


New Albany Planning Commission
February 17, 2021 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 7:01 p.m.

Those answering roll call:

Mr. Neil Kirby, Chair	Present
Mr. Brad Shockey	Absent
Mr. David Wallace	Present
Mr. Hans Schell	Present
Ms. Andrea Wiltrout	Present
Mr. Matt Shull (council liaison)	Absent

(Mr. Kirby, Mr. Wallace, Mr. Schell, and Ms. Wiltrout present via GoToMeeting.com).

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

Moved by Ms. Wiltrout, seconded by Mr. Wallace to approve the January 20, 2020 meeting minutes. Ms. Wiltrout, yea; Mr. Wallace, yea; Mr. Kirby, yea; Mr. Schell, 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 the order of the Agenda would be modified and the applications presented in the following order: FPL-12-2021; ZC-6-2021; ZC-8-2021; CU-7-2021; and CU-9-2021.

Mr. Kirby swore all who would be speaking before the Planning Commission (hereafter, PC) this evening to tell the truth and nothing but the truth and asked Mr. Christian to name the individuals.

Mr. Christian stated he would be speaking as well as Mr. Mayer, Mr. Mike Barker, and Mr. Aaron Underhill

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

FPL-12-2021 Final Plat
Final Plat for the dedication of public right-of-way for Ganton Parkway West Phase
located west of Beech Road and south of Worthington Road.
Applicant: City of New Albany

Mr. Christian presented the staff report.

Mr. Kirby asked for Engineering comments.

Mr. Herskowitz stated there were no comments.

Mr. Kirby asked to hear from the applicant.

Mr. Mike Barker, Deputy Director of the New Albany Public Service Department, discussed the City's application.

Mr. Kirby asked if they were reusing the name from the road that used to be next to the firehouse.

Mr. Barker stated yes and said the street was adjacent to a street named Ganton Parkway and was a continuation of that. Mr. Barker stated this would also eventually be connected to Theisen Road at some time.

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 FPL-12-2021, seconded by Ms. Wiltrout. Upon roll call vote: Mr. Kirby, yea; Ms. Wiltrout, yea; Mr. Schell, yea; Mr. Wallace, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Moved by Mr. Schell to approve application FPL-12-2021 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval, seconded by Mr. Wallace. Upon roll call: Mr. Schell, yea; Mr. Wallace, yea; Ms. Wiltrout, yea; Mr. Kirby, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

ZC-6-2021 Zoning

Change Rezoning of 13.193 +/- acres from Agricultural (AG) to Limited General Employment (L-GE) located at 12746 Cobbs Road for an area to be known as the "The Mink Interchange Expansion Zoning District" (PID: 035-107400-09.000).

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

Mr. Christian presented the staff report.

Mr. Kirby asked for Engineering comments.

Mr. Herskowitz stated there were none at this time.

Mr. Kirby asked for the Applicant.

Mr. Aaron Underhill, attorney for the applicant, discussed the application and noted Mr. Tom Rubey had joined the meeting and could also answer questions.

Mr. Kirby asked if the lot was similar, but not identical, in zoning to the properties north and east of it.

Mr. Underhill stated that was correct. Mr. Underhill stated those properties would all allow GE use and the properties shown in green had contingent or separate rights to retail use, subject to review by the PC, and those shown in blue would have LGE, which was exactly what was being asked for in this application.

Mr. Kirby noted staff was in agreement. Mr. Kirby asked if this lot could be combined to the north and have the same zoning.

Mr. Underhill stated that was correct.

Mr. Kirby asked if the language for setback requirements being relaxed when a lot was next to a similarly zoned property was in place.

Mr. Underhill stated that was right, and under common ownership, which they would be.

Mr. Kirby asked if the language indicated the relaxed standards only applied to the common ownership lines.

Mr. Underhill stated that was the intent and how they had written it and asked if Mr. Christian could confirm.

Mr. Christian stated that was correct.

Mr. Kirby asked if the applicant foresaw the majority of the access coming from Cobbs Road or Smiths Mill Road.

Mr. Underhill stated they anticipated Innovation Campus Way to be the main access with Cobbs Road as secondary access.

Mr. Kirby asked if the applicant would commit to that as a condition.

Mr. Underhill asked Mr. Tom Rubey what he thought of that.

Mr. Tom Rubey, with the applicant, stated that was fine.

Mr. Kirby stated it would be primary access off of Innovation Campus Way and secondary off of Cobbs Road.

Mr. Rubey stated that when they had a project he liked to make sure the fire department considered vehicular access and emergency access and would be able to adjust and make changes as needed.

Mr. Kirby stated okay.

Mr. Underhill stated it would need to be worded properly.

Mr. Kirby stated the intent was clear and the actual wording could be subject to staff and developer, applicant approval.

Mr. Underhill stated okay.

Mr. Wallace asked how similar should the text for this application be to the text for ZC-8-2021.

Mr. Underhill stated it was very similar.

Mr. Wallace said there were several differences in the text. Mr. Wallace pointed out language in the development standards regarding mini warehouses that was not found in the text for mini warehouses in ZC-8-2021. Mr. Wallace asked if the discrepancies he noticed should not be the same except for certain areas that were carved out.

Mr. Underhill stated that was a great point. Mr. Underhill stated the inconsistencies were not intended, but were a reflection of them trying to mirror the zoning text of nearby lots in each application.

Mr. Wallace asked if they should be clarified to be the same or remain a bit different.

Mr. Underhill stated they were happy to make them as consistent as could be.

Mr. Wallace asked if they could have a condition that prior to the City Council meeting the applicant would work with staff to coordinate the different texts.

Mr. Underhill stated they could do that.

Mr. Rubey stated he wanted to be sure they were working with City staff on that.

Mr. Wallace stated he had no problem with that. Mr. Wallace stated there was also a difference in that the text in the current application did not exclude solar, but the text in the other application did exclude solar.

Mr. Underhill stated that could have been due to concerns raised by neighbors to a lot near the lot in the second application.

Mr. Wallace stated that, as they would be working with staff to make them similar, it made sense to only have discreet exceptions.

Mr. Underhill stated sure, adding that his goal was to use this current zoning text as it was most consistent with those around it.

Mr. Wallace stated was fine. Mr. Wallace stated he wanted to note a couple more just so they were aware of their existence. Mr. Wallace stated the materials section of this application made references to architectural precast concrete panels and poured in place concrete tilt up panels being permitted that were not in the other application. Mr. Wallace added that there was also a reference to ancillary structures with regard to prefab metal materials that were not in ZC-8-2021.

Mr. Underhill stated he appreciated the comments and they would check them out.

Mr. Wallace stated that in the lighting section on this application there was no LED lighting, but there was on the other one. Mr. Wallace said there was also no reference to uplighting, which there was on the other application.

Mr. Underhill stated they would compare and reconcile the two applications.

Mr. Kirby stated he would prefer that the text on ZC-8-2021, that "solar is excluded," be used.

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

Moved by Mr. Wallace to accept the staff reports and related documents into the record for ZC-6-2021, seconded by Ms. Wiltrout. Upon roll call vote: Mr. Wallace, yea; Ms. Wiltrout, yea; Mr. Schell, yea; Mr. Kirby, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Moved by Mr. Kirby to approve application ZC-6-2021 based on the findings in the staff report, with the following conditions:

1. Primary access is through Innovation Campus Way and secondary access through Cobbs Road, with the language determined by the applicant and staff;
2. Applicant and City staff to review and coordinate language used between ZC-6-2021 and ZC-8-2021 to ensure differences are intentional;

with a note that the solar exclusion in ZC-8-2021 also be the preferred language for ZC-6-2021; subject to staff approval, seconded by Ms. Wiltrout. Upon roll call: Mr. Kirby, yea; Ms. Wiltrout, yea; Mr. Wallace, yea; Mr. Schell, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

ZC-8-2021 Zoning Change

Rezoning of 25.8+/-acres from Agricultural (AG) to Limited General Employment (L-GE) located at 13607 and 13525 Jug Street for an area to be known as the "The Jug Street South Zoning District" (PIDs: 037-111498-00.000 and 037-11498-00.001).

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

Mr. Christian presented the staff report.

Mr. Kirby asked for any Engineering comments.

Mr. Herskowitz stated there was sufficient right-of-way at this time and there were no additional comments.

Mr. Kirby asked for the Applicant.

Mr. Underhill presented the application. Mr. Underhill noted this application included the annexation of a piece that would provide access to Smiths Mill Road.

Mr. Kirby asked if conditions for primary access through Smiths Mill Road and the language cleanup would be agreeable.

Mr. Underhill stated he believed so and asked Mr. Rubey if that was acceptable for the access. (No response.)

Mr. Underhill stated he thought the primary access through Smiths Mill Road would be acceptable to Mr. Rubey but he wanted to confirm with him.

Mr. Kirby asked if the language clean up was agreeable.

Mr. Underhill stated correct.

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

Mr. Underhill stated they could commit to Smiths Mill Road being primary and Jug Street secondary.

Mr. Kirby stated he would like to direct as much as possible to Smiths Mill Road to minimize the impact on Jug Street.

Mr. Christian stated Mr. Rubey was again in the meeting.

Mr. Underhill asked Mr. Rubey if primary access would be through Smiths Mill Road.

Mr. Rubey stated that was correct.

Moved by Mr. Wallace to accept the staff reports and related documents into the record for ZC-8-2021, seconded by Mr. Schell. Upon roll call vote: Mr. Wallace, yea; Mr. Schell, yea; Ms. Wiltrout, yea; Mr. Kirby, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Moved by Mr. Kirby to approve application ZC-8-2021 based on the findings in the staff report, with the conditions that

1. Primary access be through Smiths Mill Road and secondary access through Jug Street with the language determined by the applicant and staff;
 2. Applicant and City staff to review and coordinate language used between ZC-6-2021 and ZC-8-2021 to ensure differences are intentional;
- with note that the seller exclusion in ZC-8-2021 also be the preferred language for ZC-6-2021; subject to staff approval, seconded by Mr. Wallace. Upon roll call: Mr. Kirby, yea; Mr. Wallace, yea; Mr. Schell, yea; Ms. Wiltrout, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

CU-7-2021 Conditional Use

Conditional use application to allow manufacturing and production uses within the “The Mink Interchange Expansion Zoning District” located at 12746 Cobbs Road(PID: 035-107400-09.000).

Applicant: MBJ HoldingsLLC c/o Aaron Underhill, Esq.

Mr. Christian stated the applicant had requested that CU-7-2021 be tabled for one month.

Moved by Mr. Kirby to table CU-7-2021 until the March 2021 regularly scheduled PC meeting, seconded by Mr. Wallace. Upon roll call: Mr. Kirby, yea; Mr. Wallace, yea; Mr. Schell, yea; Ms. Wiltrout, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

CU-9-2021 Conditional Use

Conditional use application to allow manufacturing and production uses within the “The Jug Street South Zoning District” located at 13607 and 13525 Jug Street (PIDs: 037-111498-00.000 and 037-11498-00.001).

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

Mr. Christian stated the applicant had requested that CU-9-2021 be tabled for one month.

Moved by Mr. Kirby to table CU-9-2021 until the March 2021 regularly scheduled PC meeting, seconded by Ms. Wiltrout. Upon roll call: Mr. Kirby, yea; Ms. Wiltrout, yea; Mr. Schell, yea; Mr. Wallace, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Other Business

Amendment to Codified Ordinance Chapter 1153

Mr. Mayer discussed the changes to Codified Ordinance Chapter 1153.

Mr. Kirby asked if the letter "N," seen on the screen, was for "not permitted" and the letter "P" was for "permitted."

Mr. Mayer stated that was correct.

Mr. Kirby stated the LI and GE districts had not been around forever. Mr. Kirby asked if they could go back to the original rationales for the differences between them so they could be sure to understand the differences and keep the good ideas and fix those which were outmoded.

Mr. Mayer stated absolutely.

Mr. Kirby stated it would be good to dig out rationales and the whys behind them.

Mr. Mayer stated they wanted to provide a high level discussion to let the PC know the goals and intentions for this update.

Mr. Schell asked Ms. Jennifer Chrysler if the City had lost any big opportunities because of the current text.

Ms. Jennifer Chrysler, Director of Community Development, stated she could not be sure if any opportunity had been lost. Ms. Chrysler said that the average site selection process involved a review of the Code to see what was permissible prior to doing any further research and that could mean the City was eliminated before it was even

considered. Ms. Chrysler stated they needed to be site ready due to competitive factors.

Mr. Schell asked if the discussion was mainly regarding the manufacturing and production portion.

Mr. Mayer stated that was correct.

Ms. Chrysler stated that was correct.

Mr. Schell asked if there were any other categories that could be looked at to help the City with other opportunities or was this the primary one.

Mr. Chrysler stated she thought this was the primary one, but they could look at others with the Planning Team to see what else may be helpful to be more competitive with certain types of businesses.

Mr. Schell stated thank you.

Ms. Wiltrout thanked Ms. Chrysler for that perspective. Ms. Wiltrout stated she thought the approach being used was effective and noted it would be good to also look at what uses were coming in the future.

Mr. Wallace asked what was the problem they were trying to fix.

Ms. Chrysler stated she thought there were two problems. Ms. Chrysler stated the first issue was that they were doing blanket conditional uses without a specific applicant in mind. Ms. Chrysler said the second issue involved site selection issues where the Code should be clearer about what the permitted uses were and what uses were wanted.

Mr. Wallace stated it would help to see what other communities were doing to address these types of issues to help level the playing field with other jurisdictions.

Mr. Mayer stated absolutely.

Engage New Albany Strategic Plan Workshop •

Mr. Mayer introduced the MKSK team and the Engage New Albany Strategic Plan (hereafter, "Plan"). Mr. Mayer provided MKSK the ability to present the Plan on screen.

Mr. Chris Hermann, Principal with MKSK, introduced the Plan and indicated what the Plan discussion would include.

Ms. Sarah Lily, Planner with MKSK, provided an overview of the Plan and its development.

Mr. Hermann discussed the findings, strategies, and proposals in the Plan and the process for its review and approval.

Mr. Schell asked how the projected growth in city residents would impact the schools. Mr. Schell asked what the projected growth in the number of students would be.

Mr. Hermann stated that given past trends in New Albany, and maintaining a similar level of growth, the growth shown in the Plan would be at a pace the schools could accommodate.

Ms. Adrienne Jolly, Director City of New Albany Administrative Services, stated she agreed with Mr. Hermann. Ms. Jolly stated the pace of growth in the community would allow the school district to plan accordingly.

Mr. Hermann noted New Albany could be a community for people at different stages of life, from young professionals to empty nesters.

Ms. Jolly stated the hamlet concept was a direct connection to what was heard from the community regarding amenities but noted that hamlets had to meet community requirements.

Mr. Kirby stated he liked the concept but he was concerned about the traffic impact on the roads.

Mr. Hermann stated there were ways to work with that based on the type of development.

Ms. Jolly stated the connections and trails were included in this type of development.

Mr. Kirby stated he was interested in reviewing creative solutions.

Mr. Hermann said if the concept was positively viewed but was seen as better placed elsewhere in the community, he would like to hear that feedback.

Mr. Kirby stated the other housing types noted were good.

Ms. Wiltrout stated she agreed with Mr. Kirby. Ms. Wiltrout said this was great and asked whether these areas were currently zoned for the uses that would occur in the hamlets.

Mr. Hermann stated no because, for the hamlets to be built, the plan would have to be proven to meet the City's needs and requirements.

Ms. Wiltrout asked if the Code would have a hamlet section.

Mr. Hermann stated that may be a next step.

Ms. Jolly stated she liked that idea.

Mr. Hermann reviewed the Plan's land use objectives and mobility.

Mr. Kirby asked if the car garages place had taken away one of the roads shown on the presentation at Kitzmiller fronting on State Route 161.

Mr. Hermann stated yes, but he thought there might still be an opportunity to make some road connections in that area.

Mr. Mayer noted they had required connections on both sides of that development.

Mr. Hermann reviewed additional recommendations and focus areas in the Plan.

Mr. Mayer noted there were some case study examples available for review in the Plan regarding land use.

Mr. Kirby asked why the community was not zoning more flexible warehouse or retail space.

Mr. Hermann stated part if it was existing structures and the need for acceptable structures.

Mr. Kirby noted land price was a concern.

Mr. Hermann stated that was also a factor.

Mr. Kirby stated they should work to get more.

Mr. Hermann stated that was an important point.

Ms. Mayer thanked everyone and indicated formal adoption would be in approximately two (2) weeks.

Poll Members for Comment

Mr. Kirby asked for members' comments.

Mr. Schell stated it was a great job on the Plan.

Mr. Wallace stated he echoed Mr. Schell's comment.

Mr. Kirby adjourned the meeting at 9:40 p.m.

Submitted by Josie Taylor.

APPENDIX



Planning Commission Staff Report February 17, 2021 Meeting

GANTON PARKWAY WEST PHASE 1 PRELIMINARY AND FINAL PLAT

LOCATION:	Generally located west of Beech Road, north of Morse Road and south of Worthington Road
APPLICANT:	City of New Albany
REQUEST:	Preliminary and Final Plat
ZONING:	Limited General Employment (L-GE)
STRATEGIC PLAN:	Office Campus
APPLICATION:	FPL-12-2021

Review based on: Application materials received January 15 2021.

Staff report completed by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The application is for a combined preliminary and final plat for dedication of right-of-way for the first phase of Ganton Parkway West. This general alignment is recommended in the 2014 Strategic Plan as an additional roadway to gain additional connections within the New Albany International Business Park and will provide access to existing and new development sites in the future.

II. SITE DESCRIPTION & USE

The proposed right-of-way dedication will create a curb-cut on Beech Road to provide additional connections within the New Albany International Business Park. The area is currently undeveloped. The property is zoned L-GE and allows the same uses as the Personal Care and Beauty Park such as office, distribution, and warehousing uses.

III. PLAN REVIEW

Planning Commission's review authority of the preliminary and final plat is found under C.O. Section 1187. Upon review of the final plat the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, zoning text, zoning regulations.

- This plat will dedicate right-of-way to the City of New Albany for the creation of Ganton Parkway West. The proposed alignment matches the alignment of the existing portion of Ganton Parkway on the east side of Beech Road.
- The Ganton Parkway West dedication extension consists of approximately 2,400 +/- feet of new right-of-way west of Beech Road for a total of 5.63 acres.
- This proposed street dedication location is identified as a future connection in the 2014 New Albany Strategic Plan. Similar to the development of other roads within the New Albany Business Park, this

road will be extended in the future to provide connection to Worthington Road and is envisioned to ultimately connect back to Johnstown Road in the Village Center which will provide roadway connections for future development parcels.

- The right-of-way is being phased in order to allow for flexibility regarding development opportunities. Additional phases will be platted as new development occurs in the area.
- This preliminary plat right-of-way width is designed to accommodate current and future traffic and provide additionally means of access to and from current and future development in this area.
- The Planning Commission and City Council approved rezonings on the west side of Beech Road that correspond to a future extension of this roadway. The rezoning boundaries were meant to align with a future roadway and appear to generally match what is shown on the preliminary plat.
- Similar to the recent Innovation Campus Way extension and Newton Court, the requirements of 1187.08 are eliminated since the purpose of the road is intended for commercial use and the design allows for the road to be extended in the future.
- There are no reserves being platted or lots being created within this new road extension.
- The plat dedicates 100' of right-of-way. The road will extend through the Beech Interchange and Winding Hollow L-GE zoning districts. Both of the zoning texts contain provisions for this roadway and contemplate the general alignment shown on the plat. The texts require the developers of these properties to dedicate an amount of right-of-way as mutually agreed upon by the city and the developer for the construction of a public street. The city is supportive of the 100 feet of right-of-way and the zoning requirements are being met.
- The proposed Ganton Parkway West is identified as a Commercial-Arterial road typology in the 2014 Strategic Plan. The plan indicates the road should be designed at a larger scale in order to accommodate heavier traffic traveling into the business park. The 100 feet of right-of-way is consistent with the 107 foot recommendation in the 2014 Strategic Plan. Streetscape and utility easements will be recorded via separate instruments as the surrounding properties develop to ensure all of the desired street improvements can be accommodated.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan and has no comments.

V. RECOMMENDATION

Basis for Approval:

The proposed road plat is consistent with the goals and objectives found in the New Albany Strategic Plan for this area. This road will serve as a critical connection within the New Albany Business Park and provide access for existing and new development sites in the future.

VI. ACTION

Suggested Motion for FPL-12-2021 (conditions may be added):

Move to approve FPL-12-2021.

Approximate Site Location:



NEW ALBANY
COMMUNITY CONNECTS US
Planning Commission Staff Report
February 17, 2021 Meeting

**MINK INTERCHANGE EXPANSION
ZONING AMENDMENT**

LOCATION: 12746 Cobbs Road (PID: 035-107400-09.000)
APPLICANT: MBJ Holdings LLC, c/o Aaron Underhill
REQUEST: Zoning Amendment
ZONING: AG Agricultural to L-GE Limited General Employment
STRATEGIC PLAN: Office Campus
APPLICATION: ZC-6-2021

Review based on: Application materials received January 15 and February 8, 2021.

Staff report completed by Chris Christian, Planner.

II. REQUEST AND BACKGROUND

The applicant requests review and recommendation to rezone 13.193+/- acres. The applicant proposes to create a new limitation text in the Licking County portion of the New Albany Business Park. This area will be known as the Mink Interchange Expansion Zoning District, and will be zoned Limited General Employment (L-GE). The property is located directly east of the Mink Interchange I-PUD zoning district where the same L-GE permitted uses are permitted to be developed. The proposed limitation text meets the intent of the Strategic Plan's Office District land use category by providing compatible general employment uses permitted in the surrounding area.

This new text contains the same list of permitted, conditional, and prohibited General Employment uses as the existing Mink Interchange I-PUD zoning district, located directly east of this site. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this zoning district. Other development standards of the text are almost identical to the surrounding L-GE zoning districts within the Licking County Business Park.

II. SITE DESCRIPTION & USE

The overall 13.193 +/- acre site consists of one parcel and is located in Licking County. The site has frontage on Cobbs Road and is generally located south of Innovation Campus Way, east of Harrison Road and west of Mink Street. An annexation petition was filed with the city on January 12, 2021 and is scheduled for its first reading at New Albany City Council on March 16, 2021, and second reading on April 6, 2021.

C.O. 1111.02 allows a change in zoning to be initiated by motion of Council, or by motion of the Planning Commission. The immediate neighboring zoning districts include the Harrison East L-GE zoning district to the north, the Mink Interchange I-PUD zoning district to the east and unincorporated residential located directly west of the site. The site currently contains a single-family home.

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 applicant proposes the same development standards from nearby L-GE zoning districts within the Personal Care and Beauty Campus. The immediate neighboring zoning districts include the Harrison East L-GE zoning district to the north, the Mink Interchange I-PUD zoning district to the east unincorporated residential properties located directly west of this site.
2. This district has the same list of permitted, conditional, and prohibited General Employment uses as the neighboring Mink Interchange I-PUD zoning district and the surrounding Personal Care and Beauty Campus. The Personal Care and Beauty Campus is where companies such as Anomatic, Accel, Axium, and Veepak are located.
3. The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
4. The limitation text allows for general office activities, data centers, warehouse & distribution, and research & production uses. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this zoning district.
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, off-premises signs, vehicle services, radio/television broadcast facilities off-premises signs, and sexually oriented business.
7. The text establishes the following setbacks which are consistent with those established in surrounding L-GE zoning districts:

Perimeter Boundary	Pavement Setback	Building Setback
Cobbs Road (Southern)	90 feet	90 feet
Eastern Boundary	25 feet	25 feet
Western Boundary	50 feet	50 feet
Northern Boundary	25 feet	25 feet

Historically, L-GE zoning districts require larger setbacks along boundary lines that abut properties where residential uses are permitted. These additional setback requirements vary between zoning districts and are meant to provide additional space to install the landscape buffering requirements between residential and commercial properties found in city code. There are residentially owned and used properties along the western boundary of this zoning district and the text proposes a 50-foot pavement and building setback along this boundary. Staff is supportive of the proposed setback as it provides adequate space to install the required landscape screening.

8. The text contains the same provision for elimination of setbacks for building and pavement when this zoning district and any adjacent parcel located outside of this zoning district come under common ownership, are zoned to allow compatible non-residential uses, and are combined into a single parcel.
9. Due to the proximity of this site to the State Route 161 interchange and its location adjacent to commercially zoned and used land in the existing Licking County business park to the east and west, the site appears to be most appropriate for commercial development.

C. Access, Loading, Parking

1. The zoning text states that the number, locations and spacing of curb cuts along public rights-of-way will be determined and approved prior to the issuance of an engineering and building permit.
2. No additional right-of-way is proposed to be dedicated along Cobbs Road. The city engineer reviewed the application and determined that no additional right-of-way is needed.
3. Parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development of the site.
4. The text requires an 8-foot-wide leisure trail to be installed along Cobbs Road unless a fee-in-lieu is approved by City Council, following the relevant procedures found in city code.

D. Architectural Standards

1. The proposed rezoning seeks to implement many of the same or improved standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements (Chapter 1157).
2. The proposed text maintains a maximum 65 foot building height limitation, consistent with other L-GE zoning texts in the New Albany Business Park.
3. The proposed text contains the same architectural requirements as surrounding business park zoning districts.
4. The City's Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. This zoning text contains specific design requirements for uses not governed by the DGRs, which will ensure the quality design of these buildings.
5. The proposed text contains a requirement for complete, four-sided screening of all roof-mounted equipment for sight and sound.
6. The proposed text requires all accessory structures, generators, storage tanks, trash receptacles or any other similar improvement to be located behind a building façade that that does not front onto a public road.

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

1. Maximum lot coverage for this subarea is 75%. This matches the surrounding zoning districts.
2. The proposed zoning text contains the same tree preservation language as the neighboring approved Mink Interchange I-PUD zoning text. The text states that standard tree preservation will be in place to preserve and protect trees during all phases of construction.
3. For perimeter boundaries that abut residentially owned and used properties, C.O. 1171.05(C) states that a landscape buffer must be established along property lines to achieve 75% opacity screening and 10 feet in height within 5 years of planting. This requirement is similar to other zoning texts within Licking County where residential uses are adjacent to commercially zoned and used properties. Residential properties exist directly west of this site.
4. Street trees will be located an average of 1 tree for every 30 feet of road frontage along Cobbs Road. The trees may be grouped or regularly spaced to create a more natural appearance.
5. Minimum tree sizes and heights for on-site trees match the standards in the surrounding business districts.

E. Lighting & Signage

1. *All signage shall conform to the standards set forth in Codified Ordinance Section 1169.*
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 landscape lighting details to be included in the landscape plan which is subject to review and approval by the City Landscape Architect.*

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and has no comments.

V. RECOMMENDATION

Basis for Approval:

The proposed rezoning is consistent with the principles of commercial development in the 2014 New Albany Strategic Plan and the existing business park in Licking County. The site is located within the Personal Care and Beauty Campus and contains the same development standards as the surrounding

zoning districts where L-GE uses are permitted. The landscaping screening requirements found in C.O. 1171.05(c) applies to this property and will provide appropriate screening from nearby residentially owned and used properties in the immediate area, consistent with the landscape screening requirements in surrounding L-GE zoning texts. Additional restrictions and commitments have been provided that are above what the base zoning code would require.

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

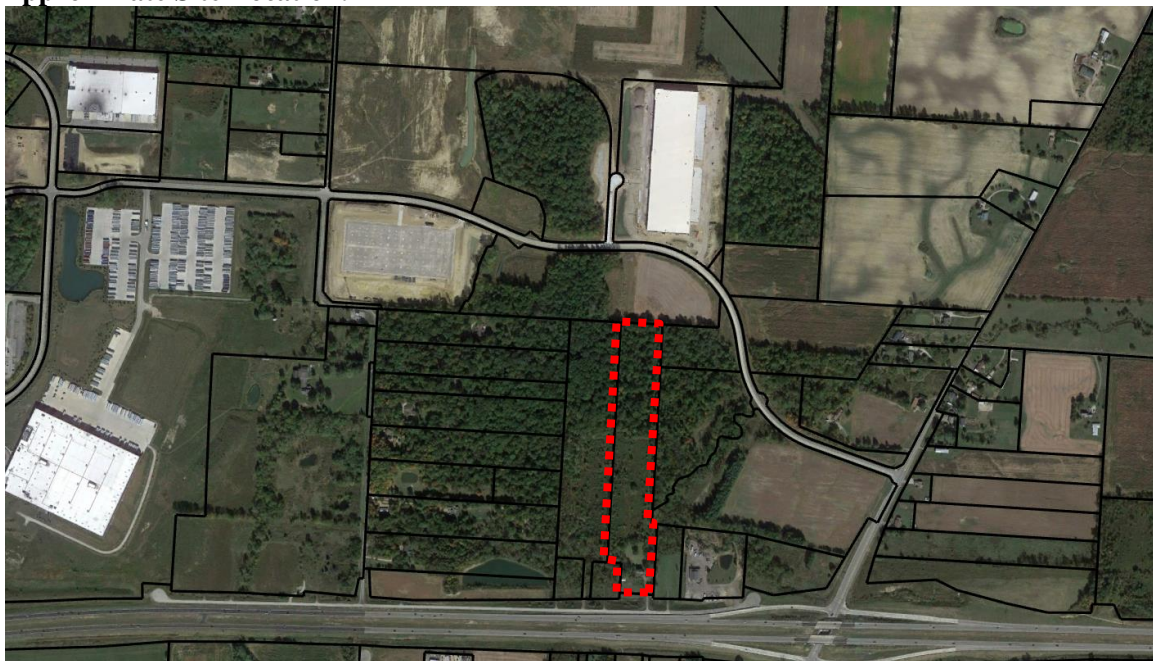
Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval.

VI. ACTION

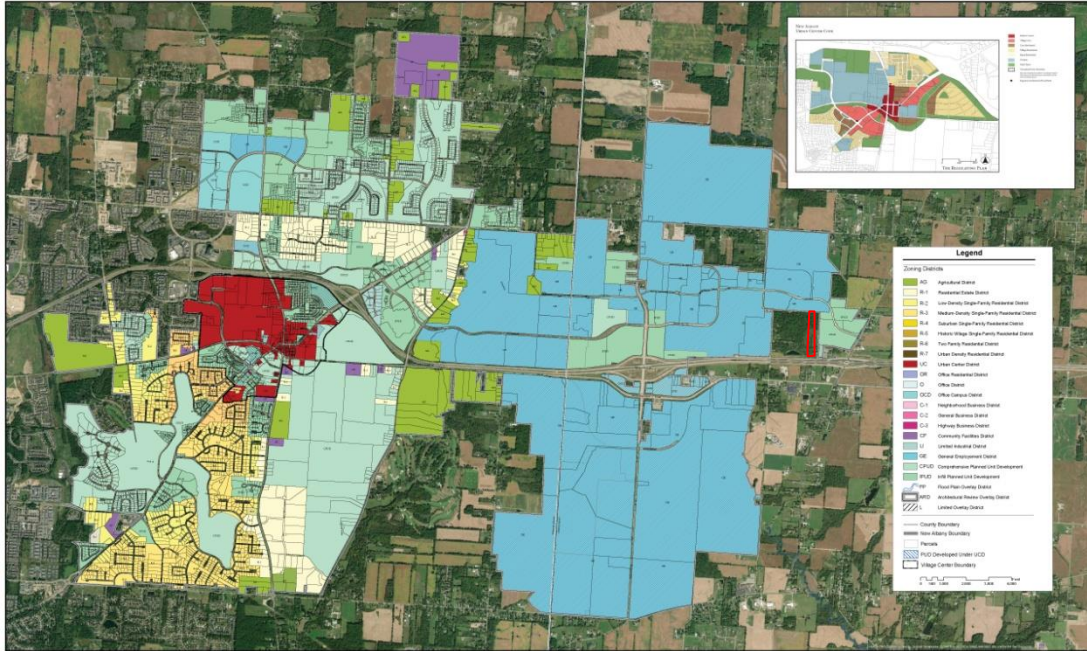
Suggested Motion for ZC-6-2021:

To recommend approval to Council of Zoning Change application ZC-6-2021.

Approximate Site Location:



Zoning Map:




NEW ALBANY
COMMUNITY CONNECTS US
Planning Commission Staff Report
February 17, 2021 Meeting

**JUG STREET SOUTH ZONING DISTRICT
ZONING AMENDMENT**

LOCATION: 13607 and 13525 Jug Street (PIDs: 037-111498-00.000 & 037-111498-00.001)
APPLICANT: MBJ Holdings LLC, c/o Aaron Underhill
REQUEST: Zoning Amendment
ZONING: AG Agricultural to L-GE Limited General Employment
STRATEGIC PLAN: Office Campus
APPLICATION: ZC-8-2021

Review based on: Application materials received January 15 and February 8, 2021.

Staff report completed by Chris Christian, Planner.

III. REQUEST AND BACKGROUND

The applicant requests review and recommendation to rezone 25.8+/- acres. The applicant proposes to create a new limitation text in the Licking County portion of the New Albany Business Park. This area will be known as the Jug Street South Zoning District, and will be zoned Limited General Employment (L-GE). The property is located directly east of the Innovation Expansion and south of the Jug Street North L-GE zoning districts where the same L-GE permitted uses are permitted to be developed. The proposed limitation text meets the intent of the Strategic Plan’s Office District land use category by providing compatible general employment uses permitted in the surrounding area.

This new text contains the same list of permitted, conditional, and prohibited General Employment uses as the existing L-GE zoning districts, located directly west, south and north of this site. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this zoning district. Other development standards of the text are almost identical to the surrounding L-GE zoning districts within the Licking County Business Park.

II. SITE DESCRIPTION & USE

The overall 25.8 +/- acre site consists of one parcel and is located in Licking County. The site has frontage on Jug Street and is generally located south of Jug Street, west of Harrison Road and north of Innovation Campus Way. An annexation petition was filed with the city on January 12, 2021 and is scheduled for its first reading at New Albany City Council on March 16, 2021, and second reading on April 6, 2021.

C.O. 1111.02 allows a change in zoning to be initiated by motion of Council, or by motion of the Planning Commission. The immediate neighboring zoning districts include the Innovation L-GE zoning district to the west and south , the Jug Street North L-GE zoning district to the north, and unincorporated residential located directly east and west of the site. The site is made up of two residentially zoned properties.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.09. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

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

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

E. New Albany Strategic Plan

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

- 24. Office buildings should not exceed five stories in height.
- 25. The design of office buildings should include four-sided architecture in order to address multiple frontages when present
- 26. On-Street parking is discouraged.
- 27. Primary parking should be located behind buildings and not between the primary street and the buildings.
- 28. Parking areas should be screened from view.
- 29. Loading areas should be designed so they are not visible from the public right-of-way, or adjacent properties.
- 30. Sidewalks/leisure trails should be placed along both sides of all public road frontage and setback 10 feet from the street.
- 31. Common open spaces or green are encouraged and should be framed by buildings to create a "campus like" environment.
- 32. 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.
- 33. Street trees should be provided at no greater a distance than 40 feet on center.
- 34. Individual uses should be limited in size, acreage, and maximum lot coverage.
- 35. No freeway/pole signs are allowed.
- 36. Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
- 37. A 200 foot buffer should be provided along State Route 161.
- 38. Structures must use high quality building materials and incorporate detailed, four sided architecture.
- 39. When double fronting sites exist, office buildings should address both frontages.
- 40. Plan office buildings within the context of the area, not just the site, including building heights within development parcels.
- 41. Sites with multiple buildings should be well organized and clustered if possible.
- 42. All office developments should employ shared parking or be designed to accommodate it.
- 43. All office developments should plan for regional stormwater management.
- 44. Office developments should provide connections to the regional trail system.
- 45. Green building and site design practices are encouraged.
- 46. Innovative an iconic architecture is encouraged for office buildings.

F. Use, Site and Layout

10. The immediate neighboring zoning districts include the Innovation and Jug Street North L-GE zoning districts to the west, south and north of the site and unincorporated residential properties located directly east and west of this site.
11. The applicant proposes the same development standards from nearby L-GE zoning districts within the Personal Care and Beauty Campus.
12. This district has the same list of permitted, conditional, and prohibited General Employment uses as the neighboring L-GE zoning districts. This site is located within the Personal Care and Beauty Campus where companies such as Anomatic, Accel, Axiom, and Veepak are located.
13. The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
14. The limitation text allows for general office activities, data centers, warehouse & distribution, and research & production uses. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this zoning district.
15. Conditional uses include car fleet and truck fleet parking, and manufacturing and production.
16. Prohibited uses include industrial product sales and services, mini-warehouses, off-premises signs, vehicle services, radio/television broadcast facilities off-premises signs, and sexually oriented business.
17. The text establishes the following setbacks which are generally consistent with surrounding zoning districts where L-GE uses are also permitted:

Perimeter Boundary	Pavement Setback	Building Setback
Jug Street (Northern)	50 feet	100 feet
Eastern Boundary	50 feet	50 feet
Western Boundary	50 feet	50 feet
Southern Boundary	25 feet	25 feet

The Jug Street North zoning text requires a larger, 200-foot setback due to the increased building height permitted there to provide additional visual and physical separation from the road and adjacent neighbors. The Innovation Expansion L-GE zoning district requires a 50-foot building and pavement setback from Jug Street.

Historically, L-GE zoning districts require larger setbacks along boundary lines that abut properties where residential uses are permitted. These additional setback requirements vary between zoning districts and are meant to provide additional space to install the landscape buffering requirements between residential and commercial properties found in city code. There are residentially owned and used properties along the eastern and western boundaries of this zoning district and the text proposes a 50-foot pavement and building setback along these boundaries. These setbacks are consistent with those established in the Innovation Expansion L-GE zoning district for residential properties which is located east of this zoning district. Staff is supportive of the proposed setbacks.

18. The text contains the same provision for elimination of setbacks for building and pavement when this zoning district and any adjacent parcel located outside of this zoning district come under common ownership, are zoned to allow compatible non-residential uses, and are combined into a single parcel.
19. Due to the proximity of this site to the State Route 161 interchange and its location adjacent to commercially zoned and used land in the existing Licking County business park to the east and west, the site appears to be most appropriate for commercial development.

G. Access, Loading, Parking

5. The zoning text states that the number, locations and spacing of curb cuts along public rights-of-way will be determined and approved prior to the issuance of an engineering and building permit.

6. The proposed text requires 30 feet of right-of-way to be dedicated along Jug Street which is consistent with the surrounding zoning districts.
7. Parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development of the site.
8. The text requires an 8-foot-wide leisure trail to be installed along Jug Street.

H. Architectural Standards

7. The proposed rezoning seeks to implement many of the same or improved standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements (Chapter 1157).
8. The proposed text maintains a maximum 65-foot building height limitation, consistent with other L-GE zoning texts in the New Albany Business Park.
9. The proposed text contains the same architectural requirements as surrounding business park zoning districts.
10. The City’s Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. This zoning text contains specific design requirements for uses not governed by the DGRs, which will ensure the quality design of these buildings.
11. The proposed text contains a requirement for complete, four-sided screening of all roof-mounted equipment for sight and sound.
12. The proposed text requires all accessory structures, generators, storage tanks, trash receptacles or any other similar improvement to be located behind a building façade that that does not front onto a public road.

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

6. Maximum lot coverage for this subarea is 75%. This matches the surrounding zoning districts.
7. The proposed zoning text contains the same tree preservation language as the neighboring approved L-GE zoning texts. The text states that the developer of the property shall make a reasonable effort to preserve existing trees within the pavement setback along Jug Street to provide an appropriate buffer from the road. Additionally, the text states that if reasonable efforts cannot be made to preserve existing trees, an additional 1 tree per 25 feet of road frontage must be provided in addition to the required street trees.
8. The proposed text contains the same landscape screening standards for residential uses found in surrounding L-GE zoning texts. These standards include a landscape buffer established along the eastern and western property lines to achieve 75% opacity screening and 10 feet in height within 5 years of planting.
9. Street trees will be located an average of 1 tree for every 30 feet of road frontage along Jug Street. The trees may be grouped or regularly spaced to create a more natural appearance.
10. Minimum tree sizes and heights for on-site trees match the standards in the surrounding business districts.

G. Lighting & Signage

4. *All signage shall conform to the standards set forth in Codified Ordinance Section 1169.*
5. *All lighting shall be cut-off type fixtures and down cast to minimize light spilling beyond the boundaries of the site. The maximum height is 30 feet.*
6. *The zoning text requires landscape lighting details to be included in the landscape plan which is subject to review and approval by the City Landscape Architect.*

IV. ENGINEER’S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided no comments.

V. RECOMMENDATION

Basis for Approval:

The proposed rezoning is consistent with the principles of commercial development in the 2014 New Albany Strategic Plan and the existing business park in Licking County. The site is located within the Personal Care and Beauty Campus and contains the same development standards as the surrounding zoning districts where L-GE uses are permitted. The landscape screening requirements found in C.O. 1171.05(c) apply to this property and will provide appropriate screening from nearby residentially owned and used properties in the immediate area, consistent with the landscape screening requirements in surrounding L-GE zoning texts. Additional restrictions and commitments have been provided that are above what the base zoning code would require.

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

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

VI. ACTION

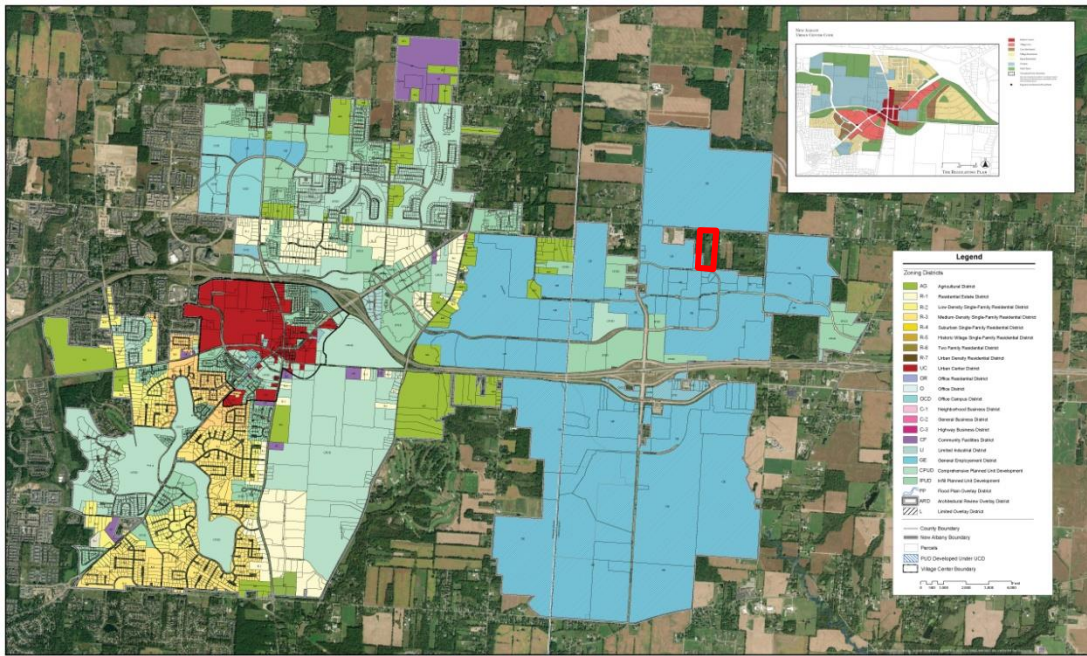
Suggested Motion for ZC-8-2021:

To recommend approval to Council of Zoning Change application ZC-8-2021.

Approximate Site Location:



Zoning Map:





COMMUNITY CONNECTS US
Planning Commission Tabling Memo
February 17, 2021 Meeting

MINK INTERCHANGE EXPANSION
CONDITIONAL USE

LOCATION: 12746 Cobbs Road (PID: 035-107400-09.000)
APPLICANT: MBJ Holdings LLC, c/o Aaron Underhill
REQUEST: Conditional Use
ZONING: AG Agricultural to L-GE Limited General Employment
STRATEGIC PLAN: Office Campus
APPLICATION: CU-7-2021

Tabling Memo completed by Chris Christian, Planner

The applicant requests that this application be tabled until the March 15, 2021 Planning Commission meeting.

Based on this request, staff recommends the following motion.

Move to table application CU-7-2021 until the March 15, 2021 Planning Commission meeting.

NEW ALBANY
COMMUNITY CONNECTS US
Planning Commission Tabling Memo
February 17, 2021 Meeting

JUG STREET SOUTH
CONDITIONAL USE

LOCATION: 13607 and 13525 Jug Street (PIDs: 037-111498-00.000 & 037-111498-00.001)
APPLICANT: MBJ Holdings LLC, c/o Aaron Underhill
REQUEST: Conditional Use
ZONING: AG Agricultural to L-GE Limited General Employment
STRATEGIC PLAN: Office Campus
APPLICATION: CU-9-2021

Tabling Memo completed by Chris Christian, Planner

The applicant requests that this application be tabled until the March 15, 2021 Planning Commission meeting.

Based on this request, staff recommends the following motion.

Move to table application CU-9-2021 until the March 15, 2021 Planning Commission meeting.