


New Albany Planning Commission
November 16, 2020 Minutes

Planning Commission met in regular session in the Council Chambers at Village Hall, 99 W. Main Street and was called to order by Planning Commission Chair Mr. Neil Kirby at 7:04 p.m.

Those answering roll call:

Mr. Neil Kirby, Chair	Present
Mr. Brad Shockey	Present (left 7:08 p.m.)
Mr. David Wallace	Present
Mr. Hans Schell	Present
Ms. Andrea Wiltrout	Absent
Mr. Sloan Spalding (council liaison)	Present

(Mr. Kirby, Mr. Wallace, Mr. Shockey, Mr. Schell, and Mr. Spalding present via GoToMeeting.com).

Staff members present: Steven Mayer, Development Services Coordinator (via GoToMeeting.com); Chris Christian, Planner; Mitch Banchefsky, City Attorney (via GoToMeeting.com); Mr. Jay Herskowitz for Mr. Ferris, City Engineer (via GoToMeeting.com); and Josie Taylor, Clerk (via GoToMeeting.com).

Moved by Mr. Wallace, seconded by Mr. Schell to approve the October 19, 2020 meeting minutes. Mr. Wallace, yea; Mr. Schell, yea; Mr. Shockey, yea; Mr. Kirby, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4 - 0 vote.

Mr. Kirby asked if there were any additions or corrections to the agenda.

Mr. Christian stated none from staff.

Mr. Kirby asked if there were any persons wishing to speak on items not on tonight's Agenda. (No response.)

ZC-66-2020 Zoning Change

Rezoning of 3.35+/-acres from R-1 and Infill Planned Unit Development (I-PUD) to Infill Planned Unit Development (I-PUD) located at 4093 Reynoldsburg New Albany Road and 6 Hawksmoor Drive for an area to be known as the “Hawksmoor North Zoning District” (PIDs: 222-000630 & 222-004874).

Applicant: D&H Hawksmoor Properties Ltd., c/o Aaron Underhill, Esq.

Mr. Christian stated the applicant wished to table ZC-66-2020 until the December regularly scheduled Planning Commission meeting.

Moved by Mr. Schell to table ZC-66-2020 until the December regularly scheduled Planning Commission meeting, seconded by Mr. Kirby. Upon roll call: Mr. Schell, yea; Mr. Kirby, yea; Mr. Wallace, yea; Mr. Shockey, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

VAR-78-2020 Variance

Variance to C.O. 1164.04(a)(1) to allow a detached accessory structure to be 2,027 square feet in size where city code allows a maximum of 1,200 square feet at 8 Highgrove Farms (PID: 222-004640-00).

Applicant: Brian Kent Jones Architects dba The Jones Studio c/o Aaron Underhill, Esq.

Mr. Christian stated the applicant wished to table VAR-78-2020 until the December regularly scheduled Planning Commission meeting.

Moved by Mr. Kirby to table VAR-78-2020 until the December regularly scheduled Planning Commission meeting, seconded by Mr. Schell. Upon roll call: Mr. Kirby, yea; Mr. Schell, yea; Mr. Shockey, yea; Mr. Wallace, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

FDP-74-2020 Final Development Plan

Final Development Plan application for the Motor Enclave development generally located north of State Route 161, south of Smith's Mill Road and west of Kitzmiller Road(PID: 222-004470-00). Applicant: EMH&T c/o Kevin Gradert

Mr. Shockey recused himself and left the meeting.

Mr. Christian presented the staff report.

Mr. Kirby asked those present who wished to speak before the Planning Commission to state they swore to tell the truth and nothing but the truth. Mr. Kirby asked Mr. Christian to indicate those who would be speaking before the Planning Commission this evening.

Mr. Christian named Mr. Aaron Underhill, Mr. Todd Sloan, and Mr. Jordan Whitted.

Mr. Underhill, Mr. Sloan, and Mr. Whitted swore to tell the truth.

Mr. Kirby asked if there was any Engineering on this application.

Mr. Jay Herskowitz reviewed the Engineering comments on the application.

Mr. Kirby asked for the applicant's comments.

Mr. Underhill, attorney for the applicant, stated Mr. Sloan with the Daimler Group, the project manager, and Mr. Whitted with Inform Studio, the project's architect, were also available to speak on the application. Mr. Underhill described the project and its phased development.

Mr. Kirby asked staff to show where the 3.5 foot tall screening on the site would be on the presentation.

Mr. Christian showed this on the screen.

Mr. Kirby stated the topography on the site helped screening and noted that greenery would be good in some areas of the site. Mr. Kirby asked if all neighbors had water and sewer.

Mr. Sloan stated they were extending the water line down from Smiths Mill Road to the entry of the building.

Mr. Kirby asked about waterline access for the other side of Kitzmiller Road, the water and sewer situation on the other side of S.R. 161, and how large those water lines were.

Mr. Herskowitz stated the Ellington subdivision had water and sewer extended with eight (8) inch and twelve (12) inch water running east and west along Dublin Granville Road and on the Blacklick sanitary sewer ran north and south along Kitzmiller Road and stubbed to the south of Dublin Granville Road.

Mr. Kirby asked if it was Dublin Granville Road or State Route 161.

Mr. Herskowitz stated it was Dublin Granville Road and S.R. 161.

Mr. Kirby stated okay and asked if the water/sewer service was adequate along Kitzmiller Road, south of State Route 161.

Mr. Herkowitz stated yes.

Mr. Sloan thanked staff for their assistance with the application.

Mr. Kirby asked if there had been a formatting error on the table on page four (4) of the staff report.

Mr. Christian stated there had been,

Mr. Kirby asked if anyone from the public had any questions or comments. (No response.)

Moved by Mr. Kirby to accept the staff reports and related documents into the record for FDP-74-2020, seconded by Mr. Wallace. Upon roll call vote: Mr. Kirby, yea; Mr. Wallace, yea; Mr. Schell, yea. Yea, 3; Nay, 0; Abstain, 0. Motion passed by a 3 - 0 vote.

Moved by Mr. Wallace to approve application FDP-74-2020 based on the findings in the staff report, the documents admitted into the record, and the conditions listed in the staff report, subject to staff approval, seconded by Mr. Schell. Upon roll call: Mr. Wallace, yea; Mr. Schell, yea; Mr. Kirby, yea. Yea, 3; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Other Business

Mr. Kirby asked if there was any Other Business.

Mr. Christian stated none from staff.

Poll Members for Comment

Mr. Kirby asked members for comment and noted this had run very smoothly.

Mr. Wallace stated the meeting ran very smoothly and thanked the applicant and staff.

Mr. Schell stated the work was very nice.

Mr. Kirby adjourned the meeting at 7:32 p.m.

Submitted by Josie Taylor.

APPENDIX



Planning Commission Tabling Memo November 16, 2020 Meeting

HAWKSMOOR NORTH ZONING AMENDMENT

LOCATION: 4093 Reynoldsburg New Albany Road (PID: 222-000630) and 6 Hawksmoor Drive (PID: 222-004874)
APPLICANT: D&H Hawksmoor Properties Ltd., c/o Aaron Underhill, Esq.
REQUEST: Zoning Amendment
ZONING: R-1 and Infill Planned Unit Development (I-PUD) to Infill Planned Unit Development (I-PUD)
STRATEGIC PLAN: Neighborhood Residential
APPLICATION: ZC-66-2020

Tabling Memo completed by Chris Christian, Planner

The applicant requests that this application be tabled until the December 21, 2020 Planning Commission meeting.

Based on this request, staff recommends the following motion.

Move to table application ZC-66-2020 until the December 21, 2020 Planning Commission meeting.



**Planning Commission Tabling Memo
November 16, 2020 Meeting**

**8 HIGHGROVE FARMS
ACCESSORY STRUCTURE AREA VARIANCE**

LOCATION: 8 Highgrove Farms (PIDs: 222-004640-00)
APPLICANT: Brian Kent Jones dba The Jones Studio c/o Aaron Underhill
REQUEST: Variance to C.O. 1165.04(a)(1) to allow a detached garage to be 2,027 square feet in size where city code allows a maximum of 1,200 square feet.
ZONING: West Nine 2: Subarea C I-PUD
STRATEGIC PLAN: Neighborhood Residential
APPLICATION: VAR-78-2020

Tabling Memo completed by Chris Christian, Planner

The applicant requests that this application be tabled until the December 21, 2020 Planning Commission meeting.

Based on this request, staff recommends the following motion.

Move to table application VAR-78-2020 until the December 21, 2020 Planning Commission meeting.



**Planning Commission Staff Report
November 16, 2020 Meeting**

**MOTOR ENCLAVE
FINAL DEVELOPMENT PLAN**

LOCATION: Generally located north of State Route 161, south of Smith’s Mill Road and west of Kitzmiller Road (PID: 093-106512-00.006).
APPLICANT: EMH&T c/o Kevin Gradert
REQUEST: Final Development Plan
ZONING: Motor Enclave I-PUD
STRATEGIC PLAN: Office Campus
APPLICATION: FDP-74-2020

Review based on: Application materials received September 18, October 21 and November 4, 2020

Staff report prepared by Chris Christian, Planner

I. REQUEST AND BACKGROUND

The application is for a final development plan for the first two phases of the proposed Motor Enclave development, generally located north of State Route 161, south of Smith’s Mill Road and west of Kitzmiller Road. The application includes the proposed community building as well as five private garage buildings.

This site is located within the Motor Enclave zoning district which was reviewed and approved, in conjunction with a preliminary development plan by the Planning Commission on August 3, 2020 (ZC-43-2020).

II. SITE DESCRIPTION & USE

The site is located within the New Albany Business Park north of State Route 161, south of Smith’s Mill Road and west of Kitzmiller Road. Some of the surrounding uses include the Mount Carmel New Albany Surgical Hospital north of this site as well as various medical office buildings and the Zarley office and warehouse business park to the west. The site is currently vacant. On this site and in the immediate area, there are existing wetlands that will be protected.

III. EVALUATION

Staff’s review is based on New Albany 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. 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*

1. *Provide for innovations in land development, especially for affordable housing and infill development.*

New Albany Strategic Plan

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

1. The design of office buildings should include four-sided architecture in order to address multiple frontages when present.
2. On-street parking is discouraged.
3. Parking areas should be screened from view.
4. Sidewalks/leisure trails should be placed along both sides of all public road frontage and setback 10 feet from the street.
5. Common open spaces or green areas are encouraged and should be framed by buildings to create a “campus like” environment.
6. Street trees should be provided at no greater a distance than 40 feet on center.
7. No freeway/pole signs are allowed.
8. A 200 foot buffer should be provided along State Route 161.
9. Sites with multiple buildings should be well organized and clustered if possible.

A. Use, Site and Layout

1. This application is for review and approval of the first two phases of the Motor Enclave development and includes the community building and the first five private garage buildings.
2. The site layout is consistent with what was approved by the Planning Commission as part of the zoning change and preliminary development plan application on August 3, 2020 (ZC-43-2020). When the site is fully built out, it will include 9 private garage buildings. The applicant must return to the Planning Commission for review and approval of future phases of the development.
3. The zoning text permits a maximum of 175 private garage units on the overall 17.18+/- site. The text also permits a maximum of two community buildings on the site which may contain some of the following supportive uses intended to enhance the experience of owners and visitors of the site:
 - a. Private individual sales of new or pre-owned luxury vehicles.
 - b. Coffee shops, ice cream (or similar) shops with indoor and/outdoor seating.
 - c. One private club where food and/or beverages (including alcohol) may be served.
 - d. Vehicle storage.
 - e. Custom automobile repairs.
 - f. Automobile detailing, restoration, and/or specialty part sales and installation.
 - g. “Speed shops”, which is defined as a retail store that sells and installs aftermarket performance and styling details for vehicles.
 - h. Sales of automobile insurance and other insurance products.
 - i. Rental space for private events.
 - j. Outdoor ancillary, recreational uses.
 - k. Limited events that are open to the general public, no more than 12 times in a calendar year.
4. Per zoning text section II(F)(7) the applicant is required to provide a leisure trail along Kitzmiller Road. C.O. 1165.06(b)(2) states that leisure trails shall have a minimum width of 8 feet unless otherwise specified by the Community Development Department. There is a significant change in grade between Kitzmiller Road and the development site that limits the space along the road where a traditional street character with a leisure trail could be developed. Due to this condition, staff recommended that the applicant widen the existing 4+/- foot shoulder of Kitzmiller Road with a 4 foot wide asphalt path to meet the requirements of the zoning text and provide an 8 foot paved area outside of the road lanes for pedestrians and

bicyclists. Staff has worked with the applicant to create this proposal and is supportive due to the unique constraints of the site which necessitate flexibility in design. Another factor for widening the shoulder to allow for a leisure trail to be installed is it also can be repurposed and enhanced for construction of the veloloop in the future. Staff recommends a condition of approval that the final design of leisure trail is subject to staff approval.

5. The zoning text requires that the total lot coverage, which includes all areas of pavement and building, to not exceed 70% of the total area. According to the plans, the proposed development will have a lot coverage of 56% once it is fully built out thereby meeting this requirement.
6. The PUD zoning text requires the following setbacks from these perimeter boundaries:

Street Name	Required Setbacks	Proposed Setbacks
State Route 161	Minimum 50 foot pavement and 75 foot building setback measured from the edge of the right-of-way.	71+/- foot pavement and 115+/- foot building setback from the edge of right-of-way [requirement met]
Kitzmilller Road	<p>North of the proposed site access drive:</p> <ul style="list-style-type: none"> • 105 foot pavement (from centerline) • 115 foot building (from centerline) • 20% of the front façade of the community building may encroach no more than 5 feet into the required minimum setback. <p>South of the proposed site access drive:</p> <ul style="list-style-type: none"> • 140 foot pavement (from centerline) • 150 foot building (from centerline) 	<p>North of the proposed site access drive:</p> <ul style="list-style-type: none"> • 137 +/- foot pavement [requirement met] • 137 +/- foot building [requirement met] <p>South of the proposed site access drive:</p> <ul style="list-style-type: none"> • 145 +/- foot pavement [requirement met] • 160 +/- foot building [requirement met]
Western Property Line	2 foot building and pavement setback.	16 foot pavement and 10 +/- building setback [requirement met]
Northern Property line (adjacent to Community Building)	15 foot building setback	22 +/- foot building setback [requirement met]

7. The applicant indicates that the onsite stormwater will be conveyed to an on-site stormwater basin.

B. Access, Loading, Parking

1. The applicant proposes to construct one full access curb cut along Kitzmiller Road with this phase of the development which is permitted in the zoning text. The zoning text also permits one additional curb cut along Forest Drive which will be evaluated as part of a separate final development plan application for future phases of the development.
2. Zoning text section II(F)(2) permits and requires the creation of an internal vehicular circulation system with 22 foot wide private drives that may be named in order to allow efficient wayfinding throughout the site. The applicant is meeting this requirement by providing a 22 foot wide drive aisle that provides adequate vehicular connectivity on the site and between buildings. Additionally, the text section states that one or more clustered mailbox units may be placed on the site, the design subject to review and approval at the time of a final development plan. A mailbox location is shown on the proposed site plan however the design details were not provided as part of the application. Staff recommends a condition of approval that the final design of the proposed mailbox be subject to staff review.
3. According to zoning text section II(1)(a) one unstriped 9 foot wide by 19 feet long parking space is required to be provided in front of each private garage unit and a minimum of 110 additional parking spaces throughout the rest of the site. The applicant is providing space in front of each private garage building that will accommodate 9x19 parking spaces as well as providing 82 additional spaces therefore this requirement is being met.
4. Section II(F)(5) requires 5 bicycle parking spaces to be provided near the Community Building and this requirement is being met.

C. Architectural Standards

1. As part of the first two phases of the development, the applicant proposes to construct a 14,000 square foot Community Building and five private garage buildings. Section II(G)(I) permits a barn form of architecture to be used on the site as approved as part of the rezoning and preliminary development plan application.
2. The zoning text contains architectural standards and the site also falls under the Section 6 of the Design Guidelines and Requirements: Commercial Outside Village Center.
3. The applicant proposes to use metal, decorative concrete foundation block, non-reflective glass and brick as building materials which are permitted in the zoning text. The primary colors for the buildings will either be white or dark warm grey. The zoning text permits these colors to be used and garage doors are not permitted to be white if the building that they are on is white. The applicant is proposing to use dark grey for all garage doors therefore this requirement is met.
4. As part of the final development plan, zoning text section II(G)(1) requires the following architectural details to be submitted. The city architect has reviewed the proposed architecture of the private garage units and is supportive of the design. The applicant is using two primary colors on the proposed buildings, white and dark warm grey. The applicant proposes to use these colors in different ways on the buildings in order to break up different massing elements and highlight certain architectural features. All of the garage doors will be painted using the dark warm grey color.
 - a. Eave and rake details
 - b. Cupola details
 - c. Canopy details
 - d. Trim details
 - e. Garage door design and color
5. The city architect has reviewed the architecture for the proposed Community Building and states that while they are supportive of the general design and massing, it appears that some of the architectural details such as the proposed cupolas, overhangs, placement of windows and roof form differ from those of the private garage units. The city architect states that these building elements should be redesigned, taking cues from the private garage unit buildings in

order to ensure that a consistent design strategy is achieved for the entire site. Staff recommends a condition of approval requiring that the city architect's comments are addressed, subject to staff approval.

6. Sections II(G)(5) and (6) permit the use of rooftop terraces on the Community Building as well as balconies and patios on the private garage units as long as they are not visible from Kitzmiller Road and oriented towards wooded areas or open space. The applicant is proposing to have a rooftop terrace on the Community Building, oriented away from Kitzmiller Road as well as balconies on one of the private garage buildings oriented towards wetland areas to the north therefore these requirements are being met.
7. .
8. Zoning text section II(G)(2) requires buildings on-site be positioned so that operable overhead doors are not oriented towards Kitzmiller Road, but does allow for orientation towards State Route 161. The text also requires building elevations that face public roads be emphasized with architectural features which may include cupolas, projecting bays, gable roofs and faux garage doors. This requirement is being met as all garage doors face State Route 161 and the building elevations that face public roads have strong architectural features.
9. Zoning text section II(G)(3) states that the maximum building height is 40 feet and this requirement is being met as the tallest building on the site is the Community Building at 39 feet tall.
10. Zoning text section II(G)(8) states that garage doors shall not exceed 18 feet in height and width and this requirement is being met on all buildings.
11. Zoning text section II(H)(1)(b) permits the installation of security fencing on the site, within the required setbacks and behind the horse fence. Additionally, the text states that security fencing must be at least 6 feet tall and no taller than 8 feet, be decorative where visible from public rights-of-way and where not visible it may be black chain link fencing. The applicant proposes to use 6-8 foot tall black chain link fencing around the perimeter of the site that will not be visible from public rights of way and a decorative 6-8 foot tall black fence with brick columns around the portions of the site that are visible from public rights-of-way thereby meeting this requirement.
12. DGR Section 6(I)(A)(4) states that the number, location, spacing and shapes of window openings shall be carefully considered, particularly for buildings in retail use and shall impart a sense of human scale. The city architect states that the windows on the private garage buildings are arranged and sized appropriately.
13. DGR Section 6(I)(A)(6) states that all visible elevations of a building must receive similar treatments in style, materials and design so that no visible side is of a lesser character than any other. The applicant is meeting this requirement by using the same materials on all building elevations.
14. Zoning text section II(G)(9) requires all meter boxes, utility conduits, vents and exhaust pipes and dumpsters to be located or screened in a way that minimizes their visibility and visual impact from off site. The applicant proposes to install vents on building elevations that face public roads however they are designed in a way that is complimentary to the architecture of the building that they are on thereby reducing their visual impact. The applicant proposes to install a dumpster enclosure at the rear of the parking area near the community and it will be completely screened with a dumpster enclosure therefore these requirements are being met.

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

1. As part of the final development plan, the applicant submitted a master landscape plan that is consistent with what was approved as part of the rezoning and preliminary development plan application.
2. Section II(H)(5) requires street trees to be installed along Kitzmiller Road north of the proposed site access drive at a rate of one tree every 30 feet and this requirement is being met as 8 trees are proposed to be installed.

3. Section II(H)(6) of the zoning text requires 4 trees to be installed for every 100 feet of frontage along Kitzmiller Road, south of the proposed access drive. The applicant is meeting this requirement by providing 39 trees along their 969 feet of frontage along Kitzmiller Road.
4. Section II(G)(2) requires surface parking areas to be screened in accordance with the requirements of C.O. 1171.06(b) unless otherwise approved by the Planning Commission as part of a final development plan if the existing trees and other vegetation on site provide adequate screening. This city code section requires parking lots to be screened from primary streets, residential areas and open space with a 3.5 foot tall evergreen hedge or a masonry wall. The applicant proposes to install 24" tall landscape screening for parking spaces near the Community Building on the northern portion of the site. Staff recommends a condition of approval that the 3.5 foot tall evergreen hedges are used for parking lot screening in these locations. It appears that the proposed buildings and existing vegetation on the perimeter of the site will provide adequate screening for the remainder of the parking spaces on site however the Planning Commission should evaluate the appropriates of this and determine whether additional plantings are necessary.
5. C.O. 1171.06(a)(2) requires a minimum of 5 square feet of landscaped area for every 100 feet of parking area to be provided on the site. The applicant is providing 86,061 square feet of parking area therefore 4,253 square feet of landscaped area is required. The applicant proposes to install 4,717 square feet of landscape area within the parking lot therefore this requirement is being met.
6. C.O. 1171.06(a)(3) requires a minimum of one tree to be installed within the parking lot landscape areas for every 10 parking spaces. The applicant proposes to install 82 parking spaces and 9 trees therefore this requirement is being met.
7. Zoning text section II(G)(4) allows the existing trees along the northern and western boundaries of the site to count towards meeting the minimum on site tree planting requirements found in C.O. 1171.05(e). The number of trees within these areas was not provided therefore staff recommends a condition of approval that the number of existing trees within these areas be provided prior to the issuance of a building permit for this project and that the minimum requirements of C.O. 1171.05(e) be met.
8. The City Landscape Architect reviewed the proposal and provided the following comments. Staff recommends a condition of approval that the City Landscape Architect comments are addressed, subject to staff approval.
 - a. Parking lot tree schedule: increase caliper to 3"-TYP all. Replace both Carpinus Betulus and Fagus sylvatica with large, deciduous shade trees that are more urban tolerant. Consider maples, oaks or elms.
 - b. Perimeter tree schedule: replace Liriodendron Chinese with native large, deciduous shade tree. Consider maples, oaks or elms.
 - c. Perimeter tree planting along Kitzmiller Road should be planted in amore naturalized planting with clusters and breaks.

E. Lighting & Signage

1. Section II(I)(3)(a) of the zoning text requires that a detailed photometric plan be submitted showing zero or near zero light spillage onto adjacent properties. This requirement is being met.
2. Zoning text section II(H)(3)(b) requires lighting used on buildings to be low scale and complimentary to historic barn lighting, subject to review and approval by the city architect. The city architect has review the proposed building lighting and is supportive of the fixtures.
3. Section II(I)(3)(c) states that all parking lot poles within the entire zoning district shall be black or New Albany Green, be constructed of metal and not exceed 20 feet in height. The applicant proposes to use 20 foot tall, black parking lot light poles with cut-off light fixtures therefore these requirements are being met.

4. Zoning text section II(J)(3) requires that a master sign plan be submitted for the entire development for review and approval by the Planning Commission. The applicant did not submit these details and staff recommends a condition of approval that they must return to the Planning Commission at a later date for review and approval of all signage on the site.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the application and provided the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval.

1. We discussed gravity sanitary sewer service with the New Albany Service Director. If the garage units are individually owned, a public sanitary sewer must be extended to serve the development and access for Service Department staff must be available on a 24 hour, 7 day a week basis. (1159.07(3)L.)
2. Landscaping is proposed to be placed within an existing public sanitary sewer easement. Proposed planting must be selected that will overtime not cause root intrusion into the existing sanitary sewer as this could contribute to sewer back-ups.
3. Refer to a note on sheet 2 of 5 of the FDP stating that water service shall be provided off of existing Kitzmiller Road infrastructure. Please refer to Exhibit B. The closest water line to the project area is a 16" water line located 32' north of the Dublin-Granville Road R/W line and approximately 140' west of the Kitzmiller Road/Dublin-Granville Road intersection. More information is required to determine how water service will be provided to the development area. (1159.07(3)L.)
4. More information is required in order to evaluate traffic volumes generated during special events and to determine if turning lanes are required (1159.07(3)L.)
5. Provide intersection site distance analysis at the site drive off of Kitzmiller Road.

V. RECOMMENDATION

Staff is supportive of the final development plan application as it is in conformity with the 2014 New Albany Strategic Plan's recommendations. The proposed uses are appropriate due to the site location within the New Albany Business Park. The desired barn form of architecture is appropriate as it is sensitive to the existing rural character of Kitzmiller Road and is employed for other buildings in the immediate area. The specific site constraints such as grading and wetland areas necessitate flexibility in design and with staff's recommended conditions of approval the application meets the purpose and intent of the city's codified ordinances, strategic plan, and Design Guidelines and Requirements.

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

V. 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-74-2020, subject to the following conditions:

1. The final design of the proposed mailbox be subject to staff review.
2. The city architect comments, that the Community Building's architectural details such as the proposed cupolas, overhangs, placement of windows and roof form be redesigned to take cues from the private garage unit buildings in order to ensure that a consistent design strategy is achieved for the entire site, are addressed, subject to staff approval.
3. The final design of leisure trail is subject to staff approval

4. 3.5 foot tall evergreen hedges must be used to screen the parking areas identified on the plans.
5. The number of existing trees within the northern and western boundaries of the site must be provided prior to the issuance of a building permit for this project and that the minimum requirements of C.O. 1171.05(e) be met.
6. The City Landscape Architect comments must be addressed, subject to staff approval.
7. The applicant must return to the Planning Commission for review and approval of a master sign plan for the site.
8. The city engineer comments must be addressed, subject to staff approval.

Approximate Site Location



Source: Google Earth