

RECORD OF PROCEEDINGS

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

4. 4955 Central College Road (Z03-104 revision to Z01-090 & Z03-009)

Review & Action of Columbus rezoning application to develop 125.5 acres between Warner Road and Central College Road, abutting the township line on the west

Zoning Request: To rezone from R, Rural & LR-2F, Limited Residential to NG, Neighborhood General; & NE,

Neighborhood Edge of TND Code; & CPD, Commercial Planned Development

Proposed Use: Single-family & Multi-family dwellings; and Commercial – 607 du's @ 4.8 du/ac; C-2 offices

Applicant: Dominion Homes; c/o John Kennedy

Applicant Presentation: Mr. Kennedy introduced Forrest Gibson of Schmidt Landesign to present the revised plans, which now includes an abutting 62 acre tract to the east and a one acre commercial site along Hamilton Road. Plan accommodates east-west and north-south roads interrupted by a central public park. However, a community center (1200sf pool changing house) for use by the subdivision residents will be located within this public

community park. The wooded area remains as a tree preservation reserve along the north edge of the east-west connector road. Over 400 units of multi-family (6-8 unit bldg's) rim one edge of the park. Open space provides a setback along Central College and Warner Roads. In response to a Panel comment about the use of grid patterns, curved streets are used. Right angle roads will allow movement through the site but at slower speeds. Eleven acres of dedicated parkland are provided. There will be a mandatory homeowners association. Applicant addressed some of the checklist questions.

When asked how they would respond to the community authority proposal explained by Mr. Hale, Mr. Kennedy said it might be premature because it isn't the only vehicle and it is up to City Council to establish the best approach. But, he would commit to work with the city in good faith on its policy of using such tools as community authority to assist with the cost associated with this area. It was noted that the level of M/I's commitment was to participate in a community authority, not just work on its establishment.

Staff Input: Overall, plan responds well to the Accord. The question on densities resulted from the method of calculation. With an illustrative site plan, the numbers are more relevant for comparative purposes.

Panel Discussion: Mr. Olmstead liked the center park. Applicant further explained the blank yellow areas were left to allow flexibility, but are currently considered as open space. Mr. Show questioned the 4'-6' depth of porches and suggested their depth be increased to 6'-8'. He thought the community center was too small. He also suggested the roofline on the ends of the large multi-unit use hip instead of a gable form.

Public Comment: None.

MOTION: To approve this application subject to: 1) the applicant participating and negotiating in a funding mechanism as approved by the city of Columbus for the parkland area (establishment of metro park north of Walnut) and other necessary public infrastructure in the area; 2) the approval of the Accord Plan (revisions) by the Columbus City Council and the New Albany Village Council; and furthermore, 3) that it is highly recommended that the applicant look at altering the roofline of the six-unit townhouse condominium buildings and setting back the garages by three feet.

MOTION BY: Geiger / seconded by Pewitt

RESULT: Approved. (6-0)

(Mr. Geiger left the meeting)