

Planning Commission

Meeting Minutes

October 1, 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 7:02 p.m.

Neil Kirby	Present
Brad Shockey	Present
David Wallace	Present
Kasey Kist	Absent
Hans Schell	Present
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.

Mr. Kirby noted that no minutes were available for review.

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. (no response)

Moved by Mr. Wallace, seconded by Mr. Schell to accept into the record the staff reports and related documents. Upon roll call vote: Mr. Kirby, yea; Mr. Shockey, yea; Mr. Schell, yea; Mr. Wallace, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0.

Mr. Kirby noted that the board received an updated zoning text for application ZC-61-2018.

ZC-61-2018 Zoning Change

Rezoning of 635.4 acres from Agricultural (AG) and Limited General Employment (L-GE) to Limited General Employment (L-GE) for an area located north of and adjacent to Morse Road, to the west of and adjacent to Beech Road, and to the east of and adjacent to Babbitt Road (PID: 220-002167, 220-002168, 220-002090, 220-000206, 220-001628, 220-002166, 220-000203, 220-00261, 082-106902-00.000, 082-106890-00.000, 094-106896-00.000, 094-107502-00.000, 094-106932.01-000, 094-106860-00.000, and 094-106860-00.002).

Applicant: MBJ Holdings LLC c/o Aaron Underhill

Mr. Stephen Mayer presented the staff report.

Mr. Kirby stated that the zoning text states that they can't plant on the top percentage of the mound.

Mr. Mayer agreed and continued with the staff report.

Mr. Aaron Underhill, Underhill & Hodge, representing the applicant MBJ Holdings. We own a lot of land south of SR 161 and we have recently acquired ~ 370+/- acres and are working on the annexation. Part of the land is in Licking County and part is in Plain Township. Hoping to have the annexation and rezoning heard at the same Council meeting. We are rezoning 635 acres which includes some existing similar zoning and the new land in process of annexation because we want the standards to be consistent. We envision this to be one or two large campuses. One example was the Facebook project that we were able to have available for immediate development. We want to take advantage of the Beech Road improvements. This area is in two school districts. There has been a lot of development in Licking County and we are hoping to have some large land in Plain Township to balance the tax base. We have started using the L-GE zoning to move at the speed of business. We have established standards for how we treat neighboring properties, protect open space and protecting the streams and wetland. We have committed to 70+ acres of protected areas. Typically we have agreed to 50' building and pavement setbacks. Here we have agreed to have 50' pavement and 100' building setbacks for the neighboring residential properties. The screening for residential is a minimum of 6' mound with 75% opacity after 5 years. This is a great opportunity for us to create a new site that will put us in the game for several opportunities that we see in the horizon.

Mr. Kirby stated that he appreciated the restriction for Babbitt Road traffic knowing that construction and employee traffic won't be on the small rural road.

Mr. Schell asked how many acres Facebook is using.

Mr. Underhill stated 320 acres.

Mr. Schell stated that you would like to have a few large users, will you be holding firm to that.

Mr. Underhill stated that everything is a guess. The market is telling us that we don't have enough larger parcels to compete for some projects. We are looking at a project that would take up similar space as Facebook.

Mr. Kirby stated that in the limitation text section J(1) refers to data center (page 10 of 12). Is data center supposed to be there?

Mr. Underhill stated that it should be universal.

Mr. Shockey verified that this is an L-GE so this will not need a development plan.

Mr. Mayer stated that they will only need to come back if they want to exceed 65' in height for the secondary review.

Mr. Shockey asked if streets would fall into platting.

Mr. Mayer stated that new public streets will need plats and approval by the Planning Commission.

Mr. Shockey stated that we are talking about setbacks in areas that are considered residential. Is there a definition of what constitutes residential.

Mr. Underhill stated that it is any property currently used or zoned for residential and that includes properties across the right of way (street).

Mr. Shockey stated that we have multiple jurisdictions and some of the jurisdictions may have agricultural or rural residential zoning that would allow for a residence. The different jurisdictions will use different wording for the districts that allow residential use. You are stating that all zoning districts that allow a residential, even as a secondary use.

Mr. Underhill stated yes, our intent that anything zoned for agriculture will be screened.

Mr. Shockey asked what about the properties that are zoned with residential permitted but land is only being farmed. Will mounding be added to screen the farm fields?

Mr. Underhill stated that if it's not clear in the text we will clarify and will agree to that.

Mr. Kirby asked if all of the neighboring properties meets this criteria.

Mr. Underhill stated yes.

Mr. Shockey asked when the screening will take place.

Mr. Tom Rubey, The New Albany Company, stated that it would take place when a user starts development.

Mr. Shockey suggested that Mr. Underhill develops some text that explains this discussion. Opportunity to provide clarification for expectations.

Mr. Mayer stated that the text doesn't contain when items needs to be installed. When someone submits for development plan a landscape and grading plan must be reviewed and installed prior to building final occupancy.

Mr. Underhill stated that stipulate to work with staff the area to improvements and when to install mounding abutting residential.

Mr. Shockey stated that I would want them to work with staff on the reasonable language.

Mr. Wallace asked about the increased height over 65'. The 65' is the standard for the other areas zoned L-GE.

Mr. Underhill stated that the GE zoning district doesn't have any height restriction. The Office Campus zoning is 65' and we have carried that into the limitation text. In one sense we are still restricting ourselves to what code allows.

Mr. Wallace stated that in the new text page 11 C - roof mounting mechanical screening, we need to include "for site and sound". Page 6 has the wording. If we approve the text without the approval procedure for the additional height. If we just keep the 65' and the applicant wanted to go to 85'. How would they change the height, rezoning or variance?

Mr. Mitch Banchefsky stated that it would be a variance.

Mr. Kirby stated that it won't be a modification to limitation text.

Mr. Banchefsky stated that it would be a variance.

Mr. Wallace stated that if the text provides the basis for approval. The text states that Planning Commission shall approve it... Concerned that the work "shall" the commission will lose any other discretion. Does it make more sense to say "may"? It may provide less comfort for the applicant.

Mr. Rubey stated that going from 65' to 85' is something that we are also concerned about. One of the basic reason to add this so that it was clear for any potential users. Putting people on notice that it could be taller and that it would need to come back to this board and have regulations.

Mr. Kirby stated that you also don't want to follow the Duncan criteria.

Mr. Banchefsky stated that shall references treating it as a variance rather than shall approve.

Mr. Kirby stated that if an applicant meets that stated criteria in the text but we have a different issue does this require us to approve.

Mr. Banchefsky stated that it is designed to supersede the variance criteria.

Mr. Kirby stated that I don't know if the difference between we have to approve it if it meets the criteria versus we expect something similar to the criteria.

Mr. Banchefsky stated that as written the commission would have very little discretion if it meets the criteria.

Mr. Underhill stated that he believes that the variance code section also states shall but the criteria are probably more flexible. I would prefer to add an additional criteria that provides more flexibility.

Mr. Kirby stated that you want to be able to provide any users with a reasonable criteria to follow to be able to go taller. We need to reasons to not give an approval.

Mr. Underhill stated that we have architectural standards such as lights and try to have some objective items but architecture is subjective.

Mr. Schell asked if current users are asking for the additional height.

Mr. Underhill stated that we have more companies are looking or asking for taller. Just by not having the option in the zoning text sometimes takes us off of the list immediately. We have a design review for the business campus. We are seeing it more and more because I think there are efficiencies in building taller instead of wider.

Mr. Wallace stated that he understand the business reason behind that. Just trying to figure out the additional height issue because we don't know what the additional criteria.

Mr. Kirby stated that he doesn't want to use Duncan for this.

Mr. Underhill stated that Duncan standards would not work for this type of request.

Mr. Wallace stated that he was looking at standard 5e, which is additional standards not included.

Mr. Underhill stated that I didn't mean to supersede the other provisions and I will need to clarify that they will still apply.

Mr. Wallace verified that the same criteria can be used for a 65' or 85' building for architecture appropriateness.

Mr. Underhill stated that increased height requires an increased setback.

Mr. Kirby stated that the taller building doesn't relax earlier standards but only makes them stronger as delineated in the paragraph.

Mr. Underhill stated correct.

Mr. Kirby called for public speakers.

Mr. Donald Wartenberg, 5219 Babbitt Road, stated that he had a prepared statement but now have a few questions first. I was a little lost talking about the height of the buildings. Can these go up to 60' tall.

Mr. Underhill stated that the base height is 65' and they could go up to 85' with approvals.

Mr. Wartenberg stated that when you were talking about the 66 acres that is being used for the protected area that would be leftover for the ponds or trees. The thing you were talking about the walls.

Mr. Underhill using the map showed the protected wetlands. We are limited in the setback areas to cut down trees. The limitation text states that 75% of the site is the maximum lot coverage with building or pavement.

Mr. Wartenberg asked what the Duncan thing is.

Mr. Kirby explained that when we hear a variance under State of Ohio statute we use a set of criteria generally referred to as the Duncan criteria. There is a list of criteria used to decide if a variance is granted.

Mr. Wallace stated that an Ohio Supreme Court case that set the criteria that boards must use to determine if a variances should be granted.

Mr. Banchefsky stated that we also have our own New Albany criteria as well as Duncan criteria. All of this is in the Codified Ordinances available online.

Mr. Wartenberg stated that when we moved here about 5 years ago for the basic three reasons; good school district, Number 1 places to live and the country feel on Babbitt Road. There are about 113 properties on Babbitt Road that property values will be effected. I know that Babbitt Road is marked for emergency access only. Will that truly stay an emergency entrance? Will that increase the traffic flow?

Mr. Kirby stated that use of the access for anything other than emergency access will be a zoning violation.

Mr. Mayer stated that it is limited to emergencies and utilities and it contains a provision that the City Manager can approve use of access.

Mr. Wartenberg stated that how is this watched.

Mr. Kirby stated that it is complaint driven enforcement. So you would need to call the City to file a complaint. The intent is to keep everything off of Babbitt.

Mr. Wartenberg stated that he got statistics from the National Agricultural Service and it boils down to the decrease in farmland in US. In US from 2004 to 2013 we are less 9000 farms. In Ohio we dropped over 2200 farms between 2004-2013. In Franklin

County, we dropped over 162 farms. I understand the speed to market and business. I'm concerned about security lights.

Mr. Kirby stated that there is a limit to how much light can spill over their property. Photometric plan is required measured in foot-candles. I believe that .1 spillage is the limit.

Mr. Wartenberg wanted more concrete information numbers on industry and property values. Property values is a big concern. I see a lot of the farm land disappearing as I travel Ohio for work.

Mr. Wallace stated that someone who used to farm sold the property to someone else and the new owner can use the property per the zoning. That is what we are talking about tonight.

Mr. Michael Stepp, 8383 Morse Road, stated that his concern is the fact that since they have closed Beech Road the traffic on Morse Road is bad. It takes 10-15 minutes to get out of my driveway. I think the traffic will get worse and be a nightmare. What will they do to the roads to handle the additional traffic? How will this affect my taxes and property values? I just remodeled my home and when I go to sell I think I'll be stuck.

Mr. Kirby stated that enjoy your remodeled house while you are there. Don't let them take that from you.

Mr. Stepp stated that we have farm in front of us and behind us which is why we bought here. I work in a warehouse. What I see daily is the amount of traffic, the empty warehouses, and the criminal element. That's a concern, how's that going to modern but brings in an element that we don't want.

Mr. Kirby stated that this should help mitigate the taxes. It will provide a greater tax base.

Mr. Stepp asked if they will get a tax break. Will we carry that burden?

Mr. Kirby stated that I don't have abatement information.

Mr. Stepp stated that you hear the horror stories of companies that move in and change the area then move out once the abatement is over.

Mr. Kirby stated that the school district never sees a negative impact.

Mr. Spalding stated that typically we have a 10 year tax abatement on property taxes.

Mr. Stepp stated that traffic is his main concern. The roads are already going downhill.

Mr. Rubey stated that Beech Road is being improved and should be opened in November. The widening of Beech Road will accommodate Facebook and all future

developments. I think we have all seen the increased traffic and accidents along Morse Road. I think the improvements to the intersection of Beech and Morse Road. Our goal is to direct the traffic to Beech Road.

Mr. Stepp stated that we should report them if they are breaking the zoning. Wouldn't be in the best interest to put out signage to restrict trucks on the roadways.

Mr. Kirby stated that Ohio law limits what the cities can control on public roadways. If we restrict the all truck traffic on Babbitt Road then how would the farms get the tractors and deliveries? The people driving to the site have a preferred route. The city will approve all curb cuts.

Mr. Mayer stated that a traffic study is required at the time of development.

Ms. Nicole Bontrager Samala, 8359 Morse Road, stated that she has similar concerns with decreased property values. Moved out there for the country feel and that it's quiet. You can see the stars, and that will be taken from us. Concerned with property values and crime. When Easton was built, crime went up. We moved out of a high crime area to here.

Mr. Kirby stated no retail.

Ms. Bontrager stated that they have the warehouse. Truck traffic will be loud. I read online that they will have a lot of storage and semi-trailers. In order to get trailers in and out there going to be trucks in and out. A lot of noise.

Mr. Spalding asked what she read, no user in mind.

Ms. Bontrager looked up MBJ Holdings that it explained the improvements and included the trailer storage and distribution.

Mr. Spalding stated we have other sites that have a distribution elements. I don't think the developer knows who the user will be for this site. I could happen. Kitzmiller & Morse will have a roundabout installed by the County engineer that has started.

Mr. Rubey stated that it should be completed in the next 6-8 months.

Mr. Spalding stated that the truck drivers that I know avoid the roundabouts. Morse Road will have two roundabouts. The trucks drivers are looking for the easiest route and it will encourage the trucks to use SR 161 to Beech. It is a public road and we have no authority to restrict the truck traffic.

Ms. Bontrager asked what Morse Road improvements are planned.

Mr. Mayer stated that when they submit a development plan they will submit a traffic study using MORPC numbers. The traffic study includes the impacts to public streets.

Mr. Spalding asked who is responsible for the maintenance and upkeep of Morse Road between Reynoldsburg New Albany and Beech Roads.

Mr. Mayer stated that it is a county road. Typically the city and township entered into an agreement but am unsure of the current agreement. I think in most cases the city takes responsibility but it is a county road and they would need to reviewed and approved by them.

Mr. Kirby stated that Morse Road responsibility varies.

Mr. Mayer stated that some sections are Columbus, township and city.

Ms. Bontrager asked if any will be residential.

Mr. Kirby stated that no residential permitted. This will be more tax base and less kids for the schools.

Ms. Bontrager stated that the biggest concern is that property values will be negatively impacted.

Mr. Kirby asked for any other public comment. (hearing none). He noted that they are using the limitation text dated October 1, 2018. He stated that four conditions he notes for review by the commission.

Mr. Kirby moved to approve ZC-61-2018 subject to the following conditions:

1. Districts that allow residential as permitted use qualifies under F(8)
2. Developer to work with staff schedule for screening with triggers based on distance
3. Section J(c) screening includes sound
4. Clarification of the taller height section (J) doesn't relax earlier standards but tightens some of them, seconded by Mr. Wallace. Upon roll call vote: Mr. Kirby, yea; Mr. Shockey, yea; Mr. Schell, yea; Mr. Wallace, yea. Yea, 4; Nay, 0; Abstain, 0. Motion approve by a 4-0.

With no further business, Mr. Kirby polled members for comment and hearing none, adjourned the meeting at 8:16 p.m.

Submitted by Pam Hickok

APPENDIX



Planning Commission Staff Report October 1, 2018 Meeting

COUNTY LINE ZONING DISTRICT ZONING AMENDMENT

LOCATION: Generally located to the west of and adjacent to Beech Road, east of and adjacent to Babbitt Road, and to the north and adjacent to Morse Road

REQUEST: Zoning Amendment

ZONING: L-GE Limited General Employment and AG Agricultural to L-GE Limited General Employment

STRATEGIC PLAN: Office & Rural Residential Districts

APPLICATION: ZC-61-2018

Review based on: Application materials received August 20, August 29, and September 11, 2018.

Staff report completed by Jackie Russell, Development Services Coordinator.

I. REQUEST AND BACKGROUND

The applicant requests review for the rezoning of 635.4+/- acres. The request proposes to create a new limitation text for the area known as the “County Line Zoning District,” and will be zoned Limited General Employment (L-GE). The proposed limitation text meets portions of the Strategic Plan’s office district land use category by providing compatible general employment uses. The Rocky Fork Blacklick Accord reviewed and recommended approval of the application on September 20, 2018.

The text contains the same list of permitted, conditional, and prohibited uses as other zoning district within 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 overall site consists of sixteen parcels and is located within both Franklin and Licking Counties. The site is generally located to the west of and adjacent to Beech Road, east of and adjacent to Babbitt Road, and to the north and adjacent to Morse Road. Portions of the district are within the city and the remaining portions are currently being annexed. The annexation petition was submitted August 23, 2018 and is scheduled for its first reading at City Council on October 23, 2018 and second reading on November 6, 2018. C.O. 1111.02 allows a change in zoning to be initiated by motion of Council, or by motion of the Planning

Commission. The neighboring uses and zoning districts include L-GE and unincorporated agricultural/residential. The site is comprised of farm fields.

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).

A. New Albany Strategic Plan

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

1. Office buildings should not exceed five stories in height.
2. The design of office buildings should include four-sided architecture in order to address multiple frontages when present
3. On-Street parking is discouraged.
4. Primary parking should be located behind buildings and not between the primary street and the buildings.
5. Parking areas should be screened from view.
6. Loading areas should be designed so they are not visible from the public right-of-way, or adjacent properties.
7. Sidewalks/leisure trails should be placed along both sides of all public road frontage and setback 10 feet from the street.
8. Common open spaces or green are encouraged and should be framed by buildings to create a "campus like" environment.
9. 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.
10. Street trees should be provided at no greater a distance than 40 feet on center.
11. Individual uses should be limited in size, acreage, and maximum lot coverage.
12. No freeway/pole signs are allowed.
13. Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
14. A 200 foot buffer should be provided along State Route 161.

15. Structures must use high quality building materials and incorporate detailed, four sided architecture.
16. When double fronting sites exist, office buildings should address both frontages.
17. Plan office buildings within the context of the area, not just the site, including building heights within development parcels.
18. Sites with multiple buildings should be well organized and clustered if possible.
19. All office developments should employ shared parking or be designed to accommodate it.
20. All office developments should plan for regional stormwater management.
21. Office developments should provide connections to the regional trail system.
22. Green building and site design practices are encouraged.
23. Innovative an iconic architecture is encouraged for office buildings.

B. Use, Site and Layout

1. The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
2. The site is located in the 2014 New Albany Strategic Plan's Rural Residential and Office Campus future land use district.
3. Due to the proximity of this site to the State Route 161/Beech Road interchange and its location adjacent to commercially zoned land in the existing New Albany Business Park to the east, the site appears to be most appropriate for commercial development.
4. The limitation text will allow for general office activities, warehouse & distribution, off-premises signs, data centers, 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. This text contains the same list of permitted, conditional, and prohibited uses as the Personal Care and Beauty Campus, where companies such as Anomatic, Accel, Axium, and Veepak are located, and the portion of the business park south of State Route 161 in Licking County.
8. The limitation text establishes more restrictive setback requirements than the development standards from surrounding L-GE limitation texts in the immediate vicinity and surrounding Business Park. The text proposes the following setbacks:
 - Babbitt Road: minimum 250 foot building setback from centerline, 100 foot pavement setback from edge of right-of-way.
 - Meets the New Albany Strategic Plan recommendation of 250 foot setback.
 - Morse Road: minimum building and pavement minimum setback of 300 feet from the right-of-way edge, drive lanes may be located 150 feet from right-of-way.
 - Exceeds the New Albany Strategic Plan recommendation of 250 foot setback.
 - Beech Road: 100 feet minimum building and pavement setback from right-of-way.

- Exceed the standards along Beech Road in other zoning districts.
- New Public Streets: minimum building and pavement setback of 25 feet from the right-of-way.
 - The standards from the new commercial public street matches surrounding zoning texts.
- Streams: minimum of 100 feet wide stream corridor protection zone, with a minimum of 25 feet per a side.
 - Meets city code requirements.
- Perimeter Boundaries Adjacent to Residential: 50 foot pavement setback and 100 foot minimum building setback.
 - This standard exceeds other recent rezoning such as the Winding Hollow Zoning District and Beech Road South Zoning District, it appears to be an appropriate perimeter boundary.

C. Access, Loading, Parking

1. Detailed traffic access will be determined with City Staff as the site is developed. The text requires that in conjunction with the filing of an application with the City for a plat or private site development, a traffic study shall be filed by the applicant.
2. The text proposes to dedicate the following right-of-way:
 - a. Babbitt Road: 60 feet of right-of-way, 30 feet as measure from the centerline. Easements will be granted to the city to provide for installation and maintenance of streetscape improvements, public utility lines, and leisure trails.
 - b. Morse Road: Minimum 50 feet of right-or-way from centerline. Easements will be granted to the city to provide for installation and maintenance of streetscape improvements, public utility lines, and leisure trails.
 - c. Beech Road: 80 feet of right-of-way and easements will be granted to the city to provide for installation and maintenance of streetscape improvements, public utility lines, and leisure trails.
 - d. New Public Streets: Right-of-way will be the appropriate width for the anticipated character of the street as guided by the City of New Albany Strategic Plan.
3. The City Engineer reviewed the public right-of-way commitments and has indicated that they are appropriate.
4. Parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development for each individual site.
5. The text requires that vehicular access to and from Babbitt Road be limited only for emergencies and utilities.
6. The text requires an internal pedestrian circulation system to be created for buildings with the primary use as office. Additionally, pedestrian connections shall be provided between parking lots and front of buildings.

D. Architectural Standards

1. The proposed rezoning implements many of the same or improved standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements (Chapter 1157).
2. The same architectural requirements as the existing Personal Care and Beauty Campus, Beech Road South, and Innovation District are proposed.

3. The zoning text permits 65 feet buildings, which matches other surrounding development, but may be increased to a maximum of 85 feet. In order to receive approval for an 85 foot maximum building height, the proposed building must have a secondary review conducted by the Planning Commission. Additionally, the building will have to meet significant setbacks, have a real operational need for the height, full mechanical screening, and four-sided architecture to be considered for the height increase.
4. The General Employment district does not typically have a height limitation. By creating a height requirement of 85 feet, the text is still being more restrictive than the standard district requirements.
5. 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 limitation text includes the same specific design requirements for uses not governed by the DGRs as those in the other subareas of the Licking County business park, which will ensure the quality and consistent design of these buildings throughout this portion of the business park.
6. The text requires complete screening of all roof-mounted equipment and appurtenances on all four sides of the each building with materials 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 buffer sound generated by such equipment.
7. The text states no utilities installed within 300 feet of any public right-of-way shall be above-ground. Above-ground electric utility poles are required to be of a monopole design and not exceed the minimum height required by applicable utility installation standards. The text states connections consisting of piping, conduits, and/or cables between a building and ground mounted equipment or structures located immediately adjacent to the building shall not be considered a "utility."

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

1. Maximum lot coverage for this subarea is 75%, which is the same requirement as the surrounding L-GE zoning districts.
2. The proposal includes the same tree preservation commitments as other recently approved zoning texts in the area and retains the existing focus on tree preservation.
3. The proposed text contains the same commitment to preserve trees in this perimeter buffer area as surrounding zoning texts. The limitation text requires that within all minimum required pavement setbacks not along a public right-of-way, the developer shall preserve existing healthy and mature trees and vegetation but shall be permitted to place utilities within or allow them to cross through these areas, provided, however, that the developer shall use good faith efforts to place utilities in a manner that minimizes the impact on healthy and mature trees. Trees that are in good health and that are at least four (4) caliper inches in diameter at a height of three (3) feet above the ground shall be preserved where reasonably practical. Trees within these areas may be removed if they present a danger to persons or property.
4. The limitation text commits that prior to commencing development in a portion of the zoning district that contains a Preservation Area; the developer shall provide detailed legal descriptions of the Preservation Area to the Director of Community Development

- for record keeping and enforcement purposes.
5. The text requires where it abuts any district where a residence is a permitted use a minimum 6 foot mound shall be installed along the property line and shall include a landscape buffer that has 75% opacity and a height of 10 feet within five years of planting.
 6. The City of New Albany Business Campus South – Beech Road South Landscape Standards Master Plan which was previously created for the Beech Road corridor and approved by the Planning Commission on June 5, 2017 shall apply to the Beech Road frontage in this Zoning District.
 7. Landscaping within the required minimum building and pavement setbacks shall be consistent along Morse Road, Beech Road and Babbitt Road. The text requires the following landscaping along those streets:
 - a. A minimum of one tree per 25 feet shall be installed in addition to street trees. Such trees shall be planted in random locations (i.e., not in rows). Additionally a horse four-board white horse fence may be located 1 foot from the edge of the right-of-way along Morse Road.
 - b. Mounding shall be permitted but not required. When utilized, mounding shall have a maximum height of 12 feet. 70% of installed trees must be installed on the street side and no trees shall be located within the upper quartile of the mound crest.
 8. Street trees are required to be located an average of 30 feet on center throughout the development.

E. Lighting & Signage

1. No signage is proposed at this time. Per the text all signage shall meet the standards set forth in Codified Ordinance 1169 (City Sign Code).
2. 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.
3. 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.

F. Other Considerations

1. The property owner has submitted a school impact statement which states the proposed L-GE zoning will result in fewer children in both NAPLS and Licking Heights school district and add significant value to the land resulting in a substantial financial benefit to the school district.

IV. RECOMMENDATION

Basis for Approval:

The proposed rezoning is generally consistent with the principles of commercial development in the Strategic Plan and the existing business park in Licking County. The limitation text provides for stricter limitations in use and design than the straight General Employment zoning districts and retains or improves upon many of the requirements found in adjacent existing zoning texts. Due to the proximity of this site to the State Route 161/Beech Road interchange and its location adjacent to commercially zoned land in the existing New Albany Business Park to the east, the site appears to be most appropriate for

commercial development. Additionally, the Rocky Fork Blacklick Accord reviewed and recommended approval of the application on September 20, 2018.

1. The large scale of 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.

V. ACTION

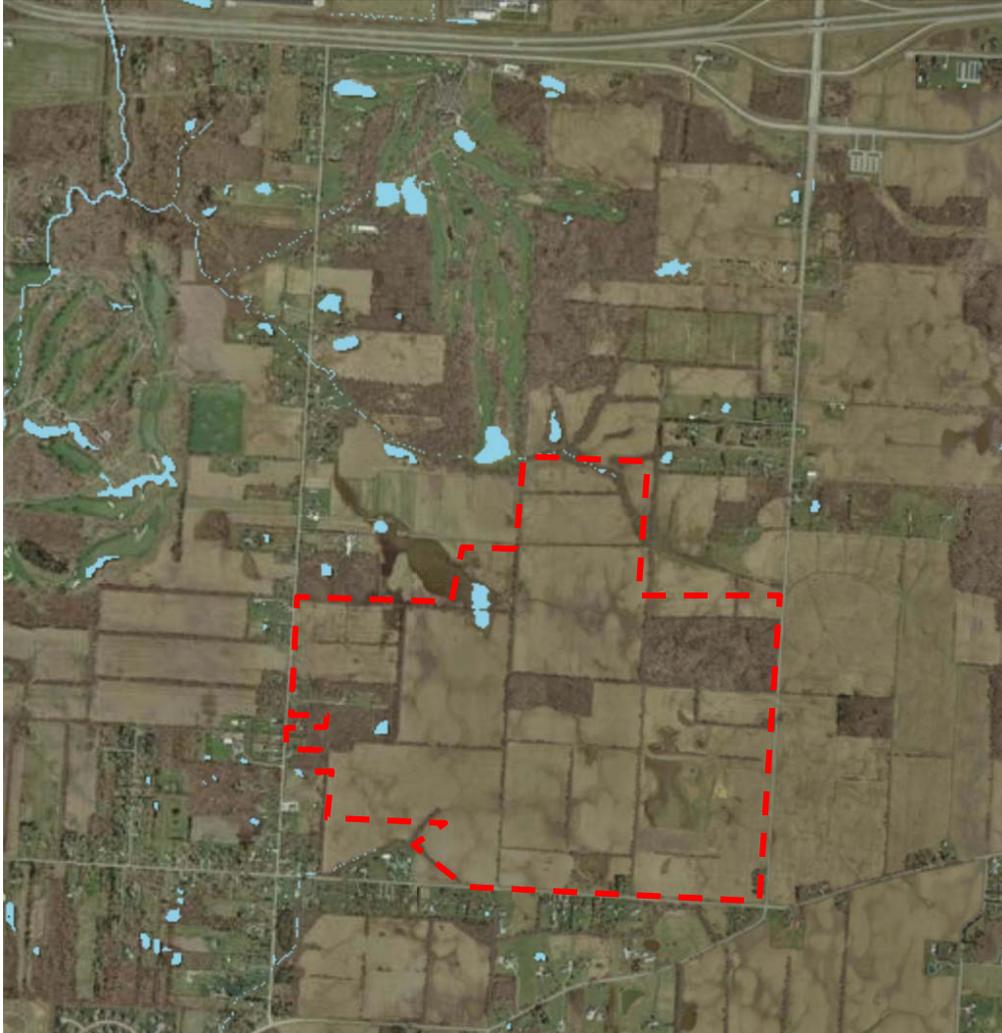
Suggested Motions for ZC-61-2018:

Move to accept the staff report and all other related documents into the record for application ZC-61-2018.

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

Move to approve application ZC-61-2018 based on the findings in the staff report.

Approximate Site Location:



Source: Franklin County Auditor