTED FIBER-CEMENT
SHAKES/SHINGLE SIDING
PAINTED FIBER-CEMENT/
WOOD TRIM
PAINTED FIBER-CEMEN
SHAKES/SHINGLE SIDIN
PAINTED FIBE
WOOD TRIM


40' - 0"
GREEN METAL ROOF
PAINTED FIBER-CEMENT/WOOD TRIM
PAINTED TRELLIS



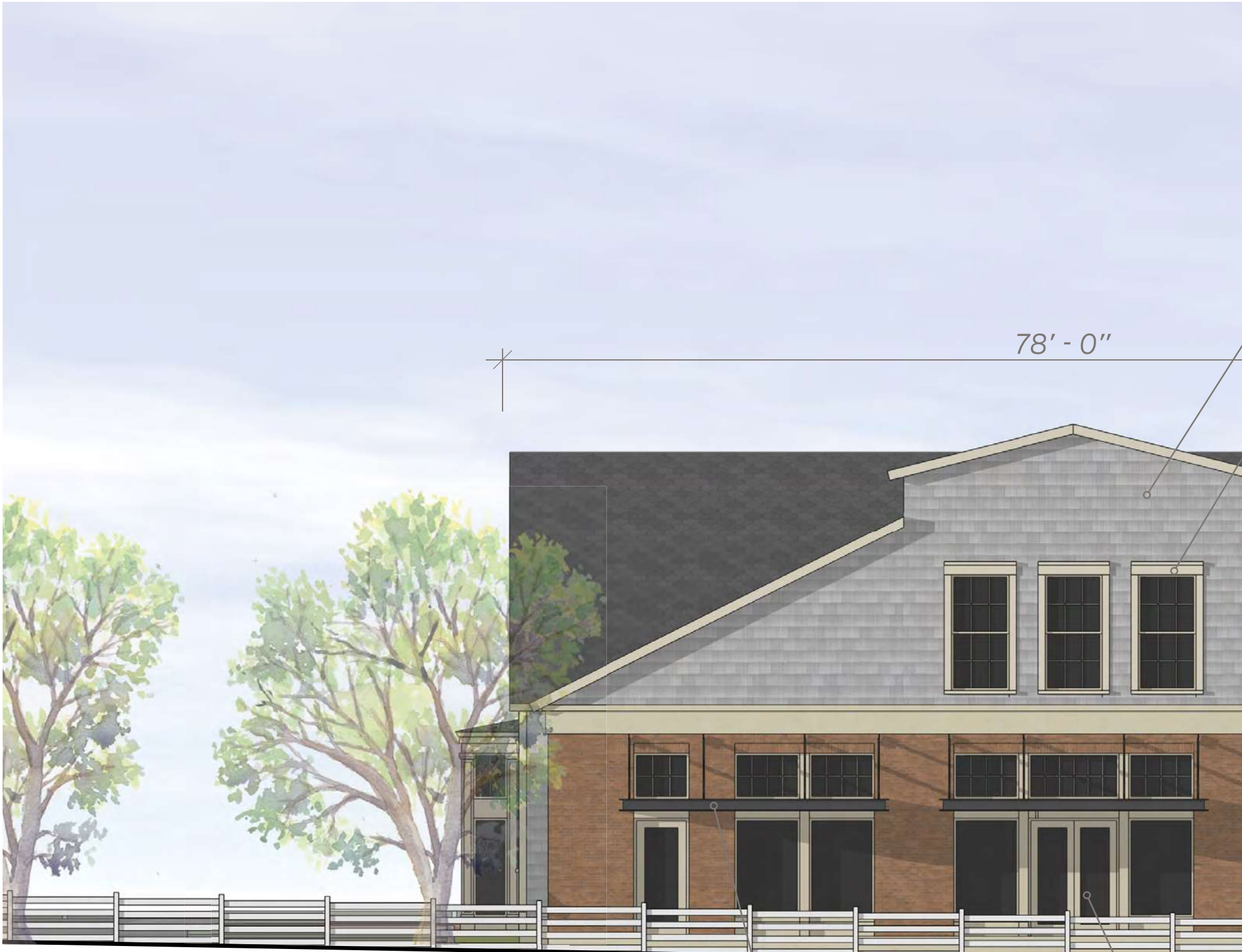
PAINTED FIBER-CEMENT/
WOOD TRIM

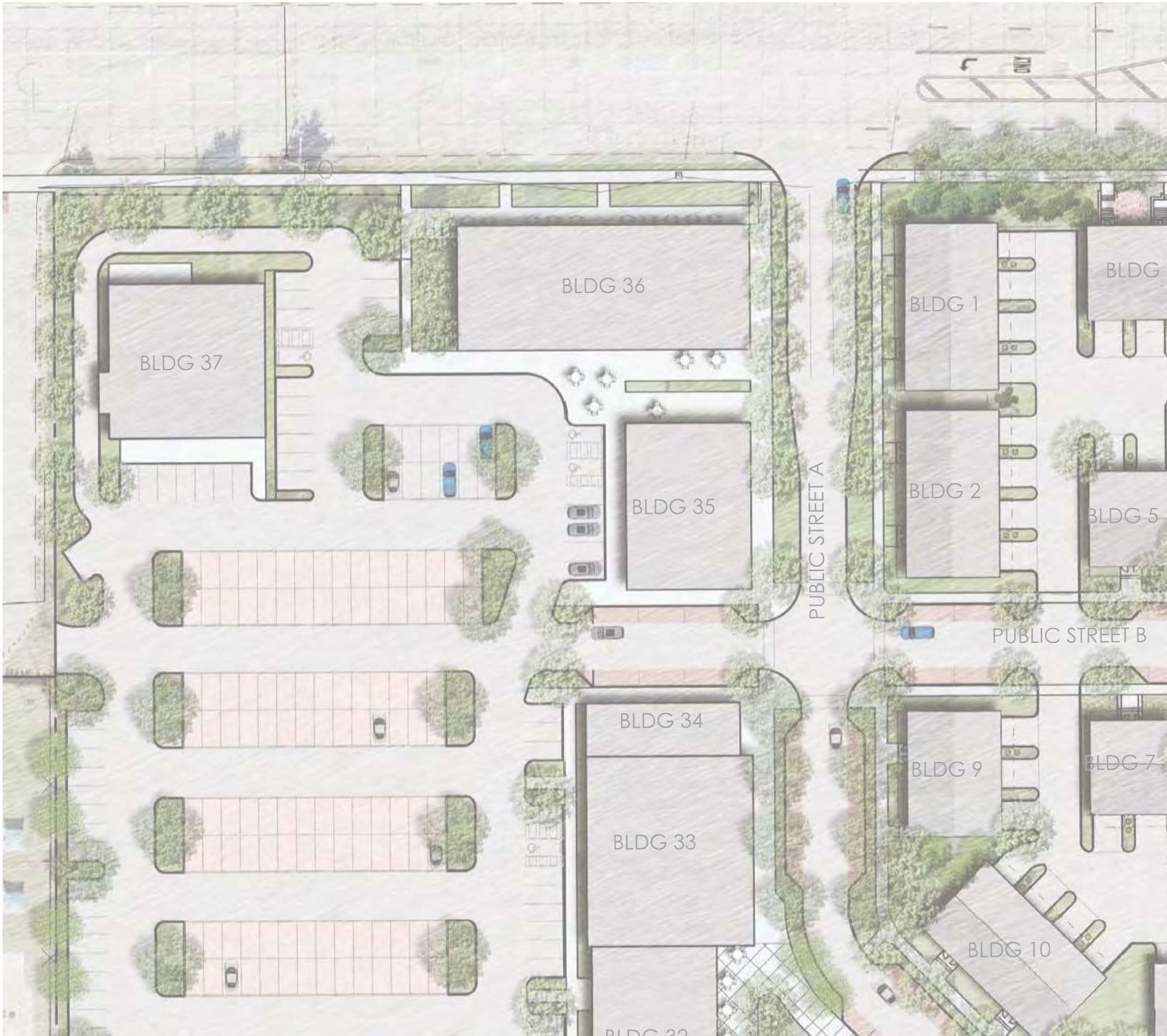

79' - 0"
ASPHALT SHINGLE
31' - 4"


25' - 6"
50' - 0"


60' - 0"
GREEN METAL ROOF
PAINTED FIBER-CEMENT/WOOD TRIM
PAINTED TRELLIS


HEAD & SILL - ROCKCAST CREME BUFF
PAINTED FIBER-CEMENT/WOOD TRIM
140' - 0
RED BRICK WITH NATURAL
CANOPY

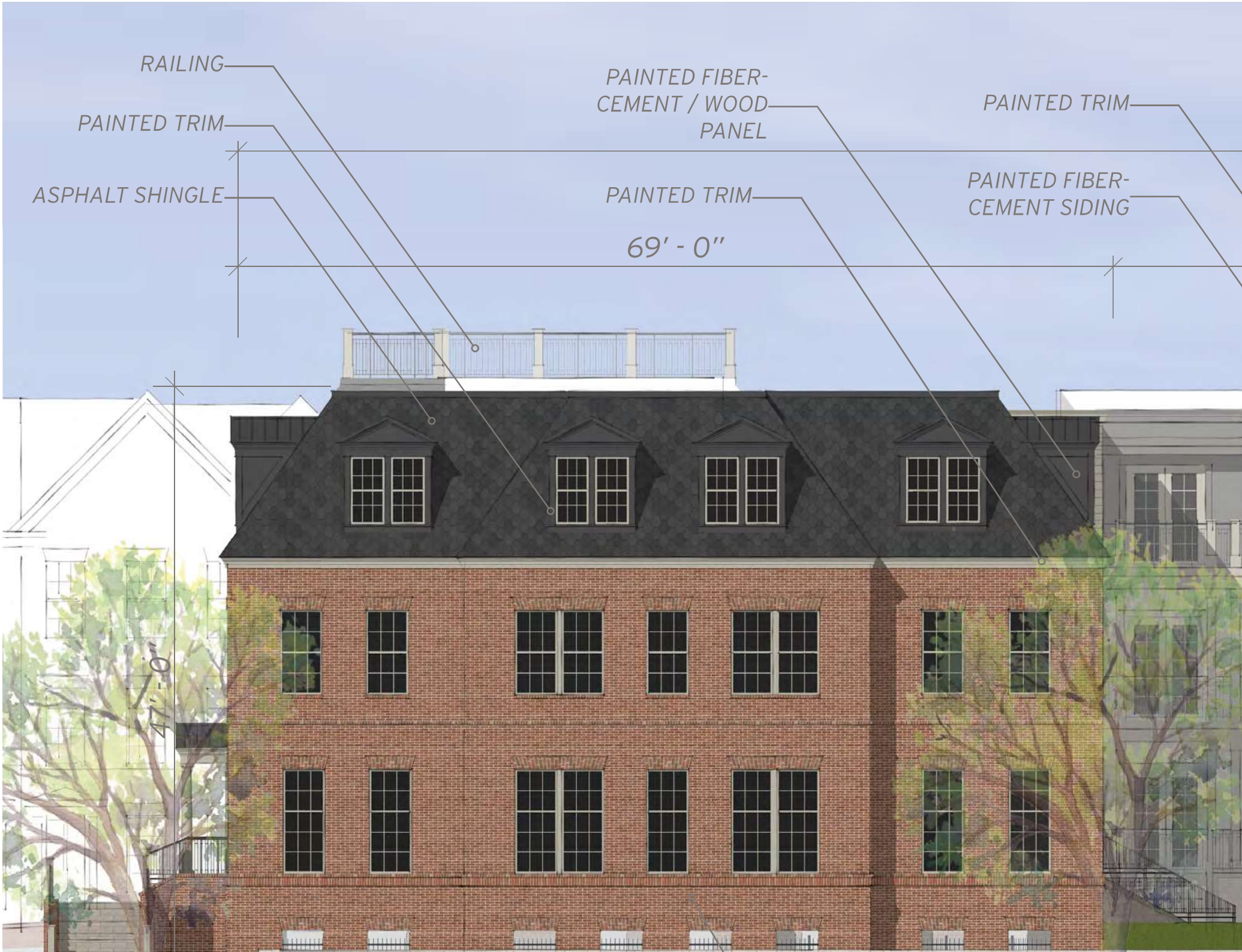

78′ - 0″

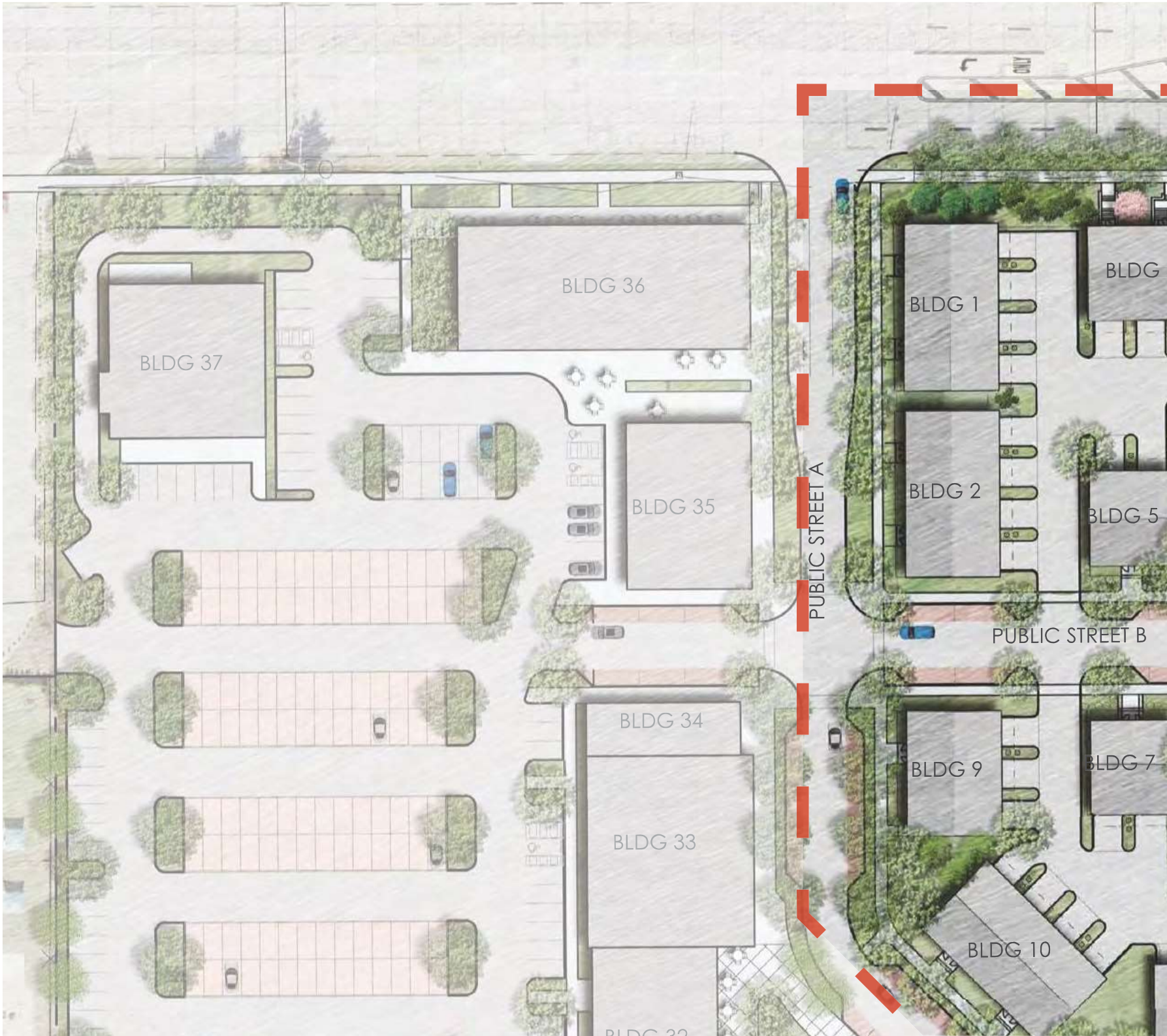

BLDG 36
BLDG 37
BLDG 35
BLDG 1
BLDG
BLDG 2
BLDG 5
PUBLIC STREET A
PUBLIC STREET B
BLDG 34
BLDG 33
BLDG 9
BLDG 7
BLDG 10






RAILING
PAINTED TRIM
ASPHALT SHINGLE
PAINTED TRIM
PAINTED FIBER-
CEMENT / WOOD
PANEL
PAINTED TRIM
43'-0"


RAILING
PAINTED TRIM
ASPHALT SHINGLE
PAINTED FIBER-
CEMENT / WOOD
PANEL
PAINTED TRIM
69' - 0"
PAINTED TRIM
PAINTED FIBER-
CEMENT SIDING
47' - 0"


BLDG 36
BLDG 37
BLDG 35
BLDG 34
BLDG 33
BLDG 1
BLDG 2
BLDG 9
BLDG 10
BLDG 5
BLDG 7
PUBLIC STREET A
PUBLIC STREET B



1. Overall North Elevation





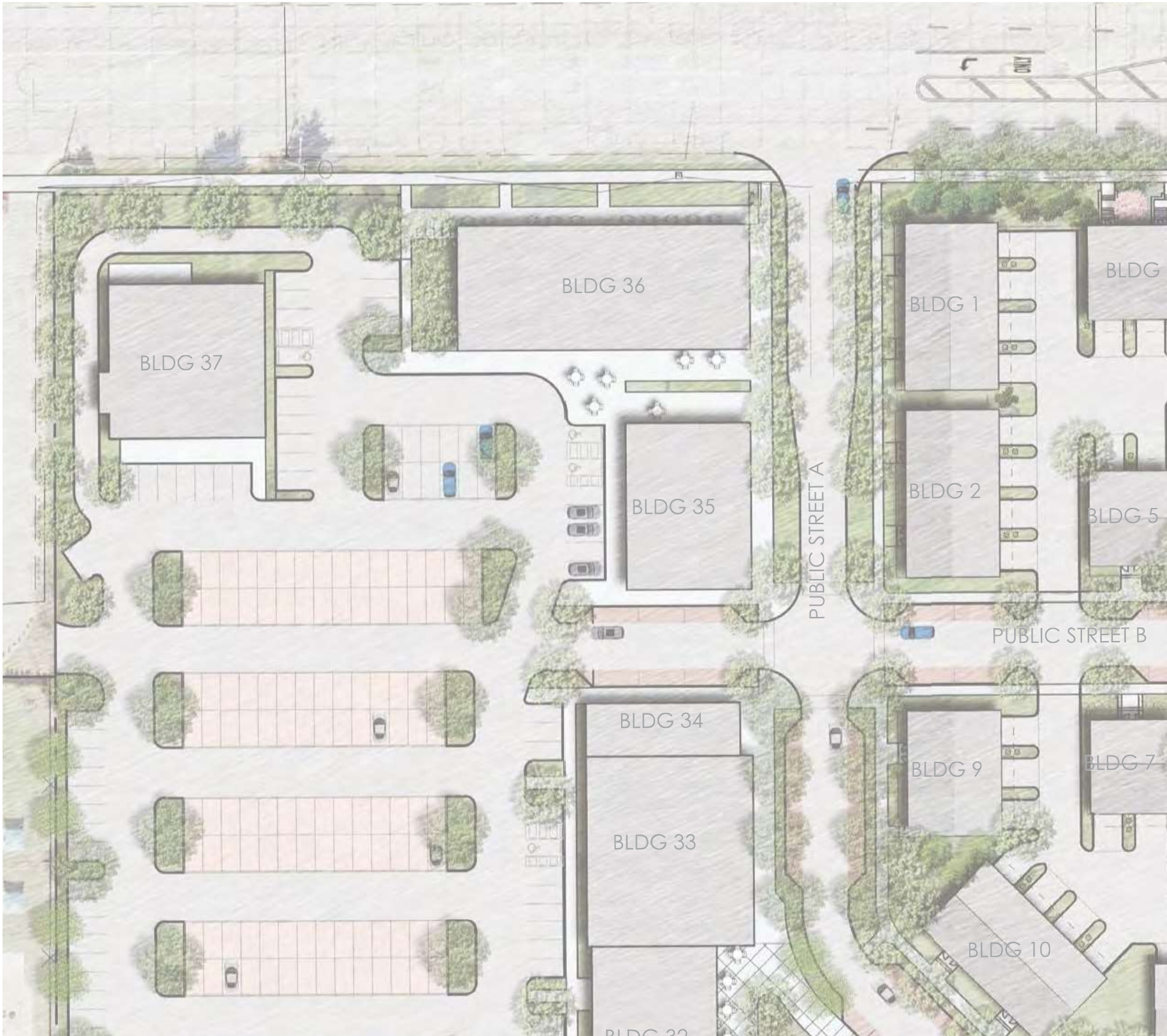
1. NW Park West Elevation

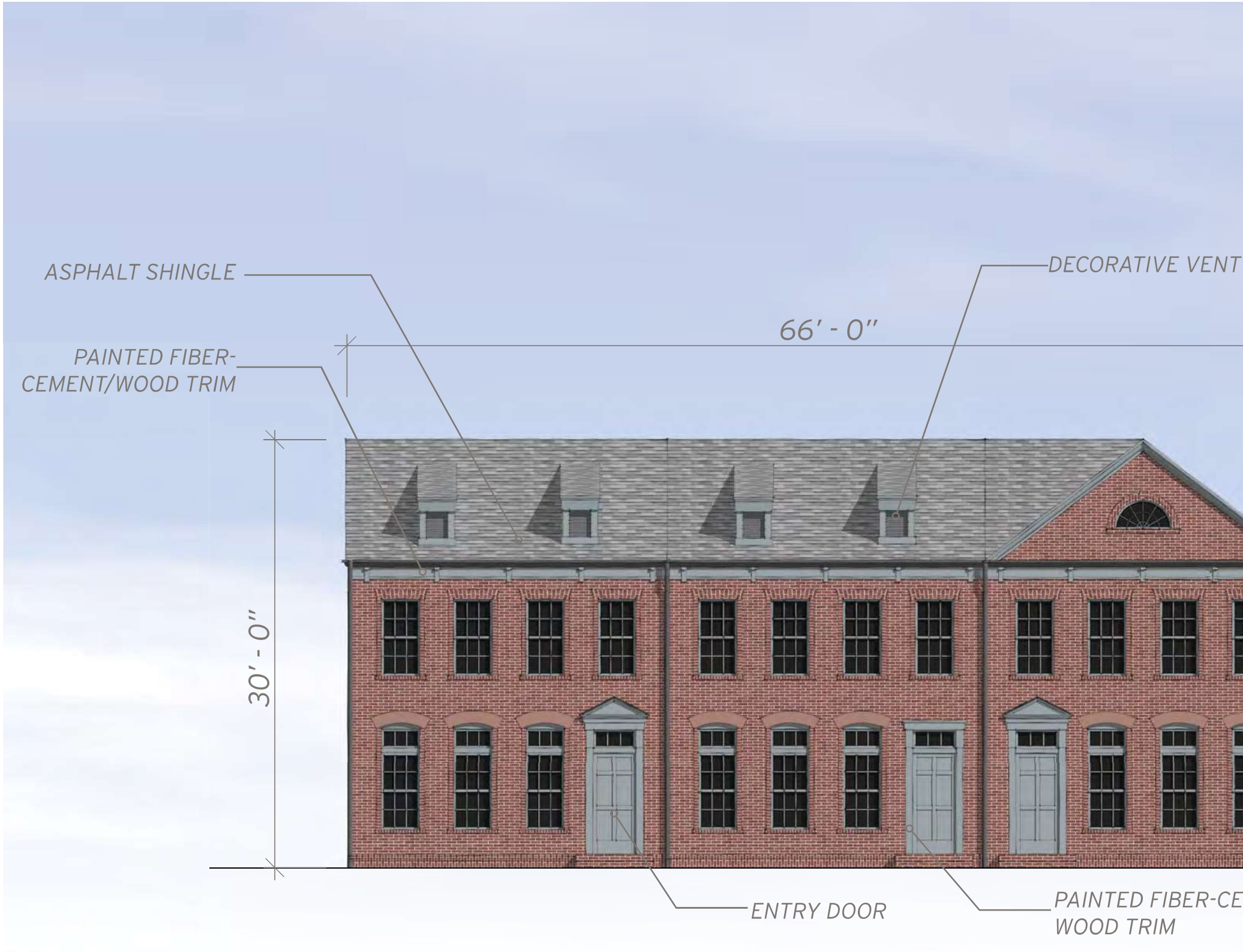


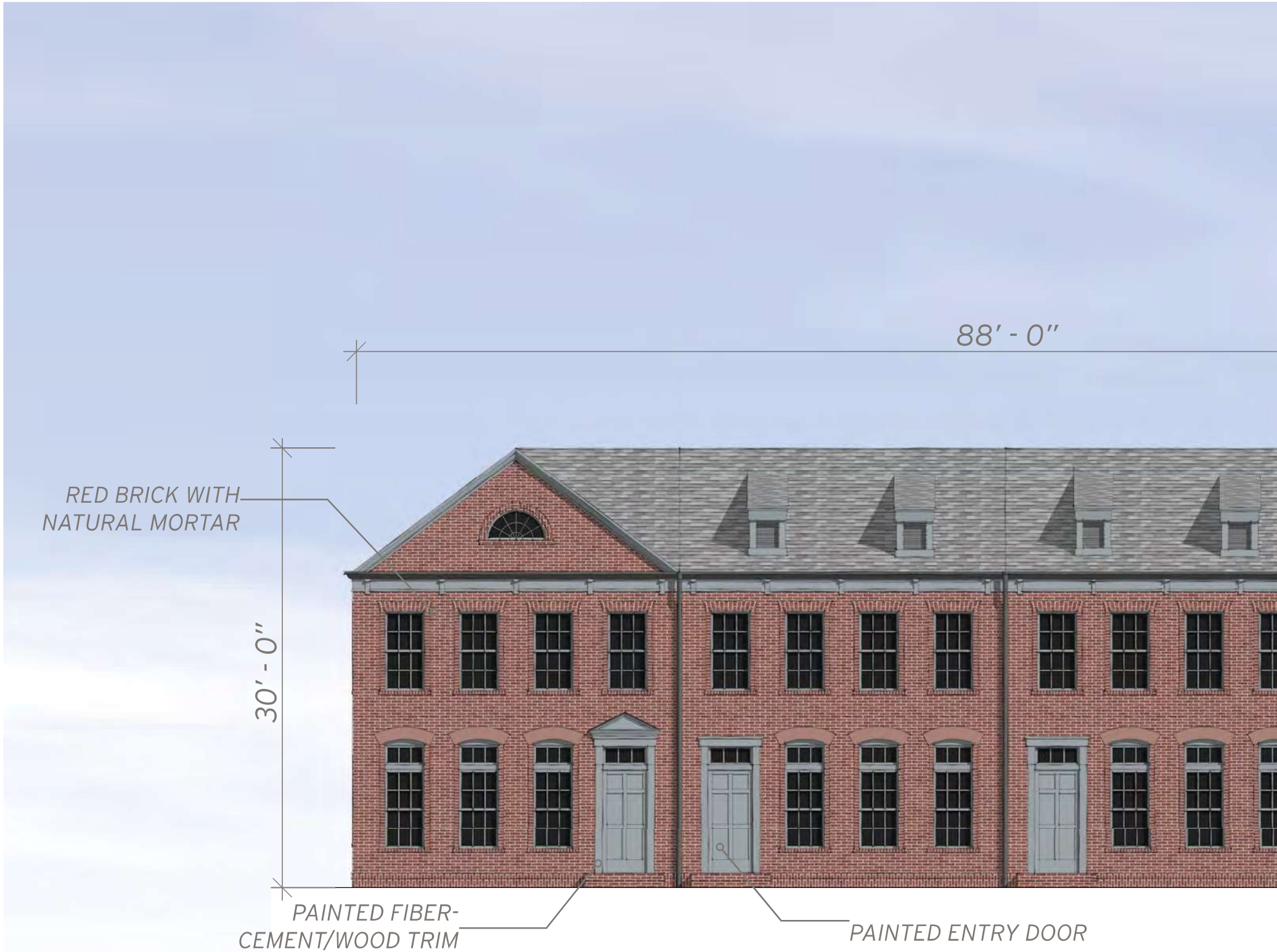


1. NW Park West Elevation

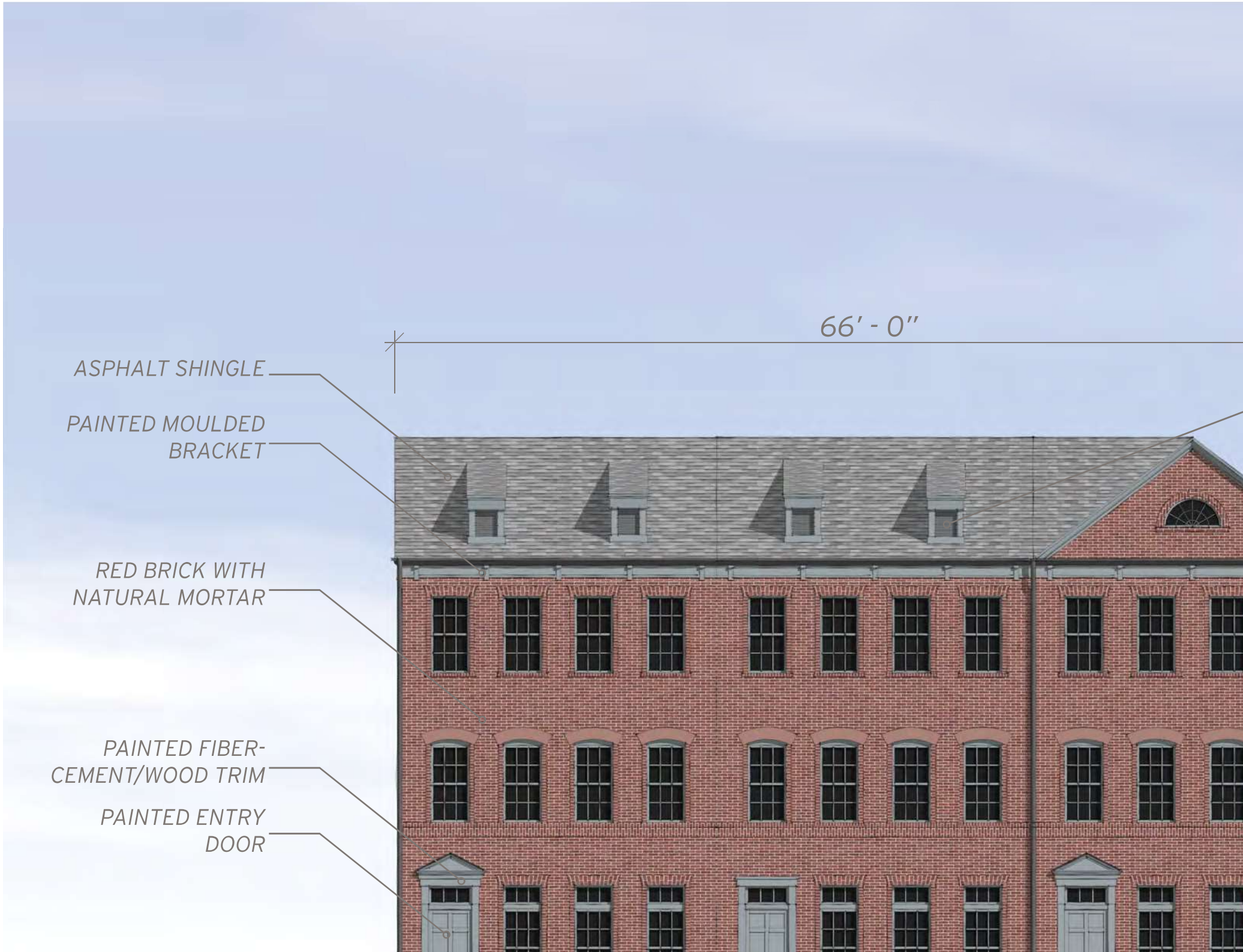


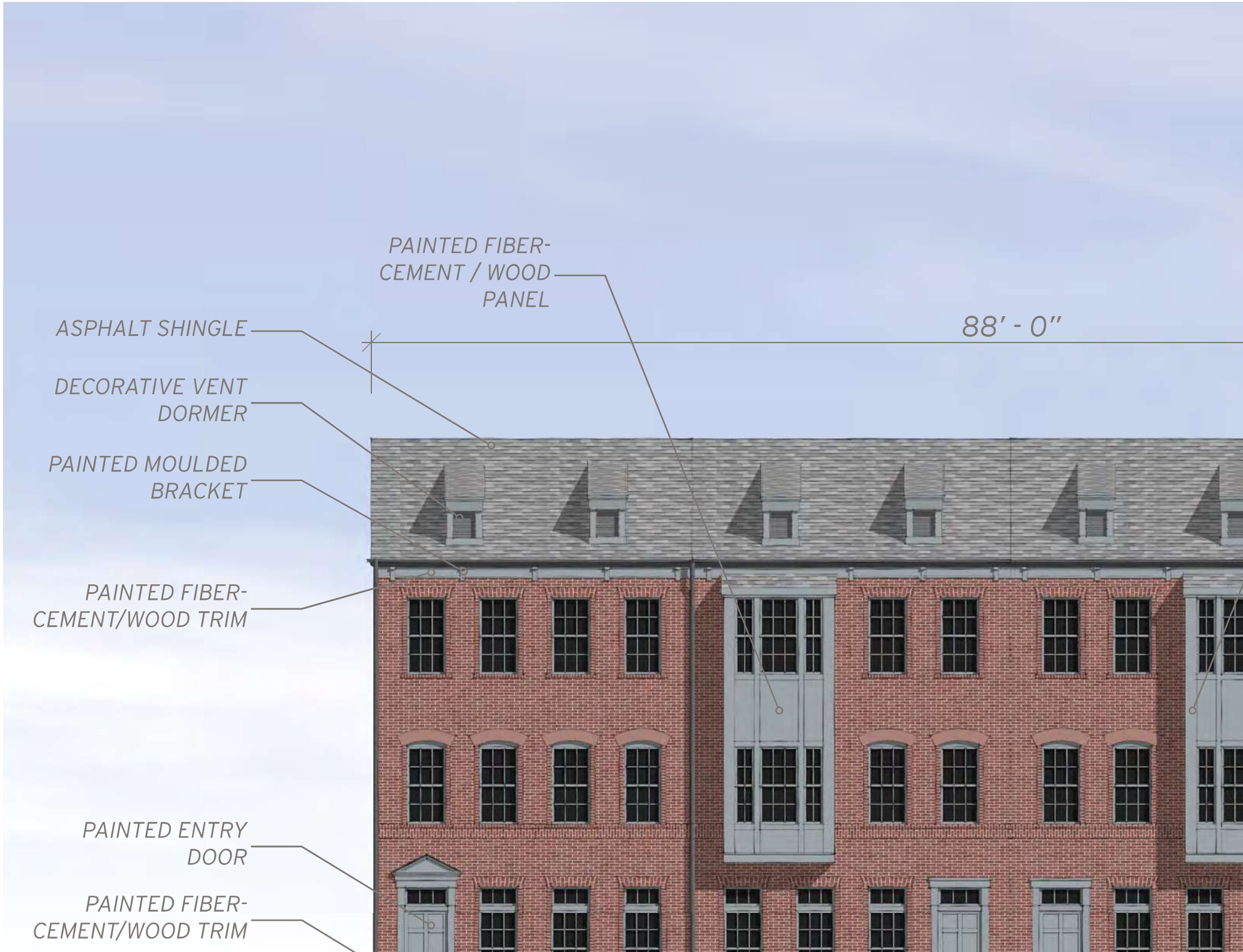

BLDG 36
BLDG 37
BLDG 35
BLDG 1
BLDG
BLDG 2
BLDG 5
PUBLIC STREET A
PUBLIC STREET B
BLDG 34
BLDG 33
BLDG 9
BLDG 7
BLDG 10

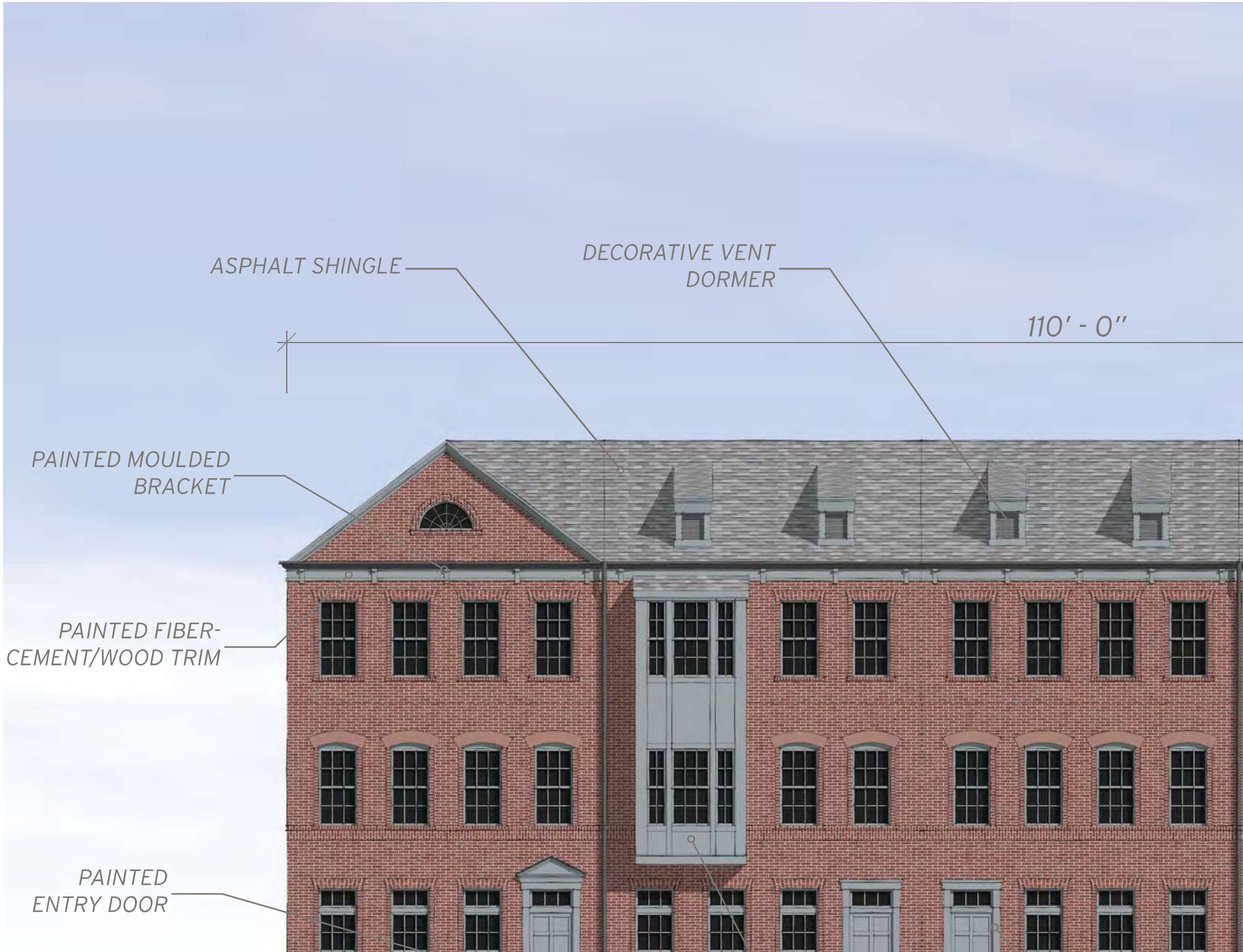

ASPHALT SHINGLE
DECORATIVE VENT
66' - 0"
PAINTED FIBER-
CEMENT/WOOD TRIM
30' - 0"
ENTRY DOOR
PAINTED FIBER-CE
WOOD TRIM

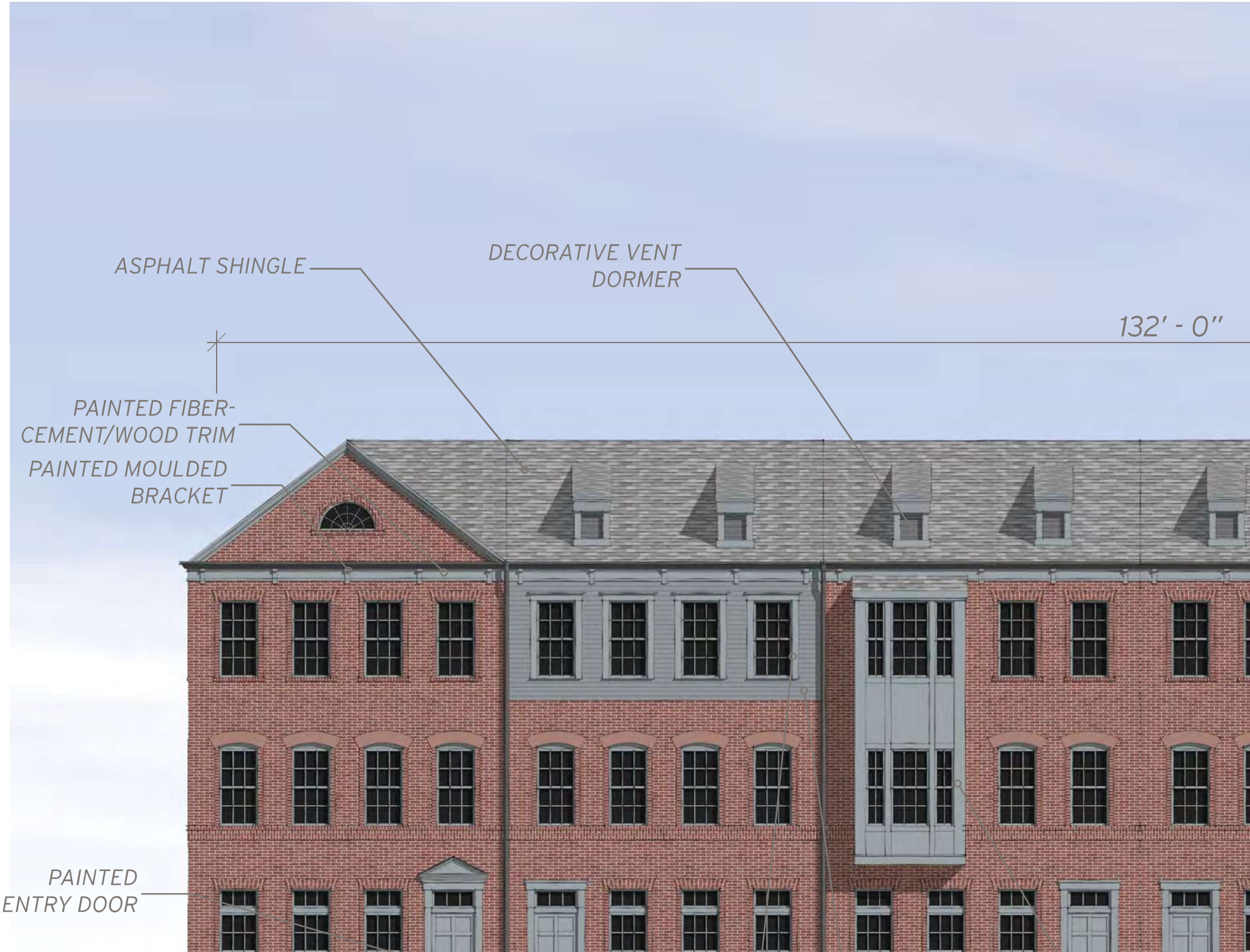

88′ - 0″
RED BRICK WITH
NATURAL MORTAR
30′ - 0″
PAINTED FIBER-
CEMENT/WOOD TRIM
PAINTED ENTRY DOOR

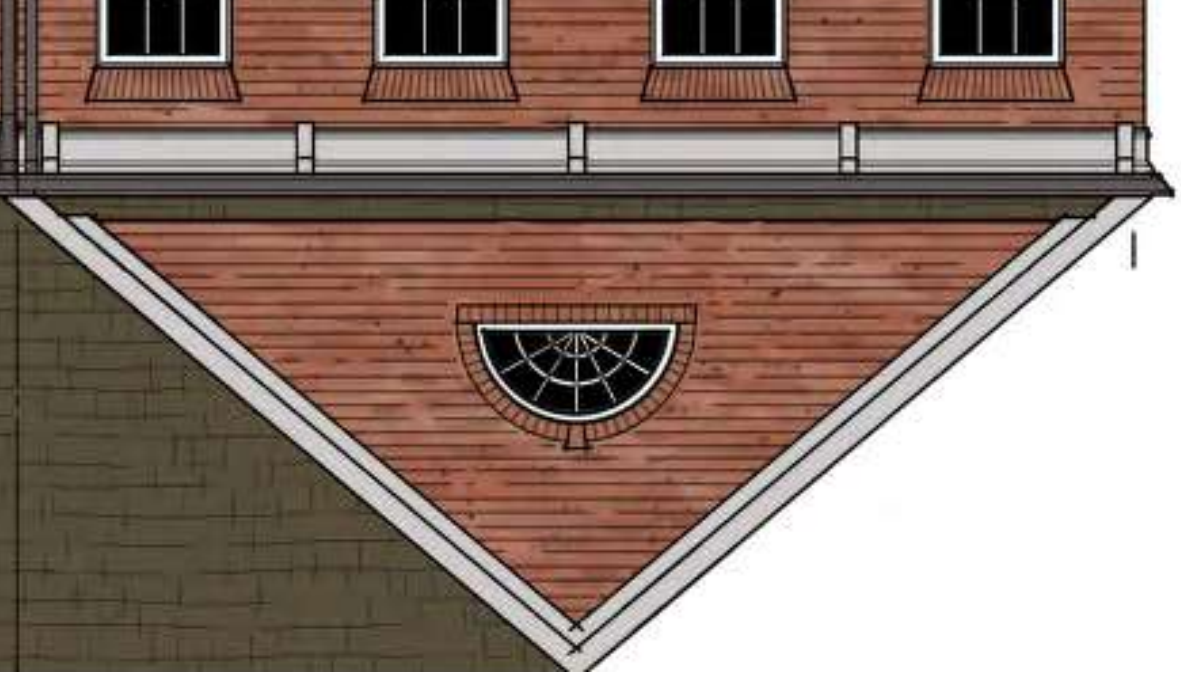

DECORATIVE VENT DORMER
ASPHALT SHINGLE
PAINTED MOULDED BRACKET
132' - 0"
30' - 0"

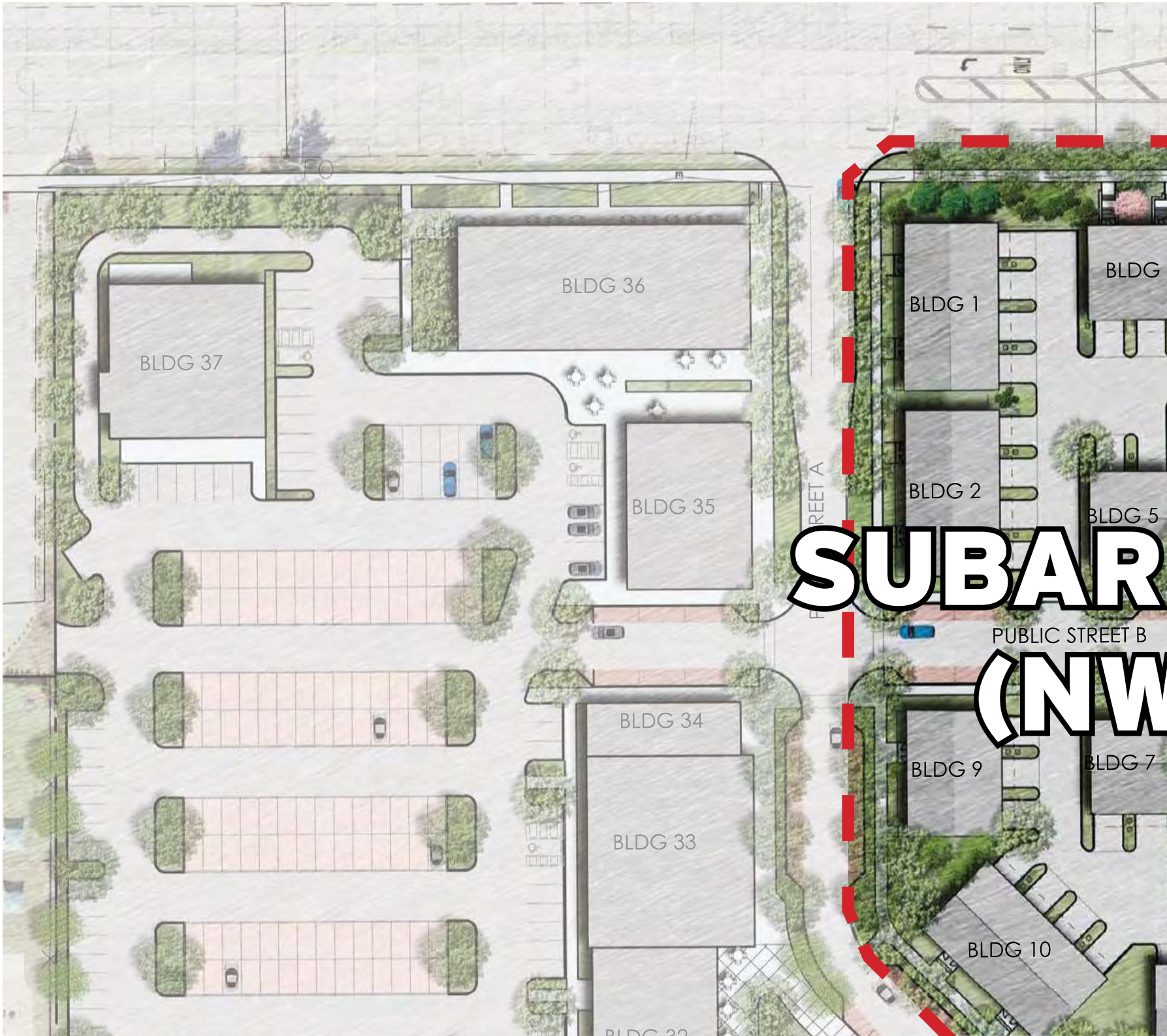

66' - 0"
ASPHALT SHINGLE
PAINTED MOULDED BRACKET
RED BRICK WITH NATURAL MORTAR
PAINTED FIBER-CEMENT/WOOD TRIM
PAINTED ENTRY DOOR

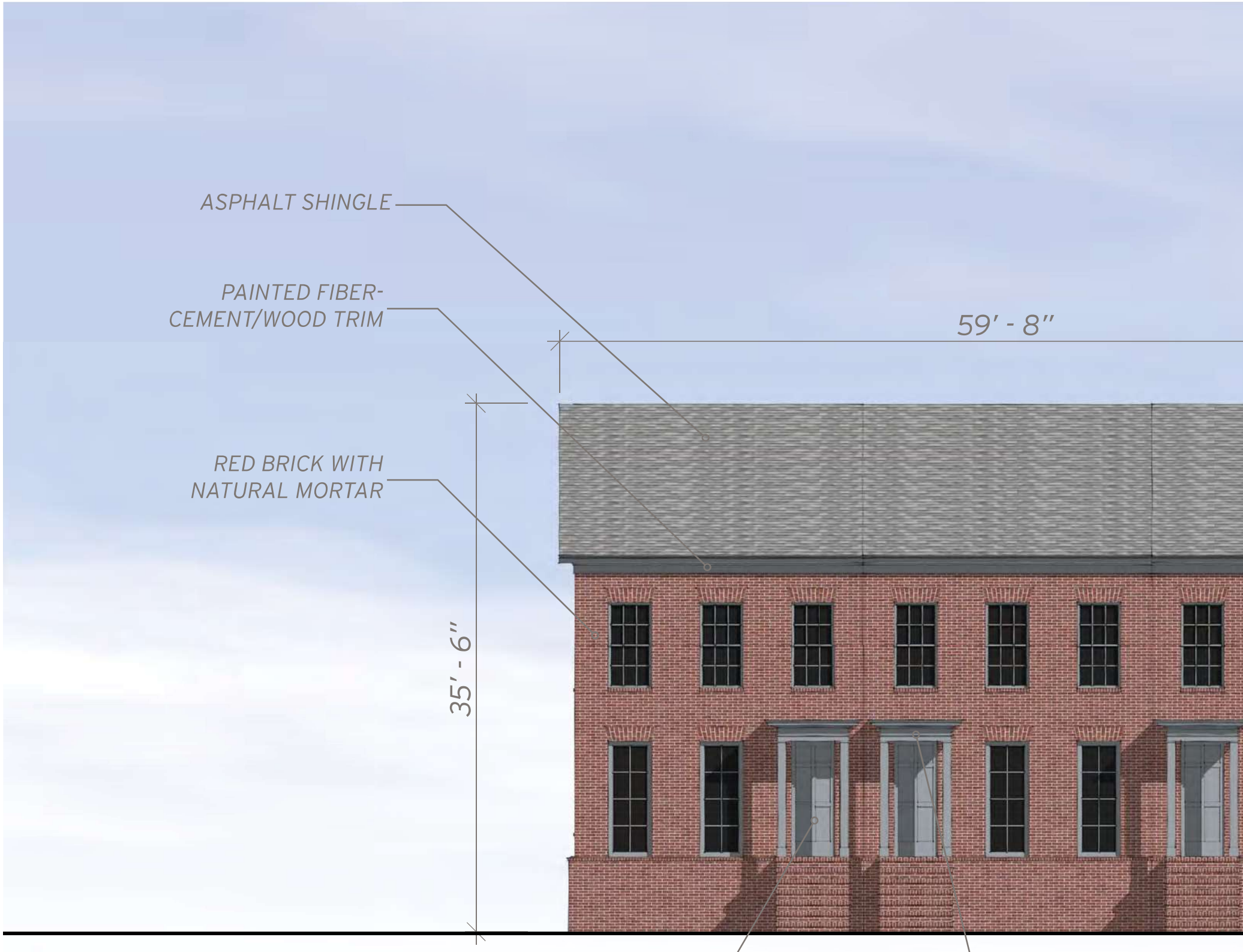

PAINTED FIBER-
CEMENT / WOOD
PANEL
ASPHALT SHINGLE
88' - 0"
DECORATIVE VENT
DORMER
PAINTED MOULDED
BRACKET
PAINTED FIBER-
CEMENT/WOOD TRIM
PAINTED ENTRY
DOOR
PAINTED FIBER-
CEMENT/WOOD TRIM

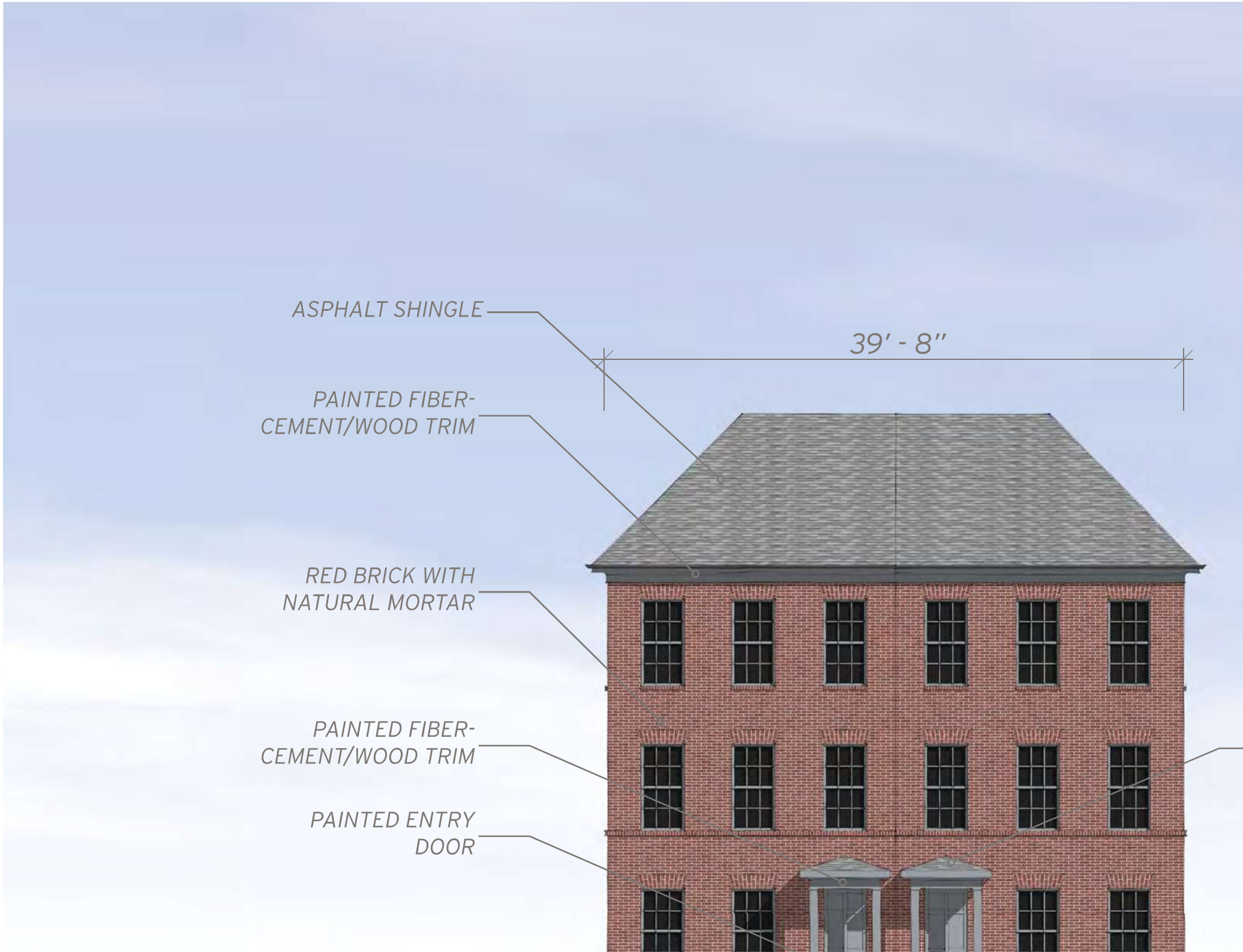

ASPHALT SHINGLE
DECORATIVE VENT
DORMER
110' - 0"
PAINTED MOULDED
BRACKET
PAINTED FIBER-
CEMENT/WOOD TRIM
PAINTED
ENTRY DOOR

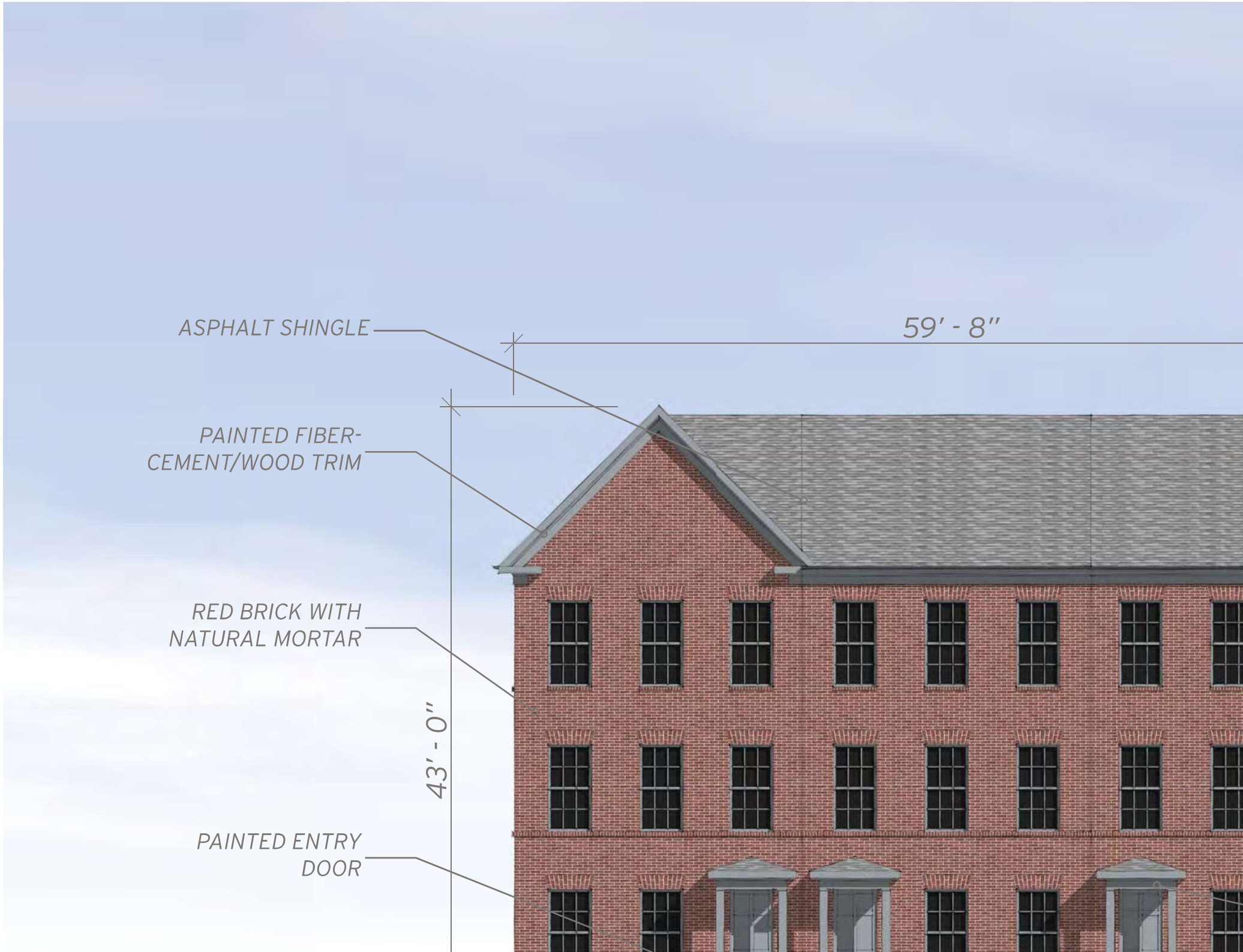

ASPHALT SHINGLE
DECORATIVE VENT
DORMER
132' - 0"
PAINTED FIBER-
CEMENT/WOOD TRIM
PAINTED MOULDED
BRACKET
PAINTED
ENTRY DOOR

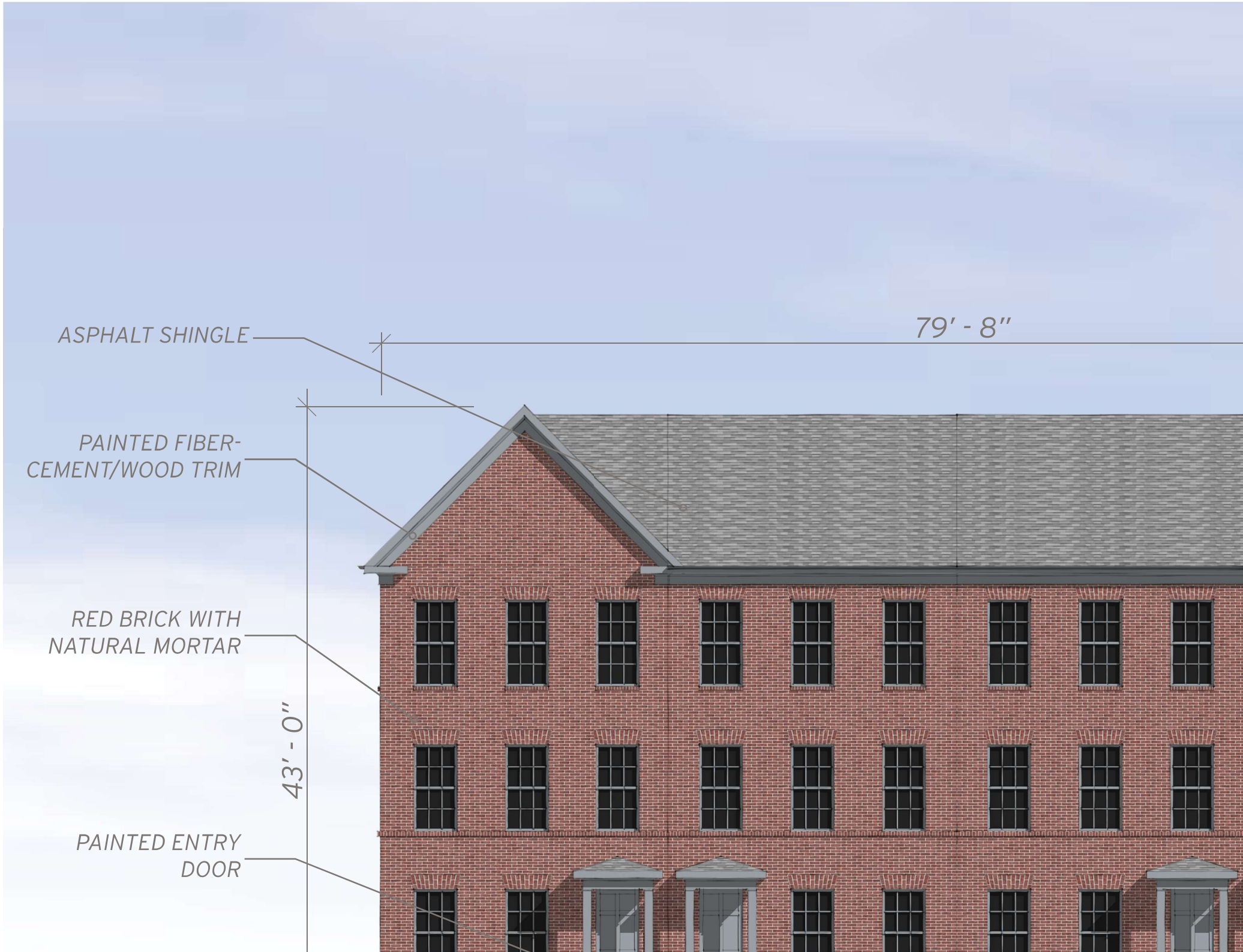


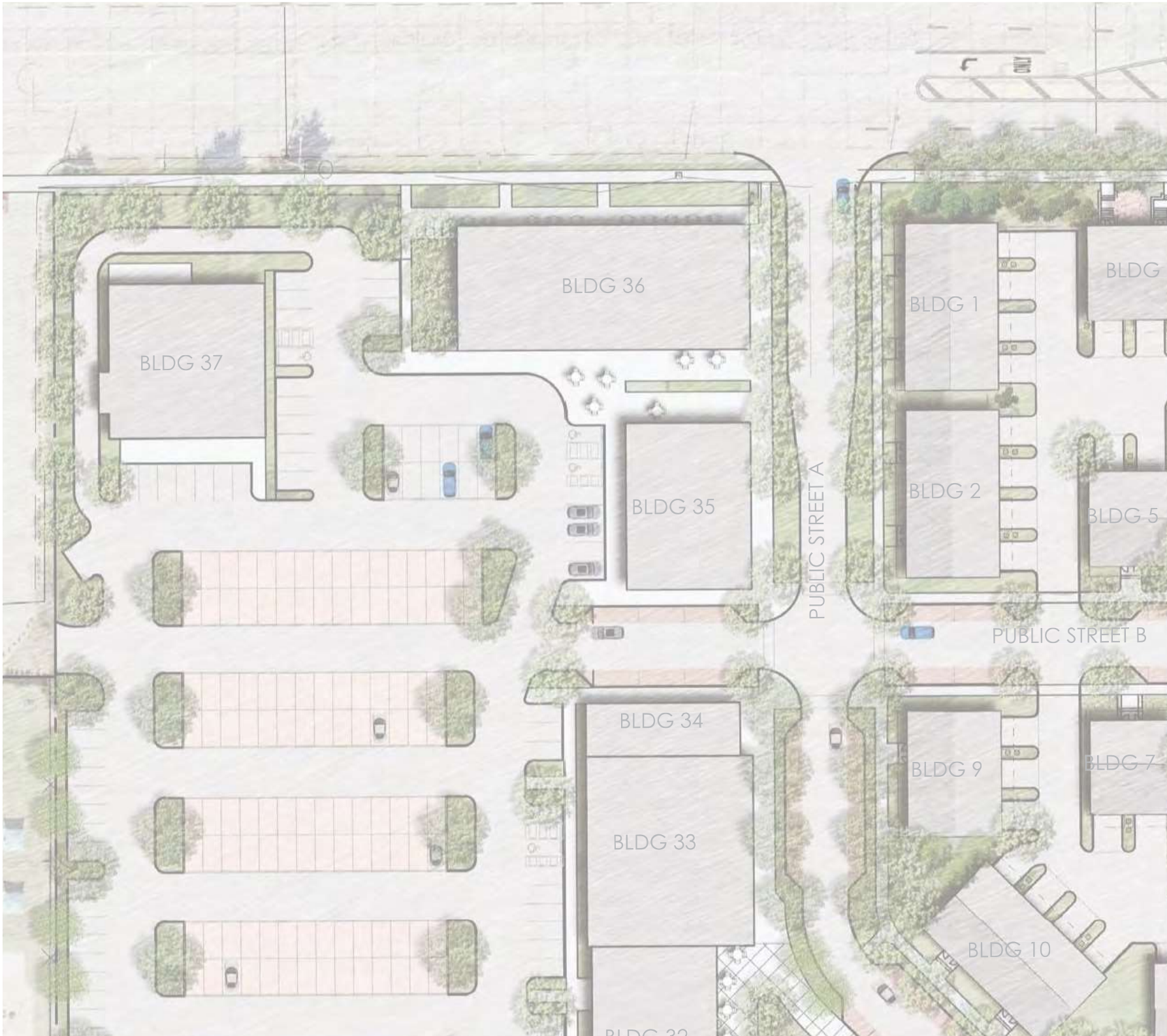

BLDG 36
BLDG 37
BLDG 35
BLDG 34
BLDG 33
BLDG 32
BLDG 1
BLDG 2
BLDG 5
BLDG 9
BLDG 7
BLDG 10
PUBLIC STREET A
PUBLIC STREET B
SUBAR
(NW

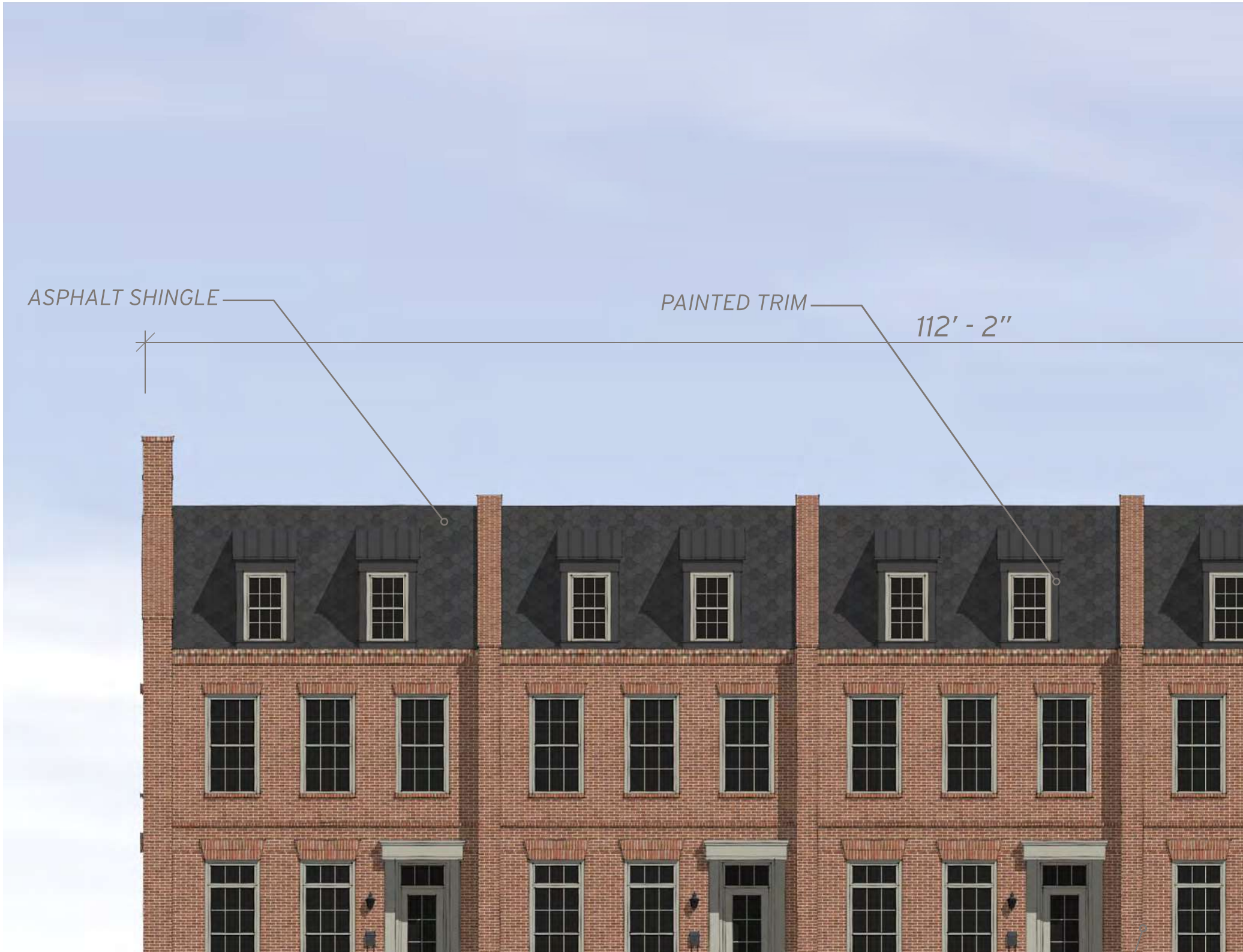

ASPHALT SHINGLE
PAINTED FIBER-
CEMENT/WOOD TRIM
RED BRICK WITH
NATURAL MORTAR
59′ - 8″
35′ - 6″

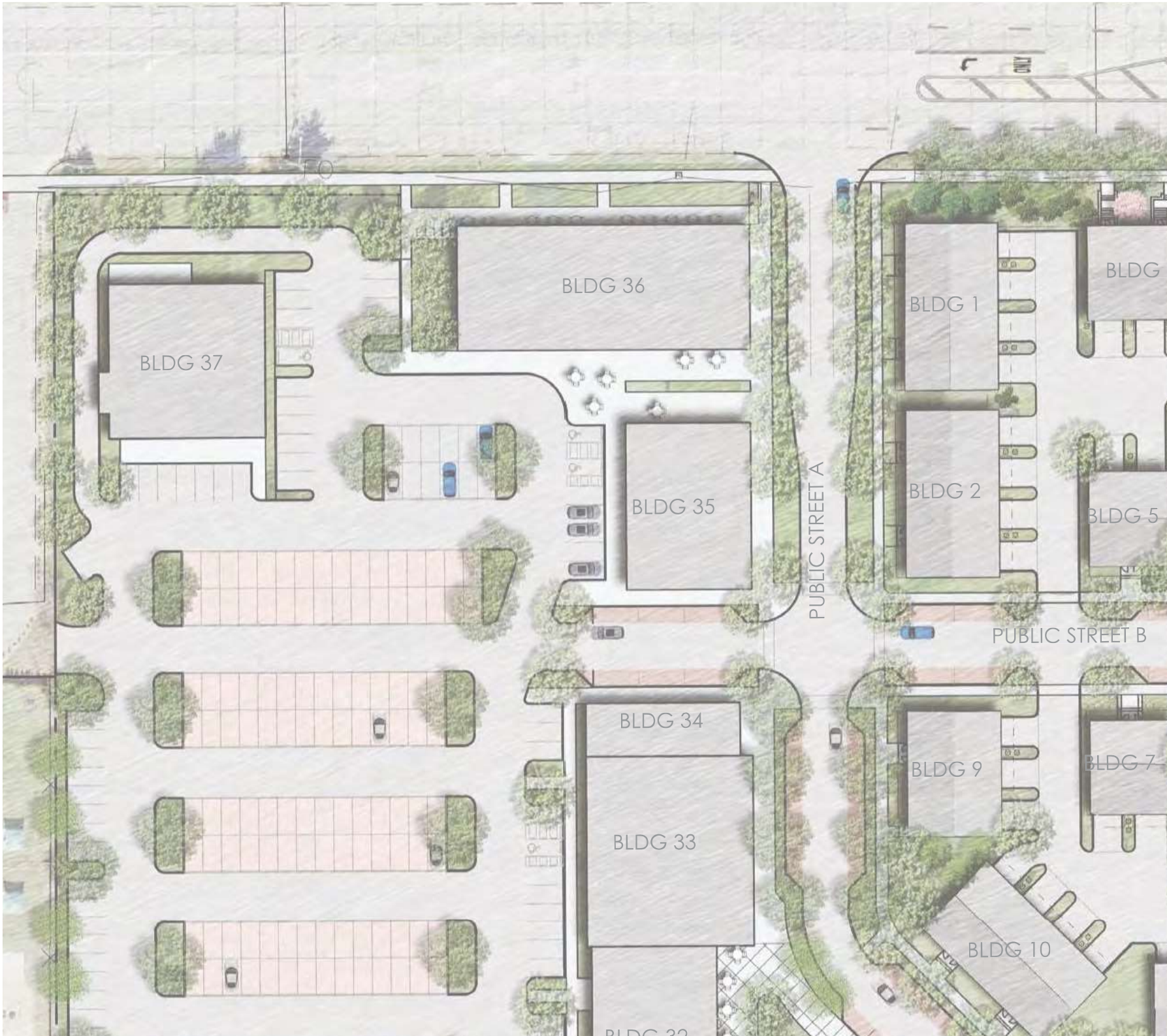

ASPHALT SHINGLE
39′ - 8″
PAINTED FIBER-
CEMENT/WOOD TRIM
RED BRICK WITH
NATURAL MORTAR
PAINTED FIBER-
CEMENT/WOOD TRIM
PAINTED ENTRY
DOOR


ASPHALT SHINGLE
59′ - 8″
PAINTED FIBER-
CEMENT/WOOD TRIM
RED BRICK WITH
NATURAL MORTAR
43′ - 0″
PAINTED ENTRY
DOOR


ASPHALT SHINGLE
PAINTED FIBER-
CEMENT/WOOD TRIM
RED BRICK WITH
NATURAL MORTAR
PAINTED ENTRY
DOOR
79' - 8"
43' - 0"


BLDG 36
BLDG 37
BLDG 35
BLDG 1
BLDG
BLDG 2
BLDG 5
PUBLIC STREET A
PUBLIC STREET B
BLDG 34
BLDG 33
BLDG 32
BLDG 9
BLDG 7
BLDG 10

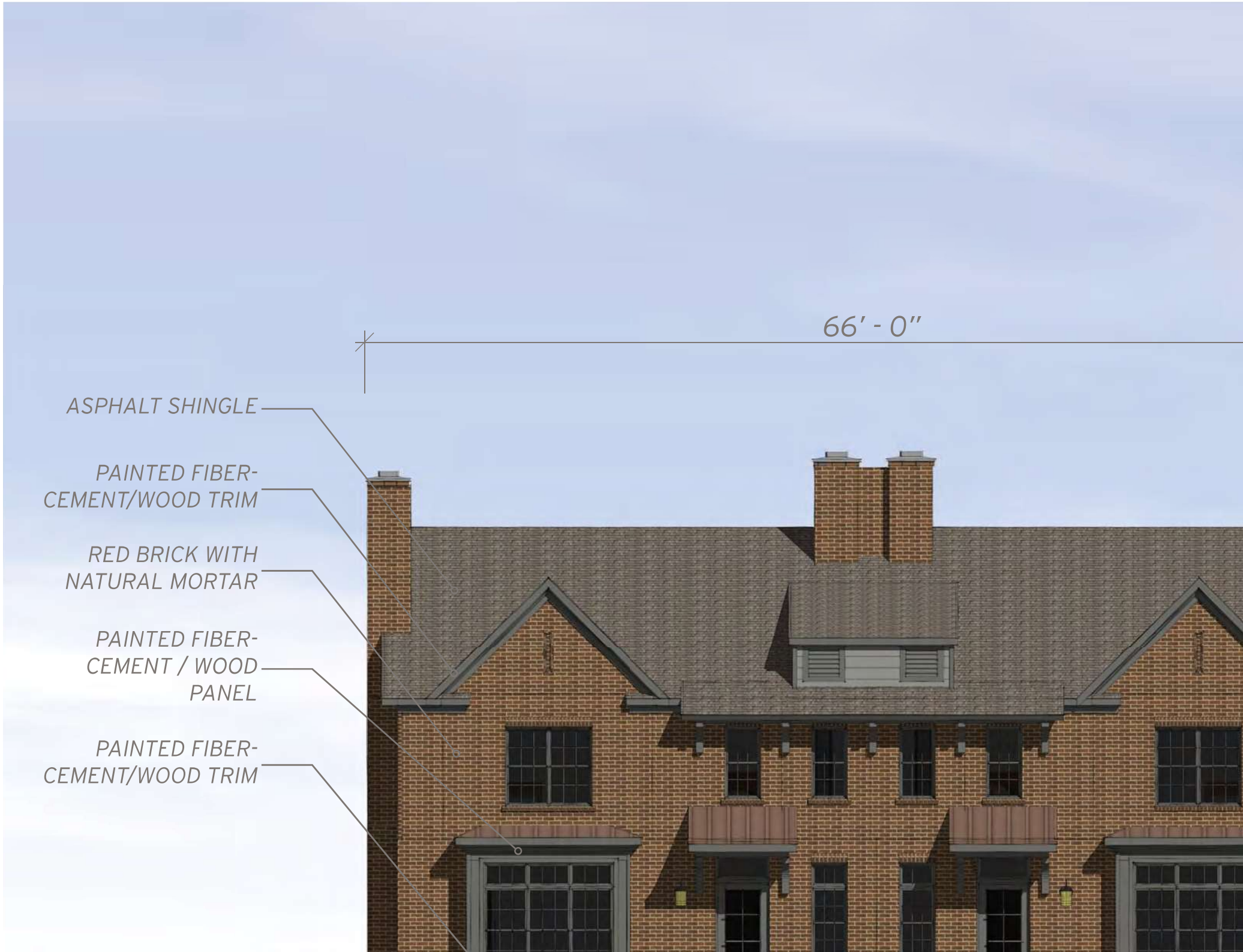

ASPHALT SHINGLE
PAINTED TRIM
112' - 2"


BLDG 36
BLDG 37
BLDG 35
BLDG 1
BLDG
BLDG 2
BLDG 5
PUBLIC STREET A
PUBLIC STREET B
BLDG 34
BLDG 33
BLDG 9
BLDG 7
BLDG 10



1. Overall West Elevation




66′ - 0″
ASPHALT SHINGLE
PAINTED FIBER-CEMENT/WOOD TRIM
RED BRICK WITH NATURAL MORTAR
PAINTED FIBER-CEMENT / WOOD PANEL
PAINTED FIBER-CEMENT/WOOD TRIM


34′ - 8″
PAINTED FIBER-CEMENT/WOOD TRIM
STANDING SEAM METAL ROOF
RED BRICK WITH NATURAL MORTAR
PAINTED FIBER-CEMENT / WOOD PANEL

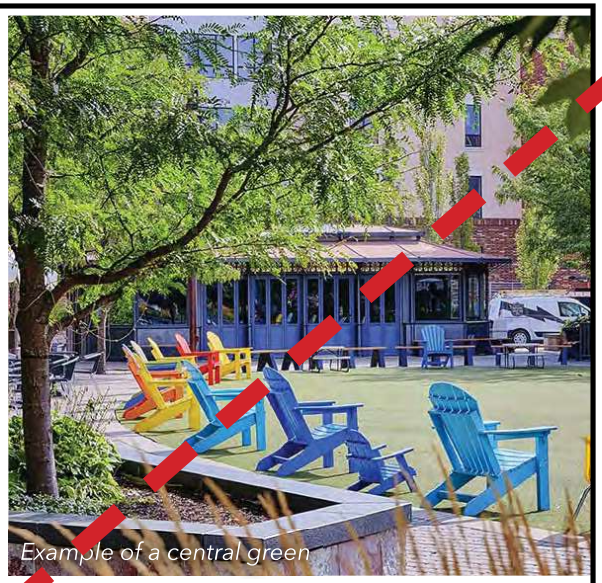
34′ - 8″


ASPHALT SHINGLE
PAINTED FIBER-CEMENT/WOOD TRIM
PAINTED FIBER-CEMENT / WOOD SIDING
RAILING
PAINTED ENTRY DOOR

Future Development

While the potential build-out of the New Albany hamlet is dependent on several factors, including a willing developer to realize the hamlet vision, this plan puts forth a proposed hamlet development scenario. The exact details of the final site plan may deviate from what is shown in this plan, but the overall vision and development framework laid out in the following pages are meant to serve as a guide for the development of this site. The development framework diagram on the following page (page 222). illustrates the preferred site layout and framework elements. This framework was selected as the preferred option after testing a few different scenarios. When creating the development framework scenarios, the planning team considered a number of factors, including the surrounding context and uses, environmental constraints, potential street connections, block layout, and site accessibility.

Key drivers for the development of this site include the integration of natural features and open space, the creation of a network of streets and mobility connections, and the identification of appropriate land uses. The following pages outline the vision for a hamlet on this site, culminating in development standards to ensure that any proposed hamlet development meets the desires and needs of the community.



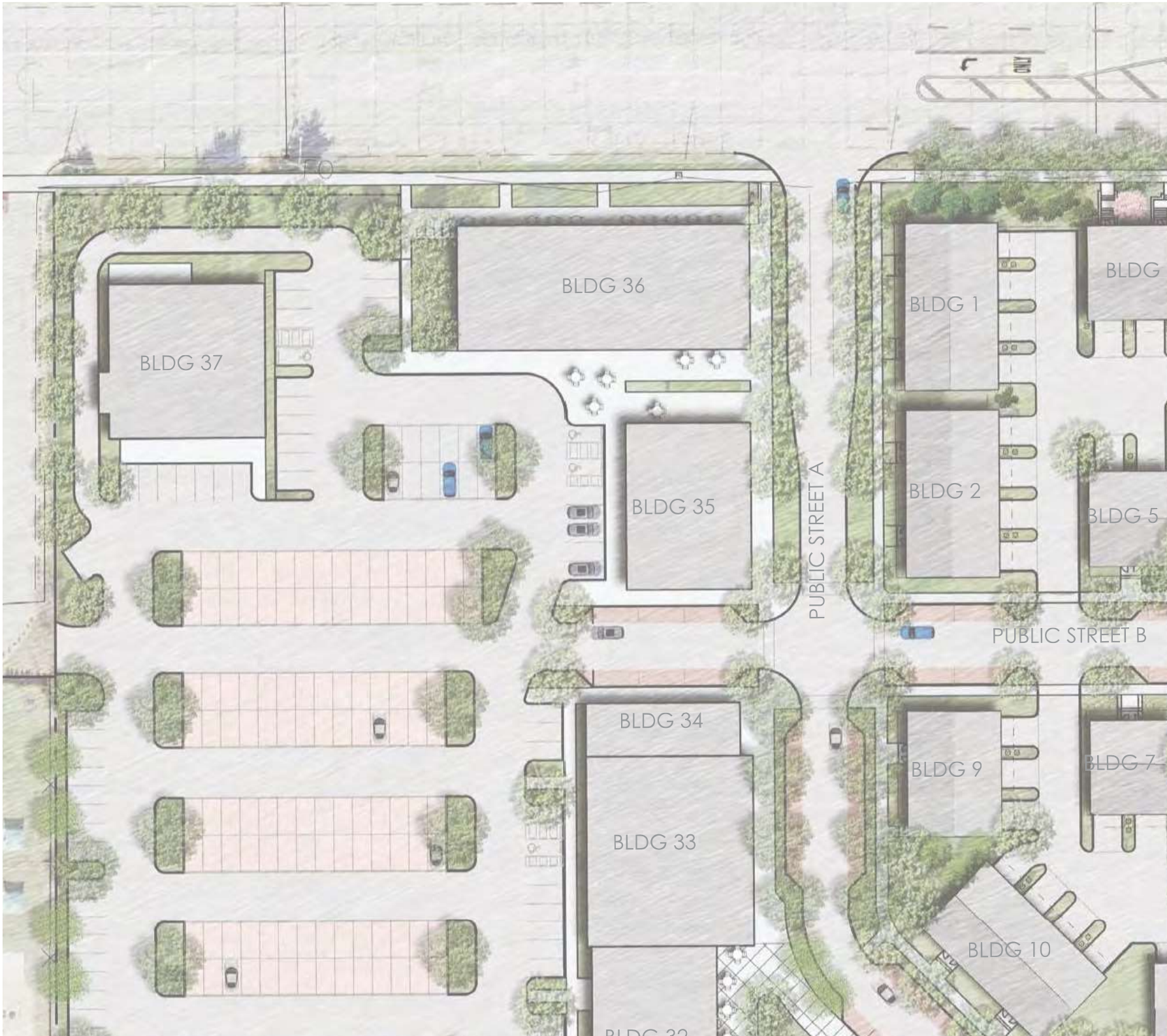
Example of a central green



Example of hamlet residential






BLDG 36
BLDG 37
BLDG 35
BLDG 1
BLDG
BLDG 2
BLDG 5
PUBLIC STREET A
PUBLIC STREET B
BLDG 34
BLDG 33
BLDG 9
BLDG 7
BLDG 10

SUBA

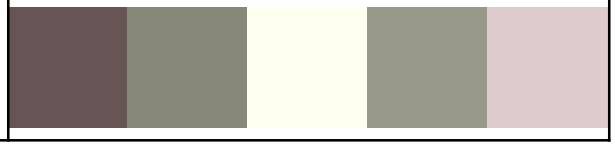
Subarea 5

neighborhoo

neighborhood



MATERIAL LEGEND FOR BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, & 11

	Preferred Materials	color selections :
BRICK	General Shale Brick Co - Donamire	
WINDOW	Vinyl Clad Windows by Andersen 100 Series or Vinyl Clad Windows by Andersen 200 Series	(Windows proposed as an alternate for all townhouse/flat/single-family windows and alley facing garage doors for buildings 1-28 and lots 20-37)
PAINT	Historic Colors (LRV 7-70) custom formula (as needed) by PPG Paints	

PRELIMINARY MATERIAL SELECTIONS

MATERIAL LEGEND FOR BUILDINGS 12, 13, 14, 15, 16, 1

COMMUNITY COLOR COL

Scheme #1



CertainTeed :: Weathered Wood Dimensional



Front Door

Sherwin-Williams

Black



Accent Trim + Flat Panel Trim

Allurra Pre-Color

Granite



Accent Trim

Allurra Pre-Color

Bark



Masonry

MATERIAL LEGEND FOR BUILDINGS 26, 27, & 28



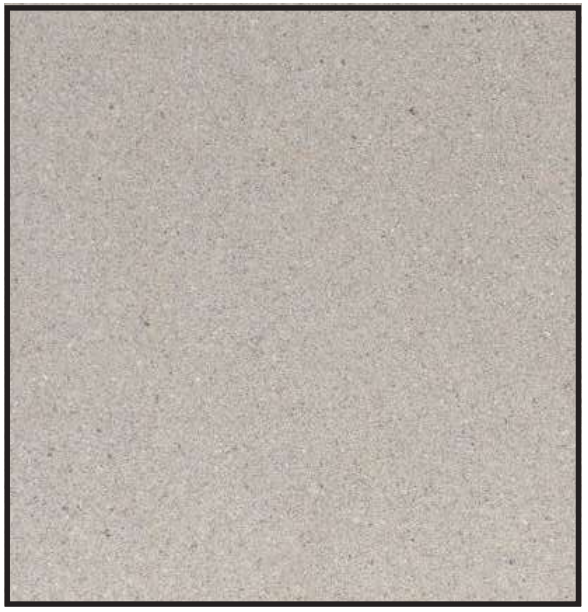
BRICK

MANUFACTURER	BELDEN
PRODUCT	MODULAR BRICK
COLOR	BELCREST 760
INSTALLATION	RUNNING BOND
MISC.	GRAPEVINE MORTAR JOINTS



ASPHALT SHINGLE

MANUFACTURER	CERTAINTEED
PRODUCT	GRAND MANOR
COLOR	BLACK PEARL
INSTALLATION	NAIL-DOWN
MISC.	RIDGE SHINGLES TO MATCH



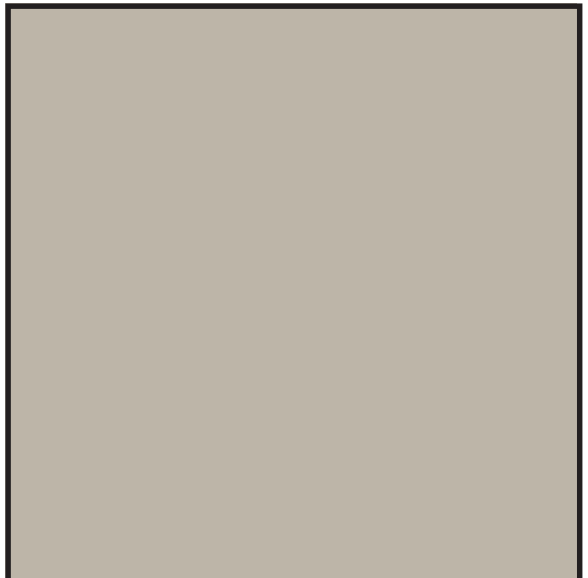
CAST STONE

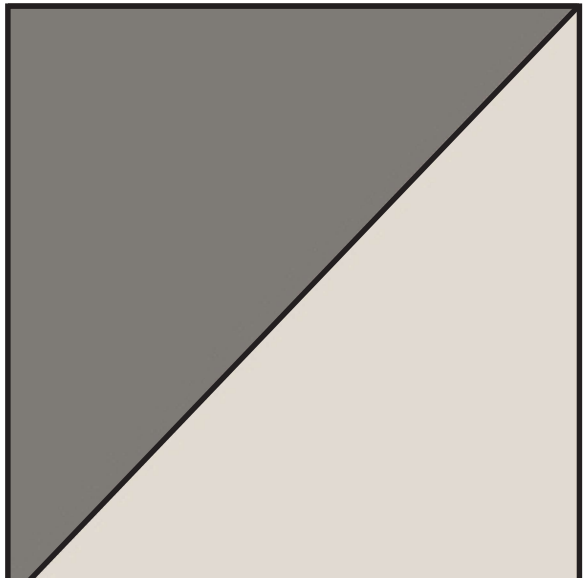
MANUFACTURER	INDIANA CAST STONE
PRODUCT	PRECAST CONCRETE
COLOR	LIMESTONE
INSTALLATION	STONE STAIRS & ACCENTS
MISC.	



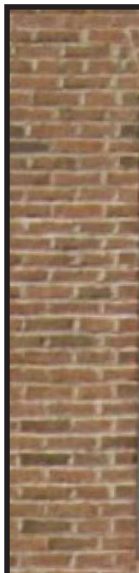
LAP SIDI

MANUFACTUR	
PRODUCT	
COLOR	
INSTALLATION	
MISC.	









MATERIAL LEGEND FOR BUILDINGS 29, 30, 31, 32, 33, 34, 35, 36,

Commercial Area Materials:

Building 29

Brick Masonry: None

Base Cast Masonry: Rockcast Charlotte Tan or Equal

Building Painted Trim: Benjamin-Moore Historic Color HC-27 Monterey White or equal

Building Siding: Natural Cedar Shakes

Retail Storefront: White

Roof: Certainteed Landmark Architectural Shingle Georgetown Gray Asphalt Shingles or equal

Buildings 30 & 35

Brick Masonry: Cushwa Shenandoah, Glen Gery 53DD, or equal with natural mortar

Base Cast Masonry: None

Building Painted Trim: Benjamin-Moore Historic Color HC-27 Monterey White or equal

Building Siding: Fiber-Cement Siding, Benjamin-Moore Historic Color HC-107 Gettysburg Gray or equal

Retail Storefront: Painted/coated green to match faded copper, Benjamin-Moore Historic Color HC-132 Harrisburg Green or similar.

Roof: Metal Standing Seam Roof natural galvalume or painted green to match faded copper.

Building 31

Brick Masonry: None

Base Cast Masonry: Rockcast Creme Buff or Equal

Building Painted Trim: Benjamin-Moore Historic Color HC-28 Shelburne Buff or equal

Building Siding: Natural Cedar Shakes

Retail Storefront: Putty or sim. color to match Benjamin-Moore Historic Color HC-28 Shelburne Buff or equal

Roof: Certainteed Landmark Architectural Shingle Georgetown Gray Asphalt Shingles or equal

Building 32

Brick Masonry: Cushwa Shenandoah, Glen Gery 53DD, or equal with natural mortar

Base Cast Masonry: Rockcast Starbuck or Equal

Building Painted Trim: Benjamin-Moore Historic Color HC-30 Philadelphia Cream equal

Building Siding: Painted Fiber-Cement James Hardie Straight Edge Shingles/Shakes equal with Benjamin-Moore Historic Color HC-78 Litchfield Gray or equal

Retail Storefront: Putty or sim. color to match Benjamin-Moore Historic Color HC Philadelphia Cream or equal

Roof: Certainteed Landmark Architectural Shingle Birchwood Asphalt Shingles or equ

Building 33

Brick Masonry: Cushwa Shenandoah, Glen Gery 53DD, or equal with natural mortar

Base Cast Masonry: Rockcast Creme Buff or Equal

Building Painted Trim, Base: Benjamin-Moore Historic Color HC-30 Philadelphia Cre or equal

Building Painted Trim, Superstructure: Benjamin-Moore Historic Color HC-27 Monte White or equal

Building Siding: Painted Fiber-Cement James Hardie Straight Edge Shingles/Shakes equal with (color 1) Benjamin-Moore Historic Color HC-78 Litchfield Gray or equal a (color 2) Benjamin-Moore Historic Color HC-164 Puritan Gray or equal

Retail Storefront: Putty or sim. color to match Benjamin-Moore Historic Color HC Philadelphia Cream or equal

Roof: (1) Certainteed Landmark Architectural Shingle Thunder Storm Gray Aspl Shingles or equal; (2) Certainteed Landmark Architectural Shingle Terra Cotta Aspl Shingles or equal.

Building 34

Brick Masonry: Cushwa Shenandoah, Glen Gery 53DD, or equal with natural mortar

Base Cast Masonry: Rockcast Creme Buff or Equal

Building Painted Trim: Benjamin-Moore Historic Color HC-30 Philadelphia Cream equal

Building Siding: None

MATERIAL LEGEND FOR LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29,

Windows: Pella, SDLs

Brick: final product to be selected from below (sand molded red)

- Glen-Gery
  - Brick Belgium, 52DD, 53DD, Rose Full Range
- Belden Brick
  - Rosewood Blend

Shingles: Certainteed, Independence

- Weathered Wood

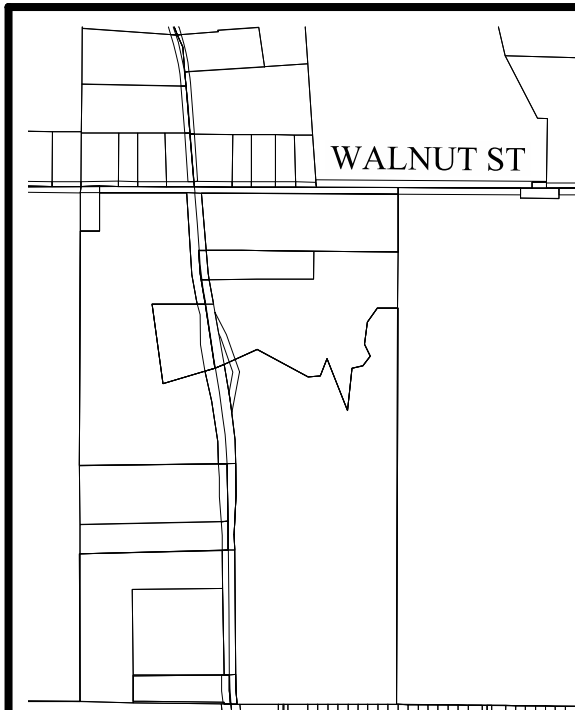
Paint: selections all from Benjamin Moore Historical Palette

- Common Duplex on 605 & Central College & SF Gate House's:
  - HC-167 Amherst Gray (accents) or
  - HC- 175 Briarwood

- Garden Duplexs
  - HC 27 Monterey White (siding, accents, facscia/soffits)
  - HC-156 Van Dusen Blue (shutters)
  - HC-124 Caldwell Green (shutters)

- Single Family
  - HC-27 Monterey White (Siding option & also accents, fascia/soffits, posts)
  - HC-180 Cliffside Gray (siding option)
  - HC-190 Black (shutters on brick home)

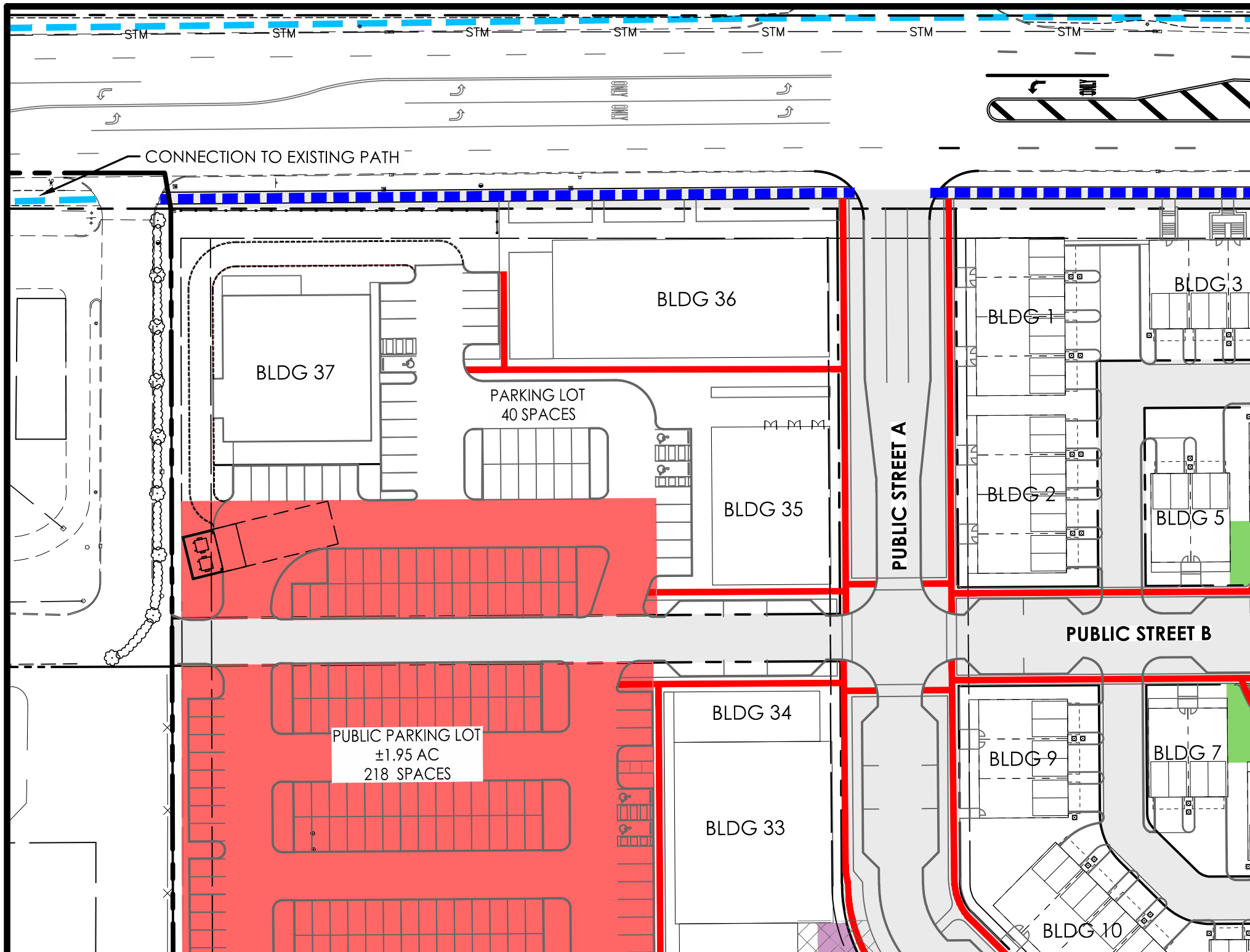
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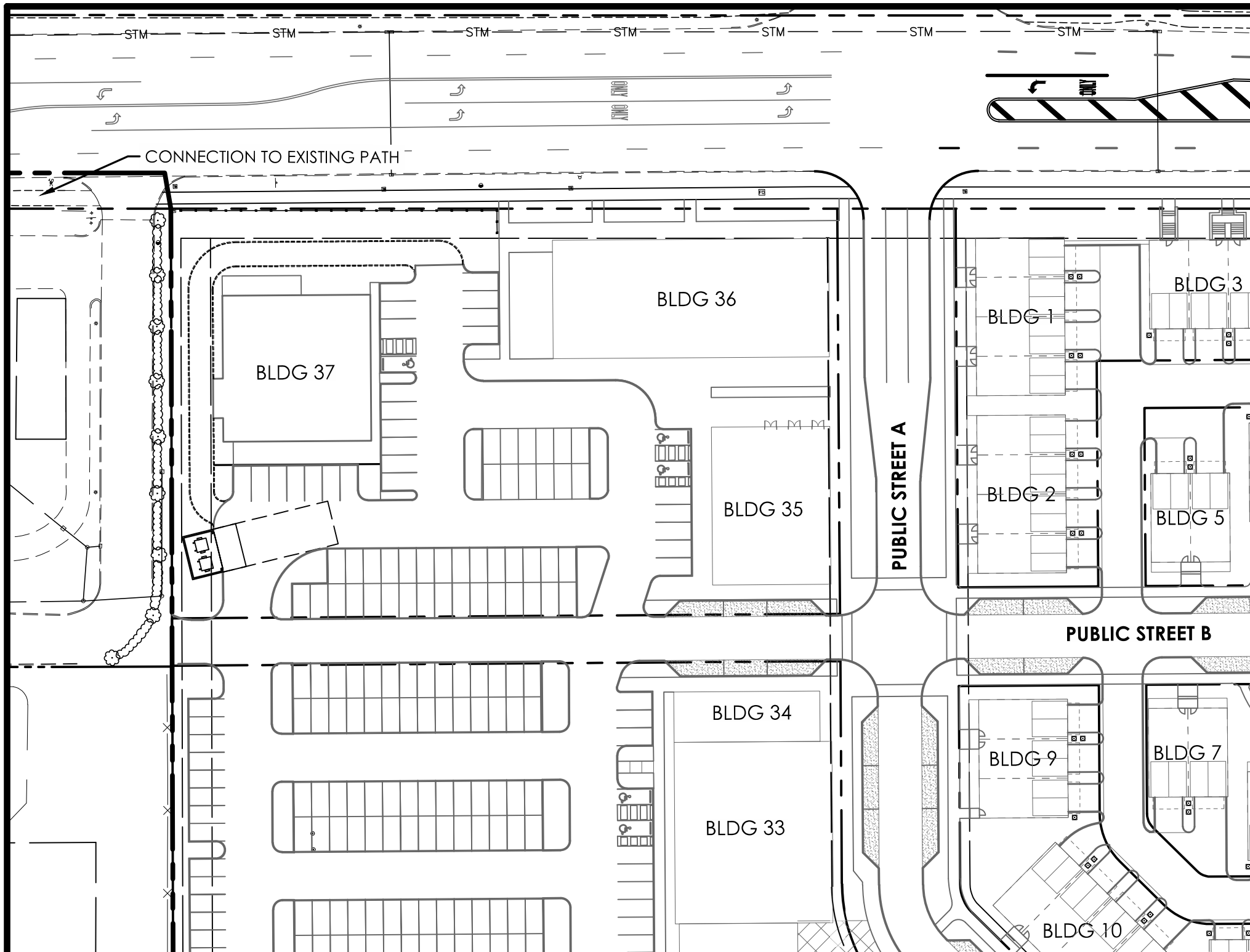


INDEX OF DRAWINGS

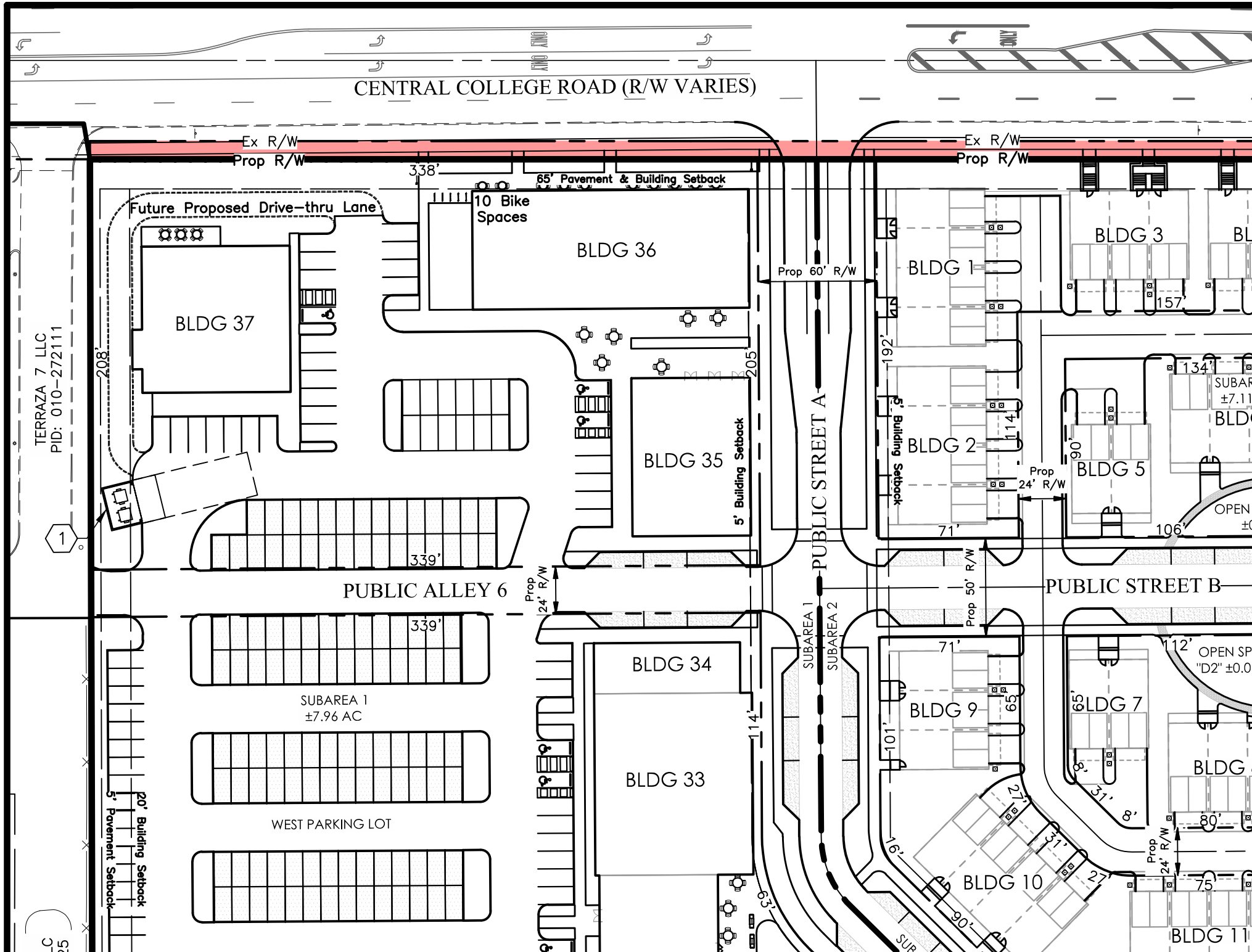
Sheet	Sheet Title
0	Cover Sheet
1	Community Open Space and Pedestrian Connectivity Plan

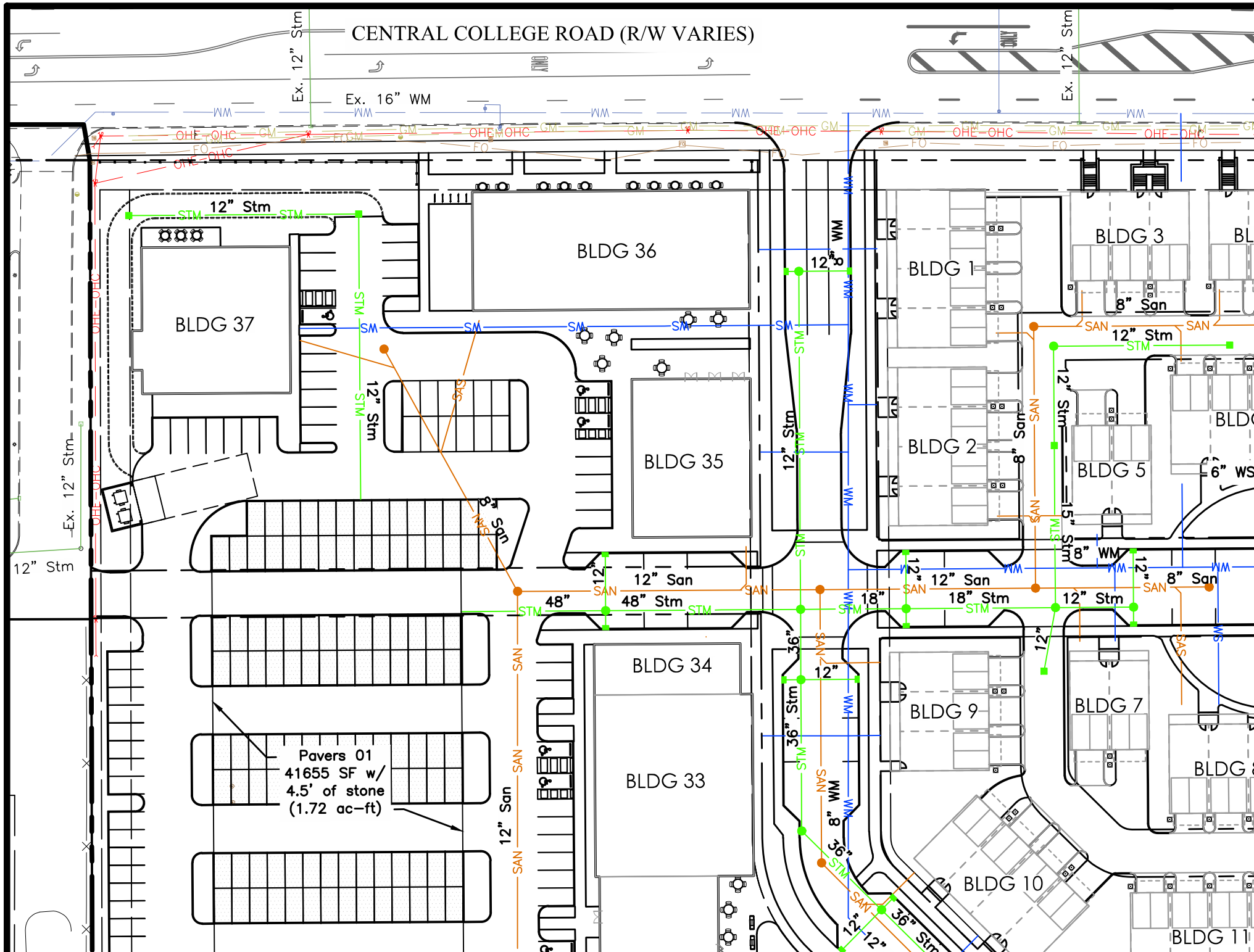
THE H
AT NE
PARK
EMERSON PARK

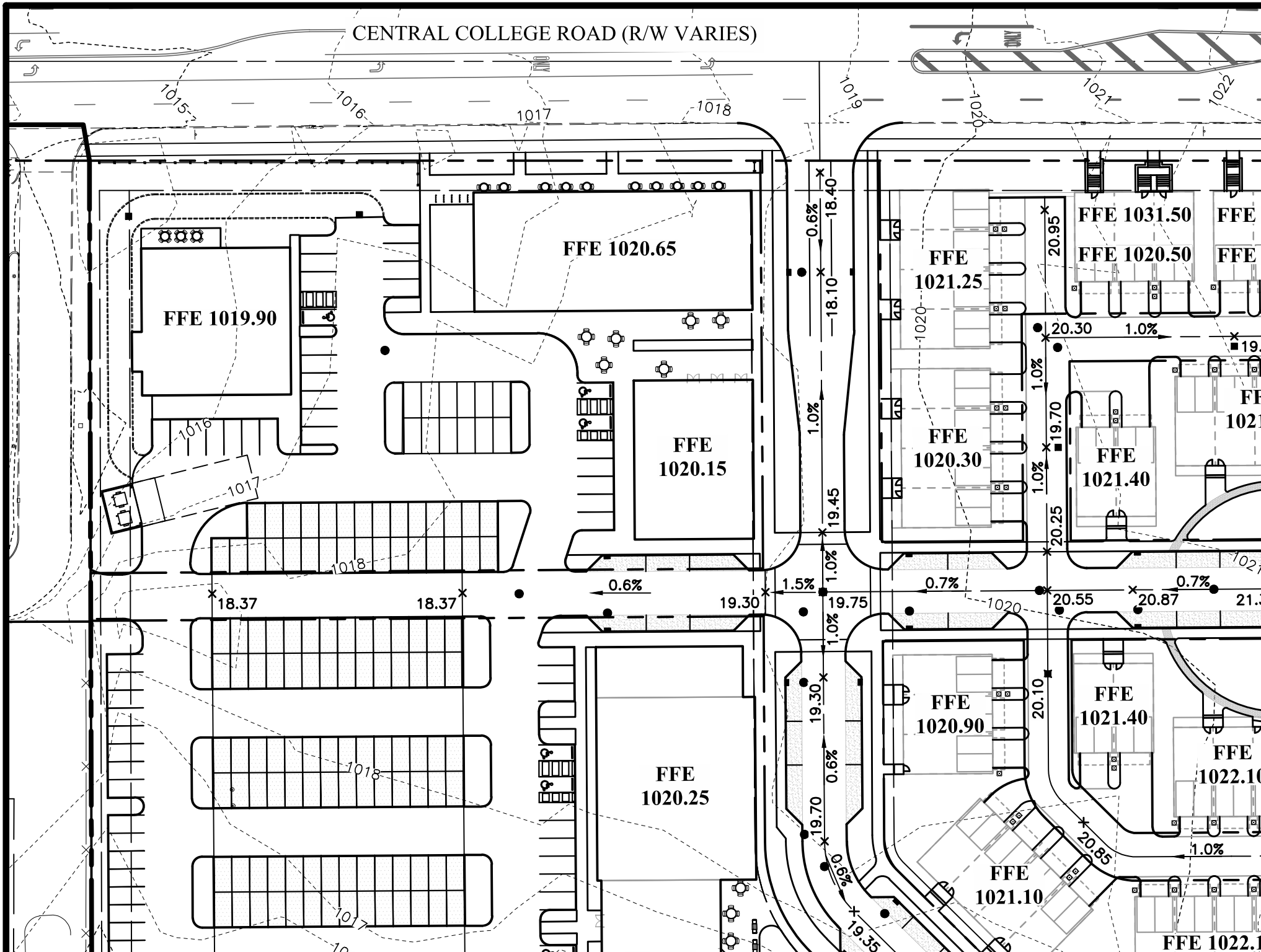

STM
STM
STM
STM
STM
STM
STM
ONE WAY
ONE WAY
CONNECTION TO EXISTING PATH
BLDG 36
BLDG 37
PARKING LOT
40 SPACES
BLDG 35
PUBLIC STREET A
BLDG 1
BLDG 3
BLDG 2
BLDG 5
PUBLIC STREET B
PUBLIC PARKING LOT
±1.95 AC
218 SPACES
BLDG 34
BLDG 33
BLDG 9
BLDG 7
BLDG 10

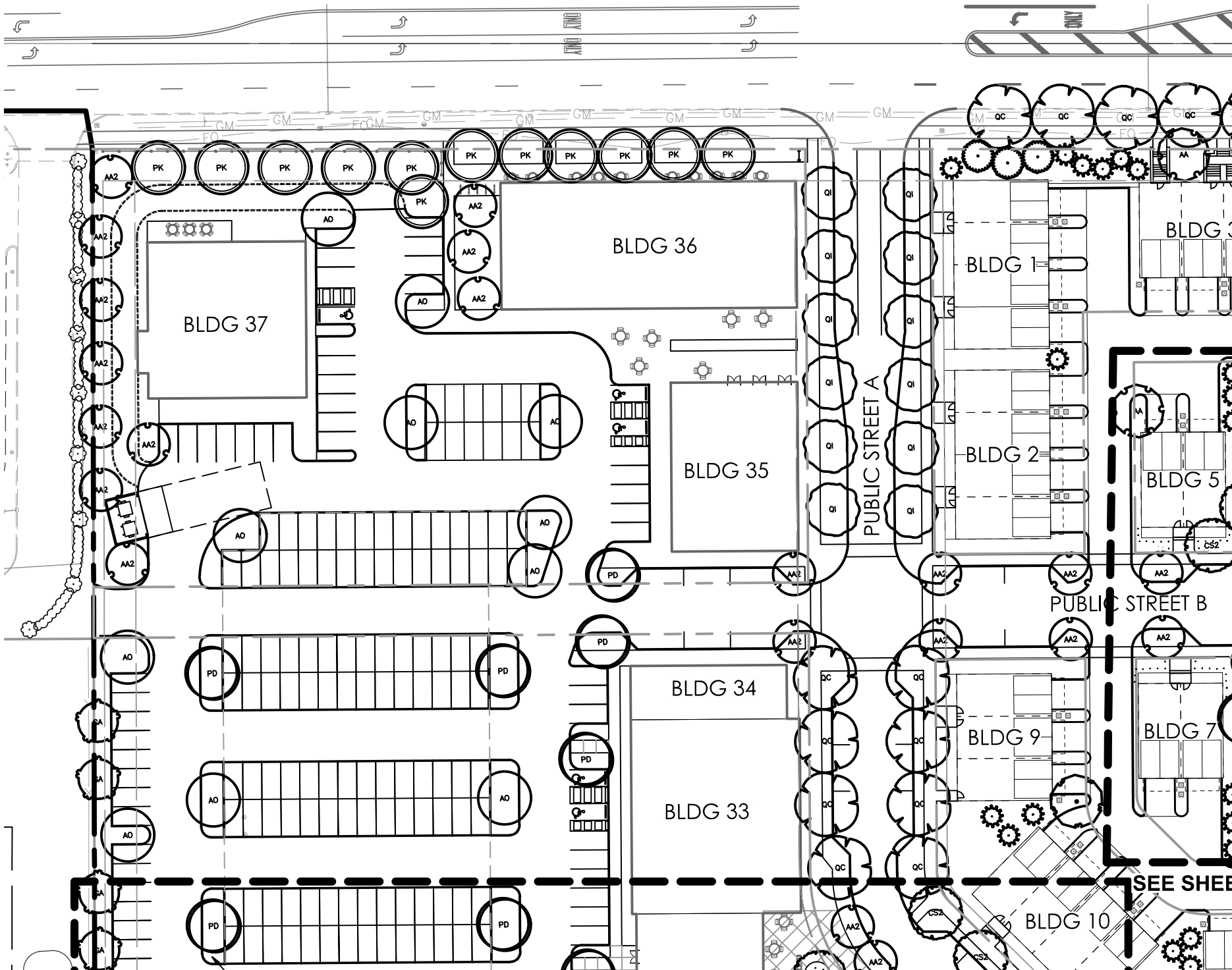

STM
STM
STM
STM
STM
STM
STM
ONLY
ONLY
ONLY
CONNECTION TO EXISTING PATH
BLDG 36
BLDG 37
BLDG 35
BLDG 1
BLDG 3
BLDG 2
BLDG 5
PUBLIC STREET A
PUBLIC STREET B
BLDG 34
BLDG 33
BLDG 9
BLDG 7
BLDG 10


BLDG 36
BLDG 37
BLDG 35
BLDG 34
BLDG 33
BLDG 1
BLDG 3
BLDG 2
BLDG 5
BLDG 9
BLDG 7
BLDG 8
BLDG 10
PUBLIC STREET A
PUBLIC STREET B

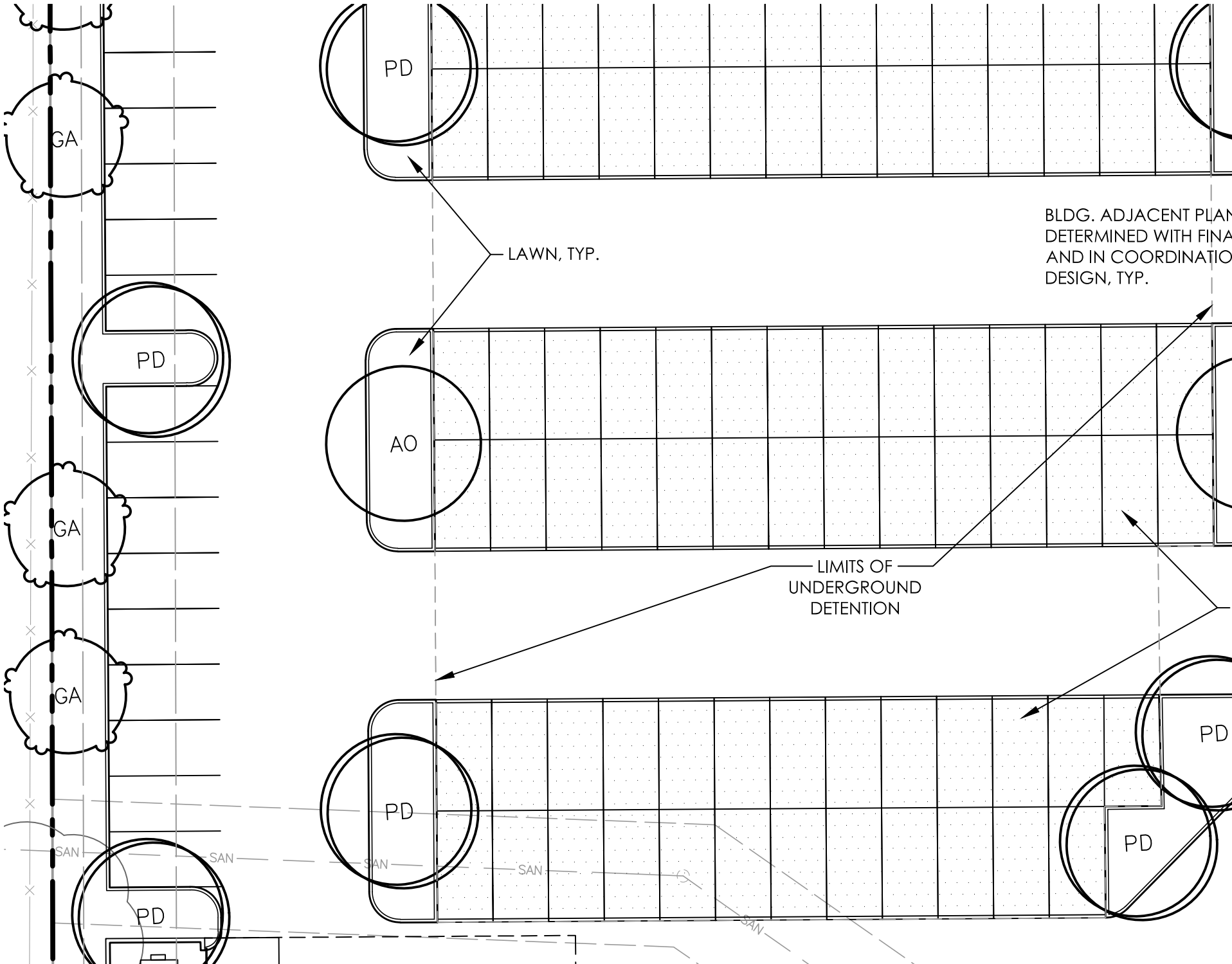

CENTRAL COLLEGE ROAD (R/W VARIES)
Ex R/W
Prop R/W
338'
65' Pavement & Building Setback
Future Proposed Drive-thru Lane
10 Bike Spaces
BLDG 36
BLDG 37
BLDG 35
5' Building Setback
Prop 60' R/W
PUBLIC STREET A
BLDG 1
BLDG 3
157'
192'
BLDG 2
114'
90'
BLDG 5
Prop 24' R/W
134'
71'
106'
TERRAZA 7 LLC
PID: 010-272111
208'
205'
339'
PUBLIC ALLEY 6
Prop 24' R/W
PUBLIC STREET B
Prop 50' R/W
SUBAREA 1
SUBAREA 2
SUBAREA 1
±7.96 AC
WEST PARKING LOT
BLDG 34
BLDG 33
114'
BLDG 9
65'
101'
BLDG 7
112'
OPEN SP
"D2" ±0.0
8'
31'
27'
16'
BLDG 10
63'
90'
80'
75'
5' Pavement Setback
20' Building Setback

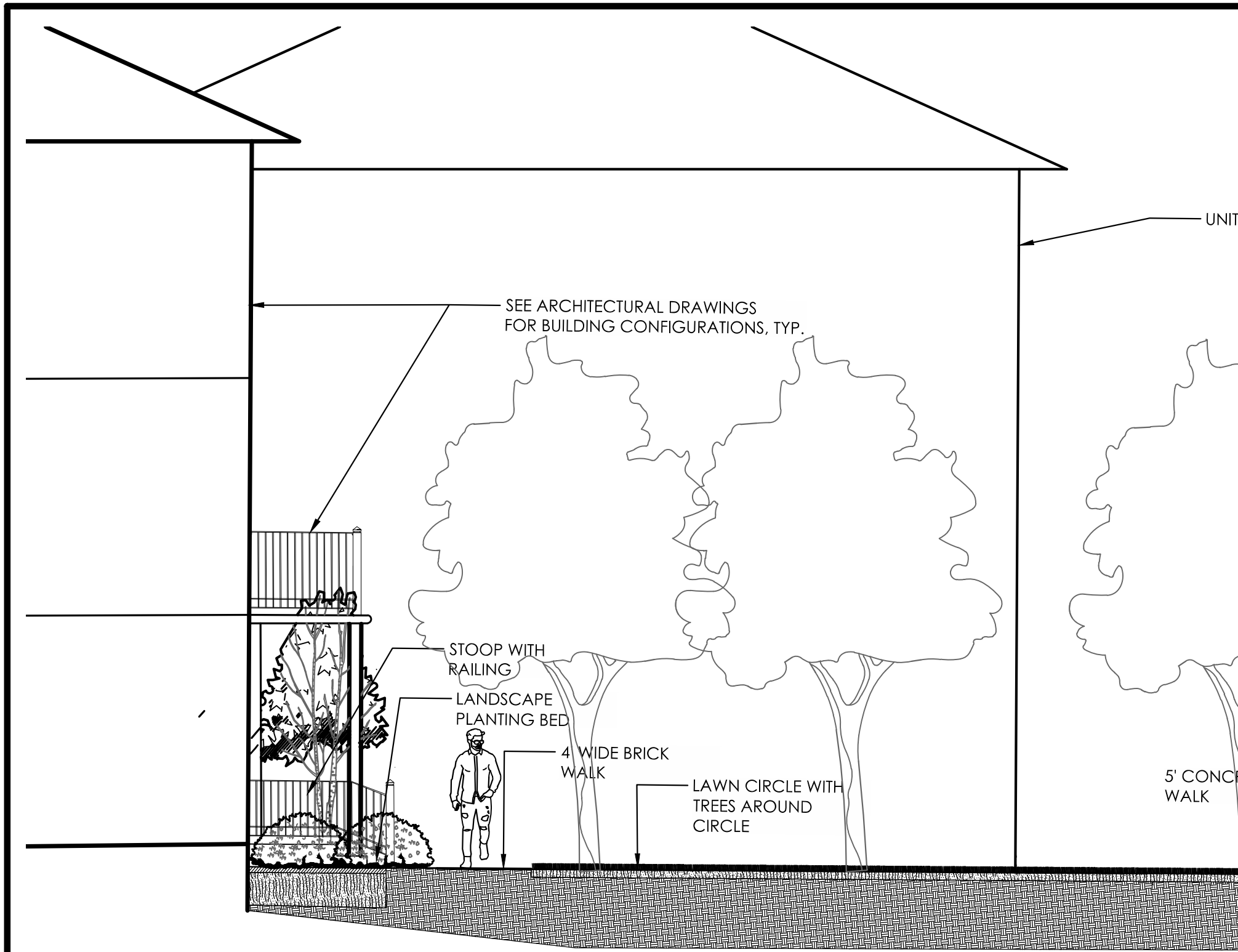

CENTRAL COLLEGE ROAD (R/W VARIES)
Ex. 12" Stm
Ex. 16" WM
Ex. 12" Stm
BLDG 36
BLDG 37
BLDG 35
BLDG 34
BLDG 33
BLDG 1
BLDG 2
BLDG 3
BLDG 5
BLDG 9
BLDG 7
BLDG 10
BLDG 11
12" Stm
8" San
12" San
48" Stm
18" Stm
36" Stm
8" WM
Pavers 01
41655 SF w/
4.5' of stone
(1.72 ac-ft)
Ex. 12" Stm
12" Stm

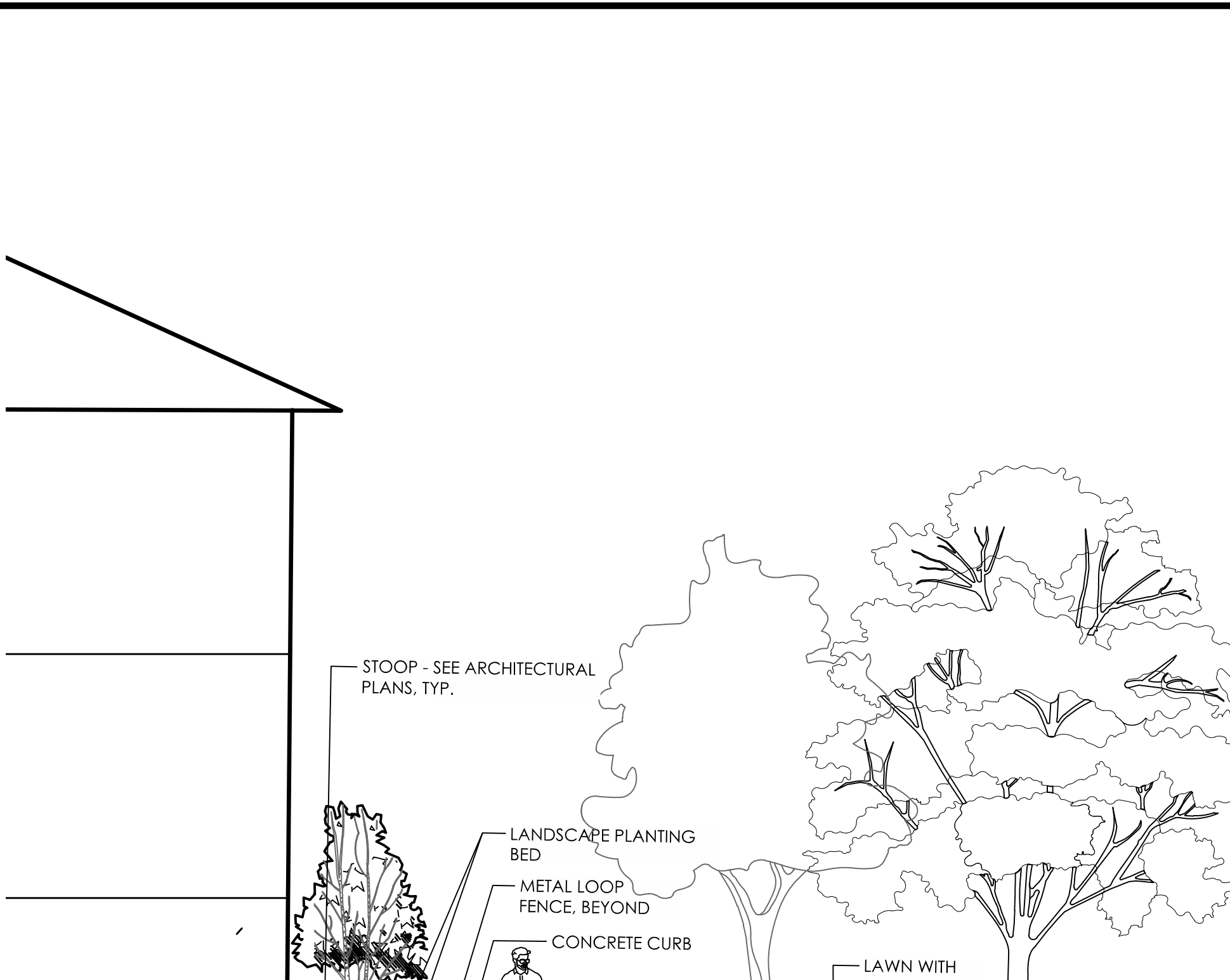

CENTRAL COLLEGE ROAD (R/W VARIES)
FFE 1019.90
FFE 1020.65
FFE 1020.15
FFE 1020.25
FFE 1021.25
FFE 1020.30
FFE 1031.50
FFE 1020.50
FFE 1021.40
FFE 1020.90
FFE 1021.10
FFE 1022.10
1015
1016
1017
1018
1019
1020
1021
1022
18.37
18.37
19.30
19.75
18.40
18.10
19.45
20.95
20.30
19.70
20.25
20.55
20.87
19.30
19.70
20.10
20.85
19.35
0.6%
1.0%
1.5%
0.7%
0.9%

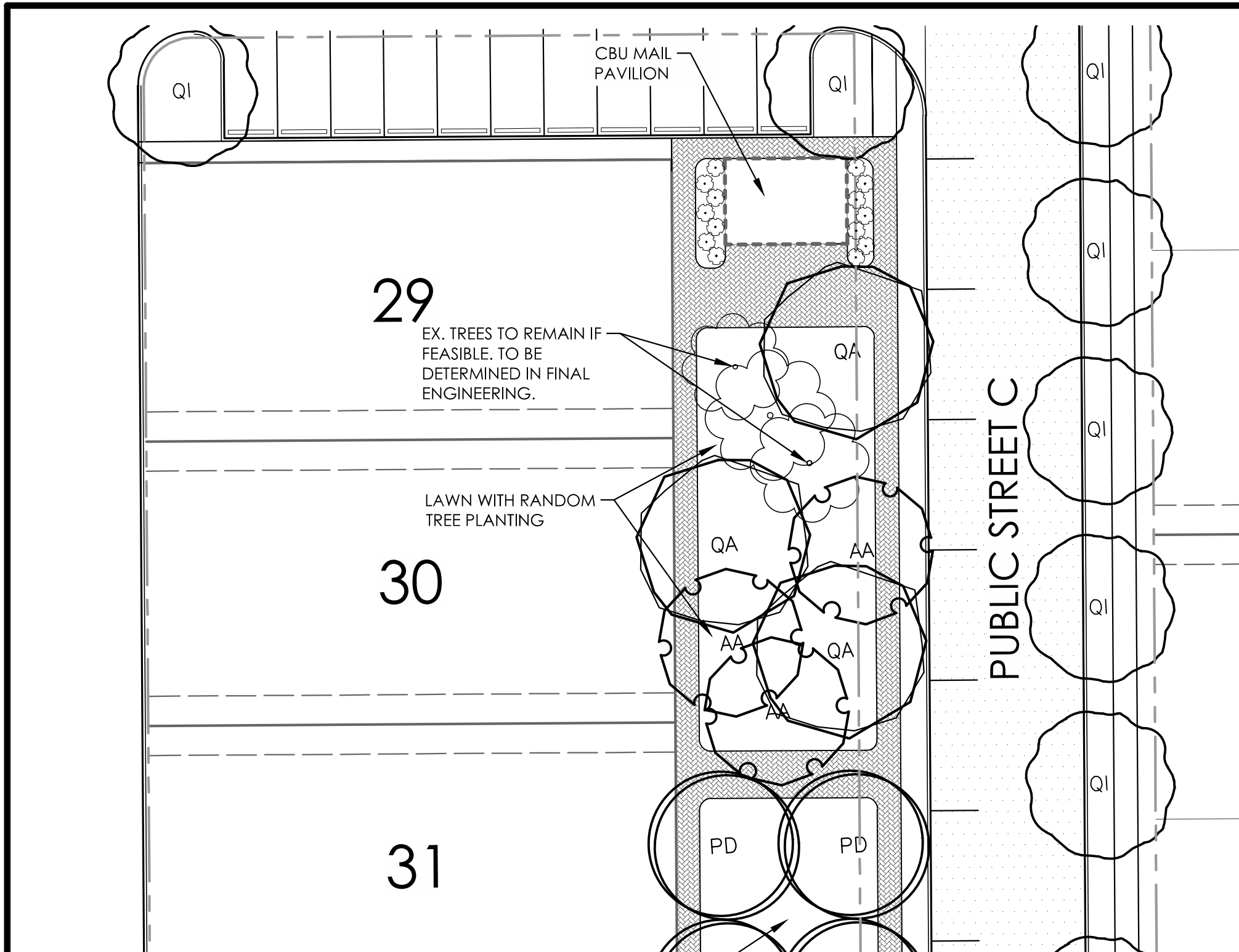

BLDG 36
BLDG 37
BLDG 35
BLDG 34
BLDG 33
BLDG 1
BLDG 2
BLDG 3
BLDG 5
BLDG 7
BLDG 9
BLDG 10
PUBLIC STREET A
PUBLIC STREET B
SEE SHEE
ONLY
ONLY
ONLY
PK
AA2
AO
PD
QI
QC
GM
FO
AA
CS2
GA

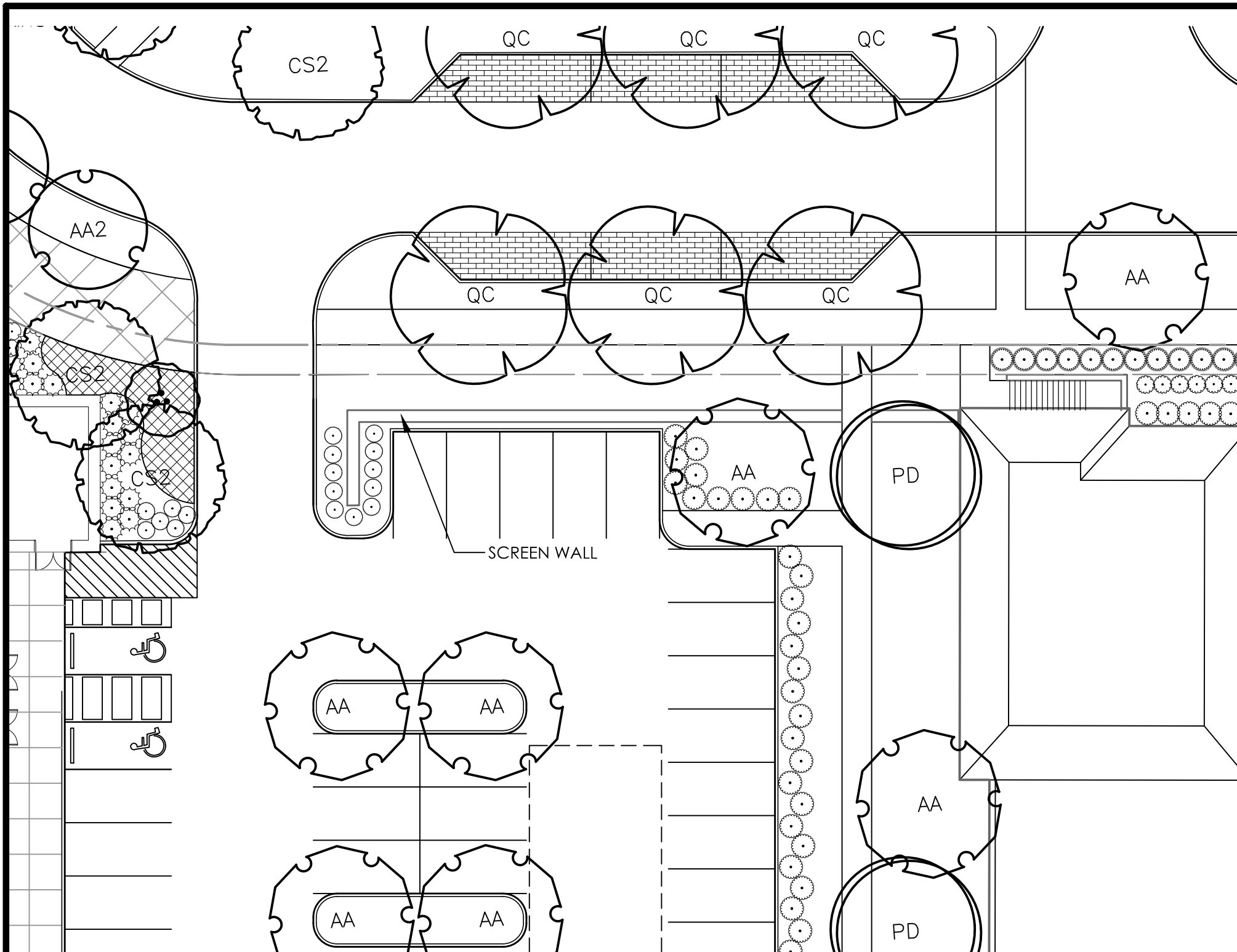

BLDG 36
BLDG 37
BLDG 35
BLDG 34
BLDG 33
BLDG 1
BLDG 2
BLDG 3
BLDG 5
BLDG 7
BLDG 8
BLDG 9
BLDG 10
PUBLIC STREET A
PUBLIC STREET B
ONLY
ONLY
ONLY
GM
FO
PK
AO
AA2
QI
QC
AA
CS2
PD
GA

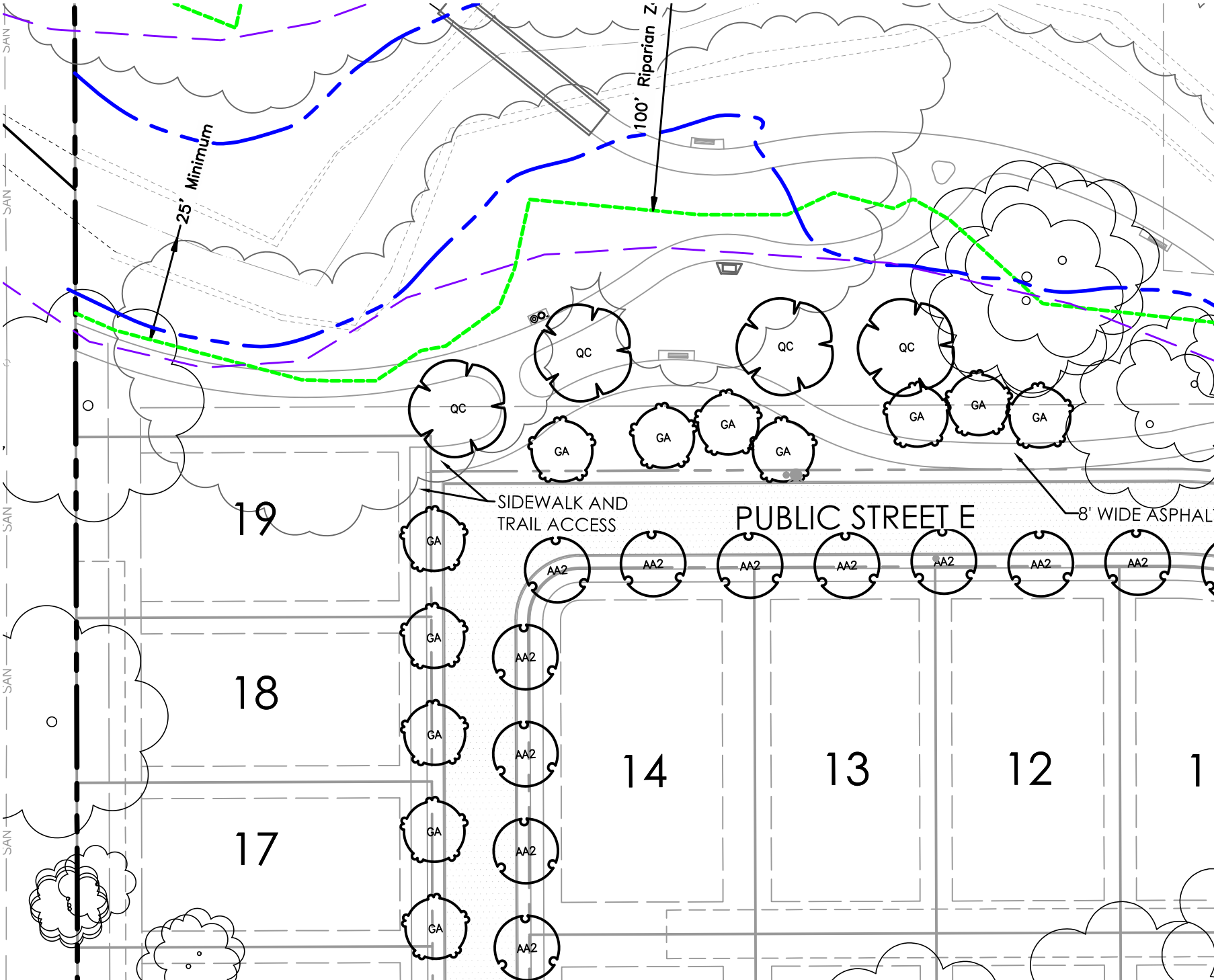

PD
GA
LAWN, TYP.
BLDG. ADJACENT PLAN
DETERMINED WITH FINA
AND IN COORDINATIO
DESIGN, TYP.
PD
AO
GA
LIMITS OF
UNDERGROUND
DETENTION
GA
PD
PD
PD
SAN
SAN
SAN
SAN
SAN
PD


UNIT
SEE ARCHITECTURAL DRAWINGS
FOR BUILDING CONFIGURATIONS, TYP.
STOOP WITH
RAILING
LANDSCAPE
PLANTING BED
4' WIDE BRICK
WALK
LAWN CIRCLE WITH
TREES AROUND
CIRCLE
5' CONC
WALK


STOOP - SEE ARCHITECTURAL PLANS, TYP.
LANDSCAPE PLANTING BED
METAL LOOP FENCE, BEYOND
CONCRETE CURB
LAWN WITH


CBU MAIL PAVILION
QI
QI
QI
QI
QI
QI
QI
29
EX. TREES TO REMAIN IF FEASIBLE. TO BE DETERMINED IN FINAL ENGINEERING.
QA
LAWN WITH RANDOM TREE PLANTING
30
QA
AA
AA
QA
AA
31
PD
PD
PUBLIC STREET C


CS2
QC
QC
QC
AA2
QC
QC
QC
AA
CS2
CS2
AA
PD
SCREEN WALL
AA
AA
AA
AA
AA
PD


100' Riparian Z
25' Minimum
QC
GA
AA2
SIDEWALK AND
TRAIL ACCESS
PUBLIC STREET E
8' WIDE ASPHAL
19
18
17
14
13
12
SAN



Neighborhood Playground - Moku Yama 7.1



Neighborhood Playgro

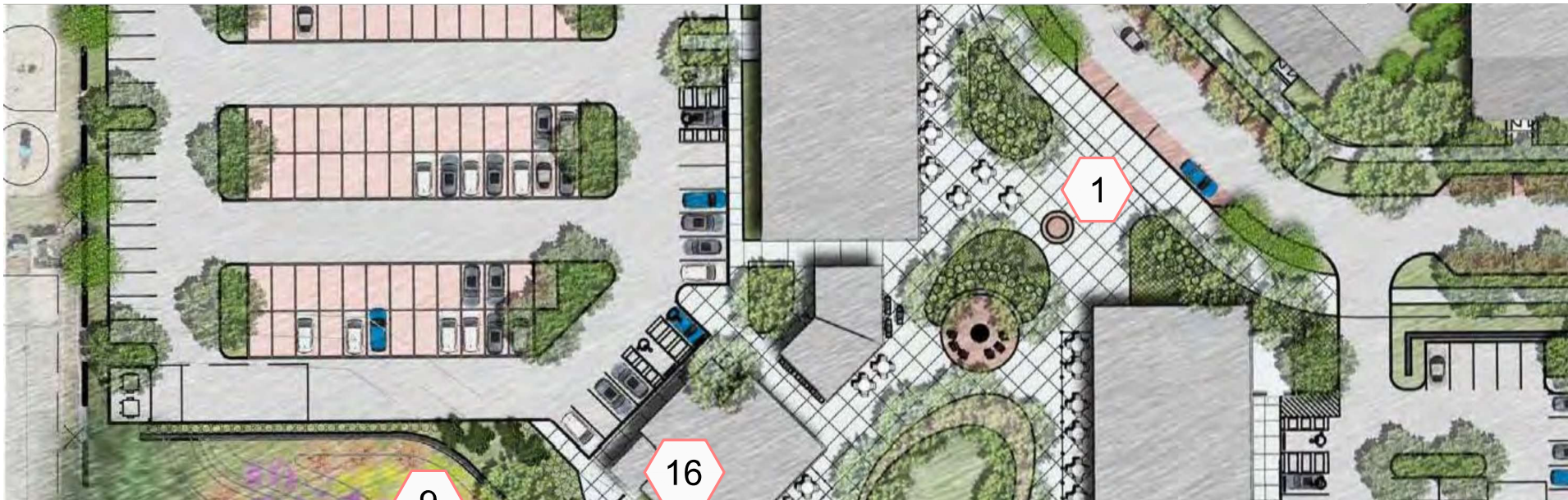


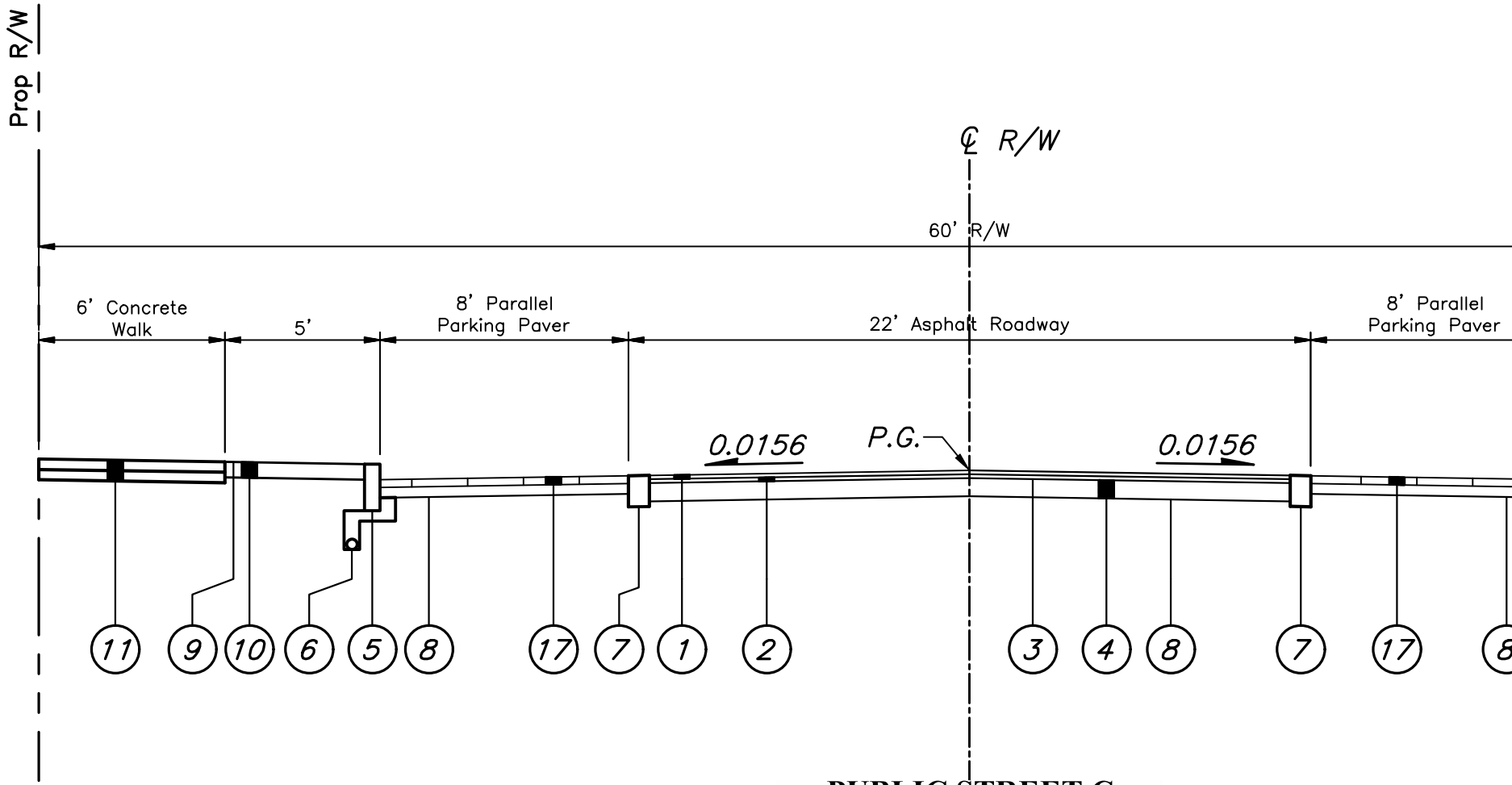


Pedestrian Bridge

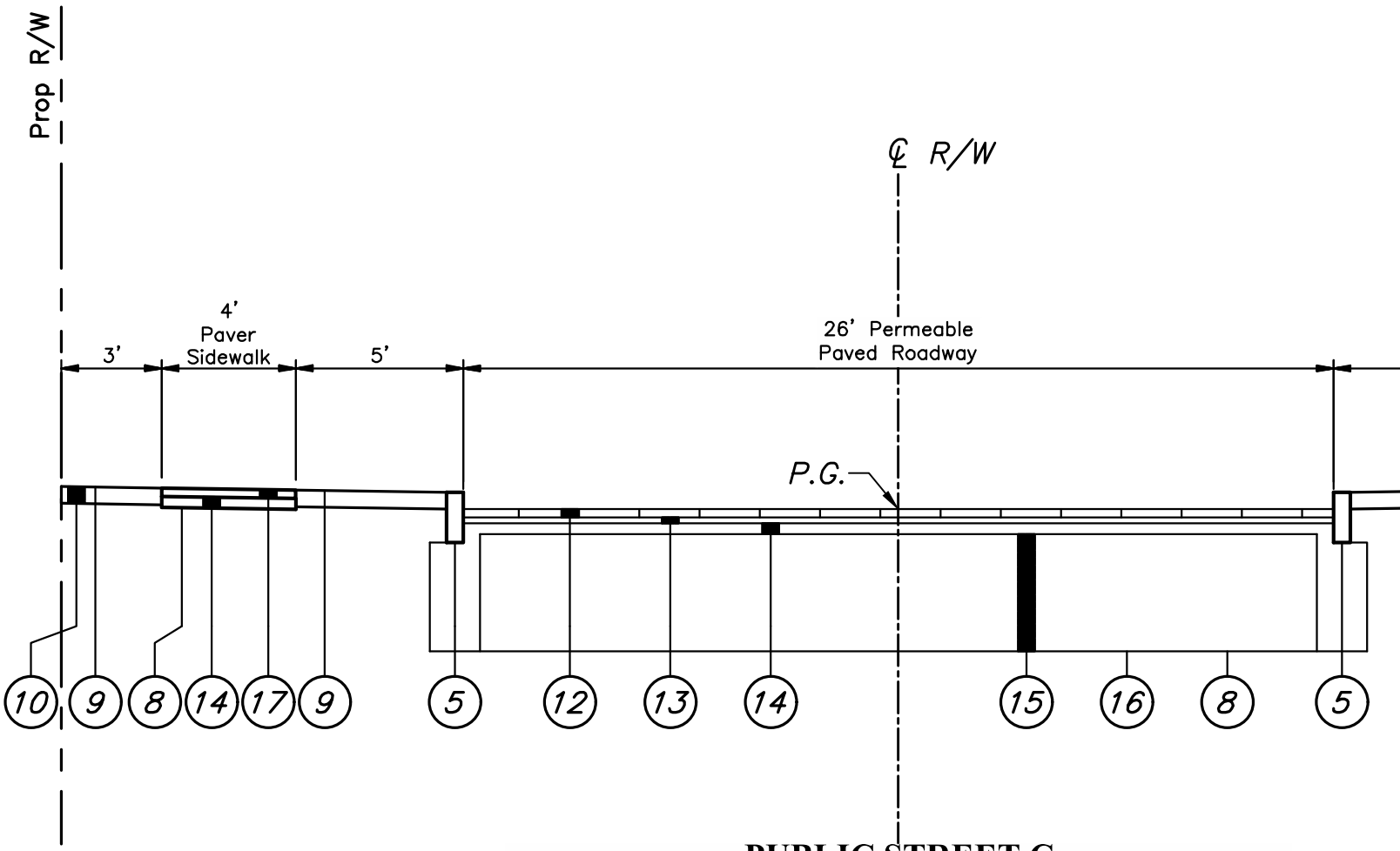


Natural Play Area



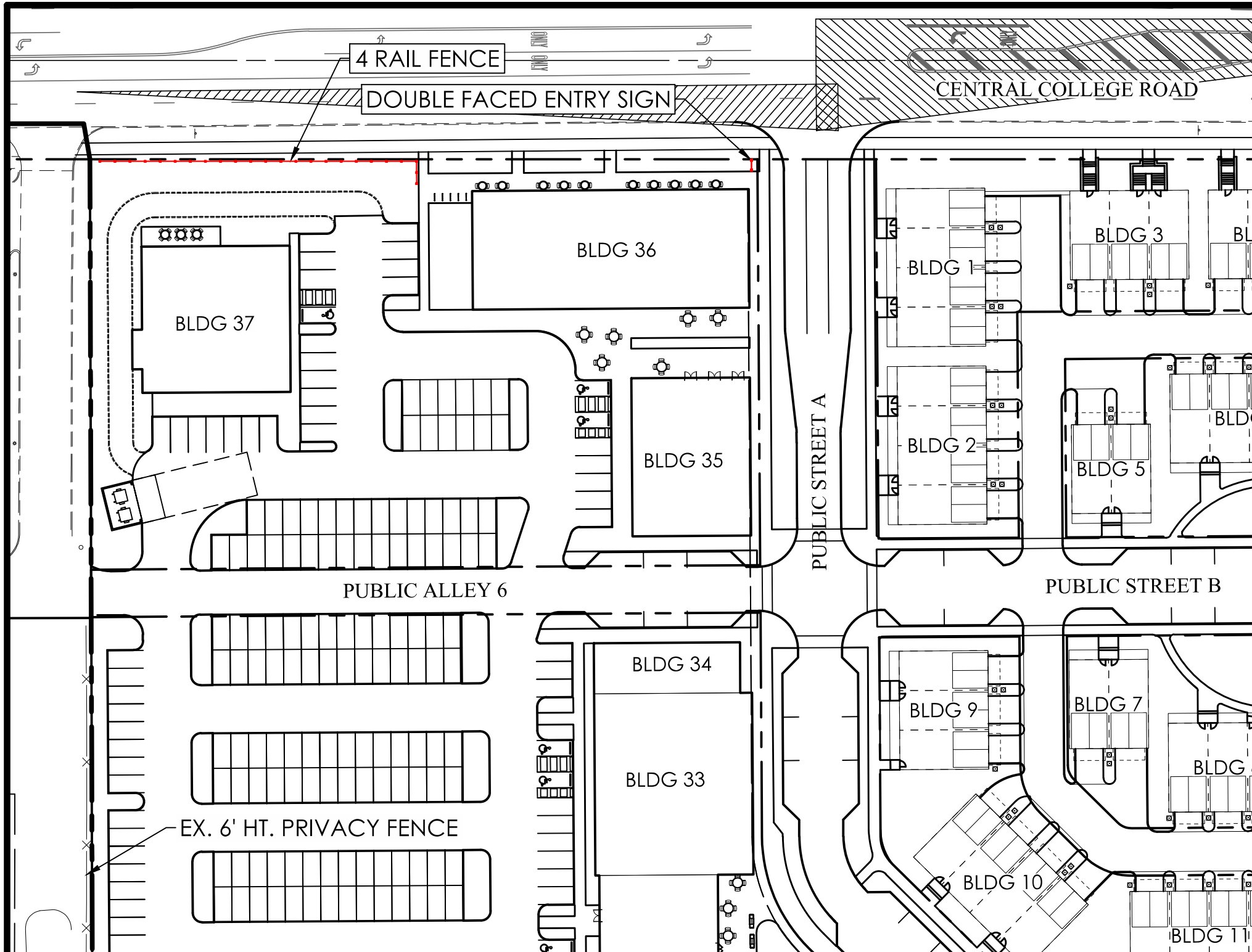


PUBLIC STREET C
60' R/W w/ Parallel Parking



PUBLIC STREET C
50' R/W w/ On-Street Parking and Permeable Pavers

9' Parallel Parking
2'
8' Leisure Trail
5
6
19
18
10
4H:1V
Prop R/W


4 RAIL FENCE
DOUBLE FACED ENTRY SIGN
CENTRAL COLLEGE ROAD
BLDG 36
BLDG 37
BLDG 35
BLDG 1
BLDG 2
BLDG 3
BLDG 5
PUBLIC STREET A
PUBLIC STREET B
PUBLIC ALLEY 6
BLDG 34
BLDG 33
BLDG 9
BLDG 7
BLDG 10
EX. 6' HT. PRIVACY FENCE

Walto

10'-0" to 11'-0"

Planning Commission Staff Report
September 16, 2024 Meeting

6309 CALLAWAY SQUARE WEST
COVERED PORCH & FIREPLACE ENCROACHMENT VARIANCE

LOCATION:	6309 Callaway Square West (PID: 222-005228-00)
APPLICANT:	Suncraft Corporation, Inc.
REQUEST:	Variance to allow a covered porch and fireplace to encroach 6 feet into the 29 foot rear yard setback
ZONING:	I-PUD (Planned Unit Development)
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-61-2024

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

Staff report prepared by Sierra Cratic-Smith, Planner.

I. REQUEST AND BACKGROUND
The applicant requests a variance to allow a new covered porch and fireplace to encroach approximately 6 feet into the 29-foot rear yard setback that is required by the Nottingham Trace zoning text Section E(5)(c). The zoning text allows for decks, screened porches and patios to encroach into the building setback a maximum of 6 feet. In this case, the minimum rear yard setback for this covered porch with a fireplace (considered to be part of the porch since it is attached to it) is 29 from the rear lot line. The applicant proposes a setback of 23 feet from the rear lot line.

II. SITE DESCRIPTION & USE
The property is 0.16 acres and contains a single-family home. The lot is west of New Albany Conduit Road and south of Walnut Street. The property is located within the Nottingham Trace subdivision. All the neighboring properties are residential.

III. ASSESSMENT
The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. In accordance with C.O. 1113.05(b), all property owners within 200 feet of the subject property in question have been notified of the request via mail.

Criteria
The standard for granting of an area variance is set forth in the case of Duncan v. Village of Middlefield, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the "practical difficulties" standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*

3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.*

Plus, the following criteria as established in the zoning code *(Section 1113.06)*:

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

IV. EVALUATION

Variance to allow a covered porch and fireplace to encroach 6 feet into the 29 foot rear yard setback that is required by the Nottingham Trace zoning text Section E(5)(c).

The following should be considered in the board's decision:

1. The applicant requests a variance to allow a 25-foot wide by 12-foot deep covered porch and two-foot deep fireplace to encroach approximately six feet into the 29-foot rear yard setback that is required by the Nottingham Trace zoning text Section E(5)(c). The homeowner proposes to construct a covered patio using columns with a fireplace attached to the end of it.
2. The rear yard primary building setback for this property is 35 feet. The home is located 37 +/- feet from the rear property line. The zoning text allows for decks, screened porches and patios to encroach into the primary building setback a maximum of six feet. Therefore, the minimum rear yard setback for decks, screened porches and patios is 29 feet. As a result, the property owner has eight feet of developable space for decks, screened porches and patios. The homeowner proposes to encroach the 29 foot setback by six feet.
3. There do not appear to be special conditions and circumstances exist which are peculiar to this property. All of the lots along this western boundary of the subdivision have the same setback. However, the subdivision has varying building setback requirements. Interior lots typically have a 15 to 20 foot primary building setback. Lots located on the periphery of the subdivision, such as this one, have larger setbacks since they are adjacent to existing township or Columbus residences.
4. The rear of the property beyond the covered porch is a swale condition with a large drop-off in grade that conveys stormwater runoff. The drainage easement is 20 feet in width and the applicant is not proposing to encroach into the easement. While not required, it appears landscape buffering cannot be installed between the covered patio and rear lot line due to the drainage easement.

5. The variance does not appear to be substantial. The zoning contemplates rear yard amenities such as this to encroach the setbacks. Additionally, the applicant does not propose to encroach into the drainage easement. The house located behind this property is over 220 feet away from the property line and there appears to be an existing tree line to provide buffering.
6. The proposed addition does not appear to alter the neighborhood's essential character because the addition style is similar to other additions in the subdivision. In addition, the design of the columns for the porch will match the front elevation.
    a. The proposed fireplace includes siding on the exterior. According to the Nottingham Trace zoning text, only brick is permitted as an exterior material for fireplaces. Therefore, city staff recommends a condition of approval requiring the fireplace chimney material be changed to brick (condition #1).
7. It appears the variance can be solved in some other manner by reducing the covered patio's size. The zoning text contemplates encroachments and permits a 6-foot encroachment into the rear yard setback for all lots. If the size of the patio and fireplace were reduced by 6 +/- feet, there would be no need for a variance.
8. The variance will not adversely affect the delivery of government services, the health, and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

IV. SUMMARY

The lot has a larger rear yard setback than a typical home within the subdivision since it is located on the boundary of the subdivision and is adjacent to a township residence. The existing house (outside of the subdivision) behind the subject property is over 220 feet away and there is an existing tree line. The covered patio will not impact any public or private utilities or stormwater conveyance.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion is appropriate.

Move to approve application VAR-61-2024 based on the findings in the staff report (conditions of approval may be added).

1. The exterior of the fireplace shall be brick.

Approximate Site Location:



Source: NearMap

Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Site Address 6309 Callaway Square West
Parcel Numbers 222 - 005228
Acres 0.158ac # of lots created _____

☐☐Appeal				
☐☐Certificate of Appropriateness				
☐☐Conditional Use				
☐☐Development Plan	Preliminary	Final	Comprehensive	Amendment
☐☐Plat	Preliminary	Final		
☐☐Lot Changes	Combination	Split	Adjustment	
☐☐Minor Commercial Subdivision				
☐☐Vacation	Easement		Street	
☒☒Variance				
☐☐Extension Request				
☐☐Zoning	Amendment (rezoning)		Text Modification	

Description of Request: construct 26'x12' open porch w/fireplace on rear of house that will encroach approximately 10' into 35' rear yard setback

Property Owner's Name: Nancy Willis
Address: 6309 Callaway Square West
City, State, Zip: New Albany, OH 43054
Phone number: (740)501-4487 Fax: _____
Email: naw1026@gmail.com

Applicant's Name: Suncraft Corporation, Inc. - James Knox
Address: 122 W. Johnstown Road
City, State, Zip: Gahanna, OH 43230
Phone number: (614)475-0000 Fax: (614)475-0986
Email: jim@suncraftdesignbuild.com or info@suncraftdesignbuild.com

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.

Signature of Owner _____ Date: _____
Signature of Applicant Suncraft Corp., Inc. by _____ Date: 8/15/24

Fees & Submittal Requirements

Plat – Subdivision Final			
	Planning	650.00	
	Plus each lot	15.00 / each	
	Engineering fee 1-25 lots (minimum fee $1,000.00)	155.00 /each	
	Engineering fee 26-50 lots	3875.00	
	Each lot over 26	75.00 / each	
	Engineering fee Over 51 lots	5750.00	
	Each lot over 51	50.00 / each	
Lot Changes		200.00	
Minor Commercial Subdivision		200.00	
Vacation (Street or Easement)		1200.00	
Variance			
	Non-single family, commercial, subdivision, multiple properties	600.00	
	Single Family residence	250.00	250.00
	In conjunction with Certification of Appropriateness	100.00	
Extension Request		0.00	
Zoning			
	Rezoning - First 10 acres	700.00	
	Each additional 5 acres or part thereof	50.00 / each	
	Rezoning to Rocky Fork Blacklick Accord	250.00	
	Text Modification	600.00	
Easement Encroachment		800.00	

August 30, 2023

VARIANCE STATEMENT
6309 Callaway Square West
New Albany, OH 43054

We hereby request a variance to construct an open porch with fireplace which will encroach into the rear yard setback. The property is located in the subdivision of Nottingham Trace Phase 3.

The zoning for this neighborhood is IPUD.

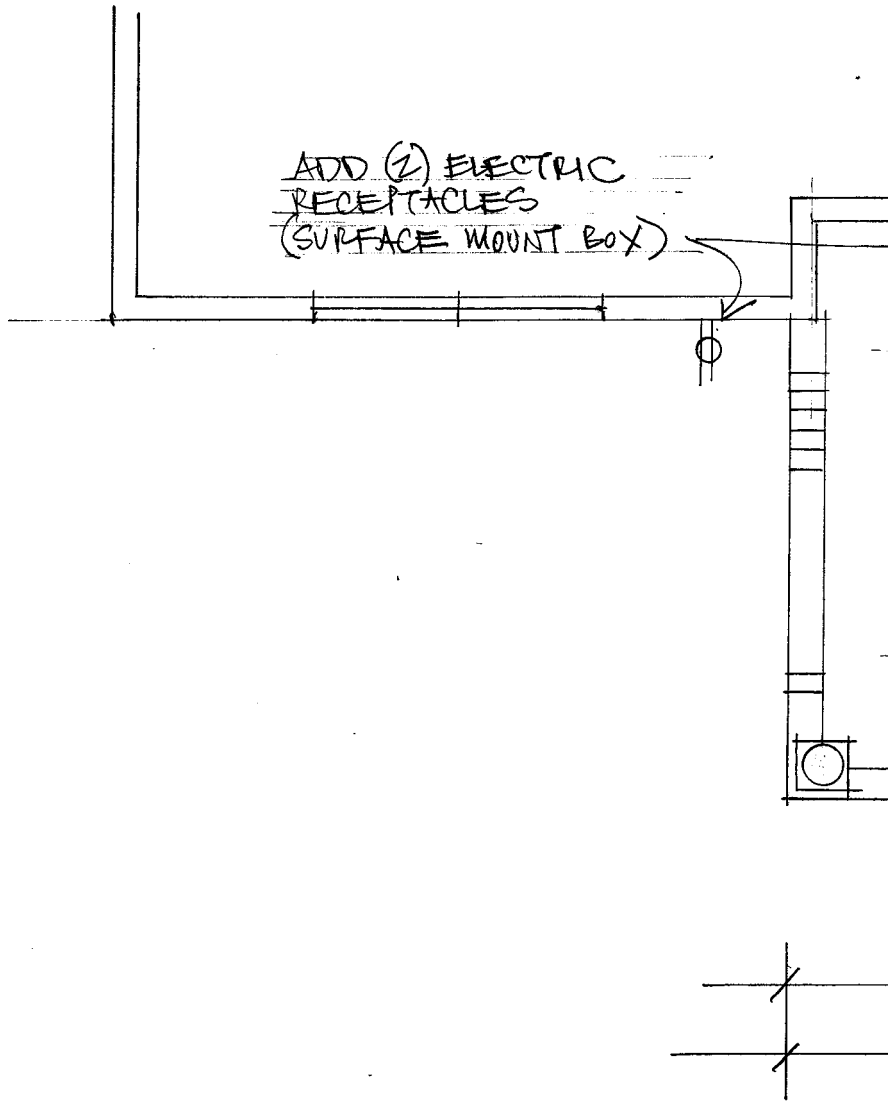
Per zoning code section 1113.03 (e) statements

1. The variance is sought to allow the homeowner to construct an open porch with fireplace at the rear of the house similar in size to neighboring properties.
2. The rear property line is adjacent to an unincorporated area of New Albany . The text in the plat of the sub-division states that there is a 35' rear yard setback. This causes a hardship to the property owner. The rear of the house is located 36.97' from the rear lot line and is only 1.97' fromt the 35' setback. Granting of this variance will enable the property owner the ability to add a porch similar in size to their neighbors.
3. This variance request is justified because of the hardship presented by the unusually large setback requirement to a property that is in an unincorporated area of New Albany.
4. Please see the attached site plan indicating the location of the proposed porch and the locations of the setback and drainage easement for consideration in approving the variance application.
5. The proposed porch will not alter or affect the drainage of the property.

The variance is requested so that the homeowners can enjoy outdoor space on their property.

Submitted by:

James Knox
Permit Coordinator
Suncraft Corporation, Inc.
122 W. Johnstown Road
Columbus, OH 43230
(614) 475-0000
jim@suncraftdesignbuild.com


ADD (2) ELECTRIC
RECEPTACLES
(SURFACE MOUNT BOX)

LANDMARK SURVEY GROUP, INCORPORATED
690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION
11/09/22	HOUSE REVI

ORDER NO. NTR3-107-PP

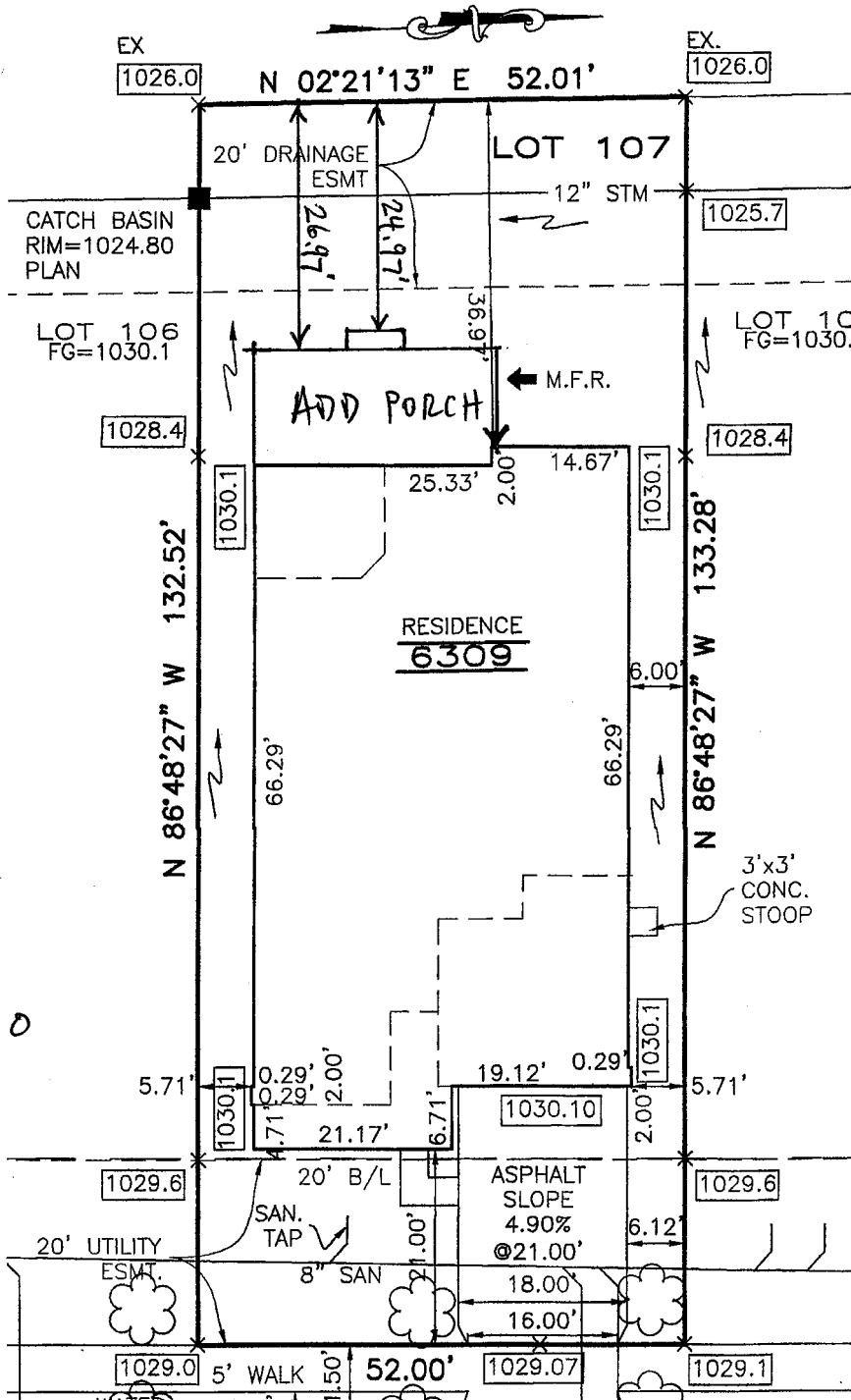
FOR PULTE HOMES HOUSE STYLE ASCEND HR3W COUNTY OF

LOT/SUBDIVISION LOT 107 / NOTTINGHAM TRACE PHASE 3 CITY/TWP OF

ADDRESS 6309 CALLAWAY SQUARE WEST SCALE 1"= 20' DRA

MINIMUMS: DEFAULT R: 20' S: 5' BK: 132 PG: 138

DocuSigned by:
Nancy Willis 11/10/2022
A08B0D389B9246F...



NANCY WILLIS
6309 CALLAWAY SQ W.
NEW ALBANY, OH 43054
PARCEL # 222-005228-00

THE STREET AND LOT TREE SPECIMENS SHALL COMPLY WITH FINAL DEVELOPMENT PLAN FOR

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
September 16, 2024 Meeting

7550 PARKSIDE DRIVE
FRONT PORCH VARIANCE

LOCATION:	7550 Parkside Drive (PID: 222-005275)
APPLICANT:	Pulte Homes of Ohio LLC
REQUEST:	Variance a residential home to be constructed without a front covered porch as required by the Nottingham Trace zoning text.
ZONING:	I-PUD (Planned Unit Development)
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-62-2024

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

Staff report prepared by Sierra Cratic-Smith, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a variance to allow a residential home to be constructed without a front covered porch as required by the Nottingham Trace zoning text section H(5)(a)(i). The zoning text requires that all of the homes that front on the street Parkside Drive have front porches. During the city Planning Commission's review of the rezoning, it required the construction of front porches on the most prominent and visible streets within the subdivision and face a public park.

All of the approved building footprints for homes within the subdivision have a recessed front doors which are not in keeping with traditional American architectural styles. The Planning Commission established that a front porch is required for every home on Parkside Drive to frame and emphasize the front entryway and to mitigate the visual impact of the front-facing, double bay garage doors, that don't meet the city standards, on the streetscape.

II. SITE DESCRIPTION & USE

The property is a 0.15-acre vacant lot. The lot is west of Nottingham Loop and north of Parkside Drive. The property is located within the Nottingham Trace subdivision. All the neighboring properties are residential.

III. ASSESSMENT

The application complies with application submittal requirements in C.O. 1113.03 and is considered complete. In accordance with C.O. 1113.05(b), all property owners within 200 feet of the subject property in question have been notified of the request via U.S. mail.

Criteria

The standard for granting of an area variance is set forth in the case of Duncan v. Village of Middlefield, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the "practical difficulties" standard is

whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.*

Plus, the following criteria as established in the zoning code *(Section 1113.06)*:

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

IV. EVALUATION

A variance request to allow a residential home to be constructed without a front covered porch as required by the Nottingham Trace zoning text section H(5)(a)(i).

The following should be considered in the board's decision:

1. The applicant requests a variance to allow a residential home to be constructed without a front covered porch as required by the Nottingham Trace zoning text section H(5)(a)(i).
2. This variance is to allow for home design that includes a larger sunroom. Due to the larger sunroom, the applicant states there isn't enough room on the lot to accommodate a covered front porch. If a covered front porch were to be added to the home, it would encroach the setbacks and utility easements. Buildings are not permitted to be constructed in utility easements and historically the city board and commissions have not approved variance requests to allow a building to be constructed in public utility easement.
3. It appears the essential character of the neighborhood would be substantially altered. The property abuts Parkside Drive which is the primary collector street in the subdivision that requires front porches. The Planning Commission established that a front porch is required for every home on Parkside Drive to frame and emphasize the front entryway and to mitigate the visual impact of the front facing, double bay garage doors, that don't meet the city standards, on the streetscape. By removing the front porch, the design of the home is inconsistent with adjoining properties and disrupts the quality of the street and architecture.
4. It does not appear the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning

district under the terms of the Zoning Ordinance. This variance is to allow for home design that includes a larger sunroom. The homeowner is adding an enlarged sunroom to the rear of the primary building. The sunroom extends 13 feet from the rear of the house. The applicant states that 79% of homes within Nottingham include a sunroom. This property could still have a sunroom without the extension. The typical sunroom projects 7 feet from the rear of the house. The enlarged sunroom extends 20 feet from the rear of the house (an additional 13 feet than what is typical).

5. According to city records, there is only one other built home that matches the proposed floor plan within the subdivision that contains a 20 foot deep sunroom and no covered front patio. The home is located on an interior lot where the covered front porch is not required.
6. The variance appears to be substantial in changing the street design of the subdivision. The zoning text designates this property as a "high impact" home, emphasizing the importance of maintaining its character and design due to its location on a primary collector street. Altering the design would consequently change the character of the street.
7. There do not appear to be any special conditions and circumstances exist which are peculiar to the land or structure.
    a. The applicant mentions mention this lot is smaller than typical home lots within the subdivision. This lot is 120 feet deep and 53 feet wide. The typical lot size throughout the entire subdivision is 125 feet deep and 52 feet wide. However, this lot size is typical for all other homes along Parkside Drive.
    b. The property has similar characteristics as other neighboring properties with easements and utilities that prohibit encroachments.
8. It appears the variance could be solved in another manner by changing the floor plan design. The Nottingham Trace subdivision has numerous pre-approved building and floor plan designs. The sunroom could be designed so that it is wider and deeper. There is a rear patio and other unused backyard space that could accommodate a larger sunroom of the same portions. This could allow for the sunroom and the covered front patio.
9. The spirit and intent of the zoning text are not met. The zoning text contemplates quality streetscape and architectural design by incorporating architectural features to create a "presence" such as front-covered porches and 1 ½ story appearance to enhance the design of the neighborhood. The removal of the front covered porch causes the front-facing garage to be the primary focus of the home which does not meet the spirit and intent of the architectural requirements.
10. The granting of the variance will not adversely affect government services.
11. The granting of the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

IV. SUMMARY

The developer is designing homes for a certain age group whose form and function does not meet the architectural standards of the city DGRs so the zoning exempts the residential subdivision from the city's codified architectural requirements known as the DGRs. To help ensure this departure does not become the norm and to ensure the design meet the spirit and intent of the city DGRs, specific architectural and landscaping requirements were established as the time of the zoning. For example, only 20% of all of the homes are allowed to have garages that extend past the front façade of the home. Plus all of the homes that face Parkside Drive and State Route 605 must have front porches. 50% of all other homes within the subdivision must have a front porch.

All of the approved building footprints for homes within the subdivision have recessed front doors which are not in keeping with traditional American architectural styles. The Planning Commission established that a front porch is required for every home on Parkside Drive to frame and emphasize the front entryway and to mitigate the visual impact of the front-facing, double-bay garage doors, that don't meet the city standards, on the public streetscape.

It appears that a smaller sunroom, which is typical in the subdivision, could still be accommodated on the lot. The smaller sunroom would allow for the construction of a front, covered patio.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, finding the following motion is appropriate.

Move to approve application VAR-62-2024 based on the findings in the staff report (conditions of approval may be added).

Approximate Site Location:



Source: NearMap

Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address 7550 Parkside Drive

Parcel Numbers 222-005275

Acres 0.146 # of lots created Existing parcel

Choose Application Type	Circle all Details that Apply			
☐ Appeal				
☐ Certificate of Appropriateness				
☐ Conditional Use				
☐ Development Plan	Preliminary	Final	Comprehensive	Amendment
☐ Plat	Preliminary	Final		
☐ Lot Changes	Combination	Split	Adjustment	
☐ Minor Commercial Subdivision				
☐ Vacation	Easement		Street	
☒ Variance				
☐ Extension Request				
☐ Zoning	Amendment (rezoning)		Text Modification	

Description of Request: Variance request for an un-built lot (#145) located within the Nottingham Trace subdivision zoned IPUD, Infill Planned Unit Development, to permit a home without a full covered front porch on a "high impact" lot due to rear yard restrictions including electric and drainage easements that do not accommodate for rear yard amenities including a sunroom. All other high impact requirements are met specifically the 1.5-story (i.e dormers) and no forward garage requirements.

Contacts

Property Owner's Name: Pulte Homes of Ohio LLC
Address: 475 Metro Place South, Suite 200
City, State, Zip: Dublin, Ohio 43017
Phone number: 614-376-1023 Fax: N/A
Email: nicki.martin@pultegroup.com

Applicant's Name: Same as property owner
Address: _____
City, State, Zip: _____
Phone number: _____ Fax: _____
Email: _____

Signature

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.

Signature of Owner _____ Date: _____
Signature of Applicant _____ Date: _____

Nottingham Trace, Phase 4

Variance Application for Lot 145

Applicant/Owner:
Pulte Homes of Ohio LLC
475 Metro Place South, Suite 200
Dublin, Ohio 43017
614-376-1004

August 15, 2024

Sierra Cratic-Smith
Planner
City of New Albany
Re: Variance – Front Porch

Application Statement

7550 Parkside Drive – Nottingham Trace, Phase 4, Lot 145

Request

Request for review and approval of a Variance to the New Albany North Zoning District **Section II(H)5(a)i** to permit a home without a covered front porch on an undeveloped lot (Lot 145) within Nottingham Trace.

Proposal

Proposal to construct a Senoia home on a "high impact" lot without a covered front porch. Homes on lots fronting Parkside Drive have additional architectural requirements. Specifically, 1) no garages extending beyond the front façade of the home (Section II(H)4(a)iii); 2) must have a 1.5-story appearance i.e. dormers (Section II(H)2(a)); and 3) must have a covered front porch (Section II(H)5(a)i). Two of the three requirements remain met with this application.

Nottingham Trace is a 55+ active adult lifestyle community. Approval of the proposal to build the Heartland HR3X elevation accommodates an enclosed sunroom to the rear of the home extending seasonal usability and livability of home which is otherwise limited due to rear yard easements including a 15' drainage easement and variable 13'-21' AEP electric easement. 79% of homes within Nottingham Trace include the sunroom option. The findings for approval of an Area Variance are detailed below.

Area Variance

1113.06

a) That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.

Response: There are unique conditions and circumstances relevant to Lot 145 specifically the lot does not front open space and the shallow lot depth.

Unlike the majority of lots on Parkside Drive, the home site does not face the open space reserve but rather faces another home, which minimizes open vistas/sight lines to the front elevation of the home making an architectural elevation without a front porch an appropriate deviation.

Additionally, the lot depth is 120 feet with a 15' drainage easement and variable 13'-21' AEP electric easement. 120 feet is the shallowest lot size within the community, which is further constrained by additional zoning provisions that require special architectural features that are not applicable to all

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin and in the City of New Albany:

> And known as being Lot Number 145 in Nottingham Trace Phase 4, as the same is numbered and delineated upon the recorded plat thereof, of the record in Plat Book 132, Page 291, Recorder's Office, Franklin County, Ohio.

Property Address: 7550 Parkside Drive
Permanent Parcel Number: 222-005275
Tax/Map ID: 222-N053G-152-00

Prior Instrument Reference: Pulte Homes of Ohio LLC, a Michigan limited liability company, by virtue of the document signed February 2, 2022 and filed of record on February 15, 2022 in Instrument Number 202202150025539, Recorder's Office, Franklin County, Ohio.

lots. The front porch requirement would increase the depth of the home by 5 feet eliminating the opportunity for additional rear yard amenities such as a sunroom.

b) That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.

Response: The opportunity to have a sunroom is commonly enjoyed by most residents within the zoning district. Of the 114 homes that have been built, are currently being built, are in permitting, or are pre-permit submittal, 90 homes have a sunroom, meaning it is an option that 79% of homeowners have taken advantage of within the zoning district. Not allowing for flexibility to afford an amenity that the majority of residents in the zoning district are afforded would deprive the prospective homeowner of similar enjoyment of their property.

c) That the special conditions and circumstances do not result from the action of the applicant.

Response: The location of the lot within the community, lot depth, and easements are not the result of the prospective homeowner. There is limited lot availability left within the community and additional lots are not anticipated to be available until late fall due to the status of land development and timing of public infrastructure acceptance.

*d) **That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.***

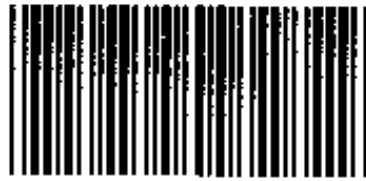
Response: The prospective homeowner will be afforded the same opportunity to enjoy their home as many other homeowners within the community that have a sunroom without a front porch.

e) That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

Response: Granting the variance in no way affects the health, safety, or welfare of anyone within the neighborhood or the city at-large and is not detrimental to overall community character or quality.

Sincerely,

Nichole Martin
Land Planning and Entitlement Manger
Pulte Homes of Ohio



Instrument Numb

Recorded Date: 02



Daniel J.

Franklin Co

373 South High

Columbu

(614)

http://Recorder.Fr

Recorder@Fran

FRANKLIN COUNTY, OH Recorded: 02/24/2023 11:23:08 AM

NO

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 8, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 5.300 acres of land, more or less, said 5.300 acres being all of that tract of land conveyed as Tract II to **PULTE HOMES OF OHIO LLC** by deed of record in Instrument Number 202202150025539, Recorder's Office, Franklin County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, does hereby certify that this plat correctly represents its **"NOTTINGHAM TRACE PHASE 4"**, a subdivision containing Lots numbered 136 to 155, both inclusive, and an area designated as Reserve "G", does hereby accept this plat of same and dedicates to public use, as such, all of Bullock Lane, Linden Lane, Parkside Drive, and Winterbek Avenue North shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

N

NOTE "A": At the time of platting, the land being platted as Nottingham Trace Phase 4 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said Zone is designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio, and Incorporated areas map number 39049C0202K, with effective date of June 17, 2008.

NOTE "B" - AGRICULTURAL RECOUPMENT: Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of New Albany for, and hold it harmless from, any agricultural recoupments assessed or levied in the future against the property dedicated herein, which result from grantor's conversion of the property from agricultural use.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	5.300 Ac.
Acreage in rights-of-way:	1.753 Ac.
Acreage in Reserve "G":	0.206 Ac.
Acreage in remaining lots:	3.341 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Nottingham Trace Phase 4 is out of the following Franklin County Parcel Number:

222-005178	5.300 Ac.

NOTE "E" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in Nottingham Trace Phase 4. Nothing herein, however, shall prohibit the construction and use of a driveway alongside or to the rear of a residential structure if otherwise permitted by the City of New Albany.

NOTE "F" - RESERVE "G": Reserve "G", as designated and delineated hereon, shall be owned by the City of New Albany and maintained by an association comprised of the owners of the

NOTE "I": Where residential lots abut parkland and/or open space, wood bollards shall be placed and maintained along the shared property lines between said lots and said reserve in order to provide a clear delineation between public and private spaces.

NOTE "J" - LOTS 148 THROUGH 153: On each of Lots 148 through 153, both inclusive, no building shall be constructed which has an opening unprotected from flooding in its foundation wall which is lower than the flood protection elevation for that lot given in the following table:

Lot No.	Flood Protection Elevation USGS 1988 Datum
148	1009.10
149	1009.10
150	1009.10
151	1009.10
152	1011.50
153	1011.50

The forgoing flood protection elevation is approximately 2.0 feet above the 100 year flood elevation.

parallels State Route 605, unless approved by the Planning Commission at the time of the final development plan. In addition, homes with a garage that extends beyond the front porch as permitted hereunder shall not be located on adjacent lots (excluding lots with rear yard adjacencies). The front façade of a home shall be considered to be the single plane of a home's front façade or the forward-most plane of a front porch that is located closest to the front property line of the lot.

(iv) Garage doors (Vehicular): All garage doors shall be solid paneled. No glazing shall be permitted on garage doors unless they are consistent with the architectural theme.

(v) Garage doors (Pedestrian): All pedestrian garage doors shall be solid paneled.

(b) Driveways and Entry Courts: The appearance of driveways and entry courts shall be consistent throughout the neighborhood. Driveways shall be made of a durable material. Appropriate materials are brick, dark color concrete pavers, and asphalt with controlled edges. Concrete driveways are prohibited. Driveways shall be no more than 16' at the right-of-way for homes constructed with a 2-car garage and no more than 18' for homes constructed with a 3-car garage for each lot and may taper to a wider width moving toward the street pavement to provide for maneuverability. Driveway widths shall be wider between the garage and the right-of-way on each lot so that parking for two cars side-by-side is accommodated. The wider portion of the driveway on the lot may extend up to 1 foot to the outside of both sides of the garage.

5. Attached Structures:

(a) Front Porches: Front porches shall be permitted, provided that each porch has a roof and is not screened. Front porches shall be required in these locations:

(i) on all homes on lots that have their vehicular access from the southernmost public street within this subarea that generally runs east to west;

(ii) on all homes on lots that have their vehicular access from the easternmost public street in this subarea which parallels State Route 605; and

(iii) on at least 50% of the homes that are not located as described in subsections (i) or (ii) above.

LANDMARK SURVEY GROUP
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

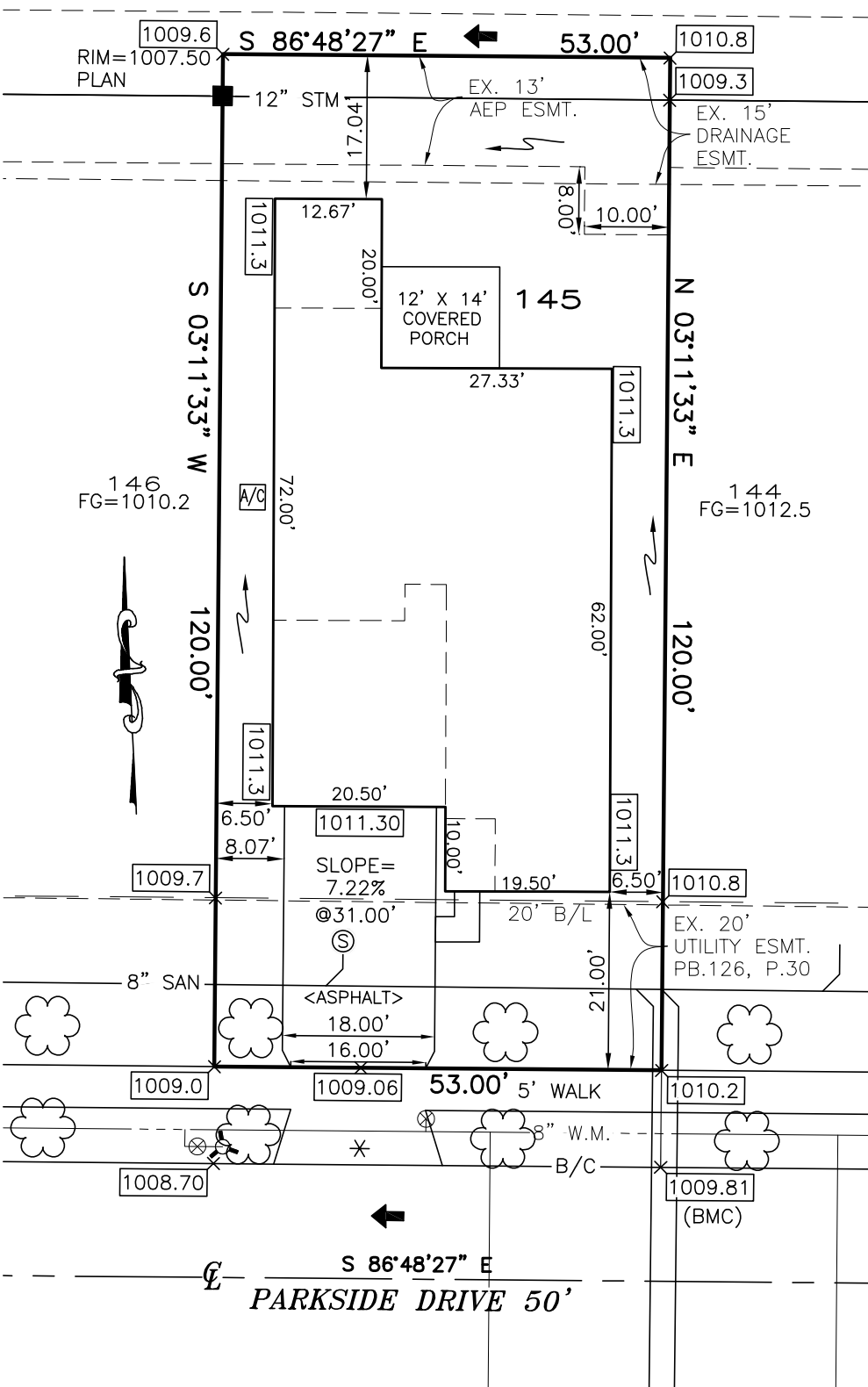
LOT #	SUBDIVISON
145	NOTTINGHAM TRACE PHASE 4 (136-153)

SITE ADDRESS	CITY/TOWNSHIP
7550 PARKSIDE DRIVE	NEW ALBANY

COUNTY	STATE	JOB NUMBER
FRANKLIN	OHIO	NTR4-145-PPR

MINIMUMS: R: 15' S: 5'

PLOT PLAN





PROPOSED ELEVATION

Senoia – Heartland HR3X

PULTEGROUP



PERMITTED ELEVATION (does not fit)

Senoia – Heartland HR2C

PULTEGROUP



ALTERNATIVE ELEVATION

Senoia – Heartland HR3W

PULTEGROUP

NEW ALBANY
COMMUNITY CONNECTS US

Planning Commission Staff Report
September 19, 2024 Meeting

8355 WOODHAVEN LOOP SOUTH
DECK VARIANCE

LOCATION:	8355 Woodhaven Loop South (PID: 222-005346)
APPLICANT:	Bob Webb Woodhaven, LLC
REQUEST:	Variance to Woodhaven Recorded Plat Drainage Easement
ZONING:	Woodhaven I-PUD
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-63-2024

Review based on: Application materials received on August 16, 2024

Staff report prepared by Sierra Saumenig, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a variance to the Woodhaven subdivision plat to allow an existing deck to encroach 2 feet into a platted utility and drainage easement. The subdivision plat establishes this drainage easement along the rear property line for the conveyance of surface stormwater. The city codified ordinance chapter 1165.04(b)(2)(B) prohibits decks from being located in easements.

The Woodhaven subdivision recorded plat states no above grade structures, dams or other obstructions to the flow of stormwater runoff are permitted within the drainage easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer. The city engineering staff have reviewed the deck and have no concerns with the two foot overhang.

The homeowner received approval for a deck that meets code requirements on March 19, 2024. During construction, the homeowner extended the deck without approval by the city. After the deck overhang was constructed, the homeowner submitted revised plans showing the as-built conditions. The city denied the revised permit and notified the homeowner that a variance is required to allow the deck to remain as constructed.

II. SITE DESCRIPTION & USE

The 0.22-acre property is located the Woodhaven subdivision and contains a single-family residential home that was built in 2024. This corner lot is bordered by lots designated for future single-family homes to the north and west, a reserve to the east, and an existing single-family home to the south.

III. ASSESSMENT

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

Criteria

The standard for granting of an area variance is set forth in the case of Duncan v. Village of Middlefield, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the "practical difficulties" standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.*

Plus, the following criteria as established in the zoning code *(Section 1113.06)*:

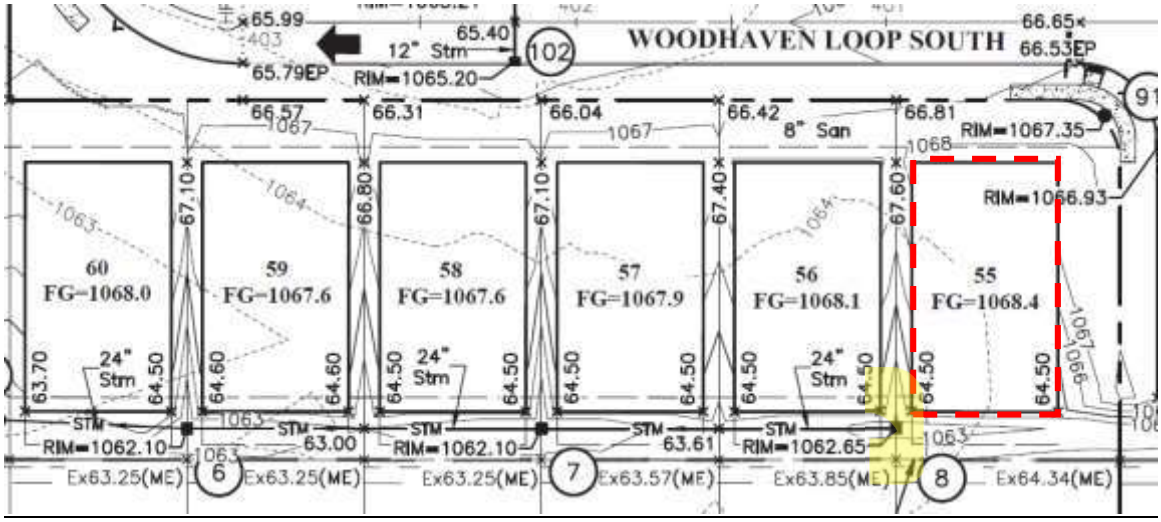
8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

IV. EVALUATION

Variance to allow a deck to be constructed within a platted drainage easement.

The following should be considered in the Board's decision:

1. The property's rear yard is encumbered with a 20 foot utility and drainage easement. The easement may be used by city and public utility providers (i.e. phone, internet, cable, etc.). The plat states "within those areas designated, 'Drainage Easement' on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major stormwater drainage swales and/or other above ground stormwater drainage facilities. No above grade structures, dams or other obstructions to the flow of stormwater runoff are permitted within drainage easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer. No building shall be constructed in any area over which easements are hereby reserved."
2. The variance request does not appear to be substantial. The city engineering staff reviewed the application and confirmed there aren't public utilities installed in the easement that is on the property. According to the approved engineering plans (shown below) for the subdivision, this easement runs along the rear property line of 6 homes along this section of Woodhaven Loop South.



- According to these plans, all of the lots along this portion of Woodhaven Loop South use the drainage easement for surface water runoff to convey stormwater to catch basins along their rear lots. A portion of the stormwater (surface runoff) on lot 55 drains to catch basin structure eight (highlighted above).
- The deck's footers are not within the existing drainage easement, therefore, the two feet encroaching into the drainage easement is simply an overhang of the deck (as shown below) and will not impact the surface flow of stormwater.



- The applicant states that the deck will sit four feet above grade on posts in order to not impact surface stormwater drainage. C.O. 1165.04 requires the area under decks to be screened if they are more than two feet above grade to provide additional screening from offsite view. Staff recommends a condition of approval that the applicant provide screening underneath the deck, outside of the drainage easement.

3. The variance request appears to meet the spirit and intent of the zoning requirement which is to provide protection for property owners in the event that the city or a private utility provider must gain access to the easement. While the applicant expanded the deck within the easement, the footers are out of the easement and it will not be installed above any existing public utility lines. Given the limited encroachment of two feet into the

easement, plus the deck being four feet above grade likely allows for equipment to access the area without removal of the deck. However, if approved, the city will stamp the construction plans with a hold harmless notifying the property owner that they are responsible for the expense of replacing or repairing the structure if a utility provider should remove it.

4. It appears that granting the variance will not adversely affect the health and safety of persons residing in the vicinity.
5. Granting the variance would not adversely affect the delivery of government services. The city's engineering staff reviewed the application and determined that there are no public utilities installed in the easement area. Additionally, the hold harmless agreement will ensure that the city bears no responsibility for any damages to the deck if utilities need to be installed within the easement area in the future.

V. SUMMARY

The request is to allow an existing deck to overhang two feet within a drainage easement. There are no public utilities installed in the easement. In addition, the entire surface of the 20 foot-wide drainage easement is unencumbered to allow for the conveyance of stormwater. The variance does not appear to be substantial as the footers of the deck are not located within the easement and therefore, no part of the structure occupies the easement area on the ground.

VI. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

Move to approve application VAR-63-2024 with the following conditions (conditions of approval may be added).

1. That the applicant provides screening underneath the deck, outside of the drainage easement, to meet the requirements of C.O. 1165.04.

Approximate Site Location:



Source: NearMap

Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address 8355 WOODHAVEN LOOP SOUTH

Parcel Numbers 222-005346-00

Acres .222 # of lots created LOT 55 WOODHAVEN

Choose Application Type	Circle all Details that Apply			
☐☐Appeal				
☐☐Certificate of Appropriateness				
☐☐Conditional Use				
☐☐Development Plan	Preliminary	Final	Comprehensive	Amendment
☐☐Plat	Preliminary	Final		
☐☐Lot Changes	Combination	Split	Adjustment	
☐☐Minor Commercial Subdivision				
☐☐Vacation	Easement		Street	
☒☐Variance				
☐☐Extension Request				
☐☐Zoning	Amendment (rezoning)		Text Modification	

Description of Request: TO ALLOW REAR DECK (CANTILEVERED) TO ENCROACH 2' INTO DRAINAGE EASEMENT. NOTE NO STRUCTURES OR UNDERGROUND PIPE IN BEHIND THIS LOT, ONLY SURFACE DRAINAGE.

Contacts

Property Owner's Name: MARK & JANE THOMPSON
Address: 6969 ASTER DR
City, State, Zip: NEW ALBANY, OH 43054
Phone number: (901) 474-2122 Fax:
Email: thmpsnmrm@AOL.com

Applicant's Name: KIRK E. DENNES / BOB WEBB WOODHAVEN, LLC
Address: 7662 NORTH CENTRAL DR
City, State, Zip: LEWIS CENTER, OH 43035
Phone number: (614) 419-7355 Fax:
Email:

Signature

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.

Signature of Owner Mark E Thompson Date: 8/26/24
Signature of Applicant Date: 8/16/24

We are requesting a Variance for Lot 55 Woodhaven, 8355 Woodhaven Loop South, to Allow for Rear Deck to Cantilever 2’-0” over the Platted Drainage Easement at the Rear of the Home.

On this Lot the Drainage Easement is for Surface Drainage only. There is not a Storm Sewer Pipe or Strom Structures Located at The Rear of this Lot. No excavation or Repair activities would even need to be performed in that part of the Easement

LEGAL DESCRIPTION:
Being Lot 55 of Woodhaven Subdivision, situated in the State of Ohio, County of Franklin, City of New Albany, Half Section 17, Section 9, Quarter Township 1, Township 2, Range 16. United States Military Lands. As Recorded in Official Record, 04/28/2023 at the Recorder's Office, Franklin County, Instrument # 202304280040996. PB 132/Page 315

Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.

The Only Value of Property is a Single-Family Home. Granting of the Variance will NOT affect this.

Whether the variance is substantial.

The Effect of this Variance will not even be noticeable

Whether the essential character of the neighborhood would be substantially altered, or adjoining properties suffer a "substantial detriment."

The Character of the Community will not be Compromised in any way.

Whether the variance would adversely affect the delivery of government services.

It will Not.

Whether the property owner purchased the property with knowledge of the zoning restriction.

The Builder was aware of the Drainage Easement & knew that posts for a deck could not encroach on the Easement. However, believed that the deck could cantilever into the Easement.

Whether the problem can be solved by some manner other than the granting of a variance.

Not really a 'Problem.' Just a request to provide the Homeowner a little more Outdoor Living Space at deck level.

Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.

It would Be. The intent of not allowing cantilevers in (above) a Drainage Easement is to provide adequate space should excavation & repair to buried Storm Sewer Pipes and Drainage Structures. There are none on this particular Lot.

That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.

The Drainage Easement at the rear of this Lot is for surface drainage only. No in ground pies are in the Easement behind this Home.

That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.

The Purpose of the prevision is to allow .an unencumbered Area for Excavation & Repair of underground drainage components. No such underground Piping occurs on this Lot.

That the special conditions and circumstances do not result from the action of the applicant.

The Applicant has not taken any action. Merly requesting a cantilever extension of the rear deck due to the special circumstances of this Lot.

That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.

This Lot is a Special condition where no underground sorm pipe exists.

That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

It will Not.

MARK SURVEY GROUP, INCORPORATED
690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION
02/06/24	DECK AND REAR GRADES (NV)

DATE: 1/30/24

HOUSE STYLE CUSTOM

COUNTY OF FRANKLIN

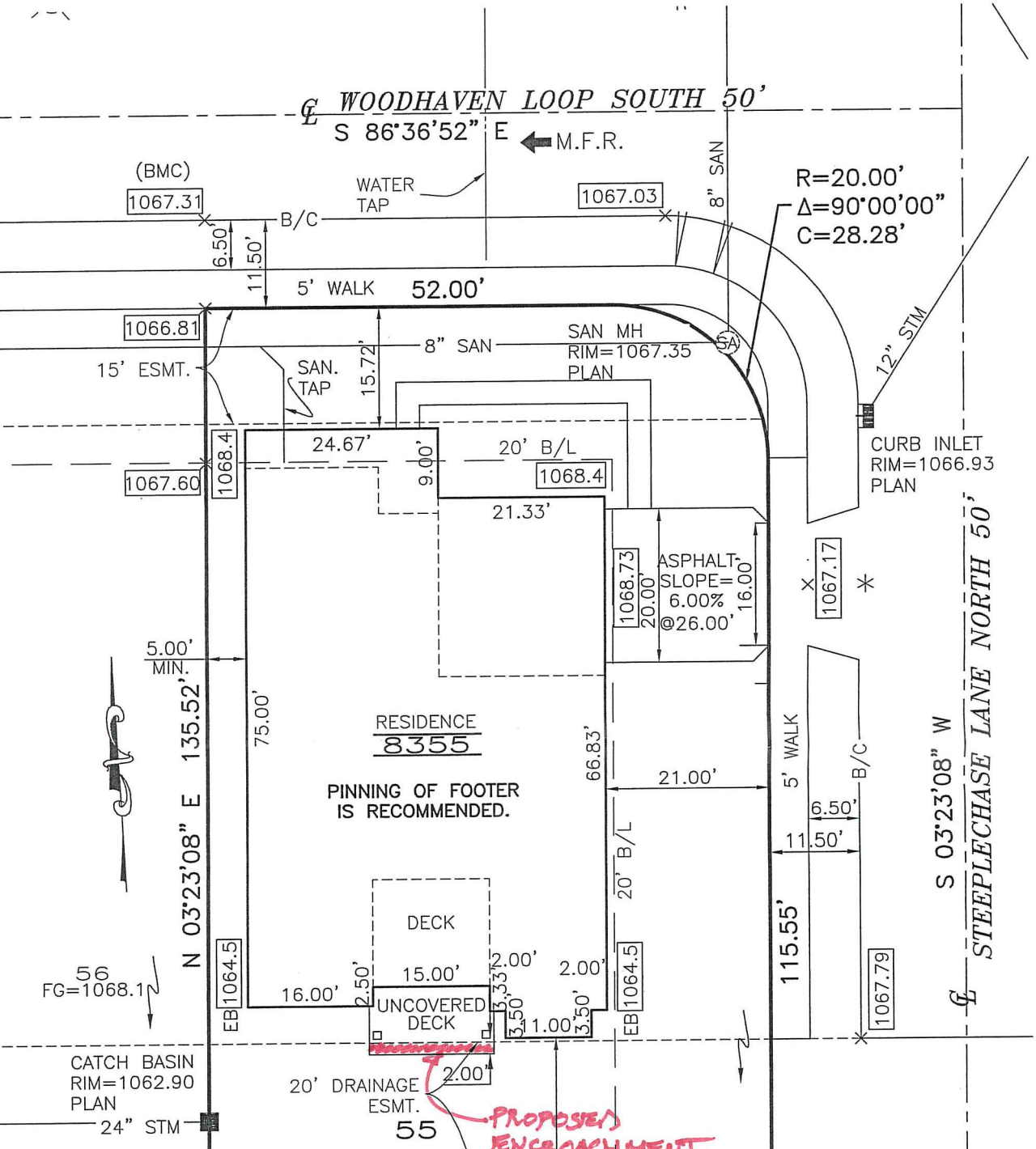
55 / WOODHAVEN

CITY/TWP OF NEW ALBANY

DHAVEN LOOP SOUTH

SCALE 1"= 20' DRAWN BY: DRL

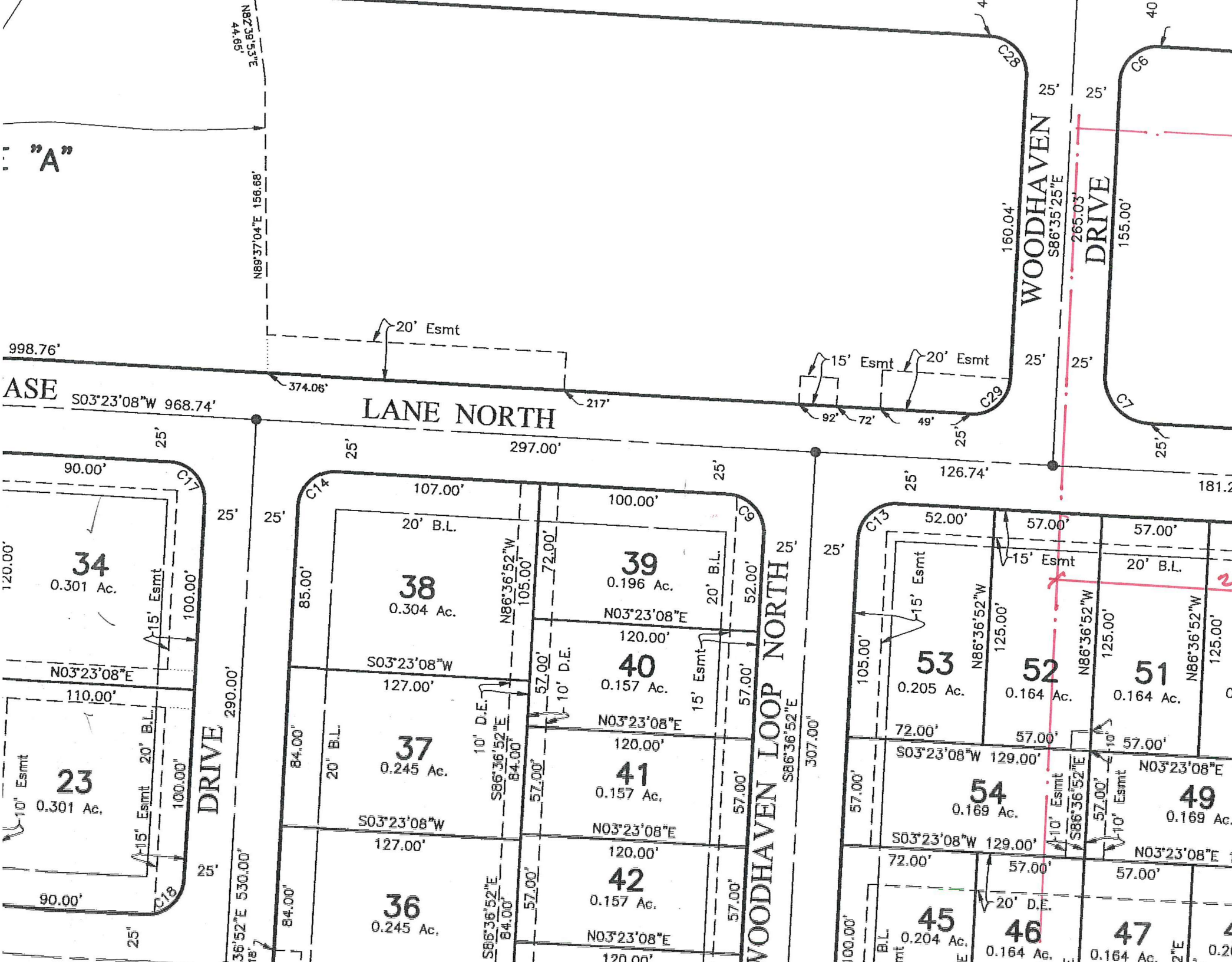
S: 5' BK: 132 PG: 316



Property Owners within 200’ of 8355 Woodhaven Loop South

Brian Dishong	7441 Bevelhymer Road New Albany, Ohio 43054
Patricia Phillips, Trustee	7447 Bevelhymer Road New Albany, Ohio 43054

All other Parcels within 200’ are owned by Bob Webb Woodhaven LLC


"A"
N89°37'04"E 156.68'
N87°39'53"E 44.66'
998.76'
20' Esmt
374.06'
217'
S03°23'08"W 968.74'
ASE
LANE NORTH
297.00'
126.74'
WOODHAVEN DRIVE
S86°35'25"E
265.03'
160.04'
155.00'
15' Esmt
20' Esmt
92'
72'
49'
C28
C29
C6
C7
C17
C18
C14
C13
25'
90.00'
120.00'
100.00'
110.00'
290.00'
530.00'
34
0.301 Ac.
23
0.301 Ac.
38
0.304 Ac.
37
0.245 Ac.
36
0.245 Ac.
39
0.196 Ac.
40
0.157 Ac.
41
0.157 Ac.
42
0.157 Ac.
53
0.205 Ac.
52
0.164 Ac.
51
0.164 Ac.
54
0.169 Ac.
49
0.169 Ac.
45
0.204 Ac.
46
0.164 Ac.
47
0.164 Ac.
WOODHAVEN LOOP NORTH
S86°36'52"E
307.00'
N86°36'52"W
105.00'
85.00'
72.00'
52.00'
57.00'
20' B.L.
15' Esmt
10' Esmt
10' D.E.
20' D.E.
N03°23'08"E
S03°23'08"W
127.00'
129.00'
84.00'
125.00'