

**Rocky Fork / Blacklick Accord Implementation Panel Record of Action for Z02-074 (11/20/03)**

November 20, 2003

7:00 PM  
New Albany Village Hall  
99 West Main Street, New Albany

**I. Call to Order**

Meeting opened at 7:00 pm at New Albany Village Hall with the following members present: Bill Carleton, Bill McKinney, David Olmstead, Eileen Pewitt, Andrew Show, and Franz Geiger. Doug Burnip and Tedd Hardesty were absent.

Staff members present were Ken Klare, Kevin Wheeler and Jason Sudy.

**II. Record of Proceedings**

MOTION: That the Record of Proceedings from October 16, 2003 be approved.  
MOTION BY: Show / seconded by McKinney  
RESULT: Approved. (4-0-2) Carleton & Geiger abstaining.

**III. Old Business**

A. Infrastructure Follow-up. Steve McClary, Columbus Planning Administrator, commented on Mayor Coleman's new growth principle, 'pay as you grow', that new development should pay for itself and have funding for schools as part of their policy. The Planning Division will staff a task force on how to carry out principles of capital funding.

**IV. Application Reviews**

**1. 5026 Central College Road (Z02-074) (Hursey Tract)**

Review & Action of Columbus rezoning application to develop 139.8 acres located on the north side of Central College Road, abutting the township line on the west

**Zoning Request:** To rezone from R, Rural to NE, Neighborhood Edge; NG, Neighborhood General; & NC, Neighborhood Center of TND code

**Proposed Use:** One & Two family dwellings — 753 du's @ 5.4 du/ac

**Applicant:** M/I Homes; c/o Ben Hale

Applicant Presentation: Mr. Hale relayed his conversations about using a TIF and any other mechanism, such as a community authority, to help fund necessary public improvements. Further suggesting that if all applicants participated things would be get done. Mr. Hale proceeded to describe the project. Northern greens will help preserve existing trees. Project includes more traditional single-family homes with front-loading garages, townhouses with alleys, and twin singles; which have all been well received in the marketplace. It complies with the TND point system.

Staff Input: Mr. Klare commented that the northern section occurred within an existing tree stand. Mr. Sudy raised a concern that the proposal doesn't provide for an east-west connection to Lee Road.

Panel Discussion: Mr. Geiger concerned with transition along western edge, asked about the size of the trees and further requested a more substantial buffer be given the abutting large lot subdivision. Mr. McKinney concerned with the loss of trees, not only in this development but also possibly with the adjacent development, questioned how much of the woods would be retained. Of about 10-12 wooded acres, an attempt will be made to retain trees within the 4 acres of greens. Mr. McKinney didn't see any need to eliminate any woods. Applicant assured the Panel that the planting of street trees would exceed the number loss. Mr. Show requested they work with staff on landscaping items 3.2.3 and 3.2.4.

No use or funding has been identified for a civic building; only the site plan location has been identified. An association will maintain the green spaces. Mr. Olmstead expressed the need for some stub streets; to work out tree appropriation on the north, hopefully preserving more of those; for connectivity with other parcels and the regional

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trail, and to participate in collective infrastructure financing mechanism. Mr. Hale commented that Central College Road would need a third lane for turning. He also said they will sign a TIF agreement to help fund a metro park.

Public Comment: None.

MOTION: To approve subject to: 1) the Accord checklist issues be worked out to the satisfaction of staff; 2) that street connections be worked out to the satisfaction of staff; 3) that tree preservation be worked out to the satisfaction of staff; 4) that trail connectivity is to the satisfaction of staff; 5) that a community authority be formed/participated in by the applicant; 6) that this approval is conditioned upon the approval of the revision to the Accord Plan by both the Columbus City Council and the New Albany Village Council; 7) that developer comply with any request made by the City of Columbus related to a TIF (Tax Increment Financing); and 8) that a significant landscape buffer be established between the existing residential (to the west) and this new development.

MOTION BY: Olmstead / seconded by Carleton

RESULT: Approved. (6-0)