



## Planning Commission

Meeting Minutes

January 7, 2019

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 7:08 p.m.

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

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

Moved by Mr. Wallace, seconded by Mr. Schell to approve December 17, 2018 minutes as corrected. Upon roll call vote: Mr. Kirby, yes; Mr. Shockey, abstain; Mr. Wallace, yes; Mr. Schell, yes; Ms. Wiltrout, abstain. Yea, 3; Nay, 0; Abstain, 2. Motion passed by a 3-0.

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

Ms. Russell stated that we would like to request the Planning Commission to appoint a new BZA Representative under other business.

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)

### **ZC-85-2018 Zoning Change**

**Rezoning of 357.2 +/- acres from Agricultural (AG) to Limited General Employment (L-GE) for an area located to the west of and adjacent to Harrison Road, south of and adjacent to Worthington Road, and generally north of Morse Road (PID: 082-107436-00.000, 082-107064-00.000, 082-107370-00.000, 082-107514-00.000, 082-107196-00.000, 082-106596-00.001, 082-106788-00.000, and 082-106782-00.000).**

**Applicant: MBJ Holdings, LLC. C/o Aaron Underhill, Esq.**

Ms. Russell presented the staff report.

Mr. Ferris presented the engineering report.

Mr. Kirby asked if the traffic study is included in an exhibit.

Mr. Ferris stated that it is on page 2 of 12 of the zoning text.

Mr. Aaron Underhill, Underhill & Hodge, stated that this was presented informally in December. We are in contract for 357 acres that we are requesting to zone as L-GE, that we have continued the requirements of the County Line zoning district over here. We think the requirements are fair to the neighboring property owners and make the property immediately marketable. Speed to market has been true. We are alright with condition but want to work on wording for the condition. We own the land to the north across Worthington Road but if we were to acquire the rest of the property on Worthington Road we would like the setback to match what was proposed at 25' pavement and 50' for building. That is consistent with Winding Hollow zoning.

Mr. Kirby confirmed that the applicant would like the setbacks to revert is the residential is rezoned to similar zoning category. He continued by asking if alright with the engineering comments.

Mr. Underhill stated yes.

Mr. Kirby asked for public comment.

Ms. Athena Voda, 1574 Harrison Rd SW, stated that she would like to know if Harrison Road will be widened and will it affect my property.

Mr. Underhill stated that we have no plans to widen the road. We would only be able to give right of way from our property. The city would need to acquire right of way from each of the other property owners affected. They can do that by purchasing the portions of properties required or file an eminent domain proceeding.

Ms. Voda showed Mr. Underhill and the commission the location of her property.

Mr. Underhill explained that we are surrounding you on three sides. The zoning text requires that the setbacks are 50' for pavement & 100' for buildings and we are required to install a mound with trees planted to provide 75% opacity within 5 years.

Ms. Voda asked about the stream. How will you handle the water flow? This property now floods and it never flooded before.

Mr. Kirby stated that the rule is that new development can't change your drainage. You may want to collect as much documentation on the existing conditions and pre-existing conditions. Take note that last year we broke the record for the amount of rain. Wet ground and flooding were common.

Mr. Underhill stated that the law states that we can't impact your lot to make it flood more. We don't know how this will develop but I would think that it may improve because we are installing storm water drainage improvements.

Ms. Voda asked when the neighbors told about this development.

Mr. Underhill stated that we have spoke many times over the years but we haven't been in contract for a long time.

Ms. Voda asked if the previous owner was notified.

Mr. Underhill stated that the notification is through this process and any property within 200 feet is notified of the rezoning meeting. No mechanism with a private contract to notify anyone.

Mr. Kirby stated that 100' stream buffer zone, I assume that you own to the center of the stream in the of your property.

Mr. Underhill stated that agree to a minimum of 50' on our side of the stream.

Mr. Kirby explained that this means that 50' past the center line of the stream remains untouched by them.

Ms. Michelle Carr, 1463 Harrison, showed Mr. Underhill and the commission her location. What's to come? Will water & sewer run down Harrison Road?

Mr. Kirby stated that if you are not annexed into New Albany you can't tap in.

Ms. Carr stated that she's not worried about servicing, she would like to know about disruptions during construction.

Mr. Underhill stated that we will have an easement from Facebook for utilities.

Ms. Carr asked if there will be an access road on Harrison Road.

Mr. Underhill stated that it's possible. Depends if sold as one piece or multiple pieces. We would need to complete a traffic/access study.

Ms. Carr stated that more than likely there will be some type of access on Harrison.

Mr. Kirby stated that was an issue that was mentioned at the workshop. We have asked for other options. Using Harrison Road is not our preference but they have legal right to access on Harrison.

Mr. Tom Rubey stated that emergency access may be required. The fire department has review and requirements.

Mr. Underhill stated that access that creates a lot of traffic would require a large improvement to Harrison Road and that would be expensive. It largely depends on how this property is developed.

Ms. Voda stated that if they add an access drive it would be near my property and that is where water backs up at this point on my property.

Mr. Rubey stated that if there is access on Harrison Road there are several things that would need to happen. The widening of Harrison Road with storm water management. Potential development requires storm water management.

Ms. Voda stated that there would there be another mound along the access drive.

Mr. Kirby stated that the pavement setback would still apply. So they will be a minimum of 50' off your property line for pavement.

Mr. Underhill stated that we can commit to 100' from her property for any access drive to Harrison Road.

Mr. Shockey confirmed that these are all private property owners. Upon the rezoning The New Albany Company will become the owner of all of these properties.

Mr. Underhill stated yes, in our contract this is the last contingency.

Mr. Shockey confirmed that this development, with exception of public roads, will be staff review only.

Mr. Mayer stated yes.

Mr. Kirby stated that except for the height.

Mr. Underhill stated that we would go to BZA for variance.

Mr. Shockey stated that the public and this commission only have this review. The setbacks are alright.

Mr. Underhill stated that generally speaking we have been 50' pavement and buildings from residential. What we did in the County Line and this zoning text is 50' for pavement and 100' for buildings from residential use.

Mr. Shockey stated that he understands the reasons for general rezoning and being ahead of the potential plans for the development. I needed to say that this is an important step in this process because the public and commission will not be part of the end planning process.

Mr. Kirby asked the existing right of way size for Harrison Road.

Mr. Mayer stated that it would probably be a highway easement and no right of way.

Mr. Underhill explained that in the unincorporated areas there is still right of way by way of easement. With some right to use some amount of property from the center line, maybe 40-50' in total today.

Mr. Kirby stated that you have access to Harrison Road but not the full length of Harrison Road. The city can't redevelop township roads without annexing.

Mr. Mayer stated yes we can, City Council just approved a road maintenance agreement with Jersey Township where the city will maintain the entire portion of Worthington Road from this site to Mink Road and Jersey Township agrees to maintain the Harrison Road portions that front along this parcel. Part of the agreement is that we will share any road improvements with each other.

Mr. Banchefsky stated that Licking County requires the agreement prior to annexation.

Mr. Kirby asked if 50' enough. The problem is that if we need to widen Harrison Road and it doesn't fit into the existing 50 feet then it would come from people who are not applicants. Can the city do eminent domain on property in the township?

Mr. Banchefsky stated the city could do eminent domain.

Mr. Kirby stated that not controlling Harrison to Worthington is an issue.

Mr. Rubey stated that we just don't know. We have talked about traffic studies. It may be a problem in the future.

Mr. Underhill stated that the traffic study is the stop gap. If the traffic study states that this road can't handle the traffic.

Mr. Rubey stated that the city has the authority to tell us that we need to solve the problem or change our plans.

Mr. Kirby stated that he wants avoid forcing residents to give up right of way that don't want to.

Mr. Mayer stated that zoning text states that the developer shall provide easements to the city adjacent to the right of way to the extent that they are needed to provide for the installation and/or maintenance of leisure trails, street scape and public utilities.

Mr. Kirby stated that we will see a public road.

Mr. Schell confirmed that some of the owners of this property for rezoning own other land in the area.

Mr. Underhill showed using map at dais the properties that sold to New Albany Company.

Ms. Carr asked if that would that affect the east side of the road.

Mr. Underhill stated that you would think it would be on the west side because that is where we will be providing the right of way.

Ms. Voda stated that her septic system is in the front yard near the road. How much property would you take to widen the road?

Mr. Underhill stated eminent domain will not allow them to take property without compensation. In addition to paying for the land they would need to pay for residual damages such as the septic system.

Ms. Voda stated that the driveway would also be lost.

Mr. Underhill stated that at some point the damages to the property are such an extent that the property is no longer useable.

Mr. Shockey stated that water & sewer will be coming from the west side of the property.

Mr. Ferris stated that has not seen utility plans but I know that the services are located west.

Mr. Shockey stated that adjacency tap provided to neighboring residential property owners.

Mr. Banchefsky stated that if they are not annexed we can't serve them.

Mr. Shockey asked if there is a route or process for a property to get access. Any thought for extension when determine location. Is this the limit of the service area?

Mr. Mayer stated that the west side of Harrison is the extent of service area per the agreement with the City of Columbus. We always comment on adding a "T" or tap be installed for future service if and when they annex into the city.

Mr. Shockey stated that not sure if this is policy or code requirement that they provide future extension.

Mr. Mayer stated that he is not sure if its policy but we may be required by Columbus.

Mr. Ferris stated that any property adjacent could have sewer available if is coming from the south but it also depends on where the development happens.

Mr. Kirby stated that if you have a building at the 100' setback line then the residential property could be within the required sewer tap of 200'. For the general public, the rule is that if the sewer is extended within 200' of your foundation and you're in the

city, you can require that it be brought to the property line. The contract line is Harrison is that also the EPA line.

Mr. Mayer stated on the south side the EPA line is Harrison.

Mr. Kirby stated that the city is not annexing east of Harrison because the city can't provide services.

Mr. Kirby moved to accept the staff report and related documents into the record, seconded by Mr. Wiltrout. Upon roll call vote: Mr. Kirby, yea; Mr. Shockey, yea; Mr. Wallace, yea; Mr. Schell, yea; Ms. Wiltrout, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0.

Mr. Kirby moved to approve ZC-85-2018 based on the findings in the staff report subject to the condition that the

1. The Worthington Road setback is increased to 50 feet pavement setback and 100 foot building setback. Setbacks shall revert to the proposed setbacks of 25 foot pavement and 50 foot building if the currently zoned residential properties are rezoned to a use which is not permitted for residential use

2. Access must be a minimum of 100 feet away from the neighbors property owned by Athena M. Voda (PID 082-107850-00.000; 1574 Harrison Road) and James E Winn Trustee (PID 082-108732-00.000; 1550 Harrison Road SW) for access to Harrison.

3. The stream corridor protection zone shall be a minimum of 50 feet on the applicants' side of the stream where the stream abuts the neighboring property, seconded by Mr. Wallace. Upon roll call vote: Mr. Kirby, yea; Mr. Shockey, yea; Mr. Wallace, yea; Mr. Schell, yea; Ms. Wiltrout, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0.

### **BZA Representative**

Moved by Kirby, seconded by Wallace to nominate Ms. Wiltrout as Board of Zoning Appeals representative for the balance of the 2018 organizational year. Upon roll call vote: Mr. Kirby, yea; Mr. Shockey, yea; Mr. Wallace, yea; Mr. Schell, yea; Ms. Wiltrout, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0.

With no further business, Mr. Kirby polled members for comment and hearing none, adjourned the meeting at 8:05 p.m.

Submitted by Pam Hickok

# APPENDIX



## Planning Commission Staff Report January 7, 2019 Meeting

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### HARRISON ROAD SOUTH ZONING DISTRICT ZONING AMENDMENT

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LOCATION: West of and adjacent to Harrison Road, south and adjacent to Worthington Road and generally north of Morse Road  
REQUEST: Zoning Amendment  
ZONING: AG Agricultural to L-GE Limited General Employment  
STRATEGIC PLAN: Office District  
APPLICATION: ZC-85-2018

Review based on: Application materials received December 7, 21, and 28, 2018.

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*Staff report completed by Jackie Russell, Development Services Coordinator.*

#### **I. REQUEST AND BACKGROUND**

The applicant requests review for the rezoning of 357.2 +/- acres. The request proposes to create a new limitation text for an area to be known as the "Harrison South Zoning District," and will be zoned Limited General Employment (L-GE). The proposed limitation text meets the Strategic Plan's office district land use category by providing compatible general employment uses.

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 nine parcels and is located within Licking County. The site is generally located to the west of and adjacent to Harrison Road, south and adjacent to Worthington Road and generally north of Morse Road. The nine parcels are currently being annexed into the city. The annexation petition was submitted November 8, 2018 to the Licking County Board of Commissioners and is scheduled for its first reading at City Council on January 15, 2018 and second reading on February 4, 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 and residential homes.

### **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 Harrison Road Addendum’s Office Campus future land use district and is located within the Office and Warehouse land use district within the Western Licking County Accord.
3. Due to the proximity of this site to the State Route 161/Beech Road interchange and the Mink Road interchange, and its location adjacent to commercially zoned land in the existing New Albany Business Park to the west, 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, personal services, 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 to the land immediately to the west, as well as portions of the business park south of State Route 161 in both Franklin County and 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:
  - Harrison Road: minimum 100 foot building and pavement setback from edge of right-of-way.
    - The proposed setbacks are consistent or more restrictive than other areas where Harrison Road, or a similar road, is zoned for similar uses within the business park.
      - The setback along Harrison Road adjacent to the Harrison East Zoning District and Innovation District Subarea J is a 50 foot pavement setback, and a 100 foot building setback.
      - Mink Road has a 50 foot pavement and a 100 foot building setback within the Mink Interchange zoning district.
  - Worthington Road: minimum pavement setback of 25 feet and minimum building setback of 50 feet from the right-of-way edge.
    - Staff recommends a condition of approval that the Worthington Road setback must be increased to 50 feet pavement setback and 100 foot building setback since residential properties are across the street from the site.
    - The zoning district immediately to the west (Business Park East Subarea 1) requires a 50 foot pavement and building setback. The majority of this area is located across the street from other commercially zoned land.
    - The area north of Worthington Road from this site appears to be residential in nature.
  - 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. Harrison Road: 60 feet of right-of-way, 30 feet as measured 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. Worthington Road: 60 feet of right-of-way, 30 feet as measured 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.
  - c. 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 and determined by a traffic study.
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 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, County Line Zoning District 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 enlarged setbacks, prove there is an operational need for the height, have 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 all new utilities shall be installed underground.

#### **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 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.
3. 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.
4. 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.
5. The applicant indicates that stream corridor protection zones will be used as site amenities for leisure trails and linear park space.
6. Landscaping within the required minimum building and pavement setbacks shall be as follows:
  - a. Worthington Road:
    - i. A minimum of seven trees installed randomly for every 100 feet of road frontage. The text requires that no more than 30% of the trees be a single species.
    - ii. Existing Vegetation may be preserved in lieu of installing trees.
    - iii. Mounding is permitted at a minimum height of 3 feet and a maximum of 12 feet. The text states that the slope shall not exceed 3:1 from the crest of the mound toward the private site and a height of 6:1 on the public right-of-way side.
    - iv. A four-board white horse fence may be installed along the edge of right-of-way along Worthington Road.
  - b. Harrison Road:
    - i. One tree per 25 feet of frontage, in addition to street trees, shall be placed randomly.
    - ii. Trees should be native in species.
    - iii. A four-board white horse dene may be installed along the edge of right-of-way along Harrison Road.
7. 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 the 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 and the State Route 161/Mink Road interchange and its location adjacent to commercially zoned land in the existing New Albany Business Park to the west, the site appears to be most appropriate for commercial development.

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-85-2018:**

**Move to accept the staff report and all other related documents into the record for application ZC-85-2018.**

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

**Move to approve application ZC-85-2018 based on the findings in the staff report, with the following conditions:**

1. The Worthington Road setback is increased to 50 feet pavement setback and 100 foot building setback

*Approximate Site Location:*



Source: Google Maps