

# ROCKY FORK - BLACKLICK ACCORD

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## IMPLEMENTATION PANEL

### MEETING MINUTES

August 15, 2019

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

#### *I. Call to Order*

Meeting opened at approximately 6:02 pm at New Albany Village Hall with the following members present: Todd Brubaker, Kim Burton, Mike Chappellear, Mohit Gupta, Dave Paul and Ralph Smithers. Kim Burton chaired the meeting. Staff members present were Marc Rostan, City of Columbus, and Chris Christian, City of New Albany.

#### *II. Record of Proceedings*

Mr. Gupta motioned to approve the minutes of February 21, 2019 meeting, seconded by Mr. Chappellear. Minutes approved by a 5-0 vote.

#### *III. Old Business*

Mr. Brubaker asked about the case of Mr. Joe Ciminello, whose tract was approved by Columbus City Council in July 2019. Mr. Brubaker, Ms. Burton, and others on the panel could not recall the outcome of the case at the Panel and its process to City Council. Mr. Rostan said he will review the case details and follow up with the panel.

#### *IV. New Business*

##### **5150 Warner Rd (Z19-053)**

Conceptual review regarding a Columbus application to rezone a site generally located west of North Hamilton Rd., north of Warner Rd., south of Eden Valley Dr, and west of Limerock Dr.

<i>Acreage:</i>	8.63 ac +/-
<i>Current Zoning:</i>	R and LB (Plain Township)
<i>RFBA District:</i>	L-AR-1
<i>Proposed Use/Zoning:</i>	Multifamily residential
<i>Applicant(s):</i>	Preferred Living c/o David Hodge, Underhill and Hodge LLC
<i>Property Owner(s):</i>	Patsy Parker, et al.

Mr. Rostan presented background information on the context of the application.

Mr. Aaron Underhill and Mr. Jared Smith presented on behalf of the applicant.

Mr. Smithers arrived to serve on the panel. He asked about the status of tree preservation.

Mr. Underhill said they are completing a more in-depth tree study. He notes that while several trees are being removed, we do not yet know if some are dead or diseased, or invasive species. They hope to have more information at the next meeting.

Mr. Chappellear asked if parcels to the west and south of the site are still within Plain Township. Mr. Rostan and Mr. Underhill confirmed this. Mr. Chappellear expressed concern regarding the remaining single family homes in the area being neighbored by a higher density in the future.

Mr. Brubaker noted the homes are already surrounded by multifamily residential development.

Mr. Smith said the site plan attempts to address this fact with a 65 foot buffer on the site's western boundary and pushed building lines further, to about 130 feet, to preserve the rural character to the extent possible.

Mr. Chappellear asked what percentage of trees shown in the rendering were mature. Mr. Smith did not know off hand and mentioned the tree study will reveal more information. He added he has no problem adding a "preservation zone" in the limitation text to protect more trees.

Mr. Chappellear asked about traffic impacts in the area. Mr. Rostan said a traffic study is underway for the project. Mr. Smith added counts were completed the previous week along Warner Road. Mr. Chappellear asked about counts on Hamilton Road just to the east and downstream impacts on Rt. 161. Mr. Smith suggested the city's more generalized long-term traffic and road network plan for the area may bring more clarity. Mr. Underhill added ODOT is researching adding another lane on Rt. 161 and is certainly a more regional issue in scope.

Mr. Paul asked if, for conceptual review, notice is posted to adjoining property owners. Mr. Rostan said no.

Mr. Paul asked if any percentage of units would be ADA compliant. Mr. Smith replied 2.5% of the units would be Type A accessible, as required by code, while all first floor units would be Type B accessible.

Mr. Brubaker asked if the school district would change, given it is in New Albany-Plain schools at present but undergoing annexation to Columbus. Mr. Underhill and Mr. Smith said that under current agreements the site will be within Columbus City Schools once annexed.

Mr. Brubaker asked if the City had any issues with the density. Mr. Rostan said the City's position is, given the higher densities and mixed-use development pattern that has emerged and not anticipated by the plan, the proposal was consistent. Mr. Underhill added that New Albany proposals as of late are seeing higher densities than what the plan recommended, noting it has not been updated in 16 years and does not address development trends and issues that have emerged in recent years.

Mr. Ben Collins of Plain Township noted some of the surrounding densities in the area. He clarified the Caleb's Creek development to the east of the site is zoned as an extended stay hotel. He also asked what the pending zoning classification is for the City of Columbus. Mr. Rostan and Mr. Smith confirmed it is L-AR-1, which will commit the applicants to the density and site plan as presented.

Mr. Chappellear asked if sidewalks or trails already exist along the Warner Road frontage. Ms. Burton confirmed there is. Mr. Underhill said sidewalks will be installed if not there already.

Ms. Burton complimented the site plan. She noted the scorecards were somewhat lower than what is usually seen, at 71% compliant in the West Village Neighborhood district (recommended land use for the site) and 83% compliant for Village Multifamily (a district more reflective of the proposal and development pattern that has emerged in the area). She pointed out finding more information on the net trees and if any that could be saved during construction would be helpful.

For other areas to possibly improve, Ms. Burton asked about scoring for architectural standards. She also asked about lighting standards. Mr. Underhill said they will review the standards and expect the score to inch up. Mr. Smith asked if exterior motion sensor security lights are allowed by code. Mr. Rostan said he will need to follow up.

***V. Adjournment***

With no further business, Ms. Burton adjourned the meeting at 6:53 pm.