

# ROCKY FORK - BLACKLICK ACCORD

## IMPLEMENTATION PANEL

### MEETING MINUTES

February 21, 2019

6:00 p.m.  
New Albany Village Hall  
99 West Main Street, New Albany, OH

#### *I. Call to Order*

Meeting opened at approximately 6:05 pm at New Albany Village Hall with the following members present: Todd Brubaker, Kim Burton, Jay Herskowitz, Mike Chappellear and Ron Lachey. Kim Burton chaired the meeting. Staff members presenting were Chris Christian and Jackie Russell, City of New Albany.

#### *II. Record of Proceedings*

Mr. Chappellear motioned to approve the minutes of October 18, 2018, seconded by Mr. Cooper. Minutes approved by a 6-0 vote.

#### *III. Old Business*

None.

#### *IV. New Business*

##### **1. Generally north of and adjacent to U.S. Route 62 and Walton Parkway (ZC-6-2019):**

Review and action regarding a New Albany application to rezone sites generally located to the north of and adjacent to the intersection of U.S. Route 62/Johnstown Road and Walton Parkway for an area to be known as the “Walton-62 Commerce Zoning District.”

<i>Acreage:</i>	12.47 ac +/-
<i>Current Zoning:</i>	Infill Planned Unit Development (IPUD) and Residential (R-1)
<i>RFBA District:</i>	Village Residential and Village Mixed Use
<i>Proposed Use/Zoning:</i>	Infill Planned Unit Development (I-PUD)
<i>Applicant(s):</i>	The New Albany Company c/o Aaron Underhill
<i>Property Owner(s):</i>	The New Albany Company

Ms. Russell presented background and context on the application.

Ms. Burton asked to hear from the applicant.

Mr. Underhill stated they are trying to bring the area in question into the recommendations of the New Albany Strategic Plan and that this area was zoned under the 1998 NACO PUD rezoning. Mr. Underhill stated that there was some interest from a hotel and the rezoning allows for similar uses and development that occurs across the street including a gas station.

Mr. Cooper asked Mr. Underhill why he thought the gas station would be more attractive in a

different location than the hard corner as the current zoning allows.

Mr. Underhill stated that there is an existing light along Johnstown Road that allows for easier access into the site which is more attractive to a gas station user. Mr. Underhill stated that at the time of the final development plan, the developer will have to conduct a traffic study.

Mr. Herskowitz asked if the Trust Corp traffic study would need to be restudied.

Mr. Rubey stated that was still to be determined. The traffic study would come at a later date but the access points were being codified as a part of this rezoning application which includes a right in-right out at Walton Parkway and full access on Bevelhymer Road.

Mr. Underhill stated that the intent of this application is to bring this area into the standards of the rest of the area. Mr. Underhill stated that there was not a specific user at this time however a hotel would be likely at this location.

Mr. Lachey arrived at 6:10 and apologized for being late.

Mr. Cooper asked about the existing adjacent residential uses and if there were screening requirements in place.

Mr. Rubey stated that there are single family homes on some of the lots and that there are requirements for residential homes found in the city landscaping code.

Mr. Underhill stated that some of the property was listed for sale as developable commercial property.

Mr. Chappellear asked if there were any concerns about the swampy soil conditions at the rear of the property.

Mr. Rubey stated that there were no wetlands on the 12 acres that they were rezoning.

Mr. Chappellear asked if there were any concerns at the front of property.

Mr. Rubey stated that there were no wetlands on the property and the conditions of the soil would have to be looked at once development occurs.

Mr. Chappellear stated that there were typographical errors in the legal description for the application, stating that the application says it is in Licking County when the properties in questions are indeed in Franklin County.

Mr. Underhill stated that he would make necessary changes.

Mr. Chappellear asked about the amount of existing right-of-way along 62.

Mr. Rubey said that he believed that there was 100 feet of right-of-way and the intent was to match the building and pavement setbacks that are in place on the east side of 62.

Mr. Herskowitz asked Mr. Rubey if he had any knowledge about why the road zig zags.

Mr. Rubey said that he was not sure.

Mr. Chappellear stated that in the text, auto lots are a prohibited use however when the presentation was given by staff, city staff stated that auto lots were permitted so he would like that to be clarified.

Ms. Russell clarified by stating that auto lots would be excluded in this zoning district.

Mr. Chappellear stated that he just wanted clarification on that portion and stated that the application appeared to meet all the requirements.

Mr. Chappellear thanked the applicant for provided an aerial image as a part of the presentation.

Ms. Burton stated that the application appeared to meet all the requirements based on the evaluation.

Mr. Herskowitz commented that the aerial images still show Bevelhymer Road in its old location.

Ms. Burton asked if the board had any other comments.

Mr. Cooper made a motion to approve the application.

Mr. Smithers seconded

Ms. Russel called the roll.

Application was approved with a vote of 6-0.

***V. Adjournment***

With there being no further business, the meeting was adjourned at approximately 6:25pm.