

ROCKY FORK - BLACKLICK ACCORD

IMPLEMENTATION PANEL

MEETING AGENDA

October 16th, 2025

New Albany Village Hall, 99 West Main Street, New Albany - 4:00 p.m.

I. Call to Order

II. Organization

III. Record of Proceedings

1. Approve record of proceedings from the April 17th, 2025 meeting.

IV. Old Business

1. N/A

V. New Business

1. Z25-029: 4901 Central College Rd

Conceptual review for a Columbus rezoning application to rezone the parcel from the 'R, Rural District' to 'C-2, Commercial District'.

Acreage: ≈1.45 acres

Current Zoning: R, Rural District

RFBA District:

Proposed Zoning: C-2, Commercial District

Applicant(s): Ross Adelman, 5500 Grenadier Court; Columbus, OH 43230.

Property Owner: Quest Community Church, 4901 Central College Road; Westerville, OH 43081.

Note: Application is conceptual, no vote for action is required currently. Staff recommend the panel provide feedback to the applicant.

VI. Other Business

1. N/A

ROCKY FORK-BLACKCLICK ACCORD
MEETING MINUTES - DRAFT
Thursday, April 17, 2025

I. Call to order.

The Rocky Fork – Blacklick Accord Implementation Panel held a regular meeting on April 17, 2025 in the New Albany Village Hall. Chair Brubaker called the meeting to order at 4:01 p.m. and asked to hear the roll.

Those answering roll call:

Mr. Brubaker	present
Mr. Sellers	A – arrived at 4:06 p.m.
Mr. Siebenaler	present
Mr. Paul	present
Ms. Boni	present
Mr. Smithers	absent
Mr. Herskowitz	absent
Mr. Chappellear	present
Mr. Harper	absent

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

Staff present: New Albany Community Development Department Planner Blackburn, New Albany Planning Manager Christian, New Albany Community Development Department Planner Henderson, New Albany Community Development Department Planner II Saumenig, New Albany Deputy Clerk Madriguera.

II. Record of proceedings. February 20, 2025

Chair Brubaker asked if there were any questions or corrections to the minutes from the February 20, 2025 meeting.

Hearing none, Panel Member Paul moved to approve the minutes from the February 20, 2025 meeting. Panel Member Siebenaler seconded the motion.

Upon roll call: Mr. Paul yes, Mr. Siebenaler yes, Ms. Boni yes, Mr. Chappellear yes, Mr. Brubaker yes.

The motion passed with five yes votes to approve the February 20, 2025 meeting minutes, as submitted.

III. Old business.

None scheduled.

IV. New business.

None scheduled.

V. Other business.

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

1. Engage New Albany Strategic Plan Addendum.

New Albany Planning Manager Christian introduced the Engage New Albany Strategic Plan Addendum. He explained that this would be an informal presentation by the planning firm MKSK in advance of the rezoning applications that the panel would be considering in upcoming meetings. He further clarified that this only involved Accord land located in New Albany. He also introduced the representatives from MKSK, Sara Lilly, Chris Hermann, and Jacob Swart, who presented the attached slides.

The panel thanked the presenters.

VI. Adjourn.

Chair Brubaker asked if there was any further business before the panel.

There was brief discussion of when the next meeting would occur.

Planner Saumenig stated that New Albany did not have an application for the May, but it was unclear whether Columbus or Plain Township had applications.

Having no further business, Chair Brubaker moved to adjourn the April 17, 2025 meeting of the Rocky Fork Blacklick Accord Implementation Panel. Panel Member Paul seconded the motion. Without objection the meeting was adjourned at 5:14 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix

MKSK Slide Presentation

RE/MAX

CONNECTION REALTORS



4901 Central College Road
Westerville, OH 43081



Office: 614-342-TEAM (8326)
Toll Free: 877-693-SOLD (7653)
web: www.delena.com
e mail: delena@delena.com

Presented by

*DeLena
Ciamacco*



Special Features

- Brick Exterior
- Asphalt Drive
- Window Shutters
- Front Storm Door
- (2) Porch Lights
- Front Covered Porch
- Concrete Ramp
- New Roof ~ 2018/2019
- Crawl Space
- City Water & Septic System
- (2) HVAC Units
- Well Used for Watering
- Current Zoning = Rural District

Permitted Uses:

Single-family dwelling, agricultural purposes, religious facilities, schools, public parks, libraries, fire/police stations, water infrastructure, nonprofit recreation, golf courses (non-commercial), and accessory day care within schools or churches.

All information is believed to be accurate but is not warranted.

Additional Details

Sales Price: \$749,900

Year Built: 1972

Total Square Footage: 2,388

Home Style: One Story

Subdivision: City of Columbus

Lot Size: 135 x 469

Acreage: 1.46

County: Franklin

Tax Parcel & District: 010-285008-00

Annual Taxes: Exempt

MLS #: 225020140 - Single Family
225020137 - Office

Possession: Negotiable

Garage/Storage: 6 Car Garage, Outbuilding, & Barn

Construction: Brick Exterior

Entry

- DIMENSIONS INCLUDED IN LIVING ROOM

- Bamboo flooring
- Ivory painted walls
- Open to Living Room



Living Room

- 20'5 x 13'5

- Blue carpet
- Ivory painted walls
- Ceiling light
- Stone fireplace with mantle & raised hearth



Hall to Offices

- 8'1 x 7'4

- Bamboo flooring
- Ivory painted walls
- Closet with mechanicals
- Attic access
- Ceiling light



Office (Rear Right)

- 17'5 x 10'4

- Blue carpet
- Tan painted walls
- Can lighting
- Sitting area



Office (Front Right)

- 17'2 x 12'10
- Blue carpet
- Tan painted walls
- Ceiling light
- Mini blinds



Kitchen

- 10'11 x 11'6
- Ceramic tile flooring
- Ivory painted walls
- Oak cabinets
- Corian countertops
- Maytag® dishwasher
- White Westinghouse® refrigerator is negotiable
- Microwave is negotiable



Main Hall Bath

- 9'1 x 7'4
- Ceramic tile flooring
- Ivory painted walls
- Can lighting
- Ceiling exhaust
- Open vanity
- 3 bulb wall light



Dinette/Dining Area_____

- 19'10 x 11'6
- Blue carpet
- Ivory painted walls
- French doors to patio
- Ceiling light
- Mini blinds



Hall to the Addition_____

- 4'0 x 18'5
- Blue carpet
- Ivory painted walls



Office #3 (Far Rear Right Center)_____

- 13'1 x 12'2
- Tan carpet
- Tan painted walls
- Ceiling light
- Open closet
- Mini blinds



Office #4 (Far Rear Right)_____

- 17'5 x 12'5
- Blue carpet
- Tan painted walls
- Ceiling light
- Open closet
- Mini blinds



Mechanical/Laundry Room

- 12'1 x 12'1
- Luxury vinyl plank flooring
- Blue painted walls
- Wall cabinets
- New gas water heater ~ 2018/2019
- Electric dryer hookup
- Ceiling light
- Rear door to yard



Office #5

- 8'0 x 9'7
- Tan carpet
- Blue painted walls
- Closet with crawl access
- Attic access
- Acoustic ceiling tiles



Office #6

- 10'3 x 9'5
- Tan carpet
- Blue painted walls
- Acoustic ceiling tiles
- Platform
- 2" blinds



Office #7

- 12'1 x 7'8
- Tan carpet
- Blue painted walls
- Acoustic ceiling tiles
- Window well
- 2" blinds



Lobby/Side Entry

- 8'5 x 10'9

- Tan carpet
- Blue painted walls
- Acoustic ceiling tiles
- Glass wall
- Door



Full Bath

- 5'8 x 4'8

- Ceramic tile flooring
- Walltex® walls
- Shower stall
- Enclosed vanity with single bowl sinktop
- Lighted ceiling exhaust
- 2 bulb wall light



Exterior Features

Parking

- 13 designated spaces (2 are ADA)



Outbuilding

- 44 x 50
- Vinyl exterior
- Side service door
- Entry



Dry Storage

- 12'0 x 18'0
- Heated
- Finished walls
- Ceiling lights



Barn

- 36'6 x 26'7
- Concrete flooring
- Wood shelves
- (1) siding door
- Front & rear doors



Garden Area



Rear of Barn

- 48'10 x 15'1
- 6 car garage
- (3) double doors
- Concrete flooring
- Water hydrant



Exterior Features



Rear Patio & Exterior



Front Entrance



Front Exterior



Side Exterior



Rear Yard

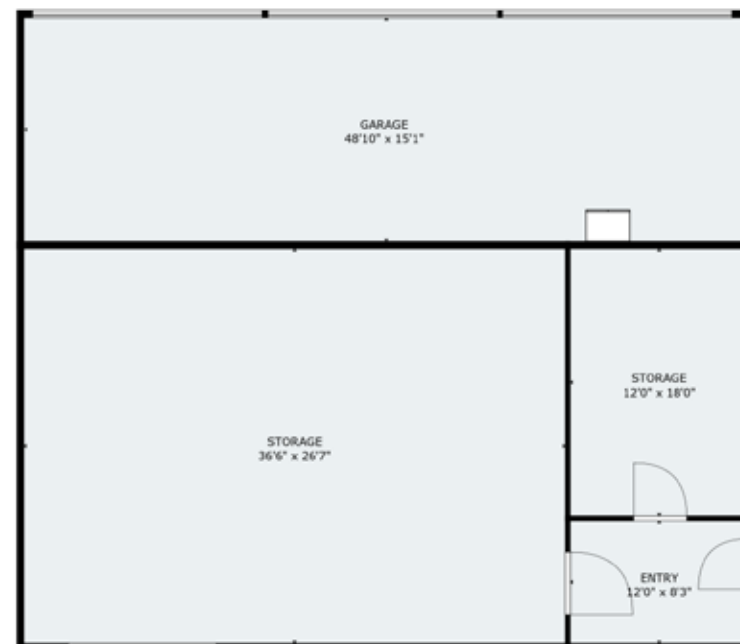
Aerial Views



Floorplan



FLOOR 1



FLOOR 2

Aerial View



Notes

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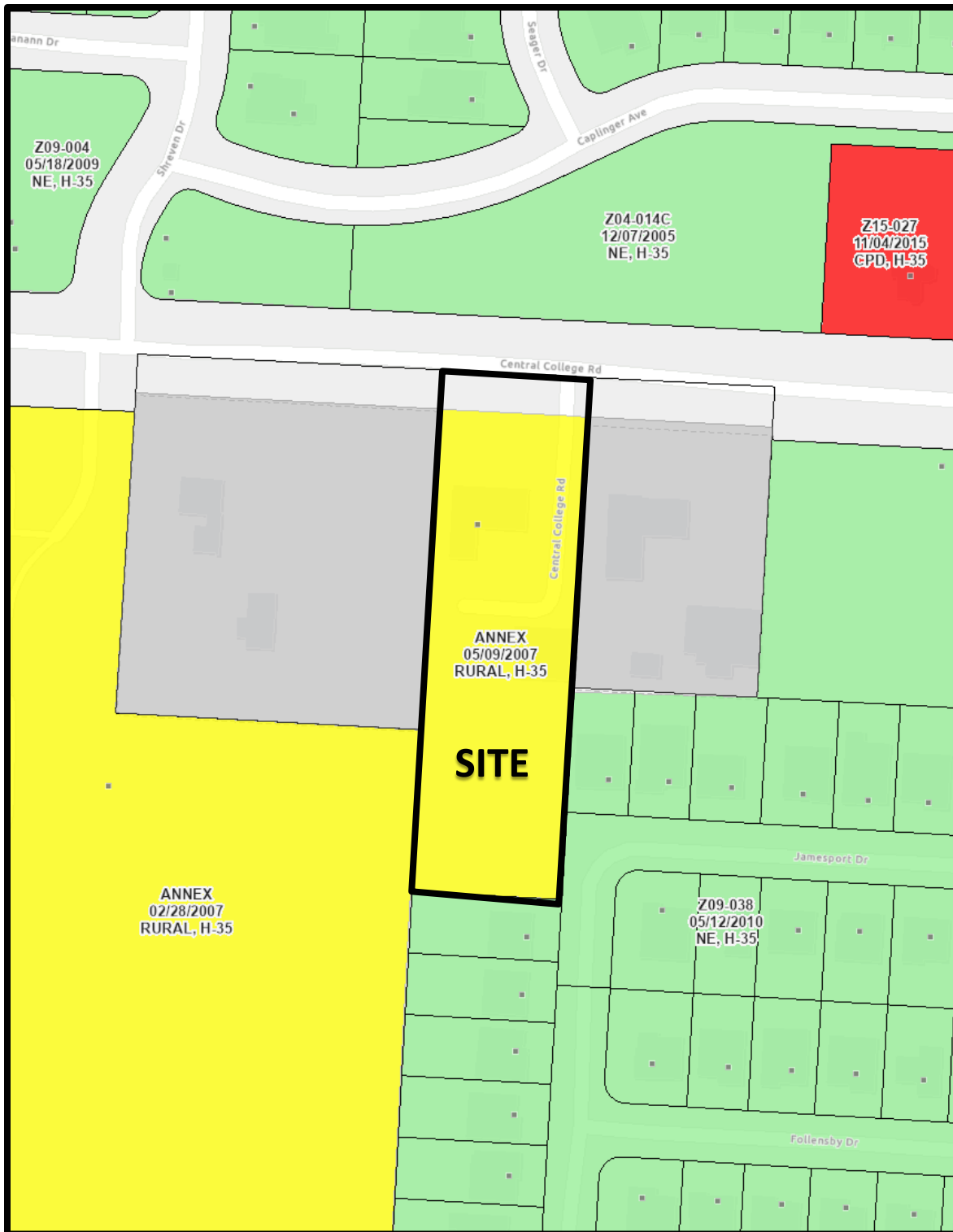
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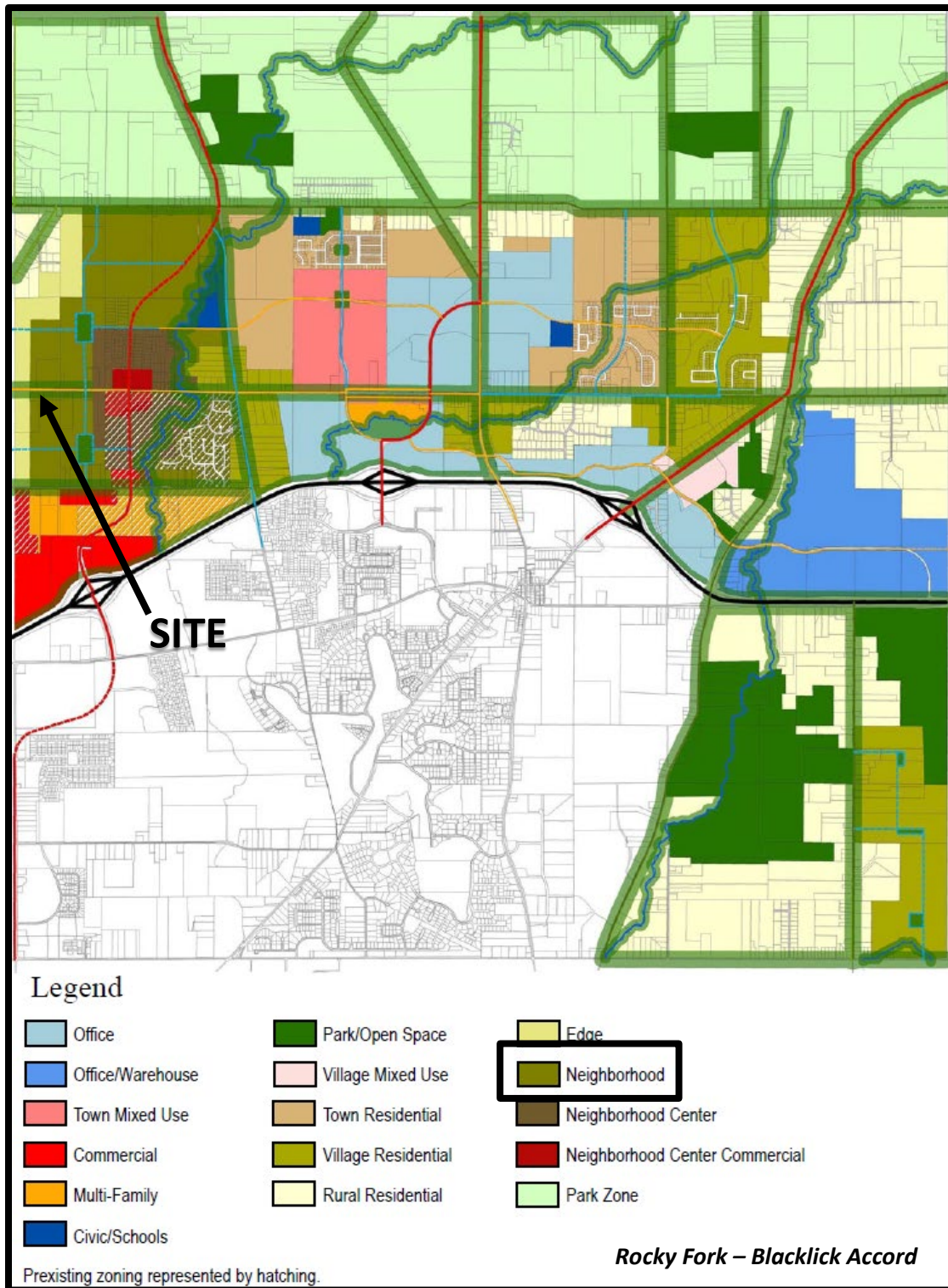
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1. **APPLICATION:** **Z25-029**
Location: **4901 CENTRAL COLLEGE RD.**, being 1.45± acres located on the south side of Central College Road; 275± feet east of Shreven Drive (010-285008; Rocky Fork-Blacklick Accord Panel).
Existing Zoning: R, Rural District.
Request: C-2, Commercial District (H-35).
Proposed Use: Commercial development.
Applicant(s): Ross Adelman; 5500 Grenadier Court; Columbus, OH 43230.
Owner(s): Quest Community Church; 4901 Central College Road; Westerville, OH 43081.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

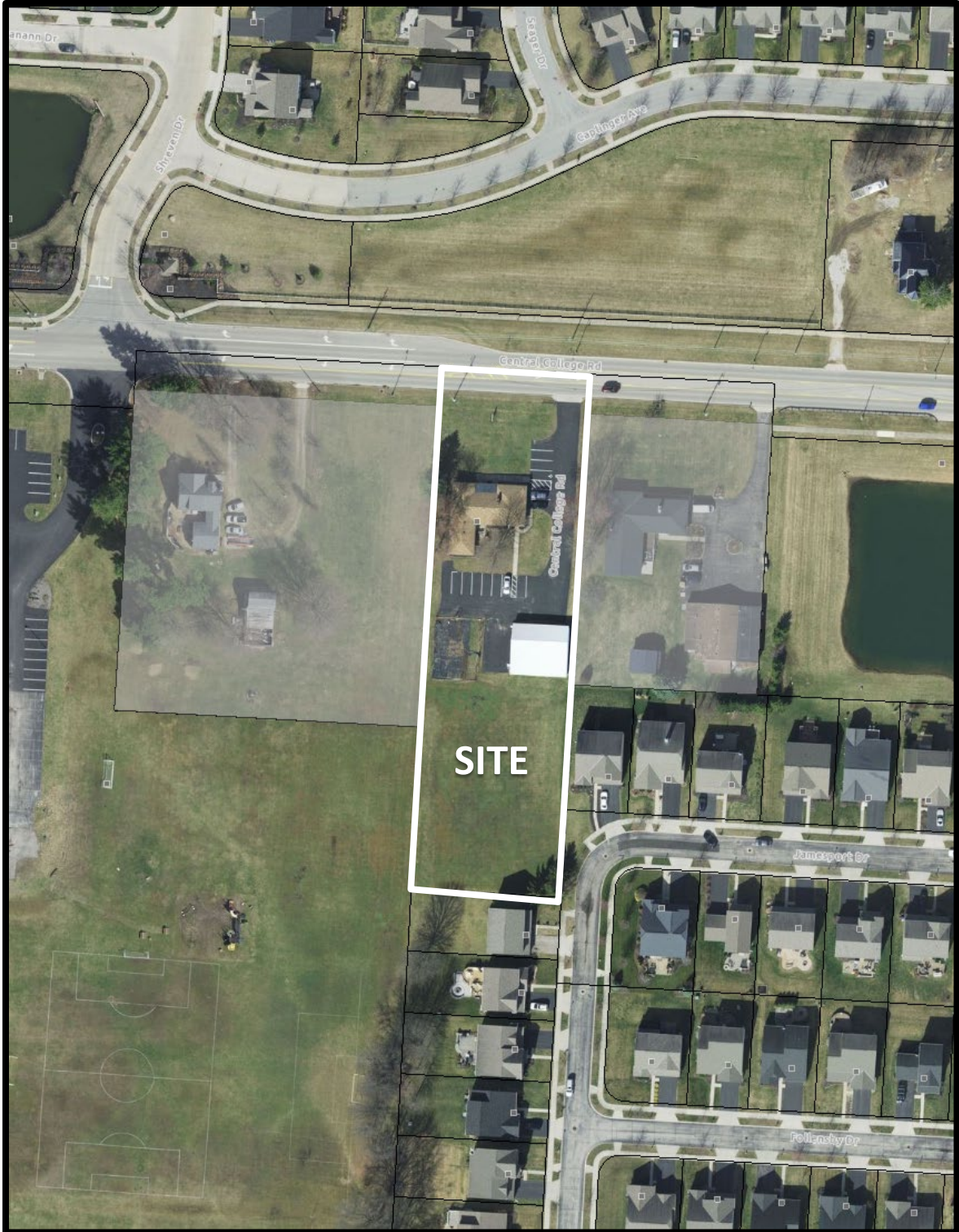
The site consists of one parcel developed with an office building in the R, Rural District. The requested C-2, Commercial District will allow the site to be developed with office-scale commercial uses. The site is within the planning area of the *Rocky Fork-Blacklick Accord* (2003), which recommends both “Natural/Rural Corridor” and “Neighborhood” land uses for this location.



Z25-029
4901 Central College Rd.
Approximately 1.45 acres
R to C-2



Z25-029
 4901 Central College Rd.
 Approximately 1.45 acres
 R to C-2



Z25-029
4901 Central College Rd.
Approximately 1.45 acres
R to C-2

NEIGHBORHOOD – WEST VILLAGE - EVALUATION CHECKLIST

PROJECT: Z25-029: 4901 CENTRAL COLLEGE ROAD

APPLICANT: ROSS ADELMANN

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

EXISTING ZONING: R, RURAL

EVALUATED ON: SEPTEMBER 2025

BY: MOSE LATTIMORE, CITY OF COLUMBUS

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

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	SIZE (# OF UNITS OR SQ. FT.)	ACREAGE	PROPOSED DENSITY (DU/AC)	PERMITTED DENSITY		OPEN SPACE	
							W/O INCENTIVES	W INCENTIVES	PROVIDED	PARKLAND REQUIRED
	C-2, Commercial District	West Village - Neighborhood	Commercial	2,388 SF	≈1.45 Acres		2	5		
							2	5		
TOTAL RESIDENTIAL DEVELOPMENT										
TOTAL COMMERCIAL DEVELOPMENT				2,388 SF	≈1.45 Acres					

EVALUATION SUMMARY		YES	PARTIAL	NO	-	COMMENTS
1.0	Key Principles	4	0	0	5	4 met, 0 partial, 0 undetermined, 5 N/A
2.0	Strategies	5	0	1	6	5 met, 1 unmet, 0 partial, 6 N/A
3.0	General Development Standards	3	0	0	16	3 met, 0 partial, 3 undetermined, 16 N/A
4.0	District Standards	4	1	2	9	4 met, 2 unmet, 1 partial, 1 undetermined, 9 N/A
TOTAL		16	1	3	36	(16+0.5)/36≈46%

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

1.0 KEY PRINCIPLES (NON-NEGOTIABLE)		YES	NO	COMMENTS
1.1	Maintain aesthetic character of rural roads.	x		
1.2	Use open space as an organization element.	x		
1.3	Use a compact form of development in town and village clusters with defined edges such as green belts and natural corridors.	-		
1.4	Develop mixed uses in town and village centers.	-		N/A
1.5	Develop diversity in housing prices and types.	-		N/A
1.6	Create a center focus that combines civic, cultural, and recreational uses.	-		
1.7	Create an ample supply of squares, greens, parks and landscaping.	x		
1.8	Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands, and historic sites.	-		
1.9	Development in town must be located within easy walking or biking distances of other neighborhoods, schools, retail centers and transit stops.	x		
1.10	Development must pay its own way.	x		
Total (1.0 Key Principles)		x (4) p (0) ? (0) - (5)	0	4 met, 0 partial, 0 undetermined, 5 N/A

2.0 STRATEGIES		YES	NO	COMMENTS
2.1	Development should be compatible with the rural landscape.	x		
2.2	Higher density residential should be located adjacent to open space.	-		N/A
2.3	Natural features should be preserved.	x		
2.4	Retail development should be community-based.	-		Office-Scale Commercial Use
2.5	Developers should be encouraged to mix uses and housing types where appropriate.	-		
2.6	Historic and cultural resources should be protected and preserved.	x		
2.7	Scenic qualities along roadways should be maintained.	x		
2.8	Rural character of the land along regional roads should be maintained.	x		
2.9	Density bonuses and design flexibility are encouraged to allow cluster development.	-		N/A
2.10	Neighborhood commercial uses should be confined to the community centers or plazas.		x	Neighborhood Commercial Use, not located in plaza
2.11	Future development should have adequate facilities such as parkland, schools, and police protection, to support the new development.	-		Existing Development, no new exterior development.
2.12	Land that has direct access to the expressway should be designated for light industry, office or commercial use.	-		

Total (2.0 Strategies)	x (5) p (0) ? (0) - (6)	X (1)	5 met, 1 unmet, 0 partial, 6 N/A
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x= met p = partially met ? = cannot determine (-) = not applicable

3.0 GENERAL DEVELOPMENT STANDARDS	YES	NO	COMMENTS
3.1 Open Space			
3.1.1 Strategies to preserve and maximize open space.	-		
3.1.2 Maintain major stream corridors in their natural state or allow such state over time.	-		
3.1.3 Construct pathways through stream corridors.	-		
3.1.4 Rural road open space should be left in its natural wooded state, be allowed to revert to that state, or remain as farmland or grassland.	-		
3.1.5 Open space should be connected with the stream and rural road spaces and with each other.	-		
3.1.6 Maximum lot coverage of buildings and parking lots shall not exceed 70%.	x		
3.2 General Landscape, Screening, & Buffering			
3.2.1 Street trees on both sides of new public and private streets at a maximum separation of 30 feet apart, unless tree groupings are more practical.	-		
3.2.2 Preserve or replace hedgerows on rural roads and arterials. Within rural road setback, provide 4 trees/100 lineal feet in natural hedgerow manner.	-		N/A, not along a Rural road, fronts connecter (Central College)
3.2.3 Landscaping within the setback along roadways should appear natural in character.	-		No Landscaping between setback and principle building
3.2.4 Site layout should avoid unnecessary destruction of wooded areas. Attempt to preserve existing trees and tree rows.	x		Existing trees are to remain
3.2.5 Landscape designs reviewed by registered landscape designer or architect.	-		No new design/development
3.2.6 Headlight screening in parking lots a minimum of 4 feet.	-		
3.2.7 Mounding if used for screening, shall have a maximum 3:1 slope with landscaping.	-		
3.3 Lighting			
3.3.1 Fully shielded, cut-off lighting used.	?		Not delineated
3.3.2 Security lighting is "motion sensor" type.	?		Not delineated
3.3.3 Outdoor light poles do not exceed 30 feet.	-		
3.3.4 All wiring is underground.	-		
3.3.5 All external outdoor lighting fixtures are similar.	x		
3.3.6 Ground mounted lighting is shielded and landscaped.	?		Not delineated
3.4 Roadways			
3.4.1 Roadways should follow the Roadway Plan.	-		
3.4.2 Appropriateness of street light fixture, type, and light level of the luminaire.	-		
3.4.3 Size and use of streets should be consistent with Accord.	-		

Total (3.0 General Development)	x (3) p (0) ? (3) - (16)		3 met, 0 partial, 3 undetermined, 16 N/A
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x= met p = partially met ? = cannot determine (-) = not applicable

4.0 District Development Standards	Yes	No	Details
4.1 NEIGHBORHOOD (VILLAGE RESIDENTIAL- STANDARDS)			
4.1.1 The village district is to provide the community the civic benefits of traditional neighborhood planning and design.	-		
4.1.2 Permitted land-use single family residential.		x	Office-Scale Commercial Land Use
4.1.3 Permitted base density (Columbus) 2 unit per acre, bonus of 5.	-		
4.2 Streets			
4.2.1 There is a hierarchy of streets	-		
4.2.2 Sidewalks and street trees (30 ft on center)		x	No street tree delineated, no sidewalk fronting Central College
4.3 Parking			
4.3.1 Rear lot garages accessible by alleys.	p		Garage located to rear of principle building, no existing alley access
4.4 Civic Space			
4.4.1 Neighborhood parks (1-10 acres) within 1200 feet of houses.	-		N/A, Office-Scale Commercial Use
4.4.2 Hierarchy of open spaces, one large near center of development.			
4.5 Site Orientation			
4.5.1 Single-family houses should front onto public open spaces and not back onto public parks or roads.	-		
4.5.2 The average single-family lot width should not exceed 90 feet.	-		
4.5.3 The average single-family lot area should not exceed 12,500 square feet.	-		
4.5.4 Build to lines established for neighborhood streets.	-		No new development, legitimizing existing
4.6 Architecture			
4.6.1 The massing of each house should be simple and traditional.	-		
4.6.2 Sloped and pitched roofs are encouraged. Flat roofs are allowed only with highly detailed or decorative cornices.	x		
4.6.3 Side loaded garages are encouraged. When a garage faces the street, the front façade of the garage must set back a minimum of three feet from the front façade of the house.	x		Garage oriented to the rear of the principle facade
4.6.4 The maximum width of a garage door which faces the street is ten feet.	?		Garage door width not delineated
4.6.5 Building materials should be traditional and natural in appearance, such as brick, stone, wood, and glass.	x		
4.6.6 The maximum building height should be two and one-half stories and the minimum building height should be one and one-half story in appearance.	x		

4.6.7 Building design shall be based on traditional American styles found in the Field Guide to American Architecture, excluding 20 th Century.	x		
Total (4.0 District Development: Neighborhood Village Residential)	x (4) p (1) ? (1) - (9)	X(2))	4 met, 2 unmet, 1 partial, 1 undetermined, 9 N/A