



Prepared: 08/05/2016
Introduced: 08/16/2016
Revised:
Adopted:
Effective:

ORDINANCE O-18-2016

AN ORDINANCE TO AMEND AND READOPT THE OFFICIAL ZONING MAP

WHEREAS, it has been found the official zoning map contains an error and needs to be amended; and

WHEREAS, the current City of New Albany Official Zoning Map was adopted January 24, 2012 by Ordinance 01-2012; and,

WHEREAS, city council has, since 2012, approved amendments to the Official Zoning Map; and,

WHEREAS, Codified Ordinance 1125.03 allows city council by ordinance to adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map to correct errors.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. The City of New Albany Official Zoning Map is hereby readopted as attached as Exhibit A hereto and incorporated herein in its entirety and the mayor and council clerk are authorized to sign said map.

Section 2. This Ordinance is passed and shall take effect and be in force on the earliest date allowed by law.

Section 3. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this Ordinance were adopted in an open meeting and that all deliberations of this council and any decision making bodies of the City of New Albany which resulted in such formal actions were in meetings open to the public and in compliance with all legal requirements of the City of New Albany, Franklin and Licking Counties, Ohio.

Section 4. Pursuant to Article 6.07(b) of the New Albany Charter, this Ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2016.

Attest:

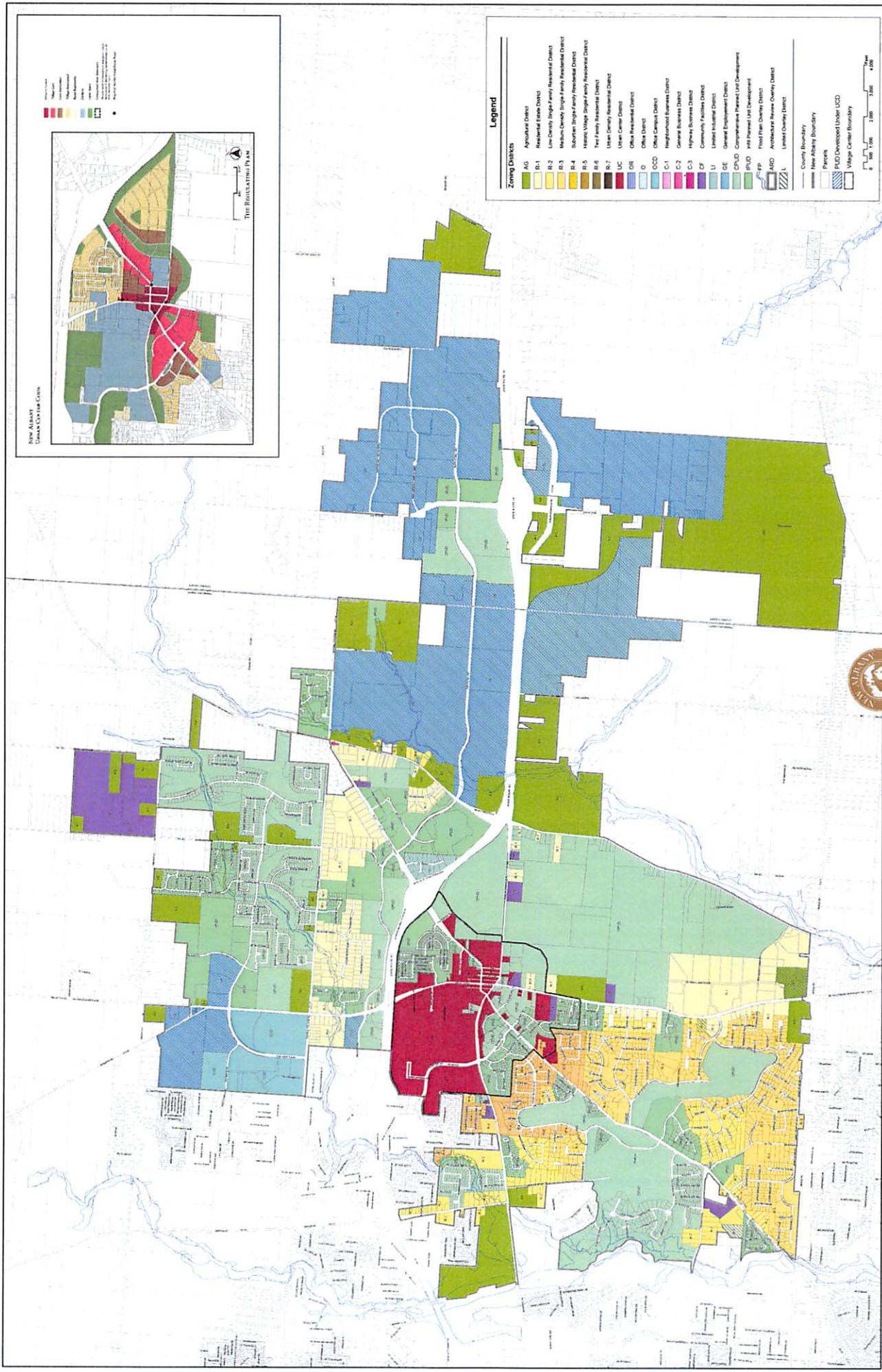
Sloan T. Spalding
Mayor

Jennifer H Mason
Clerk of Council

Approved as to form:

Mitchell H. Banchefsky
Law Director

PROPOSED



Created August 22, 2016

This is to certify that this is the official zoning map referred to in Section 1125.02 of the Code of Ordinances of the City of New Albany, Ohio.

James Wilson
Mayor

Shawn Stebbins
City of Council

Official Zoning Map

City of New Albany, Ohio



Exhibit A to O-18-2016



Prepared: 08/25/2016
Introduced: 09/06/2016
Revised:
Adopted:
Effective:

ORDINANCE O-19-2016

APPROPRIATION AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES DURING THE FISCAL YEAR ENDING DECEMBER 31, 2016

WHEREAS, it is necessary to perform budget transfers within multiple Funds that do not increase appropriations, but do require council approval; and

WHEREAS, it is necessary to increase appropriations in the General Fund and the Wentworth TIF Fund to provide additional funding for utilities, contractual obligations, furnishings for the municipal building, and to provide for a police officer and a sergeant hiring process; and

WHEREAS, the city has been awarded a Jobs and Commerce Economic Development Grant through the Ohio Department of Transportation, which must be appropriated in the Capital Improvement Fund.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio that:

Section 1. City Council hereby authorizes the following budgetary transfers:

101.401.527411	Developer Incentive	\$	(3,520)
101.401.523024	Misc. Contractual Services	\$	3,250
211.705.523000	Contractual Services	\$	(66,576)
211.706.527350	Payment to Plain Township	\$	66,576
230.705.523000	Contractual Services	\$	(6,549)
230.706.527350	Payment to Plain Township	\$	6,549
231.705.523000	Contractual Services	\$	(11,083)
231.706.527350	Payment to Plain Township	\$	11,803
233.705.523000	Contractual Services	\$	(688)
233.706.527350	Payment to Plain Township	\$	688
235.705.523000	Contractual Services	\$	(3,218)
235.706.527350	Payment to Plain Township	\$	3,218
236.705.523000	Contractual Services	\$	(7,556)
236.706.527350	Payment to Plain Township	\$	7,556
238.705.523000	Contractual Services	\$	(296)
238.706.527350	Payment to Plain Township	\$	296
239.706.525503	Project Expense	\$	(5,467)
239.720.523404	County Charges	\$	5,467

Section 2: City Council hereby authorizes an increase in appropriations in the General Fund (101) and the Wentworth Crossing TIF Fund (230) as follows:

101.103.523400	Personnel Hiring	\$	15,000
101.105.523101	Utilities	\$	3,000
101.700.525101	Furnishings	\$	14,000
101.702.525101	Furnishings	\$	10,000
101.706.523012	Income Tax Collection Fees	\$	16,000
101.710.523100	Street/Traffic Utilities	\$	1,000
101.715.523101	Utilities	\$	5,000
101.720.523024	Misc. Contractual	\$	1,000
101.720.523030	Records Storage	\$	3,000
101.725.523101	Utilities	\$	500
101.755.523101	Utilities	\$	3,000
230.706.527350	Payment to Plain Township	\$	5,346

Section 3. City Council hereby authorizes an increase in appropriations in both revenue and expense to the Capital Improvement Fund (401) as follows:

401.140.414200	State Grants	\$ 1,952,000	
401.706.527326	Repayment to NACA ED Fund	\$	1,952,000

Section 5. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this ordinance were adopted in an open meeting and that all deliberations of this council and any decision making bodies of the City of New Albany which resulted in such formal actions were in meetings open to the public and in compliance with all legal requirements of the City of New Albany, Franklin and Licking Counties, Ohio.

Section 6. Pursuant to the Article VI, § 6.07(a) of the charter of the City of New Albany, this ordinance shall take effect upon passage.

CERTIFIED AS ADOPTED this _____ day of _____, 2016.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Mitchell H. Banchefsky
Law Director

**CERTIFICATION BY CLERK OF COUNCIL
OF PUBLICATION OF LEGISLATION**

I certify that copies of Ordinance **O-19-2016** were posted in accordance with Section 6.12 of the Charter, for 30 days starting on _____, 2016.

Jennifer Mason, Clerk of Council

Date



Prepared: 08/26/2016
Introduced: 09/06/2016
Revised:
Adopted:
Effective:

ORDINANCE O-20-2016

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 170.181 +/- ACRES OF LAND GENERALLY LOCATED WEST AND EAST OF AND ADJACENT TO BEECH ROAD AND TO THE SOUTH OF AND ADJACENT TO WORTHINGTON ROAD FOR AN AREA TO BE KNOWN AS "BEECH INTERCHANGE DISTRICT" FROM ITS CURRENT ZONING OF "AG" AGRICULTURAL TO "L-GE" LIMITED GENERAL EMPLOYMENT AND "L-OCD" LIMITED OFFICE CAMPUS DISTRICT AS REQUESTED BY MJB HOLDINGS C/O UNDERHILL & HODGE LLC

WHEREAS, the Council of the City of New Albany has determined that it is necessary to rezone certain property located in the City of New Albany to promote orderly growth and development of lands; and

WHEREAS, the Planning Commission and council on separate occasions have held public hearings and received public input into the amendment of the Zoning Ordinance; and

WHEREAS, pursuant to the application of MJB Holdings c/o Underhill & Hodge LLC, the Planning Commission of the City of New Albany has reviewed the proposed ordinance amendment and recommended its approval.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. That the Council of the City of New Albany hereby amends the Zoning Ordinance Map of the City of New Albany to change the zoning classification of the following described sites:

- A. A 170.181 ± acre area of land located generally west and east of and adjacent to Beech Road and to the south of and adjacent to Worthington Road for the area to be known as "Beech Interchange District" from its current zoning of "AG" Agricultural to "L-GE" Limited General Employment and "L-OCD" Limited Office Campus District;
- B. The zoning district's site plan is hereby attached and marked as Exhibit A.

Section 2. That it is hereby found and determined that all formal actions of this council concerning and relating to the passage of this ordinance were adopted in an open meeting of the council and any decision making bodies of the City of New Albany which resulted in such formal action were in meetings open to the public or in compliance with all legal requirements of the City of New Albany, Counties of Franklin and Licking, State of Ohio.

Section 3. Pursuant to Article 6.07(b) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption and after the effective date of the associated annexation.

CERTIFIED AS ADOPTED this _____ day of _____, 2016.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Mitchell H. Banchefsky
Law Director

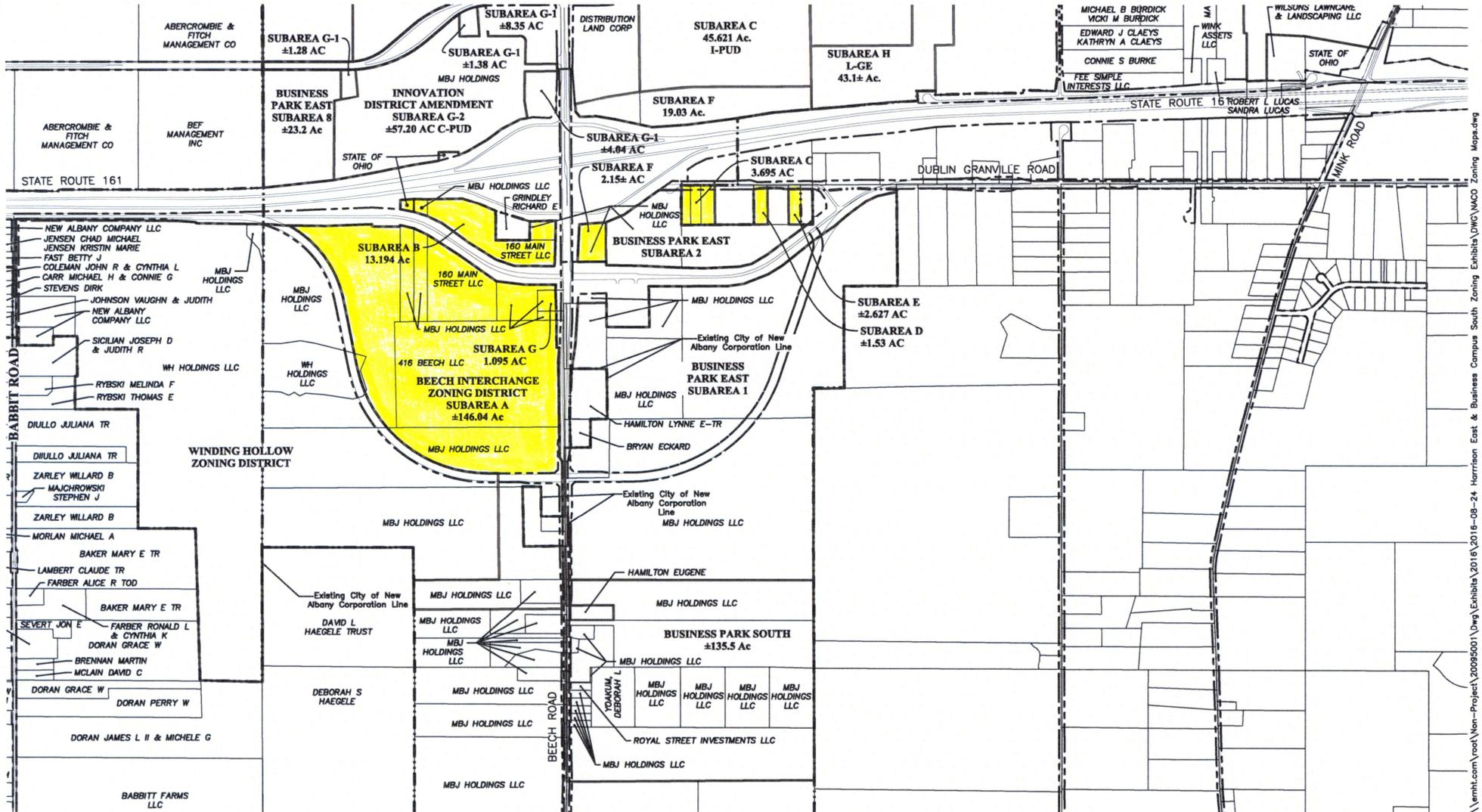
PROPOSED

Zoning Map 2

New Albany, Ohio

THE NEW ALBANY COMPANY

September 2016



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Prepared: 08/26/2016
Introduced: 09/06/2016
Revised:
Adopted:
Effective:

ORDINANCE O-21-2016

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 74.598 +/- ACRES OF LAND GENERALLY LOCATED NORTHWEST OF AND ADJACENT TO STATE ROUTE 161 AND MINK STREET FOR AN AREA TO BE KNOWN AS "MINK INTERCHANGE DISTRICT" FROM ITS CURRENT ZONING OF "AG" AGRICULTURAL TO "I-PUD" INFILL PLANNED UNIT DEVELOPMENT AS REQUESTED BY MBJ HOLDINGS C/O UNDERHILL & HODGE LLC

WHEREAS, the Council of the City of New Albany has determined that it is necessary to rezone certain property located in the city of New Albany to promote orderly growth and development of lands; and

WHEREAS, the Planning Commission and council on separate occasions have held public hearings and received public input into the amendment of the Zoning Ordinance; and

WHEREAS, pursuant to the application of MBJ Holdings c/o Underhill & Hodge LLC, the Planning Commission of the city of New Albany has reviewed the proposed ordinance amendment and recommended its approval.

NOW, THEREFORE, BE IT ORDAINED by Council for the city of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. That the Council of the City of New Albany hereby amends the Zoning Ordinance Map of the City of New Albany to change the zoning classification of the following described sites:

- A. A 74.598 ± acre area of land located generally northwest of and adjacent to State Route 161 and Mink Street for the area to be known as "Mink Interchange District" from its current zoning of "AG" Agricultural to "I-PUD" Infill Planned Unit Development;
- B. The zoning district's site plan is hereby attached and marked as Exhibit A.

Section 2. That it is hereby found and determined that all formal actions of this council concerning and relating to the passage of this ordinance were adopted in an open meeting of the Council and any decision making bodies of the City of New Albany which resulted in such formal action were in meetings open to the public or in compliance with all legal requirements of the City of New Albany, Counties of Franklin and Licking, State of Ohio.

Section 3. Pursuant to Article 6.07(b) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption and after the effective date of the associated annexation.

CERTIFIED AS ADOPTED this _____ day of _____, 2016.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Mitchell H. Banchefsky
Law Director

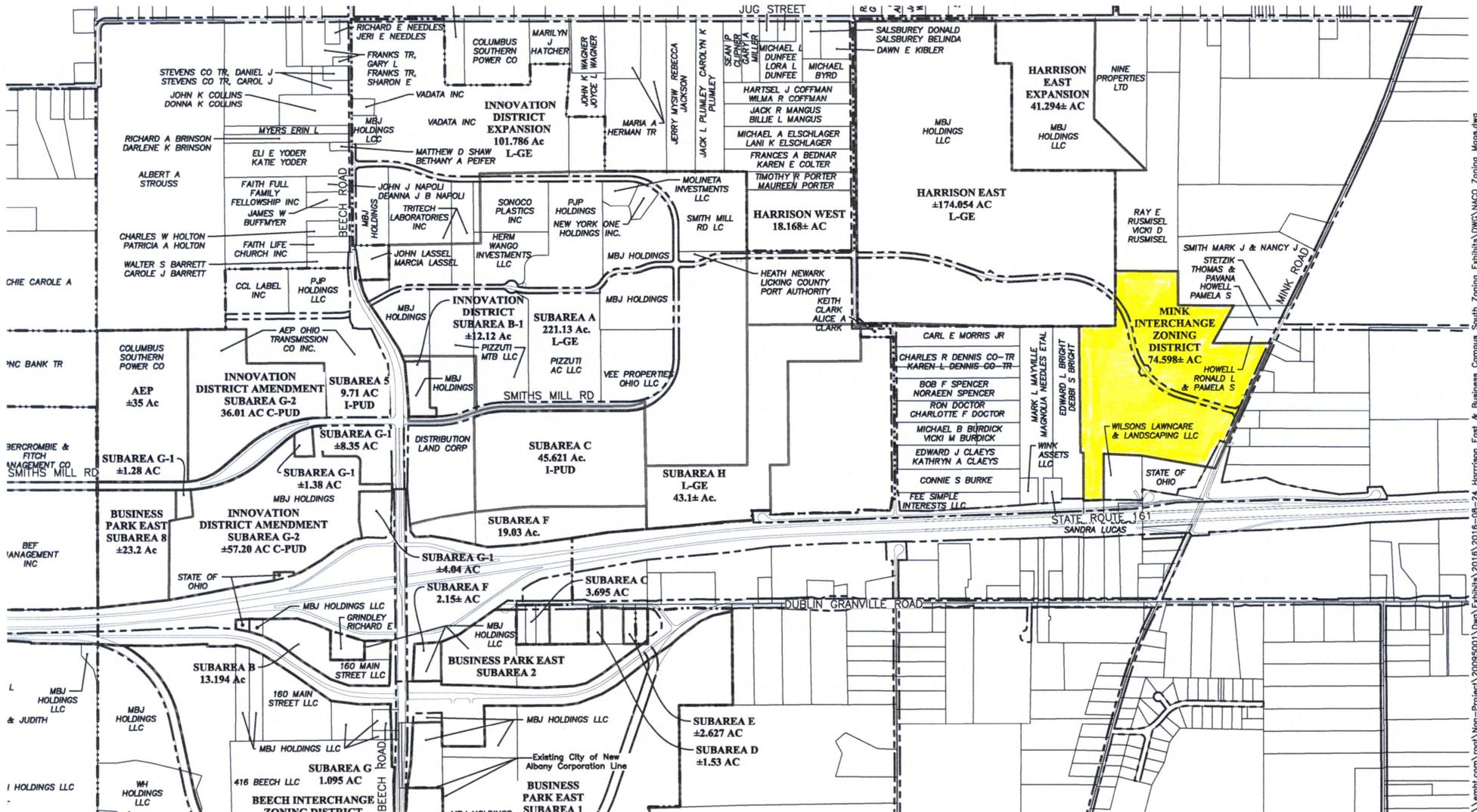
PROPOSED

Zoning Map 1

New Albany, Ohio

THE NEW ALBANY COMPANY

September 2016



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Prepared: 08/26/2016
Introduced: 09/06/2016
Revised:
Adopted:
Effective:

ORDINANCE O-22-2016

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 41.294 +/- ACRES OF LAND GENERALLY LOCATED SOUTH OF JUG STREET, EAST OF THE HARRISON EAST ZONING DISTRICT, AND WEST OF MINK STREET FOR AN AREA TO BE KNOWN AS "HARRISON EAST EXPANSION DISTRICT" FROM ITS CURRENT ZONING OF "AG" AGRICULTURAL TO "L-GE" LIMITED GENERAL EMPLOYMENT AS REQUESTED BY MBJ HOLDINGS C/O UNDERHILL & HODGE LLC

WHEREAS, the Council of the City of New Albany has determined that it is necessary to rezone certain property located in the City of New Albany to promote orderly growth and development of lands; and

WHEREAS, the Planning Commission and council on separate occasions have held public hearings and received public input into the amendment of the Zoning Ordinance; and

WHEREAS, pursuant to the application of MBJ Holdings c/o Underhill & Hodge LLC, the Planning Commission of the city of New Albany has reviewed the proposed ordinance amendment and recommended its approval.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. That the Council of the City of New Albany hereby amends the Zoning Ordinance Map of the City of New Albany to change the zoning classification of the following described sites:

- A. A 41.294 ± acre area of land located generally south of Jug Street, east of the Harrison East Zoning District, and west of Mink Street for the area to be known as "Harrison East Expansion District" from its current zoning of "AG" Agricultural to "L-GE" Limited General Employment;
- B. The zoning district's site plan is hereby attached and marked as Exhibit A.

Section 2. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of the Council and any decision making bodies of the City of New Albany which resulted in such formal action were in meetings open to the public or in compliance with all legal requirements of the City of New Albany, Counties of Franklin and Licking, State of Ohio.

Section 3. Pursuant to Article 6.07(b) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption and after the effective date of the associated annexation.

CERTIFIED AS ADOPTED this _____ day of _____, 2016.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Mitchell H. Banchefsky
Law Director

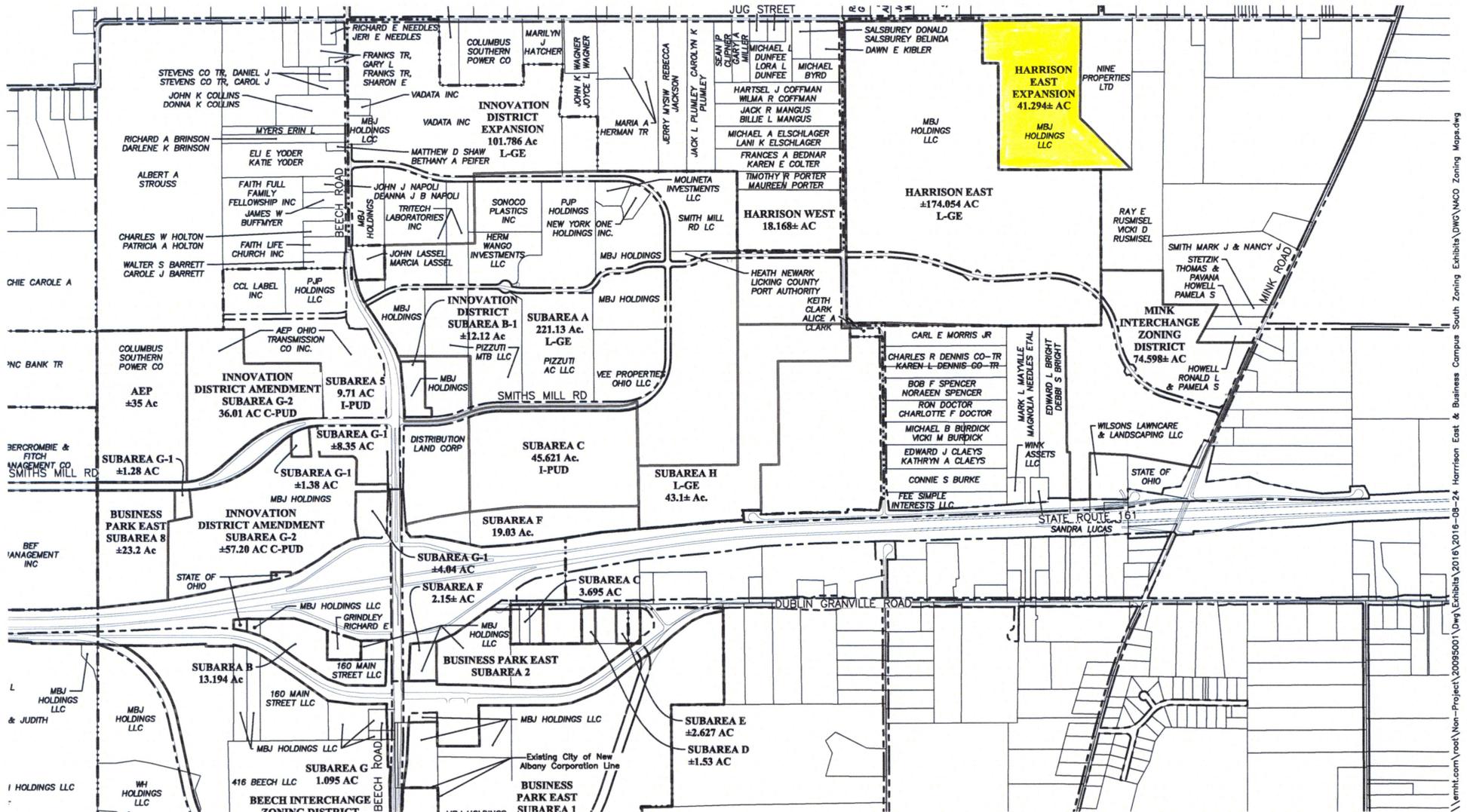
PROPOSED

Zoning Map 1

New Albany, Ohio

THE NEW ALBANY COMPANY

September 2016



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Prepared: 08/26/2016
Introduced: 09/06/2016
Revised:
Adopted:
Effective:

ORDINANCE O-23-2016

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 18.168 +/- ACRES OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF HARRISON ROAD AND INNOVATION CAMPUS WAY FOR AN AREA TO BE KNOWN AS "HARRISON WEST DISTRICT" FROM ITS CURRENT ZONING OF "AG" AGRICULTURAL TO "L-GE" LIMITED GENERAL EMPLOYMENT AS REQUESTED BY MJB HOLDINGS C/O UNDERHILL & HODGE LLC

WHEREAS, the Council of the City of New Albany has determined that it is necessary to rezone certain property located in the city of New Albany to promote orderly growth and development of lands; and

WHEREAS, the Planning Commission and council on separate occasions have held public hearings and received public input into the amendment of the Zoning Ordinance; and

WHEREAS, pursuant to the application of MJB Holdings c/o Underhill & Hodge LLC, the Planning Commission of the City of New Albany has reviewed the proposed ordinance amendment and recommended its approval.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. That the Council of the City of New Albany hereby amends the Zoning Ordinance Map of the city of New Albany to change the zoning classification of the following described sites:

- A. A 18.168 ± acre area of land located generally at the northwest corner of the Harrison Road and Innovation Campus Way intersection for the area to be known as "Harrison West District" from its current zoning of "AG" Agricultural to "L-GE" Limited General Employment;
- B. The zoning district's site plan is hereby attached and marked as Exhibit A.

Section 2. That it is hereby found and determined that all formal actions of this council concerning and relating to the passage of this ordinance were adopted in an open meeting of the council and any decision making bodies of the City of New Albany which resulted in such formal action were in meetings open to the public or compliance with all legal requirements of the City of New Albany, Counties of Franklin and Licking, State of Ohio.

Section 3. Pursuant to Article 6.07(b) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption and after the effective date of the associated annexation.

CERTIFIED AS ADOPTED this _____ day of _____, 2016.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Mitchell H. Banchefsky
Law Director

PROPOSED



Prepared: 08/26/2016
Introduced: 09/06/2016
Revised:
Adopted:
Effective:

ORDINANCE O-24-2016

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 9.71 +/- ACRES OF LAND GENERALLY LOCATED TO THE NORTHWEST OF THE INTERSECTION OF BEECH ROAD AND SMITH'S MILL ROAD FOR AN AREA KNOWN AS "BUSINESS PARK EAST ZONING DISTRICT SUBAREA 5" FROM "I-PUD" INFILL-PLANNED UNIT DEVELOPMENT TO "L-GE" LIMITED GENERAL EMPLOYMENT AND 3.68 +/- ACRES OF LAND GENERALLY LOCATED TO THE NORTHEAST OF THE SAME INTERSECTION FOR AN AREA TO BE KNOWN AS "INNOVATION DISTRICT SUBAREA B-1" FROM "I-PUD" INFILL-PLANNED UNIT DEVELOPMENT TO "I-PUD" INFILL-PLANNED UNIT DEVELOPMENT AS REQUESTED BY MBJ HOLDINGS AND AEP OHIO TRANSMISSION CO. C/O UNDERHILL & HODGE LLC

WHEREAS, the Council of the City of New Albany has determined that it is necessary to rezone certain property located in the city of New Albany to promote orderly growth and development of lands; and

WHEREAS, the Planning Commission and council on separate occasions have held public hearings and received public input into the amendment of the Zoning Ordinance; and

WHEREAS, pursuant to the application of MBJ Holdings and AEP Ohio Transmission Co. c/o Underhill & Hodge LLC, the Planning Commission of the City of New Albany has reviewed the proposed Ordinance amendment and recommended its approval.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. That the Council of the City of New Albany hereby amends the Zoning Ordinance Map of the City of New Albany to change the zoning classification of the following described sites:

- A. A 9.71 acre area of land generally located north of Smith's Mill Road and west of Beech Road for an area known as "Business Park East Zoning District Subarea 5" from its current zoning of "I-PUD" Infill Planned Unit Development to "L-GE" Limited General Employment;
- B. A 3.68 acre area of land generally located north of Smith's Mill Road and east of Beech Road for an area to be known as "Innovation District Subarea B-1" from its current zoning of "I-PUD" Infill Planned Unit Development to "I-PUD" Infill Planned Unit Development;
- C. The zoning district's site plan is hereby attached and marked as Exhibit A.

Section 2. That it is hereby found and determined that all formal actions of this council concerning and relating to the passage of this ordinance were adopted in an open meeting of the council and any

decision making bodies of the City of New Albany which resulted in such formal action were in meetings open to the public or in compliance with all legal requirements of the City of New Albany, Counties of Franklin and Licking, State of Ohio.

Section 3. Pursuant to Article 6.07(b) of the New Albany Charter, this Ordinance shall become effective thirty (30) days after adoption and after the effective date of the associated annexation.

CERTIFIED AS ADOPTED this _____ day of _____, 2016.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

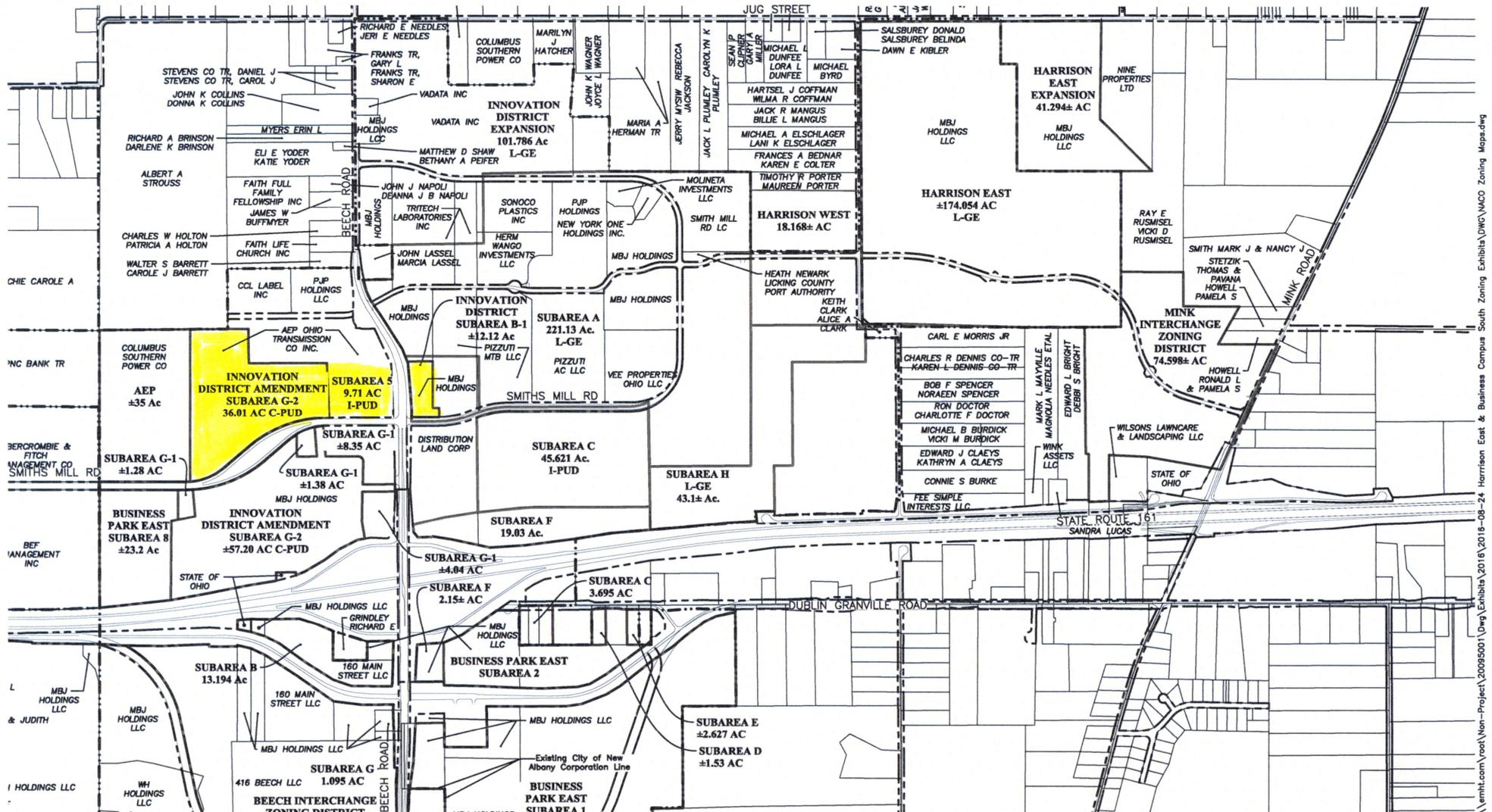
Mitchell H. Banchevsky
Law Director

Zoning Map 1

New Albany, Ohio

THE NEW ALBANY COMPANY

September 2016



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