



Planning Commission

Meeting Minutes

January 17, 2018

7:00 p.m.

New Albany Planning Commission met in regular session in the Council Chambers of Village Hall, 99 W Main Street and was called to order by Planning Commission Chair Neil Kirby by at 7:06 p.m.

Neil Kirby	Present
Brad Shockey	Absent
David Wallace	Present
Kasey Kist	Present
Hans Schell	Absent
Sloan Spalding (council liaison)	Present

Staff members present: Stephen Mayer, Development Services Manager; Jackie Russell, Development Services Coordinator; Ed Ferris, City Engineer; Mitch Banchefsky, City Attorney and Pam Hickok, Clerk.

Moved by Mr. Wallace, seconded by Mr. Kist to approve the December 18, 2017 minutes, as corrected. Upon roll call vote: Mr. Kirby, yea; Mr. Wallace, yea; Mr. Kist, yea. Yea, 3; Nay, 0; Abstain, 0. Motion passed by a 3-0

Mr. Kirby asked for any changes or corrections to the agenda.

Ms. Russell stated none.

Mr. Kirby swore to truth those wishing to speak before the Commission.

Mr. Kirby's invited the public to speak on non-agenda related items.

Moved by Mr. Wallace, seconded by Mr. Kist to accept into the record the staff reports and related documents. Upon roll call vote: Mr. Kirby, yea; Mr. Wallace, yea; Mr. Kist, yea. Yea, 3; Nay, 0; Abstain, 0. Motion passed by a 3-0

ZC-74-2017 Zoning Change

Rezoning 72.25 +/- acres from Comprehensive Planned Unit Development (C-PUD) to Infill Planned Unit Development (I-PUD) for an area known as the Beech/161 Northwest Quad Zoning District located south of Smith's Mill Road and west of Beech Road (PID: 093-107046-00.000 and 093-106512-00.000).

Applicant: MBJ Holdings c/o Aaron L Underhill, Esq.

Mr. Stephen Mayer presented the staff report.

Mr. Kirby asked if the third condition why do we have "used for primary circulation between sites"

Mr. Mayer stated that is how we distinguish between the streets and the private driveways.

Mr. Kirby stated that the goal is that it has reasonable pedestrian circulation, we just need the right words to get there.

Mr. Ferris presented the engineering comments.

Mr. Aaron Underhill, Underhill & Hodge, stated that staff provided a good summary of the reason behind the reason. We are not changing a lot, the speed to market becomes more reality as we continue. We recognize that the retail uses will want to be reviewed by this board. The other goal was to make some streetscape improvements along Beech Road to make this property more marketable when the weather turns. We are in agreement with all of the staff conditions and the engineer's comments - the intent is to line up the access points with the AEP access points to the north. The ten trees per 100 feet was a typo. We are not sure that sidewalks on both sides will be needed in every instance but we are open to it and agree to the condition.

Mr. Kirby asked if you can get to a public street from every front door.

Mr. Tom Rubey stated yes, that when we have a plan that more clearly illustrates how this area will be developed, we will want safe pedestrian traffic. There is some expectation of safe pedestrian travel through a parking lot and public roads. I think we are on the same page but want a chance to look at it holistically when we know what it will be.

Mr. Kirby stated that he believes this discussion should be enough to clarify the condition. He asked for public comment. Hearing none.

Mr. Kirby moved to approve ZC-74-2017 subject to the following conditions

- 1) The text states traffic analysis that "has been approved and accepted by the City Traffic Engineer" for sections a, b, and d listed above.
- 2) The minimum landscaping is increased to 10 trees per 100 feet linear of frontage along State Route 161.
- 3) Sidewalks are installed on both sides of public or private streets that used for primary circulation between sites per discussion in the minutes.
- 4) Engineers comments are addressed, seconded by Mr. Wallace. Upon roll call vote: Mr. Kirby, yea; Mr. Wallace, yea; Mr. Kist, yea. Yea, 3; Nay, 0; Abstain, 0. Motion passed by a 3-0

FDP-89-2017 Final Development Plan

Final Development plan for the Nottingham Trace Clubhouse generally located at Schleppe and New Albany Condit Road (PID: 222-004443, 222-004444, 222-004445, and 222-004445)

Applicant: Pulte Homes c/o Joel West

Ms. Jackie Russell presented the staff report.

Mr. Ferris stated no comments.

Mr. Joel West, Pulte Homes, stated nothing to add and they agree with staff conditions.

Mr. Kirby asked for public comment, hearing none.

Mr. Wallace asked if the parking is for the residents who will be using the facilities.

Mr. West stated that the parking lot will serve a dual purpose. It is for the residents to use services and the mail box kiosk will be located there. The USPS now requires cluster mail boxes in this type of development. We will continue to work with staff.

Mr. Wallace asked how many parking spaces.

Mr. West stated that 8 parking spaces plus 2 handicap parking spaces. In addition, parking is permitted on one side of the street.

Mr. Wallace asked if city code has parking requirements for this type of facility.

Ms. Russell stated that code would require six parking spaces.

Mr. Wallace asked what the maximum capacity for the clubhouse will be.

Mr. West stated that he did not have that information but thinks it's around 100 occupants.

Mr. Wallace asked if there is room for 30-50 cars to park.

Mr. West stated that the clubhouse will only be available to rent by residents.

Mr. Kirby asked where the nearest public parking is located.

Mr. Tom Rubey showed on the map the public parking for the park.

Mr. Kist asked if that parking based on the retail development.

Mr. Rubey stated no, the construction of that parking is unrelated to the retail.

Mr. Kirby asked if a path is available to get to the clubhouse from the overflow parking.

Mr. Wallace stated that he doesn't think the parking has been thought through on this project. If someone has a party or HOA meeting will there be enough parking. Have concerns with ten spaces. The overflow parking is not readily apparent. There may be sufficient parking on the street.

Mr. Spalding stated that on street parking may add about 20 parking spaces.

Mr. Kist asked how many total units when developed.

Mr. West stated 240 units.

Mr. Kist stated that you will have on a daily basis 240 people coming.

Mr. Mayer stated that it is a well-connected development with the street network. Staff stated that one hundred occupancy we think is based on building code, which is not always reality. Staff felt comfortable that residents will walk and we don't want to over park the site.

Mr. Kirby stated that the postal use case, on a day like today, no one will want to walk to get mail in the snow.

Mr. Mayer stated that there will be exceptions. Picking up your mail is typically a quick trip.

Mr. West stated that we have an alternative option of having multiple cluster mail boxes. Initially, the USPS wanted all of them in one location. We would need to speak with the postmaster for approval.

Mr. Kist stated that this will encourage people to walk.

Mr. Spalding stated that your company has experience in this type of development, is this sufficient parking for a club house.

Mr. West stated that this requirement is new for central Ohio. We are pretty confident that the usage of this facility will not be a large event type of place. We believe that on street parking and pedestrian traffic can accommodate the vehicles.

Mr. Spalding asked if you have a large event maybe the club house manager can work on a plan for large events with a shuttle service.

Mr. West stated that this club house will not have a manager or event coordinator. Each resident will have enough parking for four vehicles in the driveway.

Mr. Kist moved to approve FDP-89-2017 subject to the following conditions

- 1) The future bocce ball court is included in this approval, and is subject to staff approval.
- 2) Final design and location of the bike racks and mailbox units are subject to staff approval.
- 3) Staff recommends that the pickle ball fence be subject to staff approval.
- 4) Address the comments of the City Landscape Architect, subject to staff approval. , seconded by Mr. Wallace. Upon roll call vote: Mr. Kirby, yea; Mr. Wallace, yea; Mr. Kist, yea. Yea, 3; Nay, 0; Abstain, 0. Motion passed by a 3-0

FDP- 90-2017 Final Development Plan

Final Development plan for The Avenue Development generally located at the northeast corner of Smith's Mill Road and Forest Drive in the Canini Trust Corp(PID: 222-000347).

Applicant: New Albany Healthcare Real Estate, LLC. c/o Avenue Development

Ms. Russell presented the staff report.

Mr. Ferris presented the staff report.

Mr. Wallace asked about the potential realignment of the facility that was noted in the staff report.

Mr. Mayer stated that the zoning text states that the primary façade shall be parallel to the primary street unless approved by the planning commission. Staff worked with the applicant and determined that the current alignment is good because it matches the building across the street. The experience along the roadway are most important. Removing some of the drives will allow for more green space along the roadway.

Mr. Tom Rubey, New Albany Company, stated that we spent much time with staff working on the drive aisle. The drive aisle may need to be modified slightly based on the fire marshal review. The design of the dormers, final proportions of dormers and window need to be finalized and approved by staff.

Mr. Kirby asked what the window height above grade.

Mr. Mike Mattingly stated that the local code ordinance apply but more restrictions come from the state for the licensure of the facility. The maximum height of the window ledges per the state is where the windows are located.

Mr. Kirby stated that the windows need to be low for good reason.

Mr. Rubey stated that we have solved this problem in other projects. It's how we proportion the first level windows with the second story windows and the water table.

Mr. Wallace asked for clarification of what Mr. Rubey is agreeing to.

Mr. Rubey stated that we will provide details to staff to achieve the objective of the appearance of taller windows on the first floor. The window panes and muntins were modified in another project to achieve a similar concern.

Mr. Mattingly stated that we want to work with staff on the specific windows. The first floor is not all commercial space; it is residential living space which requires evaluation of light and heating code requirements. I don't want to commit to height variations but are willing to work with staff.

Mr. Kist asked about the related condition.

Mr. Mayer stated yes; staff approval.

Mr. Rubey discussed the left turn lane comment. We would ask to provide a letter and not agree to the condition tonight but will work with engineer.

Mr. Kirby stated that we should go through each condition.

Mr. Mayer stated that the covered parking is considered a separate structure and requires a variance due to the location.

Mr. Kirby read each condition and Mr. Mattingly responded. 2 - good; 3 - good; 4- good; 5 - good; 6 -

Mr. Mattingly stated that the two story façade that wraps the corner is 80% brick. We understand the staff comment but we want there to remain an element of residential home. The other gable roof type is the medical offices across the street. We like the architecture as submitted because it retains some of the residential feel.

Mr. Wallace verified that you are not in agreement with condition six.

Mr. Mattingly stated correct.

Mr. Kirby and Mr. Mattingly continued discussing conditions 7 - good; 8- good; 9- good; 10 - good; 11- good; 12 - good; 13 - good

Mr. Mayer asked that condition 13 is subject to staff approval in case the turning radius is an issue.

Mr. Kirby and Mattingly continued 14 - good; 15 - good; 16 - fire approval

Mr. Mayer stated that the city facilitates the fire review.

Mr. Kirby continued with condition 17 the left turn lane requirement. Can the city mandate the left turn lane with the way the condition is worded?

Mr. Mayer stated yes.

Mr. Kirby stated that if the conditions on the ground are different can we get the left turn lane after the fact?

Mr. Mayer stated that a condition wording can state that the left turn lane is contingent upon additional traffic analysis that is to be reviewed and approved by the city engineer.

Mr. Kirby stated that is what we already have. If the traffic analysis doesn't predict the future how do we get a left turn lane after construction is complete; if we have problems after the fact.

Mr. Mayer stated that staff is always looking at the built environment. We could do further assessment.

Mr. Banchevsky stated that if there is an agreement or condition to have a period of review for the traffic and you could secure payment by securing a bond.

Mr. Mattingly stated that we understand the reason behind the comment but this facility is a low traffic use. Most of our residents don't drive. Most traffic will be staff shift changes.

Mr. Kirby asked if the shift changes are during busy times.

Mr. Mattingly stated 1pm is the largest shift change. We believe that with the left turn lane onto Forest Drive. We agree to running a traffic analysis and validating that.

Mr. Wallace stated that we need some protection to be able to require the left turn lane.

Mr. Mattingly asked how you would like to see that accomplished.

Mr. Kirby stated that after build out. One year from occupancy could determine.

Mr. Mattingly stated that the initial traffic study comes back then the subsequent traffic analysis

Mr. Wallace stated that a traffic analysis is a prediction and we want to know what the true numbers are after construction is complete and if the prediction was correct.

Mr. Rubey stated that would be based on traffic counts.

Mr. Kirby stated and accident counts.

Mr. Kirby asked if the city attorney for wording.

Mr. Banchefsky stated that a post construction traffic analysis be conducted within XX months to determine the need for a left turn lane. You can leave it at that or add a bond amount.

Mr. Wallace asked if you have an idea how quickly the residents will be at capacity.

Mr. Mattingly stated that about 100 beds filled 90% filled after two years. The traffic study is a forecasting.

Mr. Mayer stated that post construction would be an access study or traffic count.

Mr. Scott Schaffer, EMH&T, stated that the traffic study is a predictor. This site will have two access points with the staff being the predominant traffic flow and will probably access off of Forest Drive. As part of the traffic study we will do a traffic count. When you do a post occupancy count you also need to look at accidents to warrant. We could do a study with counts and accidents.

Mr. Kist asked when you do the count study, is this use a specific type available for counts during a traffic study.

Mr. Schaffer stated yes, there is a code for assistive living facilities in the manual.

Mr. Kirby asked for public comment.

Mr. Jim Vlock, 5761 Plainview Drive, stated that I appreciate if we had more information, the letter just came three days ago. How will this affect my water, sewer, natural gas? We have complained for years and every time they start to develop over here. Is this going to cause a problem for us on this residential dead end road? Will this be mandatory to hook to sewer?

Mr. Kirby stated that we need to walk through this. If the sewer is within 200 feet of the foundation of your house they need to extend to the property line. If you are within 200 feet you are required to tap into sewer. Asked if Plainview is on well.

Mr. Mayer stated well and septic.

Mr. Kirby stated that they need to keep your water working. You need to monitor your well. Have your well tested professionally.

Mr. Vlock stated that when Mr. Canini was going to develop offices they decided to move the water and sewer along the street so that Plainview would not be within 200 feet.

Mr. Kirby asked if we have any information regarding the water & sewer.

Mr. Ferris stated that we will be asking the developer to extend the lines to the rear property line but don't think that anyone is within 200' for required tapping.

Mr. Kirby asked if an easement exists or will they need permission from the property owner if the Plainview residents wants to tap into the sewer.

Mr. Ferris stated no, it is a public line.

Mr. Vlock stated that they were told around 1995 that there will be an 11 acre buffer / no build zone. They didn't do that. The area behind my house they mounded and added trees but half of the trees have fallen over. This is the same scenario. Is this going to be the same thing?

Mr. Kirby stated that we can't predict that. One thing is talking to the neighbors.

Mr. Vlock stated that we had neighborhood meetings with Ben Hale. We wanted a bigger buffer zone.

Mr. Mayer stated that your property has a larger setback than the other properties. Looking at the minutes and zoning requirements this area has the most stringent requirements for buffering. A mound is required to be installed, which may be partially existing.

Mr. Vlock asked about the tree line.

Mr. Mayer stated that the tree line should remain and adding a mound taller than required and adding more trees on top of the mound. It appears that the trees line is on the Plainview properties.

Mr. Vlock stated that they have a mound.

Mr. Mayer stated that they are taking the mound will extend the length of the site. The mound should range between 5-7 feet in height. The applicant is required to install 8 trees for each 100 feet.

Mr. Vlock asked who will maintain the property, mowing grass and trees.

Mr. Mayer stated the we understand that the applicant will purchase the property. If there is a maintenance issue you can call the zoning officer for code enforcement.

Mr. Vlock stated that we have called and nothing was done. Downed trees

Mr. Kirby stated that in order you should call the property owner and then call the city.

Mr. Vlock stated that brush is laying everywhere. We were told that trees would be planted as a buffer zone. From past experience, what we have been told a lot of it never happened. I got tired of making phone calls. Thank you for listening to me. I have been disgusted since this development started. We had neighborhood meetings.

Mr. Gary Brehm, 5773 Plainview Drive, stated that before they talked about putting in the road city council came to look at installing a road across from the hospital and they decided there wasn't enough room.

Mr. Mayer stated that staff reviewed this based on the preliminary development plan which shows the drive across from the hospital curb cut and matches the preliminary development plan.

Mr. Brehm stated that you're going to have traffic issues with many people trying to make left from the hospital. It's going to be a traffic nightmare. Go out during the A&F shift change. Nancy Ferguson came out with staff and decided that they wasn't room for the road. Is there a need for the entrance?

Mr. Kirby stated that they need to be across from each other for safety concerns.

Mr. Kist stated to keep condition six

Mr. Wallace agreed that it is subject to staff approval, so staff can decide.

Mr. Wallace asked if we need to add something to protect for the financial.

Mr. Banchefsky stated staff says no.

Mr. Wallace moved to approve FDP-90-2017 subject to following conditions:

1. The covered parking receives a separate variance.
2. Final screening of the dumpster is subject to staff approval.
3. The design of the enclosure is subject to staff approval to ensure screening from adjacent properties.
4. The window system should be true divided light or simulated divide light with exterior muntins, final window design is subject to staff's approval.
5. Additional screen wall height or material is added, as necessary, to ensure 100% screening of all mechanical equipment.
6. Per the City Architect's recommendation that the main entry elevation, facing Smith's Mill Road, is clad entirely in brick, subject to staff approval.
7. All roof dormers to have windows instead of vents, the port-cochere columns are corrected, and the rear porte-cochere have double columns, subject to staff approval.
8. Cross access easements for the shared drive are recorded and submitted to staff.
9. The landscaping along Forest Drive is revised to match existing properties subject to staff approval.
10. The plans are revised to address the City Landscape Architect's comments, subject to staff approval.
11. The sign types, final location, and final design must match the Trust Corp Signage Package must meet the 2013 Trust Corp Signage Recommendation plan and is subject to staff approval.
12. Parking lot lighting information must be submitted for review and light locations and details be subject to staff approval.
13. Drive aisle match exhibits in presentation, subject to staff approval.
14. Add landscaping along Smith's Mill Road, subject to staff approval.
15. Pond design and grading, subject to staff approval.
16. Fire Department approval required.
17. Left turn lane is installed unless a post construction traffic study indicates that it is not needed, subject to staff approval. Post construction traffic study is complete at 2 years from occupancy, seconded by Mr. Kist. Upon roll call vote: Mr. Kirby, yea; Mr. Wallace, yea; Mr. Kist, yea. Yea, 3; Nay, 0; Abstain, 0. Motion passed by a 3-0

ZC-91-2017 Zoning Change

Rezoning of 5.2 +/- acres from Agricultural District (AG) to Limited General Employment District (L-GE) located at 1254 Beech Road SW (PID: 082-107808-00.000 and 082-107814-00.000).

Applicant: MBJ Holdings, LLC c/o Aaron L. Underhill, Esq.

Ms. Russell presented the staff report and confirmed that the next zoning change is very similar.

Mr. Ferris presented the staff report.

Mr. Underhill stated that they agree with all conditions for both applications. We are cleaning up the recently annexed properties so that zoning matches. We only ask that condition one regarding the 100 feet of right of way is amended to state a total of 100 feet of right of way.

Mr. Kirby verified that the same condition is on the next application.

Ms. Russell stated yes.

Mr. Wallace moved to approve ZC-91-2017 subject to six staff conditions

1. 100 total feet of right-of-way is provided along Beech Road.
 2. Section(D)(2), regarding the zero building and pavement, of the text is modified to match the existing Beech Road South Limitation Text.
 3. The addition of the Elimination of Setbacks provision is added to Section D(2).
 4. Section F of the text is revised to include that the landscape treatment along Beech Road must match the Master Landscape Standards Plan that was approved by the Planning Commission on June 5, 2017 for the Beech Road South zoning district.
 5. The site's signage is required to match the Master Landscape & Signage Standards Plan that was approved by the Planning Commission on June 5, 2017 for the Beech Road South zoning district.
 6. Address the comments of the City Engineer, subject to staff approval., seconded by Mr. Kirby.
- Upon roll call vote: Mr. Kirby, yea; Mr. Wallace, yea; Mr. Kist, yea. Yea, 3; Nay, 0; Abstain, 0.
Motion passed by a 3-0

ZC-92-2017 Zoning Change

Rezoning of 2.4+/- acres from Agricultural District (AG) to Limited General Employment District (L-GE) located at 1526 Beech Road SW (PID: 082-106404-06.001).

Applicant: MBJ Holdings, LLC c/o Aaron L. Underhill, Esq.

Mr. Kirby asked for any additions or differences.

Ms. Russell stated none.

Mr. Wallace moved to recommend approval to Council of ZC-92-2017 subject to the following conditions:

1. 100 feet of right-of-way is provided along Beech Road.
 2. Section (D)(2), regarding the zero building and pavement, of the text is modified to match the existing Beech Road South Limitation Text.
 3. The addition of the Elimination of Setbacks provision is added to Section D(2)
 4. Section F of the text is revised to include that the landscape treatment along Beech Road must match the Master Landscape Standards Plan that was approved by the Planning Commission on June 5, 2017 for the Beech Road South zoning district.
 5. The site's signage is required to match the Master Landscape & Signage Standards Plan that was approved by the Planning Commission on June 5, 2017 for the Beech Road South zoning district.
 6. Address the comments of the City Engineer, subject to staff approval, seconded by Mr. Kirby.
- Upon roll call vote: Mr. Kirby, yea; Mr. Wallace, yea; Mr. Kist, yea. Yea, 3; Nay, 0; Abstain, 0.
Motion passed by a 3-0

Mr. Kirby asked for other comments.

Mr. Mayer stated none.

Mr. Kirby asked for staff to correct the microphone issue before the next meeting.

Mr. Mayer stated that he has email the IT person.

With no further business, Mr. Kirby polled members for comment and hearing none, adjourned the meeting at 8:50 p.m.

Submitted by Pam Hickok

APPENDIX



**Planning Commission Staff Report
January 17, 2018 Meeting**

**BEECH/161 NORTHWEST QUAD ZONING DISTRICT
ZONING AMENDMENT & PRELIMINARY DEVELOPMENT PLAN**

LOCATION: Northwest quadrants of the Smith's Mill Road and Beech Road intersection (PID: 093-10651200.000 and 093-10704600.000)
APPLICANT: MBJ Holdings LLC c/o Aaron L Underhill
REQUEST: Zoning Amendment & Preliminary Development Plan
ZONING: C-PUD Comprehensive Planned Unit Development to I-PUD Infill Planned Unit Development
APPLICATION: ZC/PDP-74-2017

Review based on: Application materials received October 20, 2017 and January 5, 2018.

Staff report completed by Stephen Mayer, Development Services Manager.

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to City Council to rezone 72.25 +/- acres to Infill Planned Unit Development (I-PUD) from Comprehensive Planned Unit Development (C-PUD).

This ordinance is to rezone 72.25 +/- acres along the west side of Beech Road, south of Smith's Mill Road and generally east of the Bob Evans site. The proposed zoning creates a new planned unit development text in this portion of the New Albany Business Park by rezoning the property from C-PUD Comprehensive Planned Unit Development to I-PUD Infill Planned Unit Development.

These two subareas that make up the 72.25 acres are currently zoned and intended to accommodate a mixture of commercial uses. Subarea 1 currently permits retail uses and out-lot activities including but not limited to hotel / motel, quick serve and sit down restaurants. Subarea 2 currently permits a mixture of commercial uses. The current zoning for both subareas currently permits uses from the General Employment District.

This zoning will not change permitted uses or densities on this property, but will update the required development plan review procedure for certain uses, update several development standards, and allow for the installation and construction of a limited number of improvements before construction of any structures is commenced in order to make the property more attractive and marketable to end users. The purpose of this rezoning is to position the property to equally compete with other available development sites in the City.

The text allows development proposals for the operation of L-GE uses to be processed and reviewed by the city in the same manner as if they were not being developed within a planned zoning district. It also requires that any use permitted under this zoning text that is not a permitted use in the General Employment zoning classification, such as retail and personal services, be subject to further review by the city's planning commission in accordance with relevant provisions of Chapter 1159 (Planned Unit Development) of the City's Codified Ordinances. The proposed limitation text meets the intent of the Strategic Plan's Mixed Retail/Office District land use category by providing compatible general employment and retail uses.

In 2009 the northeast, northwest, and southeast quadrants of State Route 161 and Beech Road interchange were rezoned (known as Business Park East) to accommodate commercial uses. In March 2009, this area was rezoned from agricultural to commercial uses as part of the Business

Park East rezoning (subareas 6, 7, and 8; ZC-01-09/PDP-01-09). Then, in 2010 subarea 6 was rezoned as part of the Innovation District rezoning (ZC-04-10) to subareas D and E.

In 2013 the southwest and northwest quadrants of the Smith's Mill Road and Beech Road intersection in Licking County were rezoned (ZC-02-12/PDP-03-12). Business Park East subarea 5 and Innovation District subareas B, C, and D were rezoned from L-GE Limited General Employment and I-PUD Infill Planned Unit Development to C-PUD Comprehensive Planned Unit Development, which created Subareas G-1, G-2, and G-3. The 2013 rezoning permitted retail product sales and services on subareas G-1 and G-2. There is a limit totaling approximately 92 acres that are allowed to development with retail product sales and services in the general area.

II. SITE DESCRIPTION & USE

The site is located south of the Smith's Mill Road and west of the Beech Road intersection in Licking County. The neighboring uses and zoning districts include L-GE, I-PUD and state route 161 to the south. The site is undeveloped.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Sections 1107.02. GE requirements are found under Chapter 1153, and C-3 requirements are found under Chapter 1149. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to City Council. Staff's review is based on City plans and studies, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

A. New Albany Strategic Plan

The 2014 New Albany Strategic Plan lists the following development standards for the Mixed Retail/Office District:

1. All development standards of the Office District and retail district shall still apply.
2. Parking areas should promote pedestrians by including walkways and landscaping to enhance visual aspects of the development.
3. When parking vastly exceeds minimum standards, it should be permeable or somehow mitigate its impact.
4. Combined curb cuts and cross access easements are encouraged.
5. Building architecture and design should complement and follow the standards set by previous retail developments in New Albany.
6. A 200 foot building and parking buffer should be provided along State Route 161.
7. Curb cuts on primary streets should be minimized and well organized connections should be created within and between all retail establishments. Combined curb cuts and cross access easements between parking are preferred between individual buildings.
8. Entrances to sites should respect existing road character and not disrupt the Green Corridors strategy objectives.
9. Walkways at least 8 feet in width should run the length of the building.
10. Green building and site design practices are encouraged.
11. Large retail building entrances should connect with pedestrian network and promote connectivity through the site.
12. Large retail establishments are encourages to contribute features that will encourage pedestrian activity and encourage pedestrian activity and enhance the space around the retail.

B. Use, Site and Layout

1. This zoning will not change permitted uses or densities on this property, but will update the required development plan review procedure for certain uses, update several

development standards, and allow for the installation and construction of a limited number of improvements before construction of any structures is commenced in order to make the property more attractive and marketable to end users.

2. The text allows for the installation and construction of street trees, landscaping, and/or leisure paths or any combination thereof within the required pavement setbacks without the review of a final development plan. Per the text these items must be meet code requirements and be approved by city staff.
3. Currently all developments must go to the Planning Commission for review and approval of a final development plan prior to beginning work on the site. The text allows for developments permitted within General Employment (GE) District to not submit a final development plan and be reviewed by staff. Development proposals for uses permitted under the C-3 Highway
4. The PUD text permits the same Limited General Employment (L-GE) list of permitted, conditional, and prohibited uses as Business Park East Innovation District Subareas, known as the Personal Care and Beauty Campus, where companies such as Anomatic, Accel, Axium, and Veepak are located. Other development standards are almost identical to the surrounding subareas.
4. The text permits the retail uses contained in the C-3 Highway Business District including motor vehicle sales and service establishments, hotels and motels, and carry out food and beverage establishments with drive- through facilities.
5. The zoning text places a limitation on total acreage that can be utilized for retail uses in the Beech Road / Smith's Mill Road area. Currently, there are four existing subareas located in the Business Park East area zoned to allow retail uses (Innovation District Amendment subarea G-1 and G-2, and Innovation District subareas B-1, and C) totaling approximately 92 acres. It is the developer's intent to limit those existing subareas allowing retail and the newly proposed subareas to maximum of 92 acres. Once 92 acres have been developed with retail uses found in the C-3 and GE zoning district, the remainder of the land from all of these subareas can only allow non-retail General Employment (GE) zoning district uses listed in their respective zoning texts.
6. "Off-premises signs" are prohibited uses in all subareas. However the Planning Commission has the ability to approve an off premises sign with the master sign and graphics plan.
7. Within the L-GE use section the text prohibits industrial product sales, industrial service, mini-warehouses, radio/television broadcast facilities, warehouse and distribution, and sexually-oriented businesses. Within the C-3 use category, prohibited uses include self storage and automobile sales.
8. Due to the proximity of this site to the State Route 161 interchange and its location adjacent to commercially zoned land in the existing Licking County business park to the north, the site appears to be appropriate for retail and commercial development.
9. The applicant is not changing any of the required setbacks in Subarea 1 and Subarea 2 from what currently exists.

C. Access, Loading, Parking

1. The text allows for the site to be access from the following locations:
 - a. One access point along Beech Road in the current location of the paved apron into the site. Such access point shall be restricted to right-in, right-out turn movements unless, at the time of final development plan approval for one or more outparcels the Planning Commission approves an additional left in and/or left out turn movement based on a traffic analysis presented by the applicant to the City.
 - b. One additional access point with right-in, right-out turn movements may be permitted along Beech Road to the north of the access point described in the immediately preceding paragraph, but only if approved as part of a final development plan that includes a traffic analysis supporting the access point.

- c. Two access points on the south side of Smith’s Mill Road and aligning with the existing access points from Smith’s Mill Road into the western and eastern portions of the AEP office site to the north, respectively, which shall be permitted to have full turn movements in all directions.
 - d. One additional access point on the south side of Smith’s Mill Road, located at least 500 feet from the center of the intersection of Beech Road and Smith’s Mill Road and located at a safe distance from the access point described in the immediately preceding subsection (c), with right-in, right out turn movements. Additional turn movements may be permitted if approved by the City based on a review of a traffic analysis provided by the applicant.
2. Staff recommends a condition of requiring the text states traffic analysis that “has been approved and accepted by the City Traffic Engineer” for sections a, b, and d listed above.
 3. Parking will be provided per the city’s parking code requirements (Chapter 1167).
 4. For retail uses there is language encouraging parking lot design with pedestrian circulation routes to provide a safe, convenient and efficient access for vehicles, pedestrians and bicyclists.
 5. An 8 foot wide leisure trail will be installed along both sides of Smith’s Mill Road and along the western boundary of Beech Road.
 6. The zoning text requires public streets and internal drives shall have a sidewalk on at least one side of the street or road. Staff recommends a condition requiring sidewalks are installed on both sides of public or private streets that used for primary circulation between sites.

D. Architectural Standards

1. There are no proposed changes to the architectural requirements of the buildings.
2. As the zoning text is proposed by the applicant, retail building designs are exempt from the New Albany Design Guidelines and Requirements and allow more flexibility in design by proposing new design standards in the zoning text. It appears this may be an error occurred during the revisions of the zoning text.
3. The City’s Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. The proposed zoning text includes specific design requirements for uses not governed by the DGRs, which will ensure the quality design of these buildings. This is the same approach that was used for the development of the Personal Care and Beauty Campus.
4. The text requires complete screening of roof-top mounted equipment and appurtenances from the view of any public right-of-way with materials that are consistent and harmonious with the building’s façade and character.

E. Parkland, Buffering, Landscaping, Open Space, Screening

1. Maximum lot coverage for this subarea is unchanged at 80%.
2. There are no changes to preservation commitments. The zoning text contains similar language regarding tree preservation as appeared in the zoning text for the Innovation District rezoning to the north, stating “reasonable and good faith efforts will be made to preserve existing trees and tree rows occurring within the setbacks in this subarea.”
3. The text contains a provision that encourages shared stormwater management for the entire district so individual sites such as outparcels do not need to have their own on-site basin.
4. The existing text requires 8 trees per 100 feet along Smith’s Mill Road and Beech Road. The proposed text increase this commitment to 10 trees per 100 feet.
5. The text updates the landscaping requirements along State Route 161 and proposes one tree per 100 linear feet of front and allows for gaps or “viewsheds” into the site. Staff is

supportive of the viewsheds but recommends the minimum landscaping is increased to 10 trees per 100 feet linear of frontage in order to be consistent with the Bob Evans landscaping requirements.

F. Lighting & Signage

1. Per the text, a master graphics plan shall be created at the time of Final Development Plan approval to ensure appropriate relationships among building elevation, signage, and circulation. The texts allows signs for uses that are permitted within the General Employment (GE) District are required to be approved by staff.
2. There are no proposed changes to the signage design requirements. is proposed at this time.
3. No proposed changes to the lighting requirements. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

F. Other Considerations

1. None.

IV. ENGINEER'S COMMENTS

1. *Under separate cover from the consulting City Engineer, E.P. Ferris & Associates.*

V. RECOMMENDATION

Basis for Approval:

This zoning will not change permitted uses or densities on this property, but will update the required development plan review procedure for certain uses, update several development standards, and allow for the installation and construction of a limited number of improvements such as landscaping and leisure trails before construction of any structures is commenced in order to make the property more attractive and marketable to end users. The purpose of this rezoning is to position the property to equally compete with other available development sites in the City.

Staff is supportive of the request since it seems reasonable to treat the General Employment (GE) District uses with the same procedure as the surrounding properties, but keep the secondary review by the Planning Commission of the retail uses. Staff believes it is important to maintain the requirement that hotel, motels, restaurants, and other retail uses receive final development plan approval by the Planning Commission to ensure items such as drive-through, parking, and circulation are appropriately designed for the use.

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval with the conditions of the approval listed below.

VI. ACTION

Suggested Motion for ZC-74-2017:

To recommend approval to Council of Zoning Change and to approve the Preliminary Development Plan, applications ZC-74-2017, subject to the following conditions, all subject to staff approval:

- 1) The text states traffic analysis that “has been approved and accepted by the City Traffic Engineer” for sections a, b, and d listed above.
- 2) The minimum landscaping is increased to 10 trees per 100 feet linear of frontage along

State Route 161.

- 3) Sidewalks are installed on both sides of public or private streets that used for primary circulation between sites.

Approximate site Location:



Source: Google Maps

**Planning Commission Staff Report
January 17, 2018 Meeting**

**NOTTINGHAM TRACE
CLUBHOUSE FINAL
DEVELOPMENT PLAN**



LOCATION: Generally west of State Route 605/New Albany-Condit Road, south of Walnut Street, east and west of Schleppe Road, and east of the Upper Albany subdivision (PID: 222-004443, 222-004445, 222-004444, and 222-004446)

APPLICANT: Pulte Homes c/o Joel West

REQUEST: Final Development Plan

ZONING: I-PUD Infill Planned Unit Development (New Albany North PUD Text)

STRATEGIC PLAN: Office District

APPLICATION: FDP-89-2017

Review based on: Application materials received December 15, 2017 and January 10th, 2018.
Staff report completed by Jackie Russell, Development Services Coordinator.

I. REQUEST AND BACKGROUND

The applicant requests review of a final development plan for a clubhouse to be built on 1.9+/- acres for the subdivision known as Nottingham Trace. The zoning permits single-family detached residences, subject to the age restriction requirements which are detailed in Section II.C, publicly or privately owned parks and open spaces, one private amenities center/clubhouse, which may include a fitness center, gathering spaces, and/or other recreational and social facilities amenities, and improvements serving only the residents living in this zoning district, and a maximum of 2 residential model homes at any given time.

On June 19, 2017 the Planning Commission approved the final development plan for the subdivision. The clubhouse was not included with the subdivision's FDP review and a condition of approval from the subdivision's final development plan is that the clubhouse come back to Planning Commission as a separate final development plan. The plat for phase I was heard by Planning Commission on September 20, 2017 and adopted by council under RES-59-2017 on November 28, 2017.

The application is being heard by the Planning Commission because section II(G)(2) of the Nottingham Trace zoning text states, "The private community clubhouse shall be located within the 1.9 +/- acre open space/amenity area that is shown on the preliminary development plan. This parcel shall be owned and maintained by applicant (or its affiliated entities) or the HOA. The final size and configuration of this parcel shall be identified in an approved final development plan."

II. SITE DESCRIPTION & USE

The neighboring uses and zoning districts include L-GE to the south, unincorporated residential to the north, the Upper Albany subdivision in the City of Columbus to the west, and to the east is a mixture of unincorporated residential and a portion of the city's business park.

III. EVALUATION

Staff's review is based on New Albany plans and studies, zoning text, zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text. Planning Commission's review authority is found under Chapter 1159.

The Commission should consider, at a minimum, the following (per Section 1159.08):

- a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- c. *That the proposed development advances the general welfare of the Municipality;*
- d. *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- e. *Various types of land or building proposed in the project;*
- f. *Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
- g. *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- h. *Building heights of all structures with regard to their visual impact on adjacent facilities;*
 - i. *Front, side and rear yard definitions and uses where they occur at the development periphery;*
- j. *Gross commercial building area;*
- k. *Area ratios and designation of the land surfaces to which they apply;*
- l. *Spaces between buildings and open areas;*
- m. *Width of streets in the project;*
- n. *Setbacks from streets;*
- o. *Off-street parking and loading standards;*
- p. *The order in which development will likely proceed in complex, multi-use, multi-phase developments;*
- q. *The potential impact of the proposed plan on the student population of the local school district(s);*
- r. *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
- s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

It is also important to evaluate the PUD portion based on the purpose and intent. Per Section 1159.02, PUD's are intended to:

- a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
- c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*

- d. Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
- e. Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
- f. Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
- g. Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
- h. Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
- i. Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*
- j. Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. Provide an environment of stable character compatible with surrounding areas; and*
- l. Provide for innovations in land development, especially for affordable housing and infill development.*

New Albany Strategic Plan

The majority of the site is located in the 2014 New Albany Strategic Plan's Office Campus future land use district, with a small portion in the Rural Residential future land use district. However given the proposed use, staff has evaluated this proposal against the Town Residential District standards. The 2014 New Albany Strategic Plan lists the following development standards for the Town Residential District:

1. Houses should front onto public open spaces and not back onto public parks or roads.
2. House should be a minimum of 1.5 stories in appearance and a maximum of three stories.
3. Rear and side loaded garages are encouraged. When a garage faces the street, the front façade of the garage must be setback from the front façade of the house.
4. The maximum width of a garage door facing the street is ten feet.
5. Open space should be sited to protect and enhance existing natural features and environmentally sensitive habitats.
6. Neighborhood open spaces and parks should be located within 1,200 feet of all houses. They should vary in size and be easily accessible to pedestrians.
7. Streets should have five-foot wide sidewalks on both sides of the street, other than in locations approved for eight-foot leisure trails.
8. Leisure trail connections must be established throughout.
9. The district should include a hierarchy of streets.
10. The maximum lot width should not exceed 90 feet. For areas where density exceeds 1.5 dwelling units per acre the maximum average lot width should be no larger than 80 feet.
11. The average single-family lot area should not exceed 12,500 square feet.
12. Stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community. Shapes of ponds should not appear engineered, but should appear as if the naturally occurred in the location.

13. A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of development. Typically, neighborhood parks range from a half to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
14. Deciduous trees should be planted 30 feet on center.
15. Cul-de-sacs are discouraged in all developments and a multiplicity of connections should be made.

A. Use, Site and Layout

1. The property is zoned I-PUD under the New Albany North PUD text. Age-restricted dwellings are a permitted use within this subarea.
2. In section II(A)(3) the text allows for one private amenities center/clubhouse, which may include a fitness center, gathering spaces, and/or other recreational and social facilities, amenities, and improvements to serve only the residents living in this zoning district.
3. The proposed clubhouse house is 2,400 square feet on a 1.9 acre lot. It features two pickle ball courts, a bocce ball court and a future bocce ball court. Staff recommends the Planning Commission reviews the future bocce ball court and adds a condition of approval clarifying the future bocce ball court is part of this approval.
4. The site also includes a bike rack and mailbox units. Staff recommends the final design and location of the bike racks and mailbox units be subject to staff approval.
5. Inside the building there is fitness space, office space, multi-purpose space, restrooms, and a kitchenette.
6. The minimum front yard setback required by the zoning text is 20 feet, the proposed clubhouse is 101 +/- feet from the front drive.
7. The minimum side yard setback required by the zoning text is 5 feet, the applicant has proposed the clubhouse to be 123' +/- and 115' +/- from the side yards.
8. The minimum rear yard setback that is required by the zoning text is 20 feet, the proposed rear yard setback is 106' +/-.
9. The proposed bocce ball courts and pickle ball courts meet the same setbacks that are required by the zoning text. The applicant is proposing fencing to surround the pickleball courts. No additional fence detail has been provided. Staff recommends that the pickleball fence be subject to staff approval.

B. Access, Loading, Parking

1. The text states that a parking lot may be provided near the clubhouse to provide for parking needs of residents and other visitors of the residents in the community. The location of the parking lot and number of spaces shall be determined at the time of a final development plan for this subarea.
2. C.O. 1167.05(c)(4) says community centers should have one space for every 400 square feet of gross floor area; the minimum would be 6 parking spaces. The applicant has provided 10 parking spaces, which meets the city parking minimum.

The primary access to the site will be from Nottingham Loop. The site has two curb cuts off of Nottingham Loop to a semi-circle drive, where the parking is located.

C. Architectural Standards

1. The text allows the maximum height of the clubhouse to be 35 feet as measured from finished grade at the door to the ridge on the roof. The applicant has proposed the height of the clubhouse to be 26 feet +/-.
2. The text requires that the private clubhouse be 1 ½ stories in appearance or two stories in height. The architectural design and appearance of this structure shall be complimentary to and consistent with the homes in this subarea. The proposed design appears to meet this code requirement.
3. The proposed clubhouse will have a brick water table and white vinyl beaded siding, which are approved materials per the zoning text.
4. The zoning text requires that four-sided be used, and blank facades shall be prohibited. The proposed design meets this code requirement by using the same materials and details on the front elevation to the other elevations of the home through material, louvers, and windows.
5. The massing is a simple massing with a hip roof, with columns that are thinner at the neck and wider at the base.
6. The City Architect has reviewed the clubhouse and approved the proposed design.

D. Parkland, Buffering, Landscaping, Open Space, Screening

1. Put in the additional analysis for street trees
2. Put in additional analysis for any other additional landscaping requirements such as 1171.05 and 1171.06.
3. The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text. Staff recommends all the City Landscape Architect's comments are complied with and subject to staff approval.
 - a. Submit pickleball fence details for review.
 - b. Continue evergreen screen around southern end of pickle ball courts to screen from public amenity along existing basin.
 - c. Buffer landscape trees along public amenity should be increased.

E. Lighting & Signage

1. The text requires that light poles within the parking lot areas near the private amenities center shall not exceed 18 feet in height, shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site. There is one proposed light post, which is 12 feet tall and meets the requirements of the text.
2. The applicant has proposed a low voltage accent light located within the landscape bed in front of the clubhouse sign located in the front of the site. This meets the code requirement in section H(3)(f) which states ground mounted lighting shall be shielded and landscaped.
3. This subdivision is allowed up to 4 dual post signs based on city code requirements of one per subdivision entrance. The Planning Commission approved one dual post sign to be located at State Route 605 and Nottingham Boulevard entrance. The applicant has proposed an additional dual post sign to be located at the front of the clubhouse site. The sign will include a subdivision logo and read, "Nottingham Clubhouse." This sign meets city code standards for dual post signs.
 - a. It is 18 square feet, 6 feet by 3 feet, where the code states a maximum of 20 square feet.

- b. The proposed sign is 5 feet in total height, where the maximum allowed is 7 feet.
 - c. The maximum length of the sign board is 7.5 feet, the applicant has proposed the sign board to be 6 feet long.
4. The applicant did not provide the sign relief for the entrance sign.

The

Planning Commission should confirm with the applicant that the sign board is at least one inch thick.

5. The applicant is also install two single post-top signs on either side of the lot. These signs will include the logo and read, "Clubhouse and amenities for resident use only." The city sign code states that shall be one per a residential subdivision entrance, the number of sign meets code. The maximum height allowed by the sign code is 8 feet, the proposed signs are 5 feet tall. The permitted area on the sign face is 7 square feet, the applicant has proposed signs with a 3 square foot sign area.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07 and does not have any comments.

V. RECOMMENDATION

The overall proposal appears to meet the recommendations of the New Albany Strategic Plan and zoning text requirements. The application includes various amenities to serve the residents of the neighborhood. The site layout creates multiple connections for residents to access the clubhouse site to take advantage of the excellent site amenities, while meeting the requirements illustrated in the PUD text. The exterior façade is simple architecture, and matches the proposed architectural details for the surrounding homes which creates a welcoming environment into a communal place. Overall the proposal effectively creates a gathering location with specific, physical amenities for the residents of the subdivision.

V. ACTION

Suggested Motion for FDP-89-2017:

Move to approve final development plan application FDP-89-2017 based on the finding in the staff report, with the following conditions all subject to staff approval:

1. The future bocce ball court is included in this approval, and is subject to staff approval.
2. Final design and location of the bike racks and mailbox units are subject to staff approval.
3. Staff recommends that the pickleball fence be subject to staff approval.
4. Address the comments of the City Landscape Architect, subject to staff approval.



**Planning Commission Staff Report
January 17, 2018 Meeting**

**THE AVENUE
FINAL DEVELOPMENT PLAN**

LOCATION: Northeast corner of Smith's Mill Road and Forest Drive (PID: 222-000347)
APPLICANT: New Albany Healthcare Real Estate, LLC.
REQUEST: Final Development Plan
ZONING: Infill Planned Unit Development (I-PUD) Canini Trust Corp subarea 8b
STRATEGIC PLAN: Neighborhood Retail District
APPLICATION: FDP-90-2017

Review based on: Application materials received December 15 and January 4, 2018.

Staff Report completed by Jackie Russell, Development Services Coordinator.

II. REQUEST AND BACKGROUND

The applicant requests review of a final development plan for The Avenue Development at the Canini Trust Corp Subarea 8b. This final development plan is for an 83,000 sf, two-story building with a total of 113 beds for a combination of assisted living, skilled nursing, memory care and independent living residents. The site is 8.4 acres and has 113 parking spaces. The site includes a wet retention stormwater basin.

The zoning text allows Office buildings and the permitted uses contained in the Codified Ordinances of the Village of New Albany, OCD Office Campus District, Section 1144.02 and the conditional uses contained in Section 1147.03, provided that the conditional uses comply with Chapter 1115. Additionally, Health Care and Senior Citizen Housing uses contained in the Codified Ordinances of the Village of New Albany, CF Community Facilities District Section 1151.02. Senior Citizen housing is limited to "nursing home" as defined in Section 1105.02(gg) in the Codified Ordinances of the Village of New Albany.

III. SITE DESCRIPTION & USE

The site is currently vacant and is located within the area known as the Canini Trust Corp subarea 8b. The site will encompass approximately 8.4 acres located at the northeast corner of Smith's Mil Road and Forest Drive. The Canini Trust Corp currently is home to the Dairy Queen, Turkey Hill, COTA park-n-ride facility, Hampton Inn and Suites, Marriott Hotel, Home2Suites by Hilton, and Tutor Time.

III. EVALUATION

Staff's review is based on New Albany plans and studies, zoning text, zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text. Planning Commission's review authority is found under Chapter 1159.

The Commission should consider, at a minimum, the following (per Section 1159.08):

- a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- c. *That the proposed development advances the general welfare of the Municipality;*
- d. *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- e. *Various types of land or building proposed in the project;*
- f. *Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
- g. *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- h. *Building heights of all structures with regard to their visual impact on adjacent facilities;*
- i. *Front, side and rear yard definitions and uses where they occur at the development periphery;*
- j. *Gross commercial building area;*
- k. *Area ratios and designation of the land surfaces to which they apply;*
- l. *Spaces between buildings and open areas;*
- m. *Width of streets in the project;*
- n. *Setbacks from streets;*
- o. *Off-street parking and loading standards;*
- p. *The order in which development will likely proceed in complex, multi-use, multi-phase developments;*
- q. *The potential impact of the proposed plan on the student population of the local school district(s);*
- r. *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
- s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

It is also important to evaluate the PUD portion based on the purpose and intent. Per Section 1159.02, PUD's are intended to:

- a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
- c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
- d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*

- e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
- f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
- g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
- h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
- i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*
- j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*
- l. *Provide for innovations in land development, especially for affordable housing and infill development.*

A. New Albany Strategic Plan

- 1. This site is located in the Office district of the 2014 New Albany Strategic Plan. The development standards for this type of use include (but are not limited to):
 - a) Office buildings should not exceed five stories in height.
 - b) The design of office buildings should include four-sided architecture in order to address multiple frontages when present.
 - c) Primary parking should be located behind the buildings and not between the primary street and buildings.
 - d) When site double frontage sites existing, office buildings should address both frontages.
 - e) Plan office buildings within context of the area, not just the site, including building heights within development parcels.
 - f) All office developments should plan for regional stormwater management.

B. Use, Site and Layout

- 1. The final development plan site is approximately 8.4 acres and will contain a single, two-story building with 83,000 +/- square feet of space. The building is surrounded by an 113 space parking lot. Access to the site will be from an unnamed private drive. Access is provided from Forest Drive and Smith's Mill Road.
- 2. The total lot coverage, which includes all areas of pavement and building coverage, shall not exceed 80% of the total lot area per subarea 8b.01(7). The plans show 61% lot coverage for the site.
- 3. The zoning text requires the following setbacks:

Requirement	Proposed
30 foot building & 20 foot pavement setback from Forest	25 foot pavement 155 +/- foot building

Drive	
25 foot pavement setback and 50 foot building setback from Smith's Mill Road	25 foot pavement 81 +/- foot building
65 foot pavement and 100 building setback from the Plain View subdivision	66 foot pavement 112 foot building <u>There is a hatched area for proposed covered parking which appears to meet the definition of a building. Staff recommends a separate variance is requested if the covered parking is used as proposed.</u>

4. The Canini Trust Corp zoning text section 8b.03(1) states “Buildings shall be sited with the longest and/or most predominant building façade parallel to a major street unless otherwise approved by the Village of New Albany Planning Commission.” City staff, including the city planning consultant MKSK and City Architect, have reviewed the proposed building orientation and created an alternative layout sketch shown below that is should be further explored and analyzed into its appropriateness for the site since it keeps the building parallel with other structures in the Canini Trust Corp area. Due to the holidays creating a shorten review timeframe, between the publishing date of the staff report and the Planning Commission meeting date, city staff is meeting with the developer to further analyze the appropriateness of this alternative. Staff will present the outcome of this meeting with the developer and staff's recommendation to the Planning Commission on January 18 at their meeting.



C. Access, Loading, Parking

Parking

1. The nursing home use proposed for the site requires 28 parking spaces to account for the number of beds and additional parking should be provided per one space per each employee per Codified Ordinance 1167.05(c)(6). There are 113 spaces proposed as part of this application.
2. The applicant has not indicated the number of employees that will be working per a shift. The Planning Commission should confirm with the applicant to determine if the proposed parking is sufficient.
3. According to the applicant, the parking was determined at a 1:1 ratio for staff and independent living residents.
4. The applicant says the height of the traffic will occur during staff shift changes, which will overlap one to two hours.
5. Zoning text section 8c.02(3) requires bicycle racks be provided within the subarea. Bike racks are installed at the COTA Park & Ride facility within the subarea.

Circulation

1. The site will be accessed from two entrance drives. The first curb cut is located on Forest Drive. The second curb cut off of Smith's Mill Road and will align with

the curb cut across the street for the Medical Office Building I and Medical Office Building II. This Forest Drive curb cut will be shared between this site and future development to the east. Staff recommends a condition of approval requiring cross access easements for the shared drive are recorded and submitted to staff.

2. The site allows for vehicular traffic to enter/exit the site at Forest Drive and Smith's Mill Road. The site aligns both curb cuts to existing intersections. The connection on Smith's Mill Road matches what is shown on the approved Preliminary Development Plan for the site.
3. There is a designated drop-off and pick up lane in front of the building, this drop-off land is separated from the service road by parking.
4. The site currently has leisure trail installed along Smith's Mill Road.
5. Section 8b.03(9)(a) requires a leisure trail, six feet in width and constructed of asphalt, shall be extended along the east/south side of Forest Drive as the Subarea is developed from Smith's Mill Road to Johnstown Road (U.S. Route 62). The applicant is providing an eight foot wide asphalt leisure trail thereby meeting code requirements.

Loading and service areas

1. Codified Ordinance Chapter 1167.06(a)(3) requires that general commercial uses must have two loading areas for buildings with square footage between 10,001 and 100,000. It appears the applicant has sufficiently met this requirement.
2. The service area, containing the dumpster, will be located at the east side of the site between the eastern portion of the building and the eastern lot line. The dumpster will be screened by mounding with trees located on top. Staff recommends a condition of approval that final screening of the dumpster is subject to staff approval.
3. The site plan proposes a generator and enclosure along the rear of the property. Staff recommends the design of the enclosure is subject to staff approval to ensure screening from adjacent properties.

D. Architectural Standards

1. The applicant proposes Indiana millstone brick veneer for the prominent building material of the structure and fiber cement in arctic white and light mist as an accent material.
2. The building has been designed as a brick building and will be two stories in height. The overall height of the building will be 37 +/- feet and meets the 45 foot maximum height allowed by the zoning text.
3. The city architect has issued the following comments and suggestions relating to the architecture of the building:
 - a) Having studied the surrounding buildings, which vary from one-story to three-story structures, I believe the height of the proposed design to be appropriate.
 - b) The overall massing appears to meet the written architectural guidelines.
 - c) The proposed exterior materials meet the city's Architectural Standards, but this building would be more aesthetically pleasing if the main entry

elevation, facing Smith's Mill Road, was clad entirely in brick. My recommendation is to require this material revision. Staff recommends per the City Architect's recommendation that the main entry elevation, facing Smith's Mill Road, is clad entirely in brick, subject to staff approval.

- d) Details: I recommend requiring all roof dormers to have windows instead of vents. The port-cochere (drive-thru) column locations are incorrect, as they should be placed so that the exterior neck of column aligns with face of the architrave above. Also, the secondary porte-cochere in the rear should have double columns due to the visual expanse. Staff recommends a condition requiring all roof dormers to have windows instead of vents, the port-cochere columns are corrected, and the rear porte-cochere have double columns, subject to staff approval.
4. Zoning Text 8c.03(4) requires true divided light or simulated divided light windows with exterior muntins where appropriate to the building style. The applicant has not provided information on the window system. The window system should be true divided light or simulated divide light with exterior muntins, final window design is subject to staff's approval.
5. No information on the mechanical equipment has been provided. Staff recommends a condition of approval that additional screen wall height or material is added, as necessary, to ensure 100% screening of all mechanical equipment, subject to staff approval.

E. Parkland, Buffering, Landscaping, Open Space, Screening

1. Per zoning text 8b.04(4)(a) parking lots shall be screened from public rights-of-way within a minimum 36 inch high evergreen landscape hedge or wall. The landscape plan shows a 36" shrub to screen the parking lot along Forest Drive and Smith's Mill Road.
2. Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces. 113 parking spaces are provided, thereby requiring 11 trees. The PUD zoning text 8c.04(6) requires these trees be at least 2.5 inches in caliper at installation. The applicant proposes 32 parking lot trees on the plan that meet the minimum size requirements.
3. Codified Ordinance 1171.05(e)(3) requires a minimum of one tree for every 5,000 square feet of ground coverage and a total tree planting equal to ten inches plus one-half inch in tree trunk size for every 2,000 square feet over 20,000 feet in ground coverage. The site has a total ground coverage area of 158,810 which results in the requirements of having to provide 32 trees and a tree planting totaling 45 inches. 32 trees with a total of 80 inches are provided.
4. The zoning text 8c.04(5) requires that there be a minimum of eight (8) deciduous or ornamental trees per 100 lineal feet planted throughout the setback areas along Forest Drive. The proposed site has approximately 450 feet of frontage along Forest Drive, therefore a minimum of 36 trees are required. These trees shall be either 2 ½ inch caliper deciduous shade trees, 1 1/2 inch caliper ornamental trees, or a combination of both. The landscaping is an important component of this site and will enhance the overall development. The requirement is met by the proposed 36 trees with various calipers shown on the landscape plan. The City Landscape Architect has reviewed the plans and

comments the proposed landscape along Forest Drive should match existing adjacent properties. Staff recommends a condition requiring the landscaping along Forest Drive is revised to match existing properties subject to staff approval.

5. The applicant proposes to slightly relocate an existing mound along the Plain View subdivision so it is aligned with a separate mound to the south of it. The zoning text requires a mound and a minimum of 8 trees per 100 lineal feet will be provided within the proposed buffer area in Subarea B, abutting the Plain View subdivision on the eastern edge of the development site. This landscaping will be completed prior to final occupancy on each final development plan. The mounding is already existing on the site and the applicant is meeting the landscaping requirement by providing 63 trees.
6. The zoning text requires a minimum of 8% interior parking lot landscaping on the site. The amount of interior parking lot landscaping proposed is 11.5%.
7. The City Landscape Architect has reviewed the site plan and issued the following comments:
 - a. Confirm screening mound height and plantings adhere to screening requirements adjacent to existing residential properties. Submit typical section for review.
 - b. Detention pond edges should be more naturalized and less triangular.
 - c. Four-rail fence termination along Forest Drive should align with existing light pole.
 - d. Submit four-rail fence construction detail.Staff recommends the plans are revised to address the City Landscape Architect's comments, subject to staff approval.

F. Lighting & Signage

1. The applicant's plans show three monument signs for the site: one at the curb cut on Forest Drive, one at the curb cut of Smith's Mill Road, and one at the corner of Forest Drive and Smith's Mill Road.
2. The applicant has submitted two different sign designs that appear to match the recommendations found in the Trust Corp Signage Package but has not indicated which sign type will be located at each location. Staff recommends the sign types, final location, and design match the Trust Corp Signage Package and are subject to staff approval.
3. The applicant has not submitted parking light details. The PUD zoning text 8b.05(1) requires all light poles shall be black or New Albany. Parking lot lighting shall be of a standard light source type and style, and be consistent throughout the subarea with a maximum height of 20 feet (including light fixture). All parking lot fixtures shall be cut-off style or goose neck style fixtures. Staff recommends parking lot lighting information be submitted for review and light locations and details be subject to staff approval.

G. Other Considerations

1. Per subarea 8c.01(7) at least 176,000 square feet of building space shall be developed for office use in total between Subarea 8a, 8b and 8c. Currently only eight spaces in the entire trust corp area have been developed. None of these developed sites contain office uses (three hotels, COTA park-n-ride, gas station with convenience store, The Estate at New Albany, and Dairy Queen, New Albany Ballet, and a day care).

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07 and provided the following comment(s):

- We agree with the access as proposed. We recommend however that an eastbound left turn lane be constructed at the access proposed off of Smith's Mill Road. This access will require motorists to accept an adequate gap in westbound traffic to enter the proposed Health Campus and then make a sharp turn to the left. The left turn lane facilitates this turning movement without blocking eastbound traffic on Smith's Mill Road.
- We will evaluate storm water management, sanitary sewer collection and roadway construction related details once construction plans become available

The engineering comments can also under separate cover from the consulting City Engineer, E.P. Ferris & Associates.

V. RECOMMENDATION

Staff recommends approval since the development plan appears to be generally consistent with the purpose, intent and standards of the zoning code and applicable I-PUD development text. The use appears appropriate for the site. The location allows for the creation of a seamless relationship between the Medical Offices and Mount Caramel to better provide for patients of both locations. The addition of The Avenue continues to provide New Albany residents options to grow within the community. While the addition of The Avenue provides benefits to the city, staff recommends further exploration be done to achieve a functional and aesthetically attractive site layout.

VI. ACTION

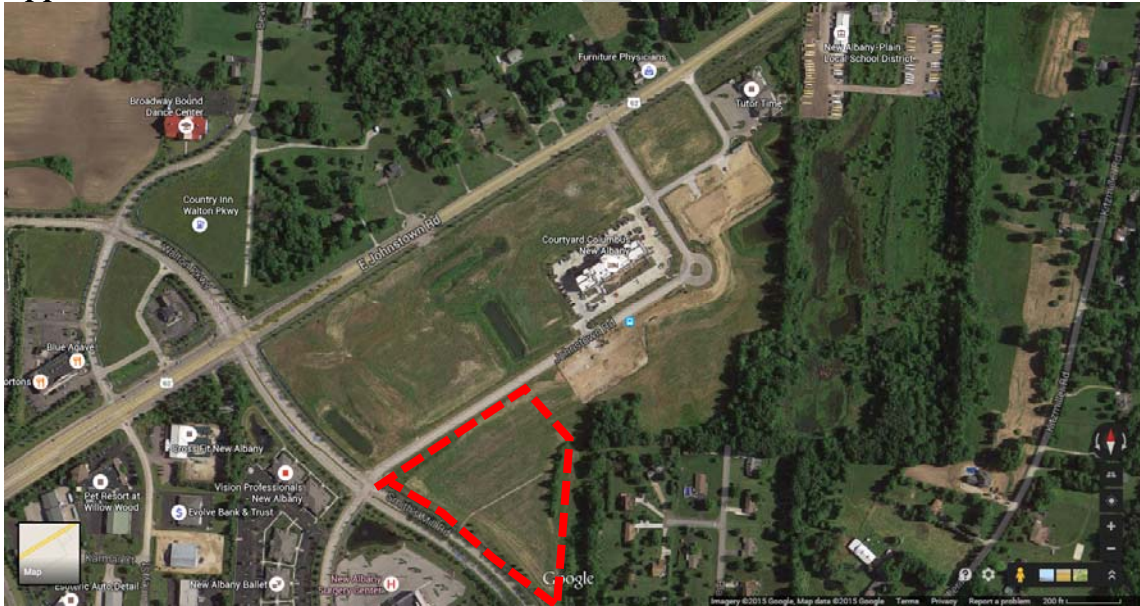
Should the Planning Commission find that the application has sufficient basis for approval, the following motions would be appropriate:

Move to approve final development plan application FDP-90-2016 based on the findings in the staff report subject to the following conditions all subject to staff approval:

1. The covered parking receives a separate variance.
2. Final screening of the dumpster is subject to staff approval.
3. The design of the enclosure is subject to staff approval to ensure screening from adjacent properties.
4. The window system should be true divided light or simulated divide light with exterior muntins, final window design is subject to staff's approval.
5. Additional screen wall height or material is added, as necessary, to ensure 100% screening of all mechanical equipment.

6. Per the City Architect's recommendation that the main entry elevation, facing Smith's Mill Road, is clad entirely in brick, subject to staff approval.
7. All roof dormers to have windows instead of vents, the port-cochere columns are corrected, and the rear porte-cochere have double columns, subject to staff approval.
8. Cross access easements for the shared drive are recorded and submitted to staff.
9. The landscaping along Forest Drive is revised to match existing properties subject to staff approval.
10. The plans are revised to address the City Landscape Architect's comments, subject to staff approval.
11. The sign types, final location, and final design must match the Trust Corp Signage Package must meet the 2013 Trust Corp Signage Recommendation plan and is subject to staff approval.
12. Parking lot lighting information must be submitted for review and light locations and details be subject to staff approval.

Approximate Site Location:



Source: Google Maps



**Planning Commission Staff Report
January 17, 2018 Meeting**

**1254 BEECH ROAD
ZONING AMENDMENT**

LOCATION: 1254 Beech Road (PID: 082-107814-00.000)
APPLICANT: MBJ Holdings, LLC c/o Aaron Underhill
REQUEST: Zoning Amendment
ZONING: AG Agricultural to L-GE Limited General Employment
STRATEGIC PLAN: Office District
APPLICATION: ZC-91-2017

Review based on: Application materials received December 20, 2017.

Staff report completed by Jackie Russell, Development Services Coordinator.

IV. REQUEST AND BACKGROUND

The applicant requests review and recommendation to rezone 5.2+/- acres. The applicant proposes to create a new limitation text in the New Albany Business Park. This area will be known as the Beech Road South Phase 2 Expansion Zoning District, and will be zoned Limited General Employment (L-GE). The proposed limitation text meets the intent of the Strategic Plan's mixed use office district land use category by providing compatible general employment uses.

This new text contains the same list of permitted, conditional, and prohibited uses as Business Park East Innovation District Subareas, known as the Personal Care and Beauty Campus, where companies such as Anomatic, Accel, Axium, and Veepak are located. Other development standards are almost identical to the surrounding subareas.

II. SITE DESCRIPTION & USE

The New Albany City Council is anticipated to hear an ordinance to annex this site on December 19, 2017. The site is located within Licking County, south of Worthington Road, west of Beech Road, and north of Morse Road. The immediate neighboring zoning districts include L-GE.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.09. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, proposed zoning text, and the codified

ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (a) Adjacent land use.
- (b) The relationship of topography to the use intended or to its implications.
- (c) Access, traffic flow.
- (d) Adjacent zoning.
- (e) The correctness of the application for the type of change requested.
- (f) The relationship of the use requested to the public health, safety, or general welfare.
- (g) The relationship of the area requested to the area to be used.
- (h) The impact of the proposed use on the local school district(s).

E. New Albany Strategic Plan

The 2014 New Albany Strategic Plan lists the following development standards for the Office District:

2. Office buildings should not exceed five stories in height.
3. The design of office buildings should include four-sided architecture in order to address multiple frontages when present
4. On-Street parking is discouraged.
5. Primary parking should be located behind buildings and not between the primary street and the buildings.
6. Parking areas should be screened from view.
7. Loading areas should be designed so they are not visible from the public right-of-way, or adjacent properties.
8. Sidewalks/leisure trails should be placed along both sides of all public road frontage and setback 10 feet from the street.
9. Common open spaces or green are encouraged and should be framed by buildings to create a “campus like” environment.
10. Appropriate screening should be installed as a buffer between the office district and adjacent residential. If mounding is necessary to achieve this the “reverse slope” type with a gradual slope side toward the right-of-way is preferred.
11. Street trees should be provided at no greater a distance than 40 feet on center.
12. Individual uses should be limited in size, acreage, and maximum lot coverage.
13. No freeway/pole signs are allowed.
14. Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
15. A 200 foot buffer should be provided along State Route 161.
16. Structures must use high quality building materials and incorporate detailed, four sided architecture.
17. When double fronting sites exist, office buildings should address both frontages.
18. Plan office buildings within the context of the area, not just the site, including building heights within development parcels.
19. Sites with multiple buildings should be well organized and clustered if possible.

20. All office developments should employ shared parking or be designed to accommodate it.
21. All office developments should plan for regional stormwater management.
22. Office developments should provide connections to the regional trail system.
23. Green building and site design practices are encouraged.
24. Innovative an iconic architecture is encouraged for office buildings.

F. Use, Site and Layout

1. It appears the applicant has used the development standards from the Business Park South District text to create this zoning text.
2. This district has the same list of permitted, conditional, and prohibited uses as Business Park South zoning district and the Business Park East Innovation District Subarea A, known as the Personal Care and Beauty Campus, where companies such as Anomatic, Accel, Axium, and Veepak are located.
3. The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
4. The limitation text allows for general office activities, warehouse & distribution, off-premises signs, and research & production uses. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this subarea.
5. Conditional uses include car fleet and truck fleet parking, and manufacturing and production.
6. Prohibited uses include industrial product sales and services, mini-warehouses, vehicle services, radio/television broadcast facilities, and sexually oriented business.
7. The text establishes a 50 foot setback for Beech Road which matches surrounding zoning districts.
8. Section (D)(2) states “perimeter boundaries shall be a zero minimum building and pavement setback from any perimeter boundary that is not adjacent to a public right-of-way.” The perimeter boundaries of this subarea are also the property lines. C.O. 1153.04 states the side and rear yard setbacks “for any structure or service area within the LI or GE Districts, the required side yard shall be not less than twenty-five (25) feet from any interior lot line.” Since this is a limitation text which can only place additional restrictions on the property, as proposed this allows for more flexibility. Therefore staff recommends this section of the text be modified to match the existing Beech Road South Text, “There shall be a minimum pavement and building setback of (i) 50 feet from all perimeter boundaries of this Zoning District which are adjacent to property on which residential uses are permitted, and (ii) 25 feet pavement and 50 foot building setback from all other perimeter boundaries that are not adjacent to a public right-of-way.”
9. The elimination of the setback provision along the district’s boundaries is not currently included within the limitation text. This provision allows for the setbacks listed above to be removed if this property is combined with another lot. Staff recommends this provision to be added to the Section D(2), “In the event that a parcel located within this Zoning District and an adjacent parcel located outside of this Zoning District (a) come under common ownership or

control, (b) are zoned to allow compatible nonresidential uses, and (c) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text shall no longer apply with respect to these parcels.”

10. With staff's recommendations the text will contain the same setback requirement from residential properties as the Business Park South zoning text, however, this subarea is not adjacent to any residential areas.
11. Due to the proximity of this site to the State Route 161 interchange and its location adjacent to commercially zoned land in the existing Licking County business park to the east, the site appears to be most appropriate for commercial development.

G. Access, Loading, Parking

7. Detailed traffic access will be determined in consultation with City Staff as the site is developed.
8. Parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development for each individual site.
9. The text requires an internal pedestrian circulation system to be created so that a pedestrian using a public sidewalk or leisure trail along a public street can access the adjacent building through their parking lots with markings, crosswalks, etc.
10. In section C(4) of the Beech Road South Phase 2 Expansion limitation text, the applicant as proposed a total of 80 feet of right-of-way to be provided along Beech Road. Staff recommends 100 feet of right-of-way should be provided for Beech Road in order to maintain consistency with the original limitation text for Beech Road South and to match the Beech Road Public Improvement Plan.

H. Architectural Standards

5. The proposed rezoning seeks to implement many of the same or improved standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements (Chapter 1157).
6. The same architectural requirements as surrounding business park zoning districts.
7. The City's Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. This zoning text contains specific design requirements for uses not governed by the DGRs, which will ensure the quality design of these buildings.
8. Section E(6) says, “Complete screening of all roof-mounted equipment to be screened on all four sides of the building with materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment.”

G. Parkland, Buffering, Landscaping, Open Space, Screening

6. Maximum lot coverage for this subarea is 75%. This matches the surrounding zoning districts.
7. The proposed zoning text contains the same tree preservation language as the neighboring approved Business Park South zoning text.
8. Staff recommends that section F of the text is revised to include that the landscape treatment along Beech Road must match the Master Landscape Standards Plan that was approved by the Planning Commission on June 5, 2017 for the Beech Road South zoning district.
9. Street trees will be located at one tree for every 30 feet of road frontage.
10. Minimum tree sizes for on-site trees match the standards in the surrounding business districts.

H. Lighting & Signage

4. Staff recommends the text is revised so the site's signage is required to match the Master Landscape & Signage Standards Plan that was approved by the Planning Commission on June 5, 2017 for the Beech Road South zoning district.
5. All lighting shall be cut-off type fixtures and down cast to minimize light spilling beyond the boundaries of the site. The maximum height is 30 feet.
6. The zoning text requires lighting details to be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comment(s):

- Access to the site shall be determined at a later stage of development. Any proposed access shall be submitted to the City and reviewed by the City Engineer to determine if the proposed access is acceptable or if any studies are desired to justify the access and determine if any roadway improvements are necessary to serve the proposed use for the site.
- We recommend that the developer dedicate public R/W in accordance with the approved Beech Road roadway plans.

The engineering comments can also under separate cover from the consulting City Engineer, E.P. Ferris & Associates.

V. RECOMMENDATION

Basis for Approval:

The proposed rezoning is consistent with the principles of commercial development in the Strategic Plan and the existing business park in Licking County. Additional restrictions and commitments have been provided that are above what the base zoning code would require.

1. The rezoning will result in a more comprehensive planned redevelopment of the area and will ensure compatibility between uses (1111.06(a)).
2. The L-GE rezoning application is an appropriate application for the request (1111.06(e)).
3. The overall effect of the development advances and benefits the general welfare of the community (1111.06(f)).
4. The proposed rezoning will allow for the development of businesses that will generate revenue for the school district while eliminating residential units having a positive impact on the school district (1111.06(h)).

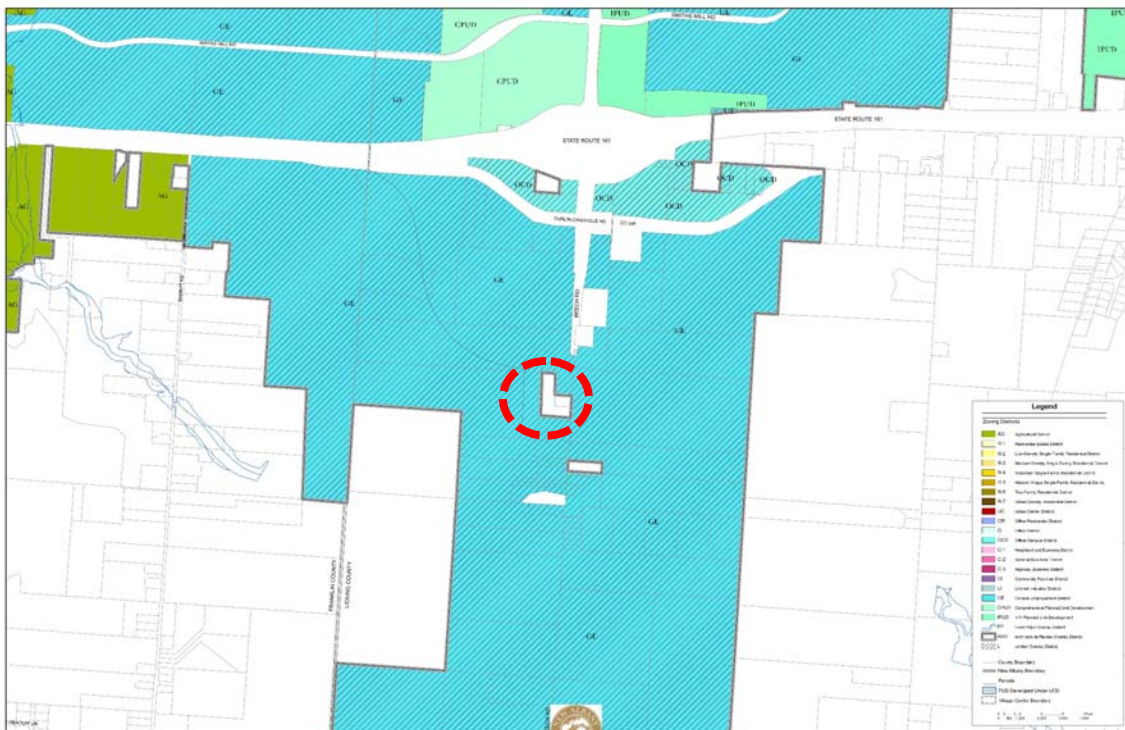
Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval.

VI. ACTION

Suggested Motion for ZC-91-2017:

To recommend approval to Council of Zoning Change application ZC-91-2017 with the following conditions of approval (conditions may be added):

1. 100 feet of right-of-way is provided along Beech Road.
2. Section(D)(2), regarding the zero building and pavement, of the text is modified to match the existing Beech Road South Limitation Text.
3. The addition of the Elimination of Setbacks provision is added to Section D(2).
4. Section F of the text is revised to include that the landscape treatment along Beech Road must match the Master Landscape Standards Plan that was approved by the Planning Commission on June 5, 2017 for the Beech Road South zoning district.
5. The site's signage is required to match the Master Landscape & Signage Standards Plan that was approved by the Planning Commission on June 5, 2017 for the Beech Road South zoning district.
6. Address the comments of the City Engineer, subject to staff approval.





**Planning Commission Staff Report
January 17, 2018 Meeting**

**1526 BEECH ROAD
ZONING AMENDMENT**

LOCATION: 1526 Beech Road (PID: 082-106404-06.001)
APPLICANT: MBJ Holdings, LLC c/o Aaron Underhill
REQUEST: Zoning Amendment
ZONING: AG Agricultural to L-GE Limited General Employment
STRATEGIC PLAN: Office District
APPLICATION: ZC-92-2017

Review based on: Application materials received December 20, 2017.

Staff report completed by Jackie Russell, Development Services Coordinator.

V. REQUEST AND BACKGROUND

The applicant requests review and recommendation to rezone 2.4+/- acres. The applicant proposes to create a new limitation text in the New Albany Business Park. This area will be known as the Beech Road South Phase 3 Expansion Zoning District, and will be zoned Limited General Employment (L-GE). The proposed limitation text meets the intent of the Strategic Plan's mixed use office district land use category by providing compatible general employment uses.

This new text contains the same list of permitted, conditional, and prohibited uses as Business Park East Innovation District Subareas, known as the Personal Care and Beauty Campus, where companies such as Anomatic, Accel, Axium, and Veepak are located. Other development standards are almost identical to the surrounding subareas.

II. SITE DESCRIPTION & USE

The New Albany City Council is anticipated to hear an ordinance to annex this site on December 19, 2017. The site is located within Licking County, south of Worthington Road, west of Beech Road, and north of Morse Road. The immediate neighboring zoning districts include L-GE.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.09. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, proposed zoning text, and the codified

ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (i) Adjacent land use.
- (j) The relationship of topography to the use intended or to its implications.
- (k) Access, traffic flow.
- (l) Adjacent zoning.
- (m) The correctness of the application for the type of change requested.
- (n) The relationship of the use requested to the public health, safety, or general welfare.
- (o) The relationship of the area requested to the area to be used.
- (p) The impact of the proposed use on the local school district(s).

I. New Albany Strategic Plan

The 2014 New Albany Strategic Plan lists the following development standards for the Office District:

- 25. Office buildings should not exceed five stories in height.
- 26. The design of office buildings should include four-sided architecture in order to address multiple frontages when present
- 27. On-Street parking is discouraged.
- 28. Primary parking should be located behind buildings and not between the primary street and the buildings.
- 29. Parking areas should be screened from view.
- 30. Loading areas should be designed so they are not visible from the public right-of-way, or adjacent properties.
- 31. Sidewalks/leisure trails should be placed along both sides of all public road frontage and setback 10 feet from the street.
- 32. Common open spaces or green are encouraged and should be framed by buildings to create a “campus like” environment.
- 33. Appropriate screening should be installed as a buffer between the office district and adjacent residential. If mounding is necessary to achieve this the “reverse slope” type with a gradual slope side toward the right-of-way is preferred.
- 34. Street trees should be provided at no greater a distance than 40 feet on center.
- 35. Individual uses should be limited in size, acreage, and maximum lot coverage.
- 36. No freeway/pole signs are allowed.
- 37. Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
- 38. A 200 foot buffer should be provided along State Route 161.
- 39. Structures must use high quality building materials and incorporate detailed, four sided architecture.
- 40. When double fronting sites exist, office buildings should address both frontages.
- 41. Plan office buildings within the context of the area, not just the site, including building heights within development parcels.
- 42. Sites with multiple buildings should be well organized and clustered if possible.

43. All office developments should employ shared parking or be designed to accommodate it.
44. All office developments should plan for regional stormwater management.
45. Office developments should provide connections to the regional trail system.
46. Green building and site design practices are encouraged.
47. Innovative and iconic architecture is encouraged for office buildings.

J. Use, Site and Layout

12. It appears the applicant has used the development standards from the Business Park South District text to create this zoning text.
13. This district has the same list of permitted, conditional, and prohibited uses as Business Park South zoning district and the Business Park East Innovation District Subarea A, known as the Personal Care and Beauty Campus, where companies such as Anomatic, Accel, Axium, and Veepak are located.
14. The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
15. The limitation text allows for general office activities, warehouse & distribution, off-premises signs, and research & production uses. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this subarea.
16. Conditional uses include car fleet and truck fleet parking, and manufacturing and production.
17. Prohibited uses include industrial product sales and services, mini-warehouses, vehicle services, radio/television broadcast facilities, and sexually oriented business.
18. The text establishes a 50 foot setback for Beech Road which matches surrounding zoning districts.
19. Section (D)(2) states “perimeter boundaries shall be a zero minimum building and pavement setback from any perimeter boundary that is not adjacent to a public right-of-way.” The perimeter boundaries of this subarea are also the property lines. C.O. 1153.04 states the side and rear yard setbacks “for any structure or service area within the LI or GE Districts, the required side yard shall be not less than twenty-five (25) feet from any interior lot line.” Since this is a limitation text which can only place additional restrictions on the property, as proposed this allows for more flexibility. Therefore staff recommends this section of the text be modified to match the existing Beech Road South Text, “There shall be a minimum pavement and building setback of (i) 50 feet from all perimeter boundaries of this Zoning District which are adjacent to property on which residential uses are permitted, and (ii) 25 feet pavement and 50 foot building setback from all other perimeter boundaries that are not adjacent to a public right-of-way.”.
20. The elimination of the setback provision along the district’s boundaries is not currently included within the limitation text. This provision allows for the setbacks listed above to be removed if this property is combined with another lot. Staff recommends this provision to be added to the Section D(2), “In the event that a parcel located within this Zoning District and an adjacent parcel located outside of this Zoning District (a) come under common ownership or

control, (b) are zoned to allow compatible nonresidential uses, and (c) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text shall no longer apply with respect to these parcels.”

21. With staff's recommendations the text will contain the same setback requirement from residential properties as the Business Park South zoning text, however, this subarea is not adjacent to any residential areas.
22. Due to the proximity of this site to the State Route 161 interchange and its location adjacent to commercially zoned land in the existing Licking County business park to the east, the site appears to be most appropriate for commercial development.

K. Access, Loading, Parking

11. Detailed traffic access will be determined in consultation with City Staff as the site is developed.
12. Parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development for each individual site.
13. The text requires an internal pedestrian circulation system to be created so that a pedestrian using a public sidewalk or leisure trail along a public street can access the adjacent building through their parking lots with markings, crosswalks, etc.
14. In section C(4) of the Beech Road South Phase 2 Expansion limitation text, the applicant as said a total of 80 feet of right-of-way should be provided for Beech Road. Staff recommends 100 feet of right-of-way should be provided for Beech Road in order to maintain consistency with the original limitation text for Beech Road South and to match the Beech Road Public Improvement Plan.

L. Architectural Standards

9. The proposed rezoning seeks to implement many of the same or improved standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements (Chapter 1157).
10. The same architectural requirements as surrounding business park zoning districts.
11. The City's Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. This zoning text contains specific design requirements for uses not governed by the DGRs, which will ensure the quality design of these buildings.
12. Section E(6) says, “Complete screening of all roof-mounted equipment to be screened on all four sides of the building with materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment.”

I. Parkland, Buffering, Landscaping, Open Space, Screening

11. Maximum lot coverage for this subarea is 75%. This matches the surrounding zoning districts.
12. The proposed zoning text contains the same tree preservation language as the neighboring approved Business Park South zoning text.
13. Staff recommends that section F of the text is revised to include that the landscape treatment along Beech Road must match the Master Landscape Standards Plan that was approved by the Planning Commission on June 5, 2017 for the Beech Road South zoning district.
14. Street trees will be located at one tree for every 30 feet of road frontage.
15. Minimum tree sizes for on-site trees match the standards in the surrounding business districts.

J. Lighting & Signage

7. Staff recommends the text is revised so the site's signage is required to match the Master Landscape & Signage Standards Plan that was approved by the Planning Commission on June 5, 2017 for the Beech Road South zoning district.
8. All lighting shall be cut-off type fixtures and down cast to minimize light spilling beyond the boundaries of the site. The maximum height is 30 feet.
9. The zoning text requires lighting details to be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comment(s):

- Access to the site shall be determined at a later stage of development. Any proposed access shall be submitted to the City and reviewed by the City Engineer to determine if the proposed access is acceptable or if any studies are desired to justify the access and determine if any roadway improvements are necessary to serve the proposed use for the site.
- We recommend that the developer dedicate public R/W in accordance with the approved Beech Road roadway plans.

The engineering comments can also under separate cover from the consulting City Engineer, E.P. Ferris & Associates.

V. RECOMMENDATION

Basis for Approval:

The proposed rezoning is consistent with the principles of commercial development in the Strategic Plan and the existing business park in Licking County. Additional restrictions and commitments have been provided that are above what the base zoning code would require.

5. The rezoning will result in a more comprehensive planned redevelopment of the area and will ensure compatibility between uses (1111.06(a)).
6. The L-GE rezoning application is an appropriate application for the request (1111.06(e)).
7. The overall effect of the development advances and benefits the general welfare of the community (1111.06(f)).
8. The proposed rezoning will allow for the development of businesses that will generate revenue for the school district while eliminating residential units having a positive impact on the school district (1111.06(h)).

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval.

VI. ACTION

Suggested Motion for ZC-92-2017:

To recommend approval to Council of Zoning Change application ZC-92-2017 with the following conditions of approval (conditions may be added):

7. 100 feet of right-of-way is provided along Beech Road.
8. Section (D)(2), regarding the zero building and pavement, of the text is modified to match the existing Beech Road South Limitation Text.
9. The addition of the Elimination of Setbacks provision is added to Section D(2)
10. Section F of the text is revised to include that the landscape treatment along Beech Road must match the Master Landscape Standards Plan that was approved by the Planning Commission on June 5, 2017 for the Beech Road South zoning district.
11. The site's signage is required to match the Master Landscape & Signage Standards Plan that was approved by the Planning Commission on June 5, 2017 for the Beech Road South zoning district.
12. Address the comments of the City Engineer, subject to staff approval.

