



New Albany Planning Commission Agenda
Wednesday, January 19, 2022 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via Zoom Webinar. There is no public participation via the Zoom Webinar.

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Access Code/ Webinar ID: 854-2446-4424

Information and directions for logging into this meeting can be found at www.newalbanyohio.org

I. Call To Order

II. Roll Call

III. Action of Minutes: December 20, 2021

IV. Additions or Corrections to Agenda

Swear in All Witnesses/Applicants/Staff whom plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth".

V. Hearing of Visitors for Items Not on Tonight's Agenda

VII. Cases:

FPL-132-2021 Final Plat

Final plat for the dedication of public right-of-way for Horizon Court which will be generally located north of Jug Street, east of Beech Road and west of Harrison Road in Licking County (095-111756-00.000).

Applicant: LPC Midwest LLC

Motion of Acceptance of staff reports and related documents into the record for - FPL-132-2021.

Motion of approval for application FPL-132-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-133-2021 Variance

Variance to C.O. 1187.08(a)(5) to allow a cul-de-sac road to be 2,600+/- feet in length where city code allows a maximum length of 1,000 feet for Horizon Court (095-111756-00.000).

Applicant: LPC Midwest LLC

Motion of Acceptance of staff reports and related documents into the record for - VAR-133-2021.

Motion of approval for application VAR-133-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-1-2022 Final Development Plan

Final development plan for a new office building located in the Canini Trust Corp, south of Forest Drive and in between the COTA Park and Ride and the New Avenue senior living facility (PID: 222-004965).

Applicant: Advanced Civil Design, Inc c/o Ryan Fowler

Motion of Acceptance of staff reports and related documents into the record for - FDP-1-2022.

Motion of approval for application FDP-1-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VIII. Other Business

Updates to Part Eleven – Planning and Zoning Code

IX. Poll members for comment

X. Adjournment



**New Albany Planning Commission
December 20, 2021 DRAFT 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 7:05 p.m.

Those answering roll call:

Mr. Neil Kirby, Chair	Present
Mr. David Wallace	Present
Mr. Hans Schell	Present
Ms. Andrea Wiltrout	Present
Ms. Sarah Briggs	Present
Ms. Colleen Briscoe (Council liaison)	Present

Staff members present: Steven Mayer, Development Services Coordinator; Chris Christian, Planner; Mitch Banchefsky, City Attorney; and Josie Taylor, Clerk.

Mr. Kirby asked if the comment in the minutes regarding the 75 degree number had been accurately reflected.

Ms. Wiltrout stated a discussion regarding that issue had occurred and that number may have been used, however, the intent of the number, rather than the exact number had been clear.

Moved by Ms. Wiltrout, seconded by Ms. Briggs to approve the November 15, 2021 meeting minutes. Upon roll call: Ms. Wiltrout, yea; Ms. Briggs, yea; Mr. Schell, yea; Mr. Wallace, yea; Mr. Kirby, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

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

Mr. Christian stated none from staff.

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.

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

VAR-120-2021 Variance

Variance to Nottingham Trace zoning text section II(H)(6)(b) to allow a spa to be located above ground at 6164 Nottingham Loop (PID: 222-005088).

Applicant: John and Michele Morgan

Mr. Christian presented the staff report.

Mr. Kirby asked if there was no Engineering available.

Mr. Christian stated correct.

Mr. Kirby asked if the applicant wanted to provide any comments.

Mr. John Morgan, applicant, discussed the project.

Mr. Wallace asked staff what the purpose of the ordinance was and whether it specifically included spas or did it only speak of swimming pools.

Mr. Christian stated pools were not permitted in the Nottingham Trace area and spas should be constructed as part of the house and be flush, at the top of grade, which had been interpreted to mean they needed to be in the ground.

Mr. Wallace asked if the term spa was defined.

Mr. Christian stated it was not a defined term but the ordinance used the word spa.

Mr. Wallace asked what constituted a spa.

Mr. Mayer stated the term spas had always been interpreted to mean hot tubs and similar devices.

Mr. Wallace asked what the purpose of the language requiring spas to be buried was.

Mr. Mayer stated it was typical language and was probably due to aesthetics and it also created value over time.

Mr. Kirby asked if the zoning had been wrong on this.

Mr. Mayer stated it was a variance to the PUD text.

Mr. Kirby asked if the developer had approved and selected the text.

Mr. Mayer stated that was correct.

Mr. Kirby asked if the language was similar to that used in other neighborhoods other houses built in Nottingham Trace.

Mr. Mayer stated yes.

Mr. Kirby asked if there were other houses built in this portion of Nottingham Trace.

Mr. Mayer stated he believed it was 25% built out and maybe thirty (30) to forty (40) homes or so. Mr. Mayer stated this was the first property to request this type of variance. Mr. Mayer stated he believed the developer was currently in Phase 2 of 5 and said this was the first variance request that had been received.

Mr. Kirby asked if Mr. Morgan had any neighbors adjacent to him.

Mr. Morgan said there were two (2) homes built close to him and one of the lots next to his home was under construction but the lots behind him had not been built yet. Mr. Morgan stated this was a two (2) seat spa.

Mr. Kirby stated thank you.

Ms. Wiltrout asked if Mr. Morgan had explored the possibility of an in-ground spa option and, if so, then why not add an in-ground spa unit.

Mr. Morgan stated they had purchased the current spa unit prior to closing but the builder, Pulte Homes, had indicated they could do so and the HOA had given approval.

Ms. Wiltrout asked if they had inquired about obtaining a refund for the unit so they could install an in-ground spa.

Mr. Morgan stated they did not know.

Mr. Kirby asked if Mr. Morgan had spoken with his neighbors about the spa.

Mr. Morgan stated no.

Mr. Wallace asked if the ground around the home would make it difficult to bury a spa there.

Mr. Morgan stated no.

Mr. Schell asked if Mr. Morgan had discussed this issue with Pulte Homes

Mr. Morgan stated the salesperson had contacted a Pulte vice president for the region.

Mr. Mayer stated Pulte Homes had reached out to confirm the language and staff had let Pulte Homes know about the process to remove the requirement if that was wanted.

Mr. Schell stated he was nervous about granting this type of variance and feared many more would come afterwards.

Mr. Morgan stated sure.

Mr. Wallace stated he wanted to know whether the purchased spa could be returned or refunded to obtain an in-ground spa due to the potential precedent this variance might present. Mr. Wallace asked Mr. Morgan if he could see if he could obtain an in-ground spa. Mr. Wallace stated his preference for this would be to have it tabled for thirty (30) days to provide Mr. Morgan that opportunity.

Mr. Kirby stated that would be Mr. Morgan's call, to request a vote on the variance or to table it.

Mr. Morgan stated he would see if they could do something.

Mr. Kirby asked if that meant Mr. Morgan would prefer to table this.

Mr. Morgan stated yes.

Mr. Kirby stated that might be the wisest choice as it could be a close vote. Mr. Kirby asked if any members of the public had any comments or questions. (No response.)

Mr. Wallace stated this was not the first time an owner had sought a variance from the PC due to a developer having provided wrong information.

Moved by Ms. Wilttrout to accept the staff reports and related documents into the record for VAR-120-2021, seconded by Mr. Kirby. Upon roll call: Ms. Wilttrout, yea; Mr. Kirby, yea; Mr. Wallace, yea; Mr. Schell, yea; Ms. Briggs, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Wallace to table VAR-120-2021 until the next regularly scheduled PC meeting, seconded by Ms. Wilttrout. Upon roll call: Mr. Wallace, yea; Ms. Wilttrout, yea; Ms. Briggs, yea; Mr. Schell, yea; Mr. Kirby, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Ms. Briscoe stated there was a big difference between a variance for a small spa like this and a larger one.

Mr. Kirby stated thank you.

CU-125-2021 Conditional Use

Conditional use to allow chickens to be housed on a residential property located at 7145 Central College Road (PID: 222-000892-00).

Applicant: Robert Beatty and Mary Ann Akin

Mr. Christian presented the staff report.

Mr. Kirby asked if the applicant wanted to provide comments.

Mr. Robert Beatty, applicant, discussed the property, coop, and how the hens were kept and maintained.

Mr. Kirby asked if the property was zoned R-1.

Mr. Beatty stated yes, he believed so.

Ms. Kirby asked if the requirement that there be no rooster and only six (6) hens would be a hardship.

Mr. Beatty stated no rooster, all hens.

Ms. Wilttrout asked if there was a rooster on the property now.

Mr. Beatty stated no.

Mr. Schell asked if there were any homes around the property.

Mr. Beatty stated there was a church, not homes.

Mr. Schell asked if the cages could be seen by others with the privacy fence in place.

Mr. Beatty stated no. Mr. Beatty stated one neighbor, the Moores, might be able to see but there was not an issue with them. Mr. Beatty stated he had not spoken with homeowners in the subdivision near his home, but they were quite a distance away.

Mr. Kirby stated the minimum zoning was 125 feet frontage and 150 feet common and noted they were wide lots.

Mr. Wallace asked if the neighbors to the west had no issue with chickens.

Mr. Beatty stated correct.

Mr. Wallace asked whether the initial violation had been brought by a complainant or by a zoning officer.

Mr. Mayer stated he believed the original complaint was prior to the fencing when some of the hens had gotten out and a person saw them and complained.

Mr. Beatty stated the hens had gotten out and he believed a church member had seen them and complained.

Ms. Briscoe stated it might have been someone walking a dog not a neighbor.

Mr. Mayer stated it was a passer-by.

Mr. Kirby stated Mr. Beatty might want to trim the birds' flight feathers on one (1) side

Mr. Beatty stated okay.

Mr. Bob Dean, 7206 Central College, stated he had no issues with the chickens on the property. Mr. Dean stated even prior to the fencing being installed he had not heard or seen the chickens and he was in full support of them, they were not a problem.

Moved by Mr. Kirby to accept the staff reports and related documents into the record for CU-125-2021, seconded by Ms. Wiltrout. Upon roll call: Mr. Kirby, yea; Ms. Wiltrout, yea; Ms. Briggs, yea; Mr. Schell, yea; Mr. Wallace, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Kirby to approve CU-125-2021 based on the findings in the staff report, noting that there was a requirement for there to be no rooster, seconded by Ms. Briggs.

Ms. Briscoe asked if the conditional use would go with the land and move to a new owner.

Mr. Banchefsky stated it would run with the land but a condition could be added so that it was made only to the current applicant.

Ms. Wiltrout asked if this was a code enforcement issue.

Mr. Banchefsky stated it could be a code enforcement issue or a nuisance.

Ms. Wiltrout stated the conditional use should go with the owner, not the land.

Mr. Kirby stated Mr. Beatty should, if he sold the property, be prepared to tell the buyer that the buyer would need a variance if he or she wanted to keep chickens.

Mr. Beatty stated he preferred to have the variance only for him.

Moved by Mr. Kirby to modify the prior motion to approve CU-125-2021 with the findings in the staff report, with the conditions in the staff report and with the added condition that the variance is granted to the applicant and does not run with the land and noting that there was a requirement for there to be no rooster, seconded by Ms. Briggs. Upon roll call: Mr. Kirby, yea; Ms. Briggs, yea; Ms. Wiltrout, yea; Mr. Schell, yea; Mr. Wallace, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

ARB-127-2021 Height Adjustment

Certificate of Appropriateness for a height adjustment review to allow buildings to be 85 feet tall for the Facebook development site generally located south of Worthington Road and west of Harrison Road. (PID: 094-106782-00.00).

Applicant: EMH&T c/o Kevin Grader

Mr. Christian presented the staff report.

Mr. Kirby asked if the applicant wished to speak.

Mr. Kevin Grader, EMH&T, discussed the project.

Mr. Kirby asked if a letter from the fire department would be needed now or was that already baked in.

Mr. Christian stated it was a part of the permit review process.

Mr. Kirby asked if Licking County would say no, then the project would be cancelled.

Mr. Grader stated he had an email from the fire department that stated it was okay.

Ms. Wilttrout asked if it was in the packet.

Mr. Kirby asked if it had been verified.

Mr. Grader stated it was verified.

Mr. Kirby asked if FAA regulations on lights were okay at a 65 foot level and noted those regulations should be considered.

Mr. Christian stated got it.

Mr. Wallace asked why the request for this was needed.

Mr. Grader stated it was an effort to reduce the footprint and the height clearance was needed for operations.

Mr. Wallace asked what the operational needs were.

Mr. Grader stated he was a civil engineer and did not want to misspeak on this issue.

Mr. Kirby asked if the engineering need was not Mr. Grader's?

Mr. Grader stated correct, mechanical and electrical engineering were also involved and he could follow up.

Mr. Mayer stated that would be part of the building review process and there were trade secrets involved.

Mr. Kirby stated it was proprietary and asked staff if proprietary information would normally be redacted or would there be a non-disclosure agreement (hereafter, "NDA").

Mr. Mayer stated an NDA and they would keep redacted copies.

Mr. Wallace asked if they had not seen them yet.

Mr. Mayer stated not yet, they were part of the construction permit review process.

Mr. Wallace stated he was uncomfortable with this.

Mr. Mayer stated he agreed but it had been expressed to staff that this was needed for this new building.

Mr. Kirby asked if it would be burdensome for the applicant to require the information.

Mr. Grader stated he did not believe it would be burdensome.

Mr. Schell asked if the Amazon site had unlimited height.

Mr. Christian stated yes, the Board of Zoning Appeals had approved a variance to remove the height requirement.

Mr. Schell stated it was unlimited then.

Mr. Mayer stated yes, the base Code had no height restrictions at all.

Mr. Kirby stated the 65 foot number had come from that being the height to which the fire department could access the building in an emergency.

Moved by Mr. Kirby to accept the staff reports and related documents into the record for ARB-127-2021, seconded by Ms. Wilttrout. Upon roll call: Mr. Kirby, yea; Ms. Wilttrout, yea; Ms. Briggs, yea; Mr. Schell, yea; Mr. Wallace, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Ms. Wilttrout to approve ARB-127-2021 based on the findings in the staff report, with the conditions listed in the staff report and the additional condition that staff approval would be required for items that cannot be shared publicly due to the NDA, seconded by Mr. Schell. Upon roll call: Ms. Wilttrout, yea; Mr. Schell, yea; Ms. Briggs, yea; Mr. Wallace, no; Mr. Kirby, yea. Yea, 4; Nay, 1; Abstain, 0. Motion passed by a 4-1 vote.

Mr. Wallace stated that he was very uncomfortable approving this as the information regarding this was not before the PC and staff had not seen it.

Other Business

Mr. Christian provided a review of the applications and actions taken by the PC this year. Mr. Christian thanked the members of the PC for their work this year. Mr. Christian noted that beginning in 2022 all submissions would be electronic and asked PC members if they used electronic or paper packets for the PC meetings.

Mr. Kirby stated he annotated the paper copy but read from the electronic copy as he could adjust the text size.

Ms. Briggs stated she did the same as Mr. Kirby.

Mr. Wallace stated he liked paper.

Mr. Christian noted that Mr. Banchefsky would be retiring at the end of 2021 and Ms. Briscoe would also be retiring from City Council. Mr. Christian stated Ms. Wilttrout would be moving to City Council and this would be her last PC meeting.

Poll Members for Comment

Mr. Kirby stated it had been good working with both Ms. Briscoe and Ms. Wilttrout and thanked Mr. Banchefsky.

Mr. Wallace thanked Mr. Banchefsky and stated he would be missed.

Ms. Wilttrout thanked everyone for all she had learned from them and for their guidance.

Ms. Briggs stated she concurred and wished Happy Holidays to all.

Mr. Kirby adjourned the meeting at 8:02 p.m.

Submitted by Josie Taylor.

APPENDIX



COMMUNITY CONNECTS US

Planning Commission Staff Report
December 20, 2021 Meeting

6164 NOTTINGHAM LOOP SPA VARIANCE

LOCATION: 6164 Nottingham Loop (PIDs: 222-005088).
APPLICANT: John and Michelle Morgan
REQUEST: (A) Variance to Nottingham Trace zoning text section II(H)(6)(b) to allow a spa to be installed above ground.
ZONING: Nottingham Trace I-PUD Zoning District
STRATEGIC PLAN: Residential
APPLICATION: VAR-120-2020

Review based on: Application materials received November 19, 2021.

Staff report prepared by Chris Christian, Planner

I. REQUEST AND BACKGROUND

The applicant requests a variance to Nottingham Trace zoning text section II(H)(6)(b) to allow a spa to be installed above ground.

II. SITE DESCRIPTION & USE

The property is .22 acres in size, contains a newly built single-family home and is located in the Nottingham Trace subdivision.

III. EVALUATION

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

Criteria

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the “practical difficulties” standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*

3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (Section 1113.06):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

III. RECOMMENDATION

Considerations and Basis for Decision

(A) Variance to Nottingham Trace zoning text section II(H)(6)(b) to allow a spa to be installed above ground.

The following should be considered in the commission’s decision:

1. The Nottingham Trace zoning text states “spas shall be located in the rear yard within the building of line the site and shall be completely enclosed by fencing and screened from adjoining properties. Spas may be constructed as part of the house and shall be flush with the top of the paving.”
2. The applicant proposes to install a spa above ground where the zoning text requires all spas to be installed in ground therefore a variance is required.
3. The proposed spa will be installed on top of a new patio at the rear of the home. The applicant states that the 39 sq. ft. spa will be enclosed with a code compliant fence and arborvitae will be installed around the spa area to provide screening from adjacent properties. The property is located in the Nottingham Trace age-restricted subdivision and is surrounded by residentially zoned and used properties.
4. It does not appear that the essential character of the neighborhood would be altered if the variance request is granted. The applicant states that they will install arborvitae around the proposed spa area to provide screening for adjacent properties. The applicant did not provide a planting plan as part of the variance application and staff recommends a condition of approval that the proposed number, location and species of the arborvitae screening be subject to staff approval.
5. The variance does not appear to be substantial and meets the spirit and intent of the zoning text requirement which is to ensure that there is visual separation and screening from adjacent properties. While the proposed spa will not be installed below ground, the applicant proposes to provide visual screening from adjacent properties with arborvitae plantings.
6. In addition to the plantings, the proposed spa maintains larger setbacks from adjacent properties than what is required by code. City code only requires spas to be setback 15 feet from adjacent property lines. The applicant is providing a 27-foot setback from the northern property line, 33

feet from the east and 43 feet from the south. These larger setbacks, in addition to providing arborvitae screening meet the spirit and intent of the requirement of providing visual separation and screening between spas and adjacent properties and therefore is not substantial.

7. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

IV. RECOMMENDATION

Staff recommends approval of the requested variance should the Planning Commission find that the application has sufficient basis for approval. While the applicant proposes to install a spa above ground, they are proposing to install arborvitae around the spa area to provide screening as well as maintaining larger setbacks from adjacent properties, greater than what is required by code. In addition, the proposed spa will be enclosed by a code compliant fence and is meeting all other code requirements.

V. ACTION

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

Move to approve application VAR-120-2021 based on the findings in the staff report with the following conditions (additional conditions of approval may be added).

1. A code compliant fence must be added around the spa area.
2. The spa is completely screened and surrounded on all sides by arborvitae. The number, location and species of the proposed arborvitae screening is subject to staff approval.

Approximate Site Location:



Source: Google Earth



**7145 CENTRAL COLLEGE POULTRY
CONDITIONAL USE**

LOCATION: 7145 Central College Road (PID: 222-000892-00)
APPLICANT: Robert Beatty and Mary Ann Akins
REQUEST: Conditional Use
ZONING: R-1
STRATEGIC PLAN: Residential
APPLICATION: CU-125-2021

Review based on: Application materials received November 29, 2021

Staff report completed by Chris Christian, Planner

II. REQUEST AND BACKGROUND

The applicant requests approval to allow the feeding, grazing or sheltering of poultry in a confined area as a conditional use at 7145 Central College Road under the R-1 zoning district. The applicant has six (6) existing chickens (hens) on their property in a coop and seek a conditional use approval in order to allow them to remain on the property.

On June 7, 2021, the Planning Commission recommended to City Council that the feeding, grazing or sheltering of poultry be added as a conditional use in the R-1 zoning district. City Council adopted this code update on July 6, 2021(O-24-2021).

II. SITE DESCRIPTION & USE

The .97-acre property is zoned R-1 and currently contains a 1,963 sq.ft. single family home that was built in 1990. There are residentially zoned and used properties to the north, west and south of the site and an institutional use to the east.

III. EVALUATION

The general standards for conditional uses are contained in Codified Ordinance Section 1115.03. The Planning Commission shall not approve a conditional use unless it shall in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location meets all of the following requirements.

In addition, C.O. 1131.04(e)(1) states that the Planning Commission shall consider and may set conditions on the following as part of its decision to allow the feeding, gracing or sheltering of poultry: type of poultry , location/distance from property lines, limiting the number of animals, enclosures/structure requirements, fence requirements, noise conditions, sanitary standards, prohibition of specific animals such as rooster(s), sale of animal products and the killing/slaughter of animals on a site.

- (a) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.*

- The applicant submitted a site plan demonstrating these setbacks for the home and the existing chicken coop on the property. The applicant has six (6) chickens (hens) in the chicken coop on the rear yard of the site which maintains large setbacks from adjacent properties. In addition, the entire backyard is enclosed by a 6-foot-tall privacy fence and there is an established evergreen tree row along the rear property line. All of these site characteristics ensure that the proposed use will be harmonious with the objectives of the zoning ordinance and provide additional screening and buffering from neighboring properties.
- (b) *The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 - There are residentially zoned and used properties to the north, west and south of the site and an institutional use to the east.
 - This property is a historic township property along Central College Road. These lots are typically larger, rural lots which differ from the typical subdivision lot in the city. This lot is .97 acres in size and the home and chicken coop maintain significant setbacks from adjacent properties. The chicken coop is located towards the center of the lot but closer to the institutionally used property to the east. While the coop is located closer to this property line, the drive aisle for the church adds additional separation along this property line.
- (c) *The use will not be hazardous to existing or future neighboring uses.*
 - The applicant states that they currently have 6 chickens (hens) on the property as pets and does not sell their eggs. It does not appear that the use of chickens will be hazardous to existing or future neighboring uses. Staff recommends a condition of approval that a maximum of 6 chickens are permitted. If any additional chickens are kept on the property, a new conditional application must be reviewed and approved by the Planning Commission.
- (d) *The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 - The use of feeding, grazing and/or sheltering chickens on this property will not have an impact on the delivery of essential public facilities and services.
- (e) *The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*
 - It does not appear that the proposed use will involve activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare.
 - The applicant has six (6) chickens (hens) on the site that are used as pets in a chicken coop, their eggs are not sold, and the entire rear yard area is enclosed in a six (6) foot tall privacy fence which was installed by the property owner this year.
- (f) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*
 - The proposed use will not create any interference with traffic on surrounding public streets or roads.

V. RECOMMENDATION

Basis for Approval:

The proposal appears to be consistent with the code requirements for conditional uses and meets the development standards for the site. The property is an older township property which are larger than the typical subdivision lot in the city. This allows for larger setbacks for the home and chicken coop from adjacent properties and is enclosed entirely by a privacy fence. Since it is just hens – and not a rooster – it does appear there will be any potentially objectionable noise conditions.

The applicant maintains a small number of chickens on the property as pets and does not intend to sell their eggs. It appears that the proposed use is generally harmonious for the site on which it is located, will not alter the character of the surrounding area or create any negative off-site impacts on the general public, infrastructure or the delivery of essential services.

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

VI. ACTION

Suggested Motion for CU-125-2021:

To approve conditional use application CU-125-2021 based on the findings in the staff report with following condition of approval (conditions may be added)

1. A maximum of six chickens (hens) are kept on the site.

Approximate Site Location:





**SIDECAT LLC
HEIGHT ADJUSTMENT**

LOCATION: South of Worthington Road, north of Morse Road, and west of Harrison Road SW. (PID: 094-106782-00.000).
APPLICANT: EMH&T c/o Kevin Gradert
REQUEST: Height adjustment to allow buildings to be 85 feet tall
ZONING: L-GE (Limited General Employment), Harrison South Zoning District
STRATEGIC PLAN: Employment Center District
APPLICATION: ARB-127-2021

Review based on: Application materials received November 19, 2021.

Staff report prepared by Chris Christian, Planner.

III. REQUEST AND BACKGROUND

The applicant requests Planning Commission review to allow the height of a new building on the Sidecat LLC development site to be a maximum of 85 feet tall in accordance with the height adjustment standards found in Harrison South L-GE zoning text section F.

IV. SITE DESCRIPTION & USE

The site is located on 279.62+/- acres in Licking County and is generally located south of Worthington Road, east of Beech Road, north of Morse Road and west of Harrison Road. The neighboring uses and zoning districts include L-GE and unincorporated agricultural/residential.

This parcel is currently undeveloped, zoned Limited General Employment (L-GE) and is owned by Sidecat LLC who has developed data center uses on adjacent parcels in the immediate area.

V. ASSESSMENT & EVALUATION

Harrison South zoning text section J states that it is anticipated that technology-oriented companies such as Sidecat LLC, may have certain operational and design requirements necessitating the development of buildings in excess of 65 feet in height. The applicant is requesting approval of a height adjustment by the Planning Commission due to operational, design and technological requirements.

This section of the zoning text gives the Planning Commission the authority to increase the allowable height for a building to a maximum of 85 feet within this zoning district and provides the following procedure and basis of approval for these application types.

J.1. Procedure for Approval: A property owner or other applicant seeking an increase in building height as contemplated in this Section J shall request the Planning Commission's review by filing an application with the City on a form that is prescribed by its zoning staff. Such an application and any decisions made thereon by the Planning Commission shall not be considered to be a variance, but instead shall be considered to be administrative in nature in that the Planning Commission's function will be to apply and administer the requirements of Section J.2 below to any application made pursuant hereto. The Planning Commission shall hold a public hearing on the application at its first meeting following

the date that is 30 days after the application is filed in a manner that is deemed to be complete by the City's zoning staff or on such later date as may be agreed by the applicant. The Planning Commission may vote on the application at any time following such public hearing, provided that in no circumstance shall such a vote occur later than the next meeting of the Planning Commission which immediately follows the meeting when the public hearing occurred (unless the applicant otherwise consents).

The Planning Commission's decision to approve or disapprove the application shall be based upon its consideration of the matters contemplated in Section J.2, and a decision to approve the application may be issued with conditions that are not inconsistent with the requirements set forth in Section J.2.

J.2 Basis for Approval: Harrison South L-GE zoning text section J.2 provides the following requirements that the Planning Commission ensures are met prior to approving the height adjustment request:

Requirement	Proposed	Requirement Met?
Minimum 300 ft building setback from Harrison and Worthington Road.	Worthington Road: 4754 ft Harrison Road: 900 ft	Yes.
Minimum 250 ft setback from any residentially zoned parcel.	Southern residential parcel: 1199 ft. Eastern residential parcel: 732 ft	Yes.
The applicant must demonstrate a need for the increase in building height is either (a) the result of a technological or operational need or other function that cannot be accommodated with a 65-foot-tall building or (b) reflects the best and favored industry practices.	The applicant states that the need for the increased building height is a result of both technological and operational needs. To the meet the business capacity needs with the current 65-foot height limitation, the proposed building would need to have an untenably large footprint that would compromise business operations. Technically, the building is comprised of two, tall stories with a third mechanical story above. The applicant states that this technical arrangement and tall floor to floor heights are critical to the optimal building performance of mechanical systems and energy efficiency.	Yes.
Roof mounted equipment must be screened to limit view from Worthington Road and Harrison Road.	The applicant states that they will meet these requirements and this will be verified during the construction permit review process for the project.	Staff will verify that these requirements are met during the construction permit review process.
No lights or signage are permitted to be installed higher than 65 feet on the building.	The applicant states that they will meet these requirements and this will be verified during the sign permit review process for the project.	Staff will verify that these requirements are met during the sign permit review process.
No blank wall facades are permitted and the building must be designed in a way to reduce or eliminate a monolithic building form.	The applicant states that they will meet these requirements and this will be verified during the construction permit review process for the project.	Staff will verify that these requirements are met during the construction permit review process.
A sprinkler system must be used.	The applicant states that a sprinkler system will be used which will be verified during the construction permit review process for the project.	Staff will verify that this requirement is met during the construction permit review process.
The applicant must confirm that a taller	The applicant states that West Licking	Yes.

building can be serviced by the relevant fire department.	Fire Department has confirmed that they will be able to provide fire suppression services for an 85-foot-tall building.	
---	---	--

VI. RECOMMENDATION

Staff recommends approval of the height adjustment application. The applicant has provided sufficient information to ensure that the additional requirements of the zoning text will be met with a taller building height. A second layer review of these requirements will also occur during the construction permit review process for the project by city and fire department staff. Additionally, variances have been approved by the Board of Zoning Appeals in the immediate area to remove height limitations for similarly zoned properties so the 85-foot building height is consistent with surrounding zoning requirements.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

Move to approve application ARB-127-2021 (conditions of approval may be added).

Approximate Site Location:



Source: Google Earth



**Planning Commission Staff Report
January 19, 2022 Meeting**

**HORIZON COURT
PRELIMINARY AND FINAL PLAT**

LOCATION: Generally located north of Jug Street, east of Beech Road and west of Harrison Road in Licking County (portion of PID: 095-111756-00.000).
APPLICANT: LPC Midwest LLC
REQUEST: Preliminary and Final Plat
ZONING: Limited General Employment (L-GE)
STRATEGIC PLAN: Employment Center
APPLICATION: FPL-132-2021

Review based on: Application materials received December 14, 2021 and January 3, 2022.

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 a new public road named, Horizon Court, in the Licking County portion of the New Albany Business Park.

The applicant also requests a variance to C.O. 1187.08(a)(5) to allow this cul-de-sac road to be 2,600+/- feet in length where city code allows a maximum length of 1,000 feet. The variance application is reviewed under a separate staff report (VAR-133-2021).

II. SITE DESCRIPTION & USE

The proposed plat area is located on a larger 365+/- acre undeveloped property, located in Licking County. The property is zoned L-GE and allows the same uses as the Personal Care and Beauty Park such as data center, manufacturing and production, office, distribution, and warehousing uses to be developed.

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 dedicates right-of-way to the City of New Albany for a new cul-de-sac road named Horizon Court. This new road will serve several commercial development sites that are planned to be built by the applicant.
- The Horizon Court dedication consists of approximately 2,620 +/- feet of new right-of-way north of Jug Street and east of Beech Road for a total of 3.77 acres.
- The proposed plat right-of-way width is designed to accommodate future traffic as a result of anticipated development in this area.
- There are no reserves being platted or lots being created within this new road extension.
- C.O. 1187.08(a)(5) requires a minimum cul-de-sac radius of 60 feet and the applicant is providing this amount. The applicant also proposes to dedicate a 10' water easement on the west side of the road and a 25' sanitary easement on the east side.

- While this roadway is not specifically envisioned in the Engage New Albany Strategic Plan, the 60 feet of right-of-way plus 35 feet of easements, totaling 95 feet, is consistent with the 67-115 foot recommendation in the strategic plan for a Business Park Roadway. This right-of-way width will allow for a typical 7.5-foot-wide tree lawn and 5-foot sidewalks to be provided on both sides of the road.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan and provided the following comments. Staff recommends a condition of approval that the city engineer comments be addressed, subject to staff approval.

1. Provide more information on the plat regarding cross access easements that will accommodate emergency responders.
2. Obtain approval from the City of Columbus for the proposed 10' water line easement. Ensure that the easement is wide enough to maintain a minimum 7.5' offset from the water main and right-of-way and 20' offset from all building structures.
3. In accordance with code section 1187.06 (a)(2) show the angle and distance to the nearest street intersection.
4. Provide more information on the plat regarding the provision of utility easements to accommodate private utility providers (e.g., gas, telecom, electric, etc.).
5. In accordance with code sections 1187.06 (c)(1) and (2), provide written documentation indicating that Ohio EPA and Army Corps of Engineers permitting issues have been addressed.
6. Refer to Exhibit A. Reformat the plat in accordance with this exhibit including adding Horizon Court to the title block.
7. Show drainage easements on the plat associated with the regional basin. Provide the City's standard drainage easement note block on sheet 1 of the plat.
8. Label the instrument number for all existing easements shown on the plat.

V. RECOMMENDATION

Basis for Approval:

The proposed road plat is appropriate given the planned commercial development immediately adjacent to it. The Engage New Albany Strategic Plan does not envision a roadway connection in this area however, this road will serve as a connection to appropriately facilitate traffic within this development area and allow the immediate area to be commercially subdivided in order to expand the business park.

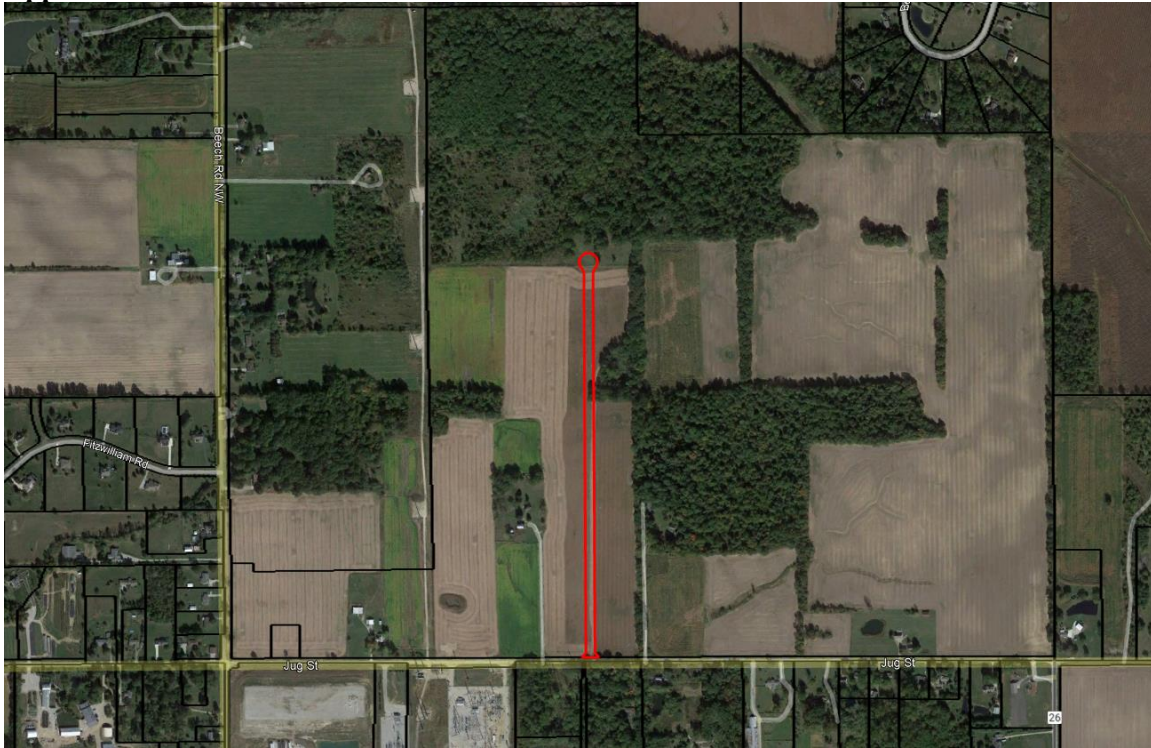
VI. ACTION

Suggested Motion for FPL-132-2021 (conditions may be added):

Move to approve FPL-132-2021 with the following condition:

1. The variance application (VAR-133-2021) associated with this new roadway must be approved.
2. The city engineer comments must be addressed, subject to staff approval.

Approximate Site Location:



Source: Google Earth

404-557-01
January 10, 2022

To: Christopher Christian
Planner

From: Ed Ferris, P.E., P.S., City Engineer

Re: Horizon Court Plat

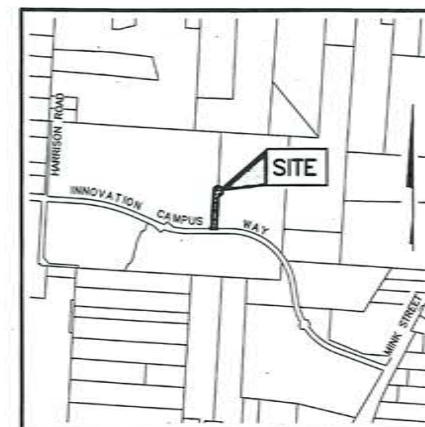
Our review comments are as follows.

Plat

1. Provide more information on the plat regarding cross access easements that will accommodate emergency responders.
2. Obtain approval from the City of Columbus for the proposed 10' water line easement. Ensure that the easement is wide enough to maintain a minimum 7.5' offset from the water main and right-of-way and 20' offset from all building structures.
3. In accordance with code section 1187.06 (a)(2) show the angle and distance to the nearest street intersection.
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5. In accordance with code sections 1187.06 (c)(1) and (2), provide written documentation indicating that Ohio EPA and Army Corps of Engineers permitting issues have been addressed.
6. Refer to Exhibit A. Reformat the plat in accordance with this exhibit including adding Horizon Court to the title block.
7. Show drainage easements on the plat associated with the regional basin. Provide the City's standard drainage easement note block on sheet 1 of the plat.
8. Label the instrument number for all existing easements shown on the plat.

NEWTON COURT DEDICATION AND EASEMENTS

1/2



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

Situated in the State of Ohio, County of Licking, City of New Albany, and in Lot 16, Quarter Township 2, Township 2, Range 15, United States Military Lands, containing 0.649 acre of land, more or less, said 0.649 acre being part of that tract of land conveyed to MBJ HOLDINGS, LLC by deed of record in Instrument Number 201508210017779, Recorder's Office, Licking County, Ohio.

The undersigned, MBJ HOLDINGS, LLC, a Delaware limited liability company, by BRENT B. BRADBURY, Treasurer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "NEWTON COURT DEDICATION AND EASEMENTS", does hereby accept this plat of same and dedicates to public use, as such, all of Newton Court shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Drainage Easement". The aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Said Drainage Easements are also hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer. No building shall be constructed in any area over which easements are hereby reserved. Easement areas shown here on outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, BRENT B. BRADBURY, Treasurer of MBJ HOLDINGS, LLC, has hereunto set his hand this 25 day of July, 2019.

Signed and Acknowledged
In the presence of:

B. Bradbury
MBJ HOLDINGS, LLC
Treasurer

MBJ HOLDINGS, LLC

By Brent B. Bradbury
BRENT B. BRADBURY,
Treasurer

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared BRENT B. BRADBURY, Treasurer of MBJ HOLDINGS, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said MBJ HOLDINGS, LLC for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 25 day of July, 2019.

My commission expires 03-01-2020 Marjorie Ball
Notary Public, State of Ohio



MARJORIE BALL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 1, 2021

Approved this 20 Day of August
2019

Mayor, New Albany, Ohio
City Engineer, New Albany, Ohio

Approved this 13 Day of Aug
2019

City Engineer, New Albany, Ohio

Approved this 29 Day of Aug
2019

Council Representative to Planning Commission, New Albany, Ohio

Approved this 15 Day of Aug
2019

Chairperson, Planning Commission, New Albany, Ohio

Approved this 15 Day of Aug
2019

Finance Director, New Albany, Ohio

Approved and accepted by Ordinance No. 0-25-2019, passed 08-06, 2019, wherein all of Newton Court shown dedicated hereon is accepted, as such, by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to August 6th, 2020.

Transferred this 26 day of August
2019

Auditor, Licking County, Ohio

Filed for record this 20 day of August
2019 at M. Fee \$

Recorder, Licking County, Ohio

Instrument No. _____



201908260017820
Pp:1 5172.88 12019081601
8/26/2019 2:25 PM BLAKE PETERSON
Bryan A. Long Licking County Recorder

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1985 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Harrison Road, having a bearing of North 03°19'26" East, is designated the "basis of bearing" for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Licking County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the City of New Albany, Ohio's acceptance of these infrastructure improvements. The New Albany, Ohio, City Engineer shall be notified in writing when the markers are in place.

SURVEYED & PLATTED
BY

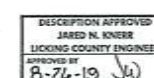


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
⊗ = Permanent Marker (See Survey Data)

By Matthew A. Kirk
Professional Surveyor No. 7855

24 July 19
Date



NEWTON COURT DEDICATION AND EASEMENTS

2
2

SCALE 1" = 30'

GRAPHIC SCALE (in feet)
D.E. = Drainage Easement

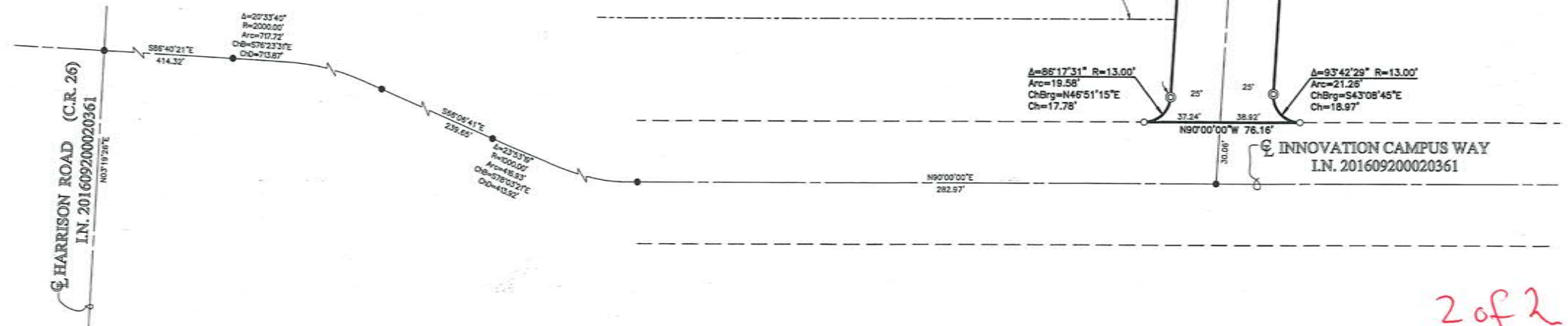
Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- - - Existing R/W Centerline
- - - Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- - - Proposed R/W Centerline
- - - Proposed Easement Line

NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B": The Association comprised of the owners of the fee simple titles to the lots in New Albany Business Park East and/or the developer reserve the right to construct or cause to be constructed and maintain or cause to be maintained hiking/biking trails, landscaping, street trees, fencing and other amenities within the public right-of-way and within the areas adjacent to the public right-of-way.

NOTE "C": At the time of platting, electric, cable, telephone and various other utility service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Newton Court Dedication and Easements, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Licking County Recorder's Office.



MBJ HOLDINGS, LLC
I.N. 201508210017779
P.N. 093-106422-00.000

COI NEW ALBANY
INDUSTRIAL 300, LLC
I.N. 201903110004472

INNOVATION CAMPUS WAY
I.N. 201609200020361

2 of 2

Permit # _____
Board _____
Mtg. Date _____



Community Development Planning Application

Project Information	Site Address <u>See Attached</u>																																																												
	Parcel Numbers <u>095-111756-00.000</u>																																																												
	Acres <u>190.7</u> # of lots created _____																																																												
	<table border="1"><thead><tr><th>Choose Application Type</th><th colspan="4">Circle all Details that Apply</th></tr></thead><tbody><tr><td><input type="checkbox"/> Appeal</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Certificate of Appropriateness</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Conditional Use</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Development Plan</td><td>Preliminary</td><td>Final</td><td>Comprehensive</td><td>Amendment</td></tr><tr><td><input checked="" type="checkbox"/> Plat</td><td>Preliminary</td><td>Final</td><td></td><td></td></tr><tr><td><input type="checkbox"/> Lot Changes</td><td>Combination</td><td>Split</td><td>Adjustment</td><td></td></tr><tr><td><input type="checkbox"/> Minor Commercial Subdivision</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Vacation</td><td>Easement</td><td></td><td>Street</td><td></td></tr><tr><td><input type="checkbox"/> Variance</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Extension Request</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Zoning</td><td>Amendment (rezoning)</td><td></td><td>Text Modification</td><td></td></tr></tbody></table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment	<input checked="" type="checkbox"/> Plat	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	
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<input type="checkbox"/> Extension Request																																																													
<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																										
	Description of Request: <u>Public roadway plat w/ easement</u>																																																												
Contacts	Property Owner's Name: <u>MBJ Holdings LLC</u>																																																												
	Address: <u>8800 Walton Parkway #120</u>																																																												
	City, State, Zip: <u>New Albany, OH 43054</u>																																																												
	Phone number: <u>614-939-8000</u> Fax: _____																																																												
	Email: _____																																																												
	Applicant's Name: <u>LPC Midwest LLC</u>																																																												
	Address: <u>120 N LaSalle #2900</u>																																																												
	City, State, Zip: <u>Chicago, IL 60602</u>																																																												
	Phone number: <u>773-310-5138 or 847-205-0915</u> Fax: _____																																																												
	Email: <u>dredy@lpc.com or 79crabjcs@lpc.com</u>																																																												
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																												
	Signature of Owner <u>[Signature]</u> Date: <u>1-4-22</u> Signature of Applicant <u>[Signature]</u> Date: <u>1/3/22</u>																																																												

This _____ day of _____, _____, rights of way for public streets and roads herein dedicated to public use are herby accepted for the County of Licking, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use and/or maintenance unless and until construction is complete and streets are formally accepted by Licking County.

PROJECT DATA
TOTAL AREA: 3.770 ACRES
LOT AREA: 0.000 ACRES
ROAD RIGHT-OF-WAY: 3.770 ACRES
RESERVE/OPEN SPACE: 0.000 ACRES
FLOOD ZONE: "X" (FIRM PANEL 39089C0280H; 5/2/2007)
ZONING DISTRICT: GENERAL EMPLOYMENT DISTRICT (GE)
LOTS: 0

LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- ◎ 1" IRON PIPE FOUND
- ▲ NAIL SET
- △ NAIL FOUND
- ▲ RR SPIKE SET

PUBLIC ROAD DEDICATION AND EASEMENTS
SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING,
CITY OF NEW ALBANY, ALSO BEING IN FARM LOTS 19, 20,
29, 30, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15,
UNTIED STATES MILITARY DISTRICT



We, the undersigned MBJ Holdings, LLC, a Delaware limited liability company, being the owner of the land platted herein, certify that the attached plat correctly represents our "JUG STREET NORTH", a subdivision of lots numbered _____ inclusive, and do hereby accept this plat and do voluntarily dedicate _____ acres for public road right-of-way as shown hereon and not heretofore dedicated.

IN WITNESS THERETO, _____, MANAGING MEMBER OF MBJ HOLDINGS, LLC, HAS HEREUNTO SET HIS HANDS THIS ____ DAY OF _____, 20 ____.

MBJ HOLDINGS, LLC, a Delaware limited liability company

By: _____, Managing Member

STATE OF OHIO)
COUNTY OF LICKING) SS

This is an acknowledgement certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,

20____, BY _____, the managing member of MBJ Holdings, LLC, a Delaware limited

liability company, on behalf of the limited liability company.

Notary Public

APPROVED THIS ____ DAY OF _____, 20 ____

MAYOR, NEW ALBANY, OHIO
APPROVED THIS ____ DAY OF _____, 20 ____

CITY ENGINEER, NEW ALBANY, OHIO
APPROVED THIS ____ DAY OF _____, 20 ____

COUNCIL REPRESENTATIVE TO PLANNING COMMISSION, NEW ALBANY, OHIO
APPROVED THIS ____ DAY OF _____, 20 ____

CHAIRPERSON, PLANNING COMMISSION, NEW ALBANY, OHIO
APPROVED THIS ____ DAY OF _____, 20 ____

FINANCE DIRECTOR, NEW ALBANY, OHIO

TRANSFERRED THIS ____ DAY OF _____, 20 ____

AUDITOR, LICKING COUNTY, OHIO

RECORDED THIS ____ DAY OF _____, 20 ____

RECORDER, LICKING COUNTY, OHIO

AT ____ A.M. / P.M. IN PLAT CABINET _____, SLIDE _____.

FEE \$ ____.



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael L. Keller
MICHAEL L. KELLER
OHIO PROFESSIONAL SURVEYOR NO. 7978

12/29/2021
DATE

THE KLEINGERS GROUP
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311

SEAL:

NO. DATE DESCRIPTION

PUBLIC ROAD DEDICATION
LOTS 19, 20, 29, 30
QTR. TWP. 2, TWP. 2, R. 15, U.S.M.D.
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

PROJECT NO: 210617.000
DATE: 12/29/2021

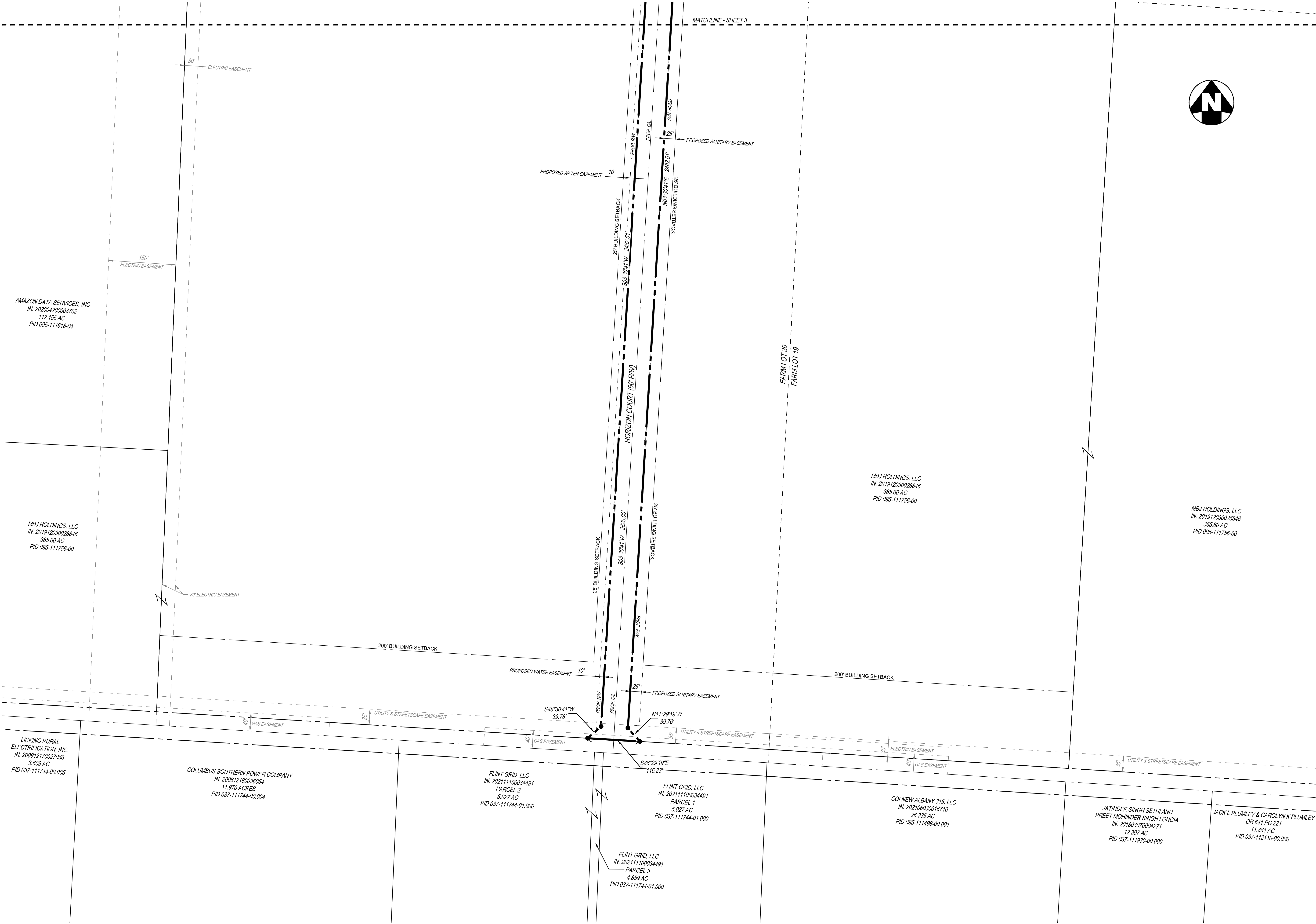
SCALE: 1" = 100'



SHEET NAME:

RECORD PLAT

SHEET NO.





THE KLEINGERS GROUP


CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311

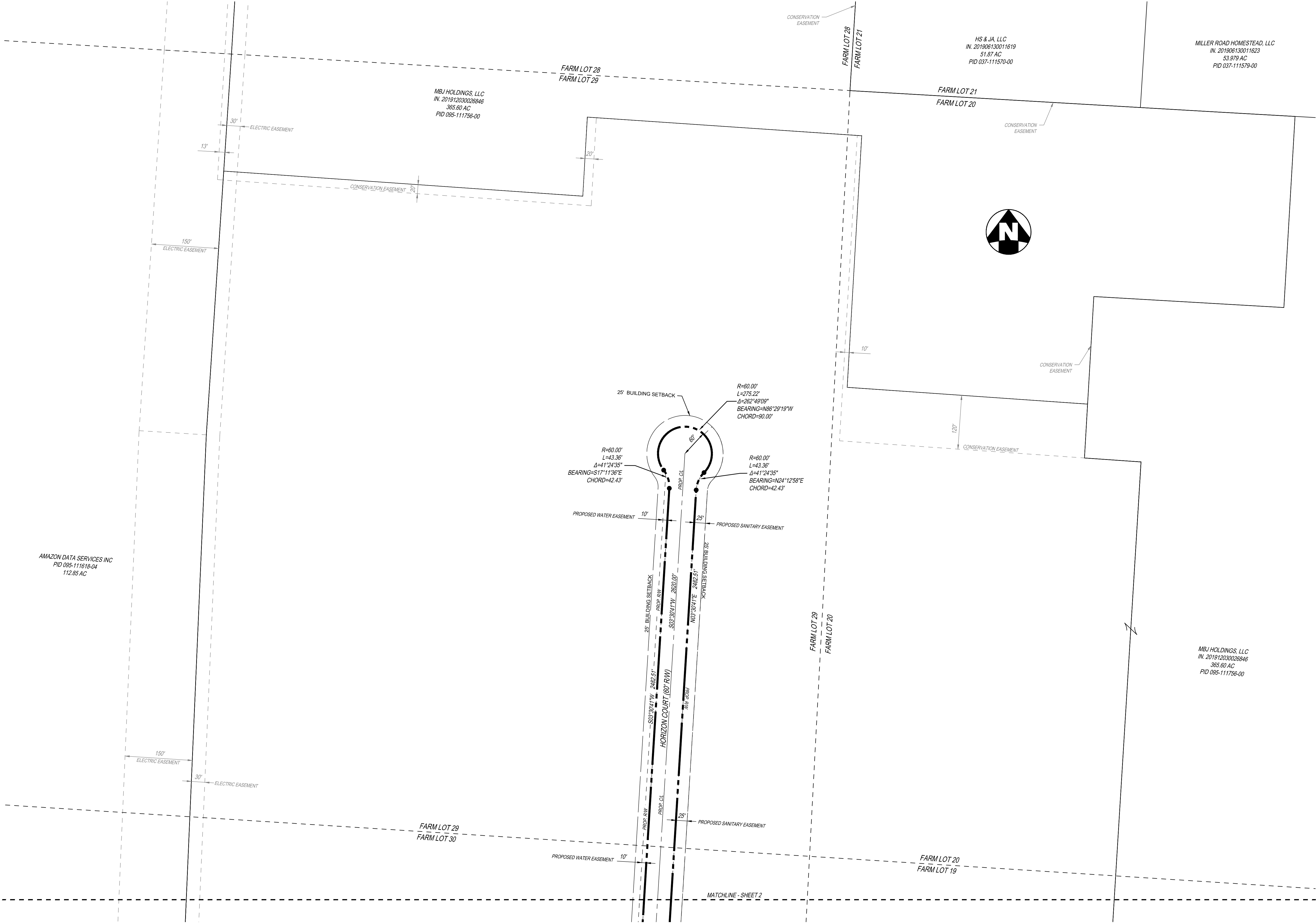
SEAL:

NO.	DATE	DESCRIPTION

PUBLIC ROAD DEDICATION
LOTS 19, 20, 29, 30
QTR. TWP. 2, TWP. 2, R. 15, U.S.M.D.
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

PROJECT NO: **210617.000**
DATE: **12/29/2021**
SCALE: 1" = 100'


SHEET NAME:
RECORD PLAT





THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

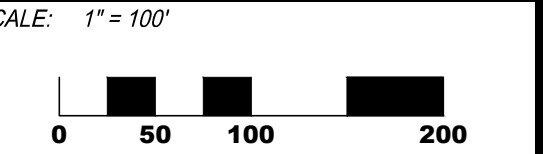
www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311

SEAL:

NO.	DATE	DESCRIPTION
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PUBLIC ROAD DEDICATION
LOTS 19, 20, 29, 30
QTR. TWP. 2, TWP. 2, R. 15, U.S.M.D.
CITY OF NEW ALBANY
LICKING COUNTY, OHIO

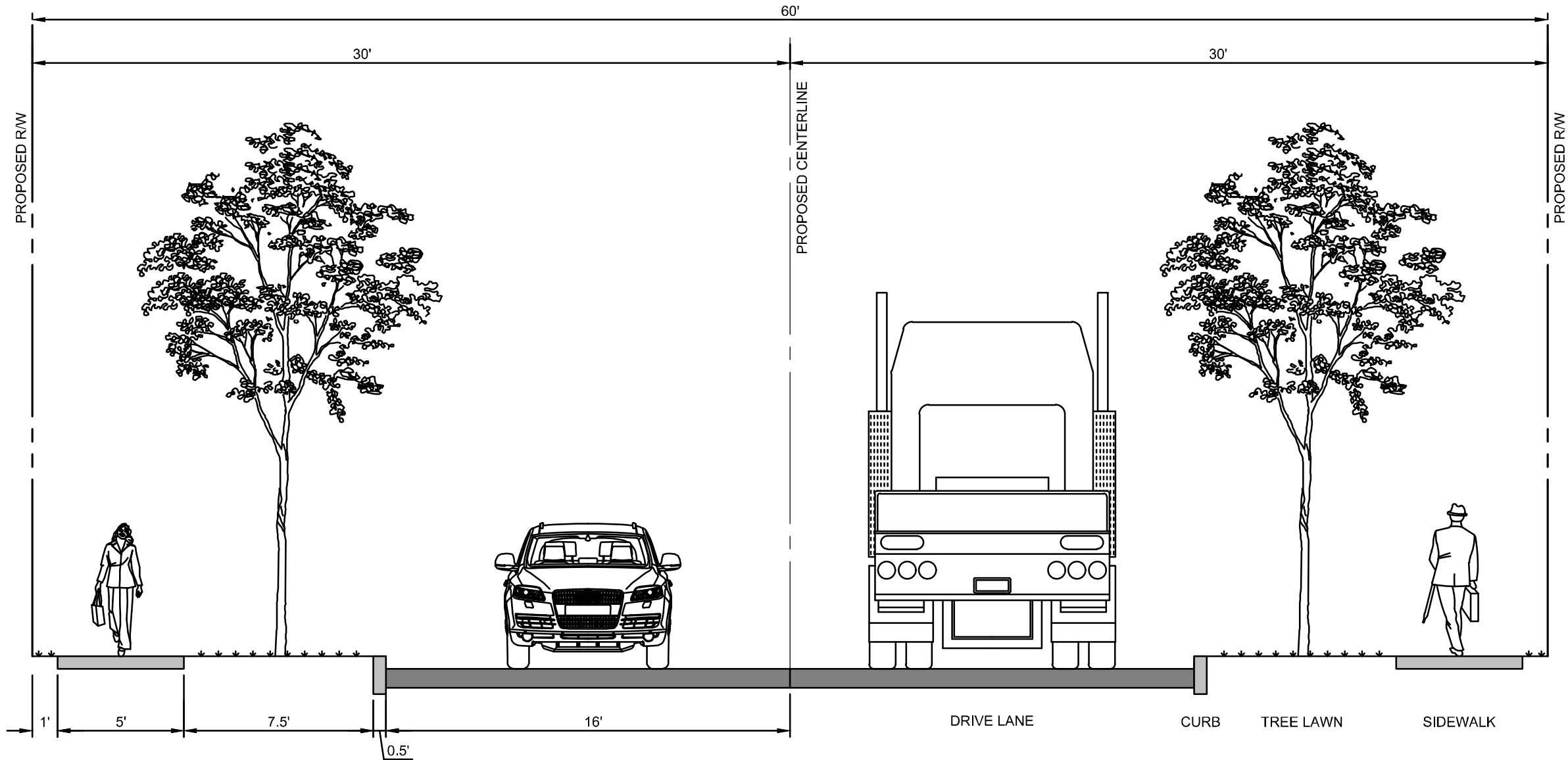
PROJECT NO: 210617.000
DATE: 12/29/2021



SHEET NAME:

RECORD PLAT

HORIZON COURT
(PROPOSED 60' R/W)



CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311

JUG STREET NORTH
NEW ALBANY, OHIO

SEAL:

NO.	DATE	DESCRIPTION
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PROJECT NO: 210617.000

DATE: 01-03-2022

SCALE:

NOT TO SCALE

SHEET NAME:
HORIZON COURT
CROSS SECTION

SHEET NO.

1/1



**Planning Commission Staff Report
January 19, 2022 Meeting**

**HORIZON COURT
VARIANCE**

LOCATION: Generally located north of Jug Street, east of Beech Road and west of Harrison Road in Licking County (portion of PID: 095-111756-00.000).
APPLICANT: LPC Midwest LLC
REQUEST: (A) Variance to C.O. 1187.08(a)(5) to allow a cul-de-sac public street to be 2,600+/- feet in length where city code allows a maximum length of 1,000 feet for Horizon Court.
ZONING: Limited General Employment (L-GE)
STRATEGIC PLAN: Employment Center
APPLICATION: VAR-133-2021

Review based on: Application materials received December 14, 2021 and January 3, 2022.

Staff report completed by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a variance to C.O. 1187.08(a)(5) to allow a new public, cul-de-sac street to be 2,600+/- feet in length where city code allows a maximum length of 1,000 feet for Horizon Court.

A preliminary and final plat application has also been filed (FPL-132-2021) which is reviewed under a separate staff report.

II. SITE DESCRIPTION & USE

The proposed plat area is located on a larger 365+/- acre property in Licking County and is currently vacant. The property is zoned L-GE and allows the same uses as the Personal Care and Beauty Park such as data center, office, distribution, and warehousing uses to be developed.

III. EVALUATION

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

Criteria

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the “practical difficulties” standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*

2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (Section 1113.06):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

Considerations and Basis for Decision

(A) Variance to C.O. 1187.08(a)(5) to allow a cul-de-sac public street to be 2,600+/- feet in length where city code allows a maximum length of 1,000 feet for Horizon Court.

The following should be considered in the commission’s decision:

1. C.O. 1187.08(a)(5) states that no cul-de-sac shall exceed six hundred (600) feet in length unless lot widths exceed one hundred (100) feet at building setback lines, then the maximum length shall not exceed one thousand (1,000) feet. The applicant proposes to construct a 2,600+/- foot long public, cul-de-sac road as part of a new commercial development therefore a variance is required.
2. This proposed street is not envisioned in the Engage New Albany Strategic Plan however, it will serve several large, commercial development sites that are planned to be developed immediately adjacent to it. Please refer to Exhibit A for the conceptual site/internal roadway connectivity plan.
3. The intent of reducing the length of cul-de-sacs is three-fold. Limiting the length of cul-de-sacs encourages multiple roadway connections, minimizes roadway congestion at the access intersection and provides sufficient ease of access for emergency responders.
4. The city traffic engineer has reviewed the application (see comments below) and states that even though the proposed cul-de-sac is longer than what is permitted, the applicant is meeting the spirit and intent of requirement based on the conceptual site/internal roadway plan by providing multiple roadway connections via shared and connected private drives in order to both minimize traffic congestion and provide sufficient access for emergency responders.
5. It does not appear adjoining properties suffer a “substantial detriment” since minimal traffic congestion is expected at the cul-de-sac entrance. The applicant submitted a traffic impact study for the street and anticipated development along it. The study concludes

there are no intersection improvements warranted at Jug Street based on the anticipated low traffic volumes from the buildout of the sites shown in exhibit A.

6. It does not appear that the essential character of the neighborhood would be altered if the variance request is granted. As stated, a traffic impact study has been submitted and approved by the city traffic engineer. The length of the cul-de-sac as well as the additional connections to Jug Street were included in this study. Based on the anticipated low volume of traffic that will be generated at the development site, no intersection improvements are warranted anywhere in the immediate area as part of this project. Additionally, granting the variance does not change any of the permitted uses or other development standards for the site as the request only pertains to the length of the proposed public road. While granting the variance will allow them to build a longer road, it will not grant them any special privilege in terms of the type and intensity of uses that can be developed on the property.
7. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity. The applicant is providing multiple connections along Jug Street into the development area which will allow sufficient access for emergency responders.
8. The applicant is providing multiple connections to distribute traffic throughout the road network in the immediate vicinity which accomplishes a recommendation in the Engage New Albany Strategic Plan. The plan also encourages cross-access easements be provided in between adjacent commercial sites. Staff recommends a condition of approval that private drive connections between sites and to Jug Street are provided as demonstrated in Exhibit A and that cross-access easements be recorded, subject to staff approval.
- 9.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the variance and referenced plan and provided the following comments.

1. The September 28, 2021, Traffic Impact Study (TIS) for this development was reviewed and approved. The TIS evaluated two accesses for this development, the middle drive (public road) and the drive along the east edge of the site (private drive). The results of the TIS are as follows:
 - a. No intersection improvements are needed at either site access, or at any nearby intersections. Low delays and small backups are expected at each access.
 - b. The TIS assumed most development traffic was routed through the Jug/Beech intersection, and the rest to the east towards Clover Valley Road. A cursory review of the results indicates that even if all site traffic were routed through the Jug/Beech intersection, the conclusions would still not change.
 - c. The review recommended the Jug Street frontage be improved to meet typical City standards (such as shoulder/ditch improvements).
2. A 2,600-ft cul-de-sac is proposed for this development as a main access and designed as a public street. A second access (private) along the east frontage appears to provide a continuous alignment to the north that curves near the north end of the property and intersects with the cul-de-sac. An access drive is also proposed along the west side of the site but is not continuous. The result is the development plan shows an alternative route to/from the end of the cul-de-sac.
 - a. Maximum cul-de-sac lengths (without any alternative access routes) are typically required under Zoning Codes due to the following reasons:
 - i. Minimizing roadway congestion at the access intersection-
 1. For this development, though, minimal traffic congestion is expected at the cul-de-sac entrance.
 - ii. To encourage design of alternative routes-

1. Although alternative public routes are typically preferred, the additional site driveways may be viewed as providing alternate routes.
- iii. To minimize delays for emergency response (police, medical, fire)-
 1. This is a critical item for cul-de-sac design for any development, to ensure emergency response times are minimized. For extended cul-de-sac lengths, providing an alternative access becomes a critical factor for ensuring public safety.
 2. For the development plan, the access along the east frontage appears to be continuous and could provide an alternative emergency response route. The applicant notes that cross access easements between parcels will be provided. It is recommended cross access easements be required as part of the development approval.
 3. It is recommended the applicant confirm that the east access driveway can serve as an unimpeded alternative route for emergency response.

V. RECOMMENDATION

Basis for Approval:

Staff recommends approval of the variance request. This cul-de-sac street will be designed to primarily accommodate truck traffic and minimize the truck traffic throughout the rest of the campus. While the city strategic plan discourages cul-de-sacs, this proposal appears reasonable given the proposed development pattern and interconnectivity between sites and multiple public streets.

The surrounding development pattern meets the spirit and intent of the requirement and accomplishes the recommendations of the Engage New Albany Strategic Plan. This intent and recommendations are in place to encourage multiple roadway connections to be provided in order to both minimize traffic congestion and provide sufficient access for emergency responders. These goals are accomplished with the longer cul-de-sac as multiple alternative roadway connections are being provided between private sites as well as to Jug Street which allows traffic to be dispersed throughout the development site.

Granting the variance will not alter the character of the immediate area. The city traffic engineer has approved a traffic impact study for the overall development that takes the length of the cul-de-sac and additional roadway connections into consideration. Based on the expected low number of traffic volumes expected to be generated, no intersection improvements are warranted in the immediate area as part of the development.

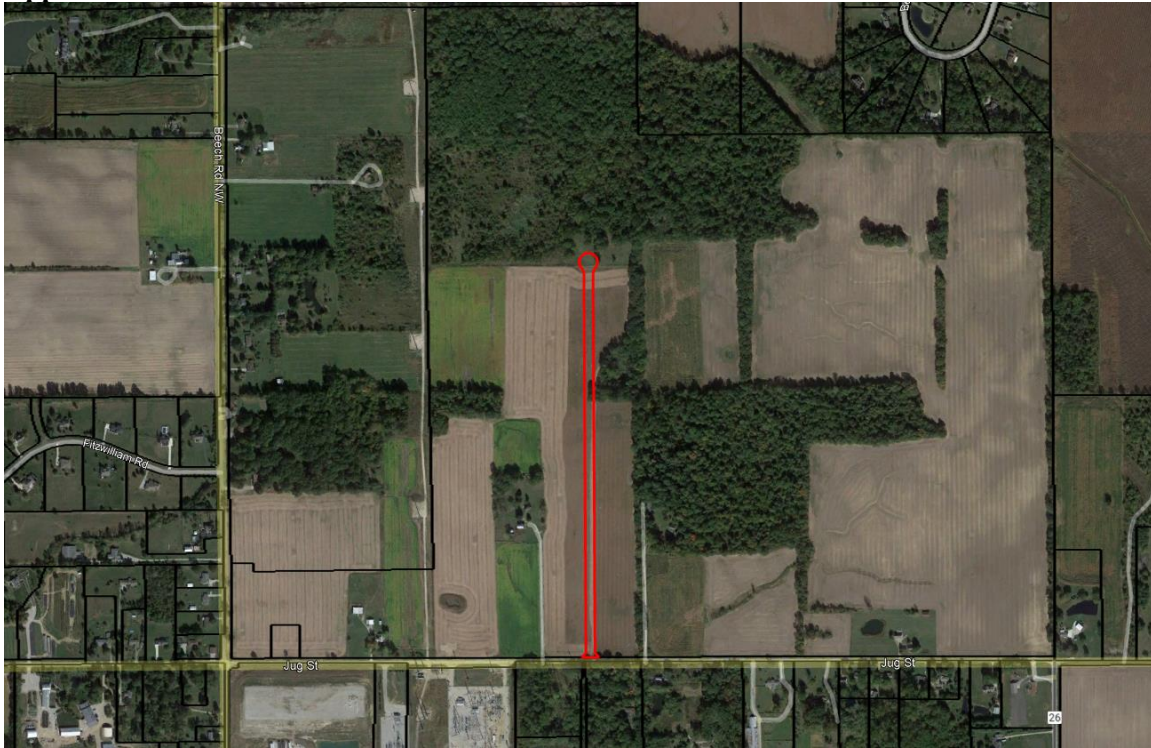
VI. ACTION

Suggested Motion for VAR-133-2021 (conditions may be added):

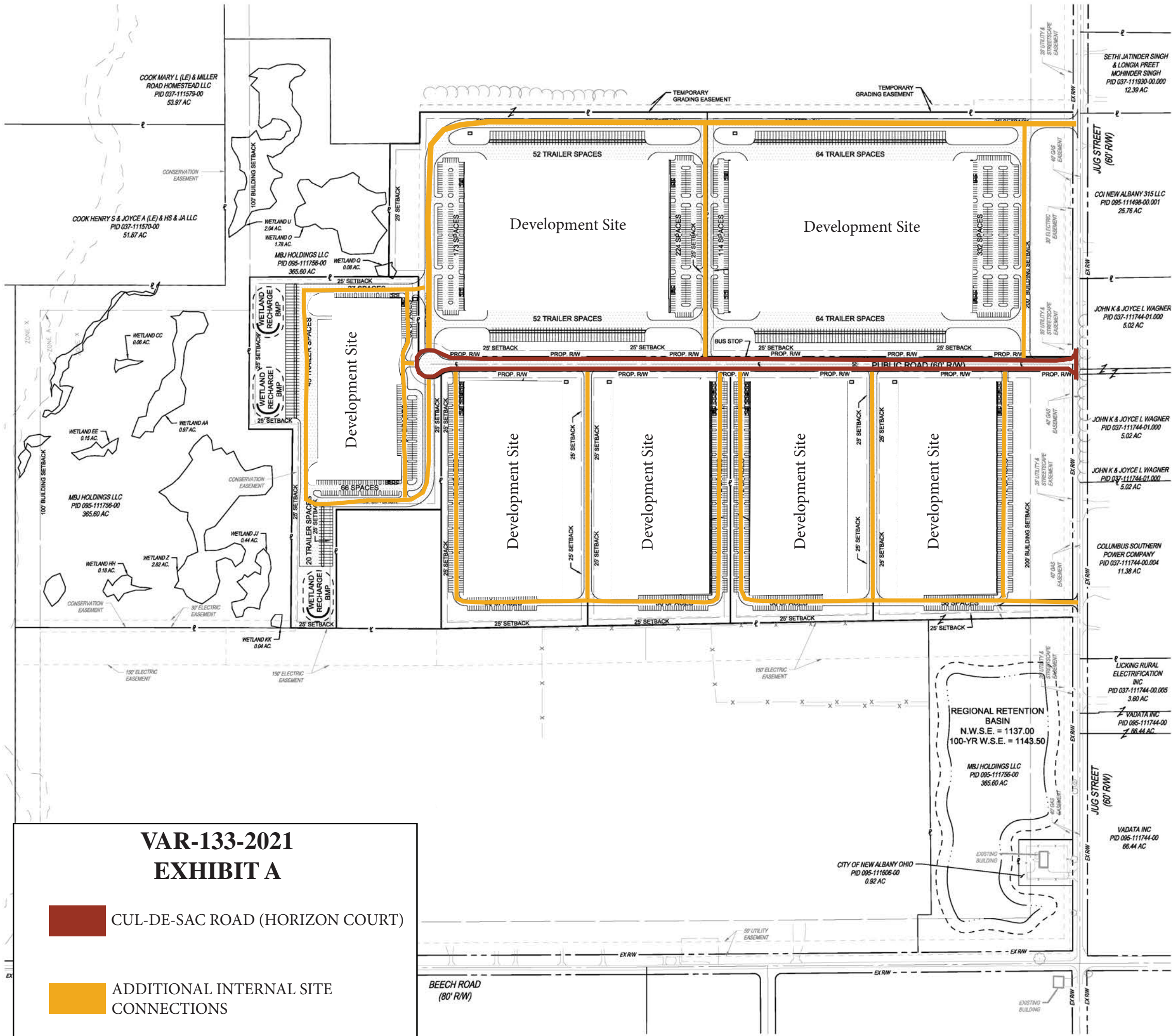
Move to approve VAR-133-2021 with the following conditions of approval:

1. The preliminary and final plat application (FPL-132-2021) must be approved.
2. Cross access easements must be recorded and the private drives must be provided between the proposed commercial sites and to Jug Street as demonstrated in Exhibit A, subject to staff approval.

Approximate Site Location:



Source: Google Earth



EXISTING LEGEND

- SANITARY MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- FENCE LINE
- TREE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE
- OVERHEAD ELECTRIC
- OVERHEAD UTILITY
- STORM SEWER
- SANITARY SEWER

PROPOSED LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT

VAR-133-2021
EXHIBIT A

- CUL-DE-SAC ROAD (HORIZON COURT)
- ADDITIONAL INTERNAL SITE CONNECTIONS

THE KLEINGERS GROUP
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311

JUG STREET
NORTH
NEW ALBANY, OHIO

PROJECT NO: 210617.000
DATE: 12-06-2021

SCALE:
0 100 200 400

OVERALL
LOCATION PLAN

SHEET NO.
C300



Permit # _____
Board _____
Mtg. Date _____



Community Development Planning Application

Project Information	Site Address <u>See Attached</u>																																																												
	Parcel Numbers <u>095-111756-00, 000</u>																																																												
	Acres <u>190.7</u> # of lots created <u>thru</u>																																																												
	<table border="1"><thead><tr><th>Choose Application Type</th><th colspan="4">Circle all Details that Apply</th></tr></thead><tbody><tr><td><input type="checkbox"/> Appeal</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Certificate of Appropriateness</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Conditional Use</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Development Plan</td><td>Preliminary</td><td>Final</td><td>Comprehensive</td><td>Amendment</td></tr><tr><td><input type="checkbox"/> Plat</td><td>Preliminary</td><td>Final</td><td></td><td></td></tr><tr><td><input type="checkbox"/> Lot Changes</td><td>Combination</td><td>Split</td><td>Adjustment</td><td></td></tr><tr><td><input type="checkbox"/> Minor Commercial Subdivision</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Vacation</td><td>Easement</td><td></td><td>Street</td><td></td></tr><tr><td><input checked="" type="checkbox"/> Variance</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Extension Request</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Zoning</td><td>Amendment (rezoning)</td><td></td><td>Text Modification</td><td></td></tr></tbody></table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment	<input type="checkbox"/> Plat	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input checked="" type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	
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	Description of Request: <u>Variance to construct cul de sac road at a length of 2600'</u>																																																												
Contacts	Property Owner's Name: <u>MBS Holdings LLC</u>																																																												
	Address: <u>8000 Walton Pkwy #120</u>																																																												
	City, State, Zip: <u>New Albany, OH 43054</u>																																																												
	Phone number: <u>614-939-8000</u> Fax: _____																																																												
	Email: _____																																																												
	Applicant's Name: <u>THE COMMERCIAL LPC Midwest LLC</u>																																																												
	Address: <u>120 N. LaSalle #2900</u>																																																												
	City, State, Zip: <u>Chicago, IL 60602</u>																																																												
	Phone number: <u>773-319-5138 or 847-208-3915</u> Fax: _____																																																												
	Email: <u>dredy@LPC.COM or zgrabias@lpc.com</u>																																																												
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																												
	Signature of Owner <u>[Signature]</u> Date: <u>12-17-21</u> Signature of Applicant <u>[Signature]</u> Date: <u>12-17-21</u>																																																												

Memorandum

TO: City of New Albany
CC: Dan Reidy, Lincoln Property Company
FROM: Mason Malcom, PE
DATE: January 3, 2022
RE: Variance Request – Jug Street North Project

Variance from C.O. 1187.08(5)

A variance is being requested to exceed the maximum allowable cul-de-sac length set forth in C.O. 1187.08(5). The depth of the parcel is approximately 3,300 feet and the allowable cul-de-sac length (600') would only extend into 20% of the parcel. The applicant has been and will continue to work with the City of New Albany's Engineering and Planning and Zoning Departments

As the City does not allow private roads, lengthening the public cul-de sac will allow for the entirety of the site to be developed. The applicant is requesting a variance to change the cul-de-sac length to approximately 2,600 feet.

The following information is being provided to aid in the City's decision to grant the variance:

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance. **There is substantial acreage on the northern half of the parcel that cannot be efficiently developed within the business campus without the variance.***
2. *Whether the variance is substantial. **This is not a substantial variance request.***
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment." **This project will be developing a business campus, not a neighborhood.***
4. *Whether the variance would adversely affect the delivery of government services. **EMERGENCY SERVICES will be affected. Please be aware that there will be cross access easements between parcels.***
5. *Whether the property owner purchased the property with knowledge of the zoning restriction. **The property has not been purchased.***
6. *Whether the problem can be solved by some manner other than the granting of a variance. **The problem cannot be solved without a variance as the City does not allow for private roads.***
7. *Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance. **Yes, the variance preserves the intent of the zoning requirement and granting the variance would allow the entirety of the parcel to be developed.***
8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district. **This variance will allow for full development in the most efficient way.***
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance. **Shortening the length of the cul de sac would result in an inefficient development pattern for the business campus.***
10. *That the special conditions and circumstances do not result from the action of the applicant. **The applicant did not create the site conditions.***

11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district. **Correct, we do not believe this is the case.***
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity. **Because of our commitment to allow for cross access easements for emergency vehicles, health and safety of the individuals working in this business campus will not be adversely affected.***

Respectfully,



Mason Malcom, PE



**Planning Commission Staff Report
January 19, 2022 Meeting**

**FOREST DRIVE OFFICE BUILDING
FINAL DEVELOPMENT PLAN**

LOCATION: Located in the Canini Trust Corp, south of Forest Drive
(PID: 222-004965)
APPLICANT: Advanced Civil Design, Inc c/o Ryan Fowler
REQUEST: Final Development Plan
ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8b
STRATEGIC PLAN: Retail
APPLICATION: FDP-1-2022

Review based on: Application materials received December 17, 2021 and January 4, 2022.

Staff report prepared by Chris Christian, Planner

I. REQUEST AND BACKGROUND

This application is a final development plan for a proposed 9,240 sq. ft. office building located in the Canini Trust Corp, south of Forest Drive and in between the COTA Park and Ride and the New Avenue senior living facility.

II. SITE DESCRIPTION & USE

The 1.14 acre undeveloped site is located in the Canini Trust Corp, south of Forest Drive and in between the COTA Park and Ride and the New Avenue senior living facility.

III. EVALUATION

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

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

- a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- c. *That the proposed development advances the general welfare of the Municipality;*
- d. *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- e. *Various types of land or building proposed in the project;*
- f. *Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
- g. *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- h. *Building heights of all structures with regard to their visual impact on adjacent facilities;*

- i. *Front, side and rear yard definitions and uses where they occur at the development periphery;*
- j. *Gross commercial building area;*
- k. *Area ratios and designation of the land surfaces to which they apply;*
- l. *Spaces between buildings and open areas;*
- m. *Width of streets in the project;*
- n. *Setbacks from streets;*
- o. *Off-street parking and loading standards;*
- p. *The order in which development will likely proceed in complex, multi-use, multi- phase developments;*
- q. *The potential impact of the proposed plan on the student population of the local school district(s);*
- r. *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
- s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

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

- a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
- c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
- d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
- e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
- f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
- g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
- h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
- i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*
- j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*
- l. *Provide for innovations in land development, especially for affordable housing and infill development.*

Engage New Albany Strategic Plan Recommendations

The Engage New Albany Strategic Plan lists the following development standards for the Retail future land use category:

- 1. *Parking areas should promote pedestrians by including walkways and landscaping to enhance visual aspects of the development.*
- 2. *Combined curb cuts and cross access easements are encouraged.*
- 3. *Curb cuts on primary streets should be minimized and well-organized connections should be created within and between all retail establishments.*
- 4. *Retail building entrances should connect with the pedestrian network and promote connectivity through the site.*

- Integrate outdoor spaces for food related businesses.

A. Use, Site and Layout

- The applicant proposes to develop a 9,240 sq. ft. office building on a 1.14 acre site. The site is located within subarea 8b of the Canini Trust Corp zoning district where office uses are permitted to be developed.
- The proposed use is appropriate given the proximity of this site to State Route 161 and the surrounding commercial development surrounding this site. Some of the surrounding uses include Home2Suites, the Turkey Hill gas station, convenience store and car wash as well as the New Avenue Senior Living Facility.
- Zoning text section 8b.01(8) requires that the total lot coverage, which includes areas of pavement and building, to not exceed 80% and the applicant is meeting this requirement with 74.6% total lot coverage.
- The zoning text section 8b.01 requires the following setbacks:

Road	Requirement	Proposed
Forest Drive (North)	20 foot pavement setback	25 foot pavement [meets code]
	30 foot building	70 foot building [meets code]
Western Property Line (Adjacent to COTA Park and Ride)	0 foot pavement	0+/- foot pavement [meets code]
	0 foot building setback	102+/- foot building [meets code]
Eastern Property Line (Adjacent to New Avenue Senior Living Facility)	0 foot pavement	4+/- foot pavement [meets code]
	0 foot building setback	60+/- foot building [meets code]
Southern Property Line	50 foot pavement	53+/- foot pavement [meets code]
	100 foot building setback	102+/- foot building [meets code]

- The zoning text encourages shared access drives between sites by allowing for zero pavement setbacks. Historically, city staff and the Planning Commission have encouraged shared curb cuts and connecting drive aisles between sites. There is an existing drive aisle stubbed at the eastern boundary, along the Forest Drive frontage of the COTA Park and Ride site that aligns with the proposed drive aisle at this site. As proposed, the two drive aisles will not be connected. Staff is currently working with COTA to determine the appropriate legal mechanism to allow cross access if the drive aisles are connected. In order to accomplish the goals of the zoning text and maximize connectivity within this area, staff recommends a condition of approval that the two drive aisles be connected subject to staff approval.

B. Access, Loading, Parking

- The site will be accessed via one curb cut on an existing driveway that was constructed as part of the adjacent New Avenue Senior Living Facility.
- Codified Ordinance 1167.05(d)(17) requires a minimum of one parking space for every 250 square feet of gross floor area space. The building is 9,240 square feet in size therefore 37 parking spaces are required and the applicant is exceeding this requirement by providing 44.
- Per C.O. 1167.03(a) the minimum parking space dimensions required are 9 feet wide and 19 feet long and the applicant is meeting this requirement.
- Per C.O. 1167.03(a) the minimum maneuvering lane width size is 22 feet for this development type and this requirement is met.

5. According to C.O. 1167.06(b)(2) the applicant is not required to provide an off street loading space based on the size of the building.
6. Per the approved final development plan for the Forest Drive and the requirements of the zoning text, a 8 foot wide leisure trail is required to be provided along the Forest Drive site frontage and is met as there is an existing leisure in this location.

C. Architectural Standards

1. The purpose of the New Albany Design Guidelines and Requirements is to help ensure that the New Albany community enjoys the highest possible quality of architectural design.
2. The zoning text contains architectural standards and is also regulated by Section 6 of the Design Guidelines and Requirements (Commercial outside the Village Center).
3. The zoning text states that the maximum building height within this zoning district shall not exceed 35 feet. The proposed building height is approximately 21.4 +/- feet at its tallest, therefore this requirement is being met.
4. The applicant is proposing to use three variations of brick, stone and metal as building materials. The zoning text permits the use of these materials such as brick, pre-cast stone, wood, glass and other synthetic materials are permitted as long as they are used appropriately. The design of the building and use of materials is appropriate and consistent with other buildings in the immediate area.
5. Zoning text section 8b.03(2) states that all visible elevations of a building shall receive similar treatment in style, materials and design so that no visible side is of a lesser visual character than any other. The applicant is accomplishing this requirement by utilizing four-sided architecture.
6. DGR Section 6(I)(A)(12) states that buildings shall have operable and active front doors along all public and private roads. The applicant is exceeding this requirement by providing doors on all building elevations along with a sidewalk around the entire building.
7. C.O. 1171.05(b) states that all trash and garbage container systems must be screened. Based on the site plan, it appears that the trash container will be located in a screening system however these details were not submitted for review. Staff recommends a condition of approval that the trash container be fully screened from view.
8. A roof plan was not submitted as part the final development plan application. Staff recommends a condition of approval that all rooftop mechanical units be screened from adjacent properties for sight and sound in order to be consistent with the immediate area.
9. Zoning text section 8b.03(6) states that if a flat roof is used, strong cornice lines must be integrated and the applicant is meeting this.

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

1. Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces. The applicant is providing 44 parking spaces therefore requiring 4 trees and this requirement is met.
2. The zoning text section 8b.04(5)(a) requires that there be a minimum of eight (8) deciduous or ornamental trees per 100 lineal feet planted throughout the setback areas along Forest Drive. The site has approximately 159 feet of frontage along Forest Drive, requiring 13 trees to be installed and the applicant is exceeding this requirement by providing 14 trees.
3. The zoning text section 8b.04(5)(b) requires that there be a minimum of eight (8) deciduous or ornamental trees per 100 lineal feet planted on top of a mound within the setback area along the southern boundary of the site. The site has approximately 49 feet of frontage along this property line, requiring 4 trees to be installed on top of a mound and these requirements are met. The proposed mound is 5 feet tall which is similar in height of the mounds provided on adjacent sites.
4. Zoning text section 8b.04(2) requires that street trees must be planted along Forest Drive at a rate of one tree for every 30 feet. There is 150 feet of Forest Drive frontage therefore 5 street trees are required to be provided and this requirement is being met.

5. Per zoning text section 8b.04(4)(c) a minimum of 8% interior parking lot landscaping on the site. The applicant is meeting and exceeding this requirement by providing 15.2% interior parking landscaping on the site.
6. Per zoning text 8b.04(4)(a) parking lots shall be screened from rights-of-way within a minimum 36-inch-high evergreen landscape hedge or wall and this requirement is met.
7. The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends all the City Landscape Architect's comments are met, subject to staff approval.
 1. Connect proposed drive to existing Park & Ride stub out. Adjust retaining wall as needed. See diagram.
 2. Provide a better pedestrian connection across the site from the leisure trail and align the walkway with the paving around/at the entrance of the building. Adjust parking and islands as needed. See diagram.
 3. Regrade the screening mound at the southwest corner of the site to provide better screening and appear more natural.
 4. Please provide all dumpster enclosure details to the city of New Albany for review.
 5. Tree species along the northern hedge and street trees should match the adjacent Park and Ride species.
 6. Replace all Magnolia with native, large deciduous shade trees.
 7. Replace the hedge row along Forest Dr with Sea Green Juniper. The proposed hedge should be aligned with Park & Ride's existing hedge. See diagram.
 8. Continue Sea Green Juniper hedge along the back of curb. Provide breaks in the hedge for tree plantings. See diagram.
 9. Provide random massings of large deciduous shade trees and evergreen trees on and around mound to provide additional screening from residents. Acceptable evergreen species include See diagram.
 10. Please provide a full planting plan with species and installation sizes to the city of New Albany for review.

E. Lighting & Signage

1. The applicant did not photometric plan and staff recommends a condition of approval that a photometric plan be submitted showing zero or near zero light spillage at the property lines.
2. Zoning text section 8b.05(d) and (e) requires all parking lot and private driveway light poles to be cut-off and downcast, not exceed 20 feet in height, painted New Albany Green and the use the same fixture that has been used at Dairy Queen and throughout the Canini Trust Corp. The applicant submitted a light fixture plan that verifies that these requirements will be met.
3. No building or site signage was submitted for review. Staff recommends a condition of approval that all building and site signage must meet city code, the Canini Trust Corp Sign Recommendations Plan and be subject to staff approval.

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. Refer to Exhibit A. Revise the order of the signatures shown on the referenced submittal to match the signature block as shown on Exhibit A. Add the Monumentation note shown on Exhibit A to the referenced submittal.

2. In accordance with code section 1159.07(3)(D.), revise the FDP to show monuments at each corner and at each change of direction along the parcel boundary.
3. In accordance with code sections 1159.07 (b)(2) J and K, we recommend that the applicant provide documentation from an Environmental Scientist indicating that all OEPA and ACOE permitting requirements have been obtained or are not applicable.
4. Provide more information on the FDP regarding access easements to adjoining properties.
5. Refer to Exhibit B. Label the instrument number shown on Exhibit B on the FDP.
6. We will evaluate storm water management, sanitary sewer collection and roadway construction related details once construction plans become available

V. RECOMMENDATION

Staff recommends approval of the final development plan provided that the Planning Commission finds the proposal meets sufficient basis for approval. The proposal is meeting many of the goals of the Engage New Albany Strategic Plan such as providing pedestrian access along roadways and into the site and utilizing high quality building materials by incorporating four-sided architecture. The proposed development is in an appropriate location given the context of the surrounding area and will serve as an amenity for the New Albany Business Park. The proposed building is well designed and is consistent with other buildings in the immediate area.

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-1-2022**, subject to the following conditions:

1. The drive aisle on this property must be connected to the drive aisle on the adjacent COTA Park and Ride subject to the approval of the property owner and staff.
2. The proposed trash container must be fully screened from view.
3. All rooftop mechanical units must be fully screened for sight and sound.
4. The City Landscape Architect's comments must be addressed, subject to staff approval.
5. A photometric plan must be submitted showing zero or near zero candle foot light intensity at the property lines.
6. The City Engineer's comments must be addressed, subject to staff approval.

Approximate Site Location:

PC 22 0119 Forest Drive Office Building Final Development Plan FDP-1-2022



Source: Google Earth

404.559-01
January 10, 2022

To: Christopher Christian
City Planner

From: Ed Ferris, P.E., P.S., City Engineer
By: Jay M. Herskowitz, P.E., BCEE

Re: Vision Professionals
FDP Review

We reviewed the referenced submittal in accordance with Code Section 1159.07 (b)(3) FDP.
Our review comments are as follows:

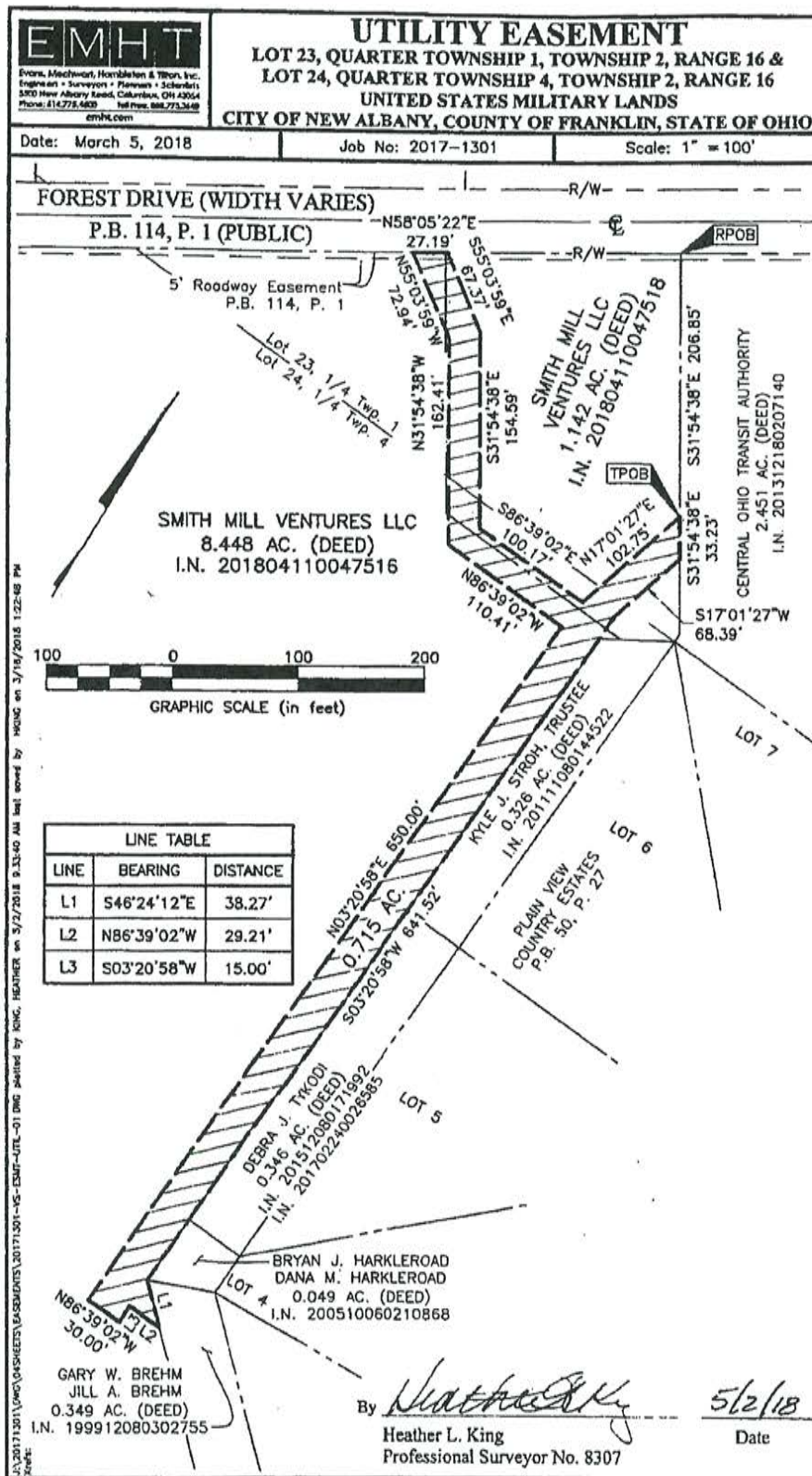
1. Refer to Exhibit A. Revise the order of the signatures shown on the referenced submittal to match the signature block as shown on Exhibit A. Add the Monumentation note shown on Exhibit A to the referenced submittal.
2. In accordance with code section 1159.07(3)(D.), revise the FDP to show monuments at each corner and at each change of direction along the parcel boundary.
3. In accordance with code sections 1159.07 (b)(2) J and K, we recommend that the applicant provide documentation from an Environmental Scientist indicating that all OEPA and ACOE permitting requirements have been obtained or are not applicable.
4. Provide more information on the FDP regarding access easements to adjoining properties.
5. Refer to Exhibit B. Label the instrument number shown on Exhibit B on the FDP.
6. We will evaluate storm water management, sanitary sewer collection and roadway construction related details once construction plans become available

EPF/JMH

(attachments)

cc: Anna van der Zwagg, City Planner

EXHIBIT B



ЕХЦІВ П "В"

Development Review

project name	Vision Professionals - Forest Drive Office Review
prepared for	City of New Albany
date	January 7, 2022
date received	January 6, 2022

Site Plan

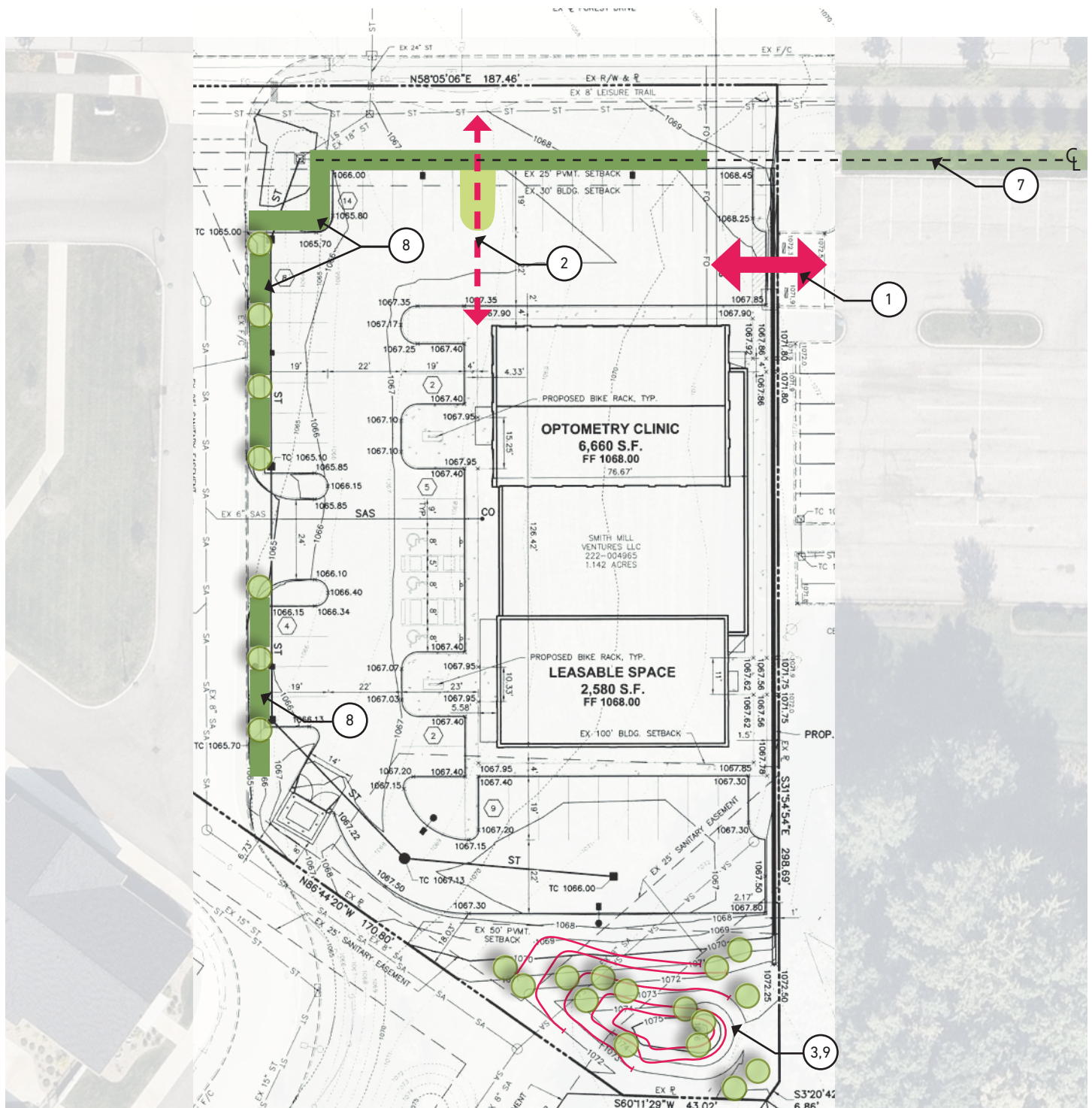
1. Connect proposed drive to existing Park & Ride stub out. Adjust retaining wall as needed. See diagram.
2. Provide a better pedestrian connection across the site from the leisure trail and align the walkway with the paving around/at the entrance of the building. Adjust parking and islands as needed. See diagram.
3. Regrade the screening mound at the southwest corner of the site to provide better screening and appear more natural.
4. Please provide all dumpster enclosure details to the city of New Albany for review.

Planting Plan

5. Tree species along the northern hedge and street trees should match the adjacent Park and Ride species.
6. Replace all Magnolia with native, large deciduous shade trees.
7. Replace the hedge row along Forest Dr with Sea Green Juniper. The proposed hedge should be aligned with Park & Ride's existing hedge. See diagram.
8. Continue Sea Green Juniper hedge along the back of curb. Provide breaks in the hedge for tree plantings. See diagram.
9. Provide random massings of large deciduous shade trees and evergreen trees on and around mound to provide additional screening from residents. Acceptable evergreen species include See diagram.
10. Please provide a full planting plan with species and installation sizes to the city of New Albany for review.

*NOTES:

The provided diagram is for clarification and design intent purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram may not be to scale.



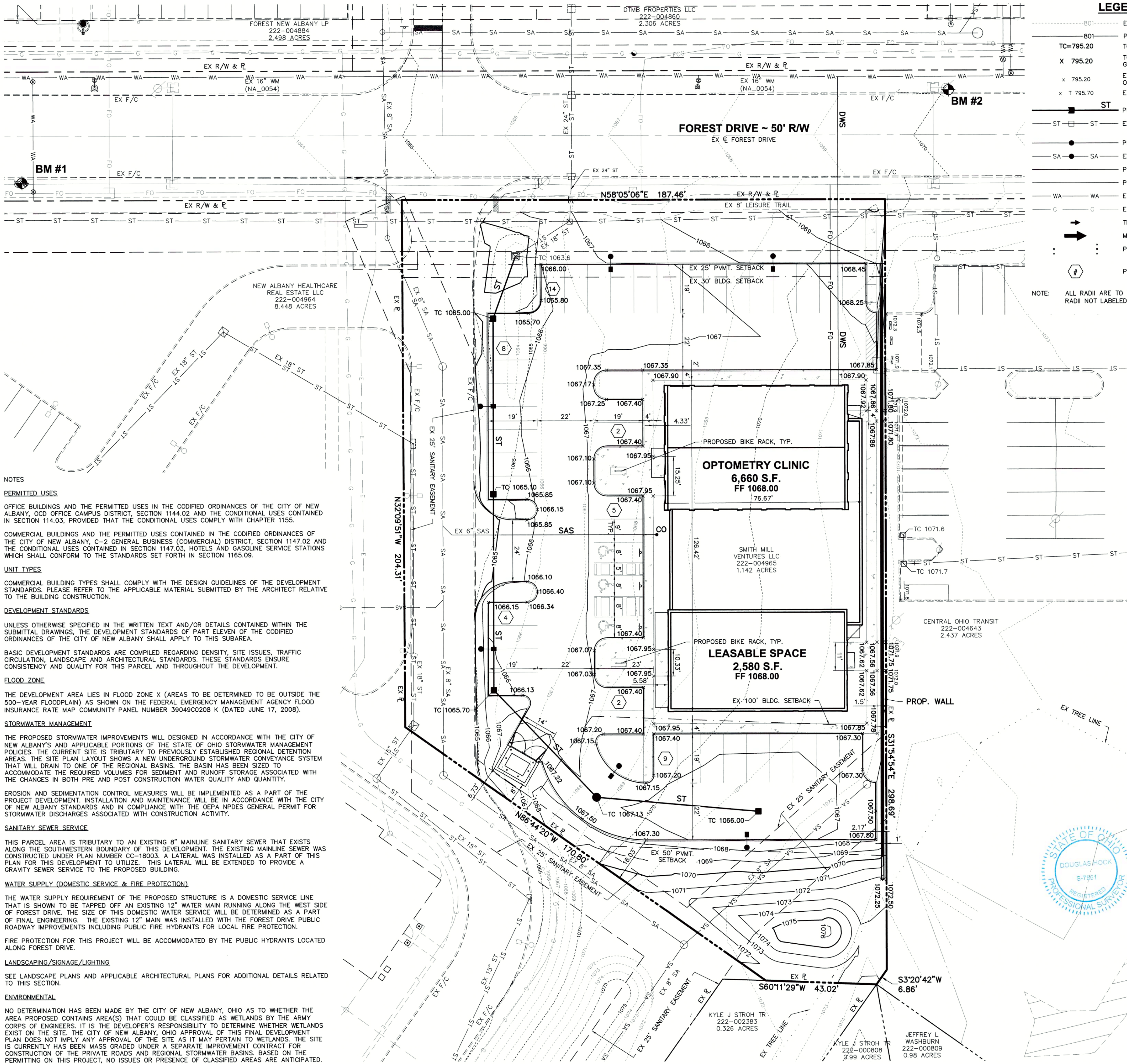
Permit # _____
Board _____
Mtg. Date _____



Community Development Planning Application

Project Information	Site Address <u>Forest Drive</u>																																																												
	Parcel Numbers <u>222-004965</u>																																																												
	Acres <u>1.142</u> # of lots created <u>N/A</u>																																																												
	<table border="1"><thead><tr><th>Choose Application Type</th><th colspan="4">Circle all Details that Apply</th></tr></thead><tbody><tr><td><input type="checkbox"/> Appeal</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Certificate of Appropriateness</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Conditional Use</td><td></td><td></td><td></td><td></td></tr><tr><td><input checked="" type="checkbox"/> Development Plan</td><td>Preliminary</td><td><u>Final</u></td><td>Comprehensive</td><td>Amendment</td></tr><tr><td><input type="checkbox"/> Plat</td><td>Preliminary</td><td>Final</td><td></td><td></td></tr><tr><td><input type="checkbox"/> Lot Changes</td><td>Combination</td><td>Split</td><td>Adjustment</td><td></td></tr><tr><td><input type="checkbox"/> Minor Commercial Subdivision</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Vacation</td><td>Easement</td><td></td><td>Street</td><td></td></tr><tr><td><input type="checkbox"/> Variance</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Extension Request</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Zoning</td><td>Amendment (rezoning)</td><td></td><td>Text Modification</td><td></td></tr></tbody></table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input checked="" type="checkbox"/> Development Plan	Preliminary	<u>Final</u>	Comprehensive	Amendment	<input type="checkbox"/> Plat	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	
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<input type="checkbox"/> Extension Request																																																													
<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																										
	Description of Request: <u>A 9,240 sq. ft. office space and associated parking on a 1.124 acre vacant parcel</u>																																																												
Contacts	Property Owner's Name: <u>SEE NEW ALBANY PROPERTIES LLC C/O Chris A Smiley</u>																																																												
	Address: <u>730 Mount Airyshire Blvd.</u> City, State, Zip: <u>Columbus, OH, 43235</u> Phone number: <u>614 832-2020</u> Fax: _____ Email: <u>csmileyod@gmail.com</u>																																																												
	Applicant's Name: <u>Advanced Civil Design, Inc.</u> Address: <u>781 Science Blvd., Suite 100</u> City, State, Zip: <u>Gahanna, OH, 43230</u> Phone number: <u>614-944-5094</u> Fax: _____ Email: <u>rfowler@advancedcivildesign.com</u>																																																												
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																												
	Signature of Owner <u>[Signature]</u> Date: <u>12-15-2021</u> Signature of Applicant <u>Ryan Fowler</u> Date: <u>12/17/2021</u>																																																												

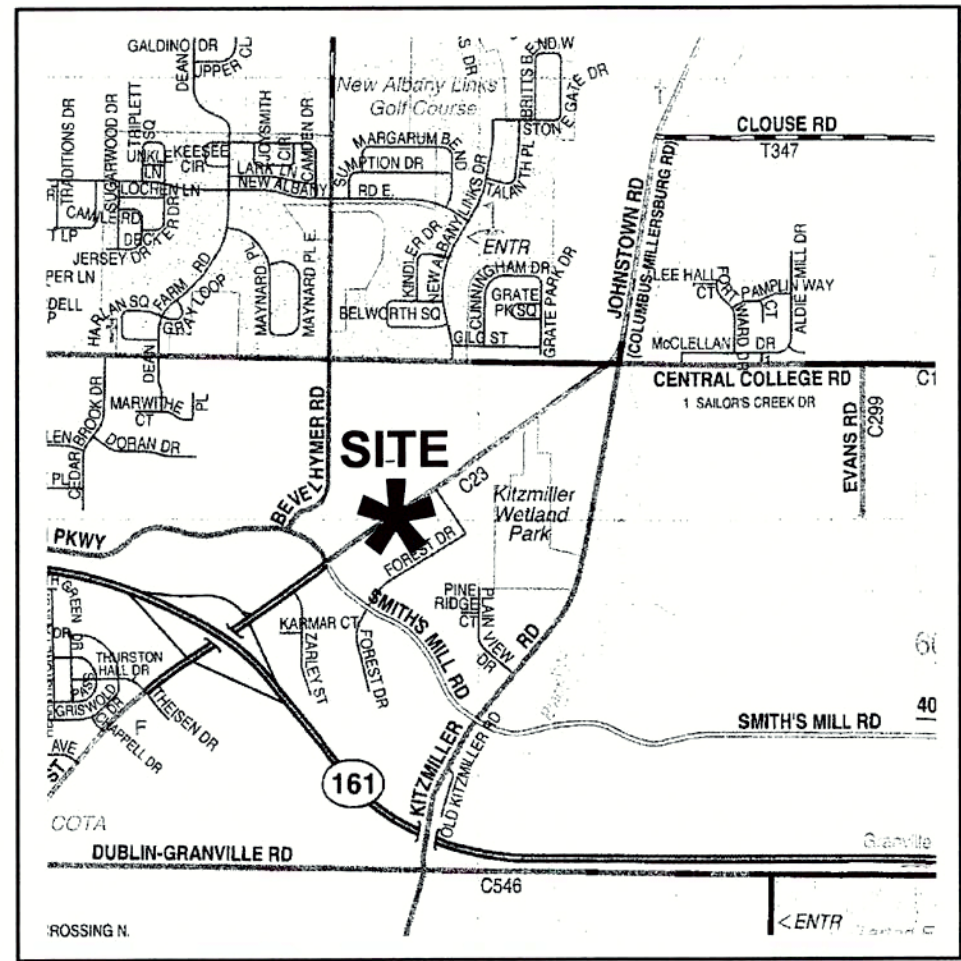
Z:\21-0001-1263\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\0001-1263 FDP.dwg FDP Jan 06, 2022 - 1:18:27pm rfwler



LEGEND

- 801 EXISTING CONTOUR
- TC=795.20 PROPOSED CONTOUR
- X 795.20 TOP OF CASTING ELEVATION
- x 795.20 TOP OF PAVEMENT OR GROUND SURFACE
- x T 795.70 EXISTING TOP OF PAVEMENT OR GROUND SURFACE
- EXISTING TOP OF CURB ELEVATION
- ST PROPOSED STORM SEWER
- ST EXISTING STORM SEWER
- PROPOSED SANITARY SERVICE
- SA EXISTING SANITARY SEWER
- PROPOSED DOMESTIC WATER SERVICE
- PROPOSED FIRE WATER SERVICE
- WA EXISTING WATER MAIN
- G EXISTING GAS MAIN
- TRAFFIC CIRCULATION ARROW
- MAJOR FLOOD ROUTING ARROW
- PROPOSED SITE LIGHT
- PROPOSED PARKING COUNT

NOTE: ALL RADII ARE TO THE FACE OF CURB. ALL RADII NOT LABELED HAVE A 4' RADIUS



LOCATION MAP

NO SCALE

SITE DATA

GENERAL

ZONING CLASSIFICATION: I-PUD
SUBAREA 8A, MIXED USE
TOTAL SUBAREA ACREAGE: 23.5± ACRES
TOTAL SITE ACREAGE: 1.142 ACRES
TOTAL SITE DEVELOPMENT ACREAGE: 1.142 ACRES

BUILDING

PROPOSED USE: OFFICE
PROPOSED SIZE: 9,240 SQ. FT.

PARKING

PARKING REQUIRED: 37 (1 PER 250 SQ. FT.)
PARKING PROVIDED: 44 (3 W/ H.C. ACCESS)

LOT COVERAGE

HARD SURFACE AREA: 37,115 SQ. FT.
GREEN SPACE AREA: 12,630 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA: 74.6%
PARKING LOT SURFACE AREA: 17,760 SQ. FT.
INTERIOR LANDSCAPE AREA: 2,698 SQ. FT.
PERCENTAGE OF INTERIOR L/S AREA: 15.2%

SCHEDULE

APPROXIMATE BEGIN DATE: APRIL 2022
APPROXIMATE COMPLETION DATE: APRIL 2023

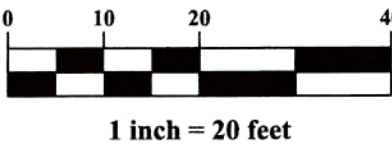
BENCHMARKS

BASED ON FRANKLIN COUNTY MONUMENTS (NAVD 1988 DATUM).

SITE BM 1 - TOP OF WEST BOLT ON BOTTOM FLANGE OF EXISTING FIRE HYDRANT
ELEV. = 1064.91

SITE BM 2 - CHISELED SQUARE ON THE SOUTHEAST CORNER OF THE BASE OF AN EXISTING LIGHT POLE ON THE NORTH SIDE OF FOREST DRIVE
ELEV. = 1070.66

GRAPHIC SCALE



Ryan Fowler
PROFESSIONAL ENGINEER

E-84424

01/07/22
DATE

Douglas Hock
PROFESSIONAL SURVEYOR

PS-7661

1/7/22
DATE

PLANNING COMMISSION CHAIR

DATE

VICE CHAIR OR DESIGNEE

DATE



PLAN PREPARED BY:
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

CITY OF NEW ALBANY/FRANKLIN COUNTY, OHIO
LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, USML

FINAL DEVELOPMENT PLAN FOR VISION PROFESSIONALS

ISSUE DATES:

Date: 01/06/2022
Scale: 1" = 20'

Drawn By: RCF
Checked By: CLN

Project Number:
21-0001-1263

Drawing Number:

1 / 1

LANDSCAPE REQUIREMENTS

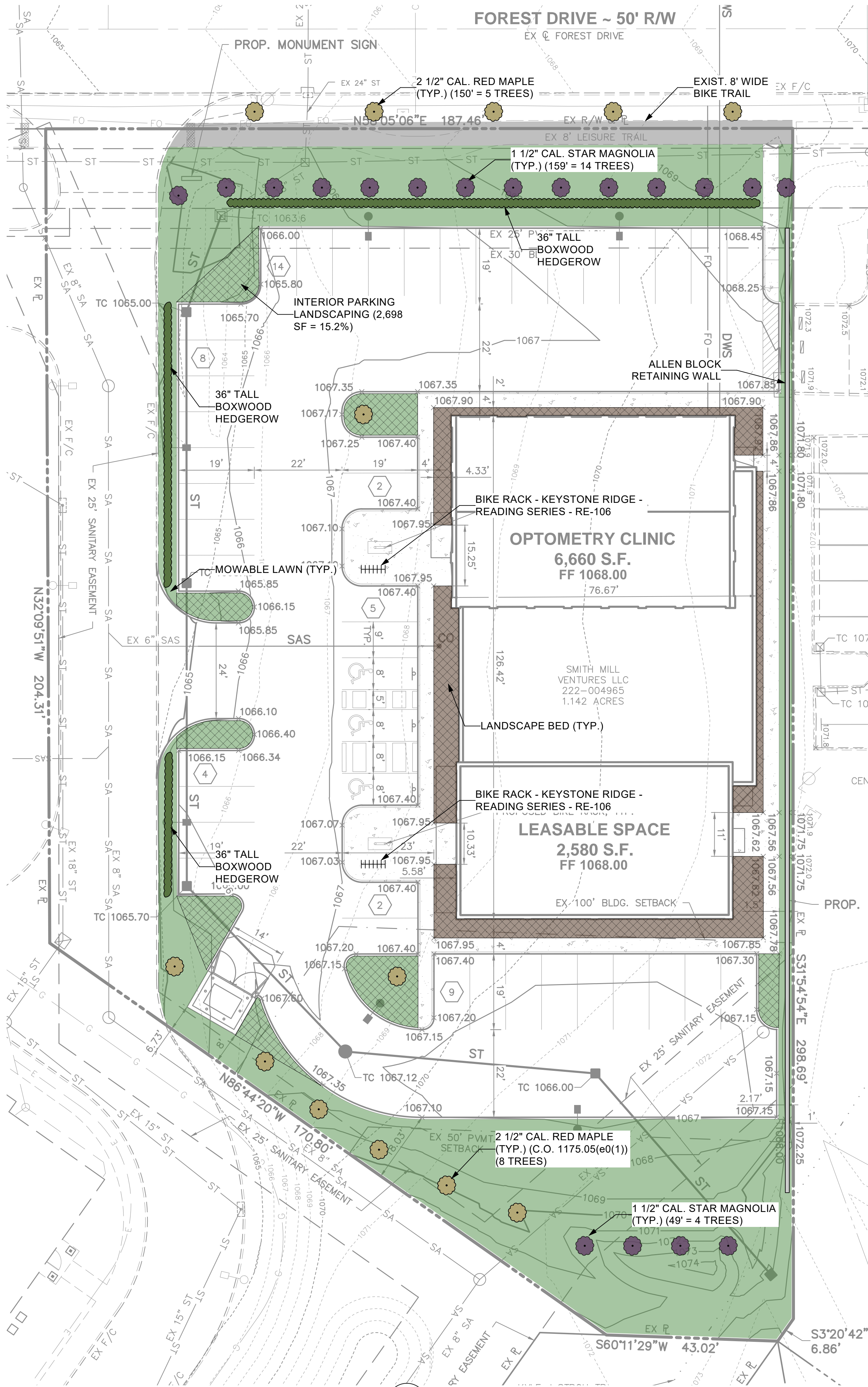
8B.02(3) - BICYCLE RACKS - TWO (2) HAVE BEEN ADDED

8B.04

- STREET TREES - 1 PER 30'
150' = 5 TREES
- BUFFER TREES - 8 PER 100'
159' = 14 TREES
- INTERIOR PARKING LANDSCAPE:
37,115 SF / 5,000 = 7.4 TREES (8 PROVIDED)
37,115 SF / 2,000 = 18.55" REQ'D (20" PROVIDED)
- INTERIOR PARKING AREA (8% MIN.):
17,760 SF / 2,698 SF = 15.2% LANDSCAPED AREA
- MOUND AND TREES @ RESIDENTIAL BORDER
49' BORDER (MOUND AND 4 TREES PROVIDED)
- 36" TALL HEDGEROW PROVIDED @ PARKING

PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
12	ACER PALMATUM	RED MAPLE	2.5"
12	MAGNOLIA STELLATA	STAR MAGNOLIA	1.5"
TBD	BUXUS SEMPERVIRENS	JENSEN BOXWOOD	36" TALL



1 LANDSCAPING PLAN
Scale: 1/16" = 1'-0"

VISION
PROFESSIONALS

CHRIS SMILEY

NEW ALBANY, OH

DRAWING ISSUE INFORMATION

ISSUE:

PERMIT SET

DATE:

1/4/22

MARK	DATE	DESCRIPTION

JOB NO:	D335-19
DRAWN BY:	JET
CHECKED BY:	JET
PROJECT ARCHITECT:	JET
PRINCIPAL IN CHARGE:	RJS

THE INFORMATION CONTAINED HEREIN IS OF A PROPRIETARY NATURE AND IS SUBMITTED IN CONFIDENCE FOR USE BY THE CLIENTS OF MODERN DESIGN ARCHITECTS, INC. ONLY. THE USE OF THESE DOCUMENTS FOR ANY OTHER PROJECTS, PURPOSE, LOCATION, PUBLICATION, REPRODUCTION OR DISTRIBUTION IN WHOLE OR PART, BY ANY INDIVIDUAL OR ORGANIZATION WITHOUT WRITTEN PERMISSION FROM MODERN DESIGN ARCHITECTS, INC. IS PROHIBITED. THE INFORMATION HEREIN REMAINS THE PROPERTY OF MODERN DESIGN ARCHITECTS, INC. AND ITS USE OR DISCLOSURE TO OTHERS IS PROHIBITED FOR ANY USE NOT AUTHORIZED BY MODERN DESIGN ARCHITECTS, INC.

SHEET TITLE

LANDSCAPING
PLAN

SHEET NO.

L1.0

DRAWING ISSUE INFORMATION

ISSUE:
PERMIT SET
DATE:
1/4/22

MARK	DATE	DESCRIPTION

JOB NO: D335-19
DRAWN BY: JET
CHECKED BY: JET
PROJECT ARCHITECT: JET
PRINCIPAL IN CHARGE: RJS

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SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NO.

A5.0

KEY NOTES

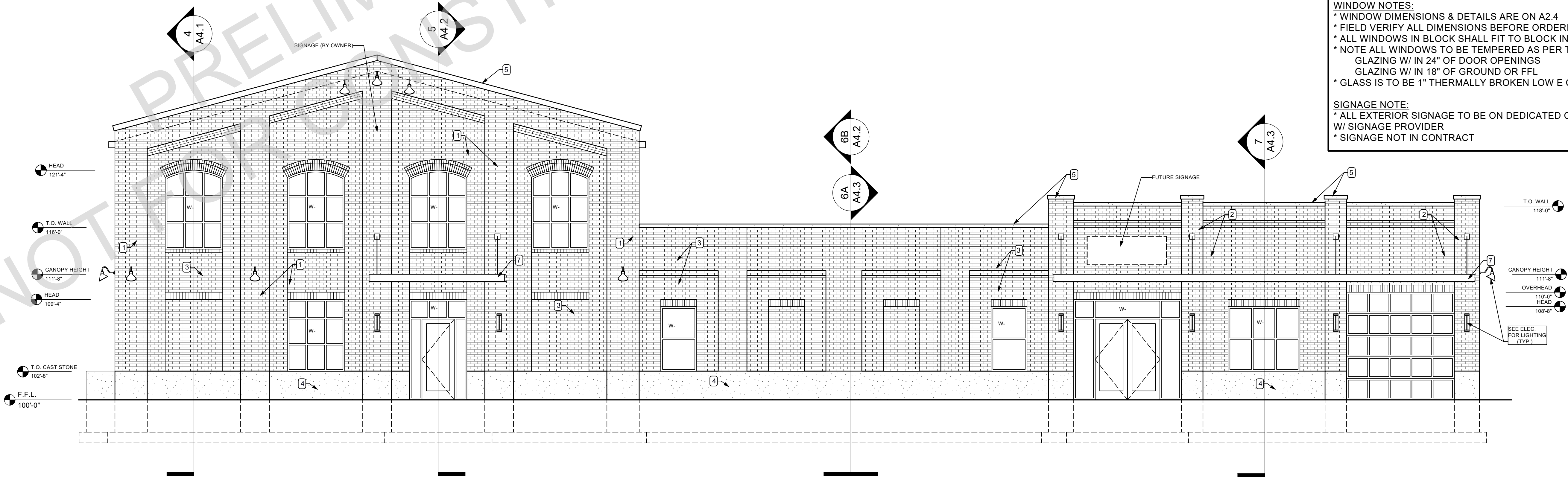
- BRICK BLEND #1 - HEBRON BRICK - PROHIBITION
- BRICK BLEND #2 - HEBRON BRICK - BELL TOWER
- BRICK BLEND #3 - HEBRON BRICK - LEO'S PUB
- CAST STONE (TYP.)
- CAST STONE CAP
- STANDING SEAM ROOF - COLOR TBD
- MAPES CANOPY - COLOR - BLACK
- GUTTER (TYP.)
- DOWNSPOUT

WINDOW NOTES:

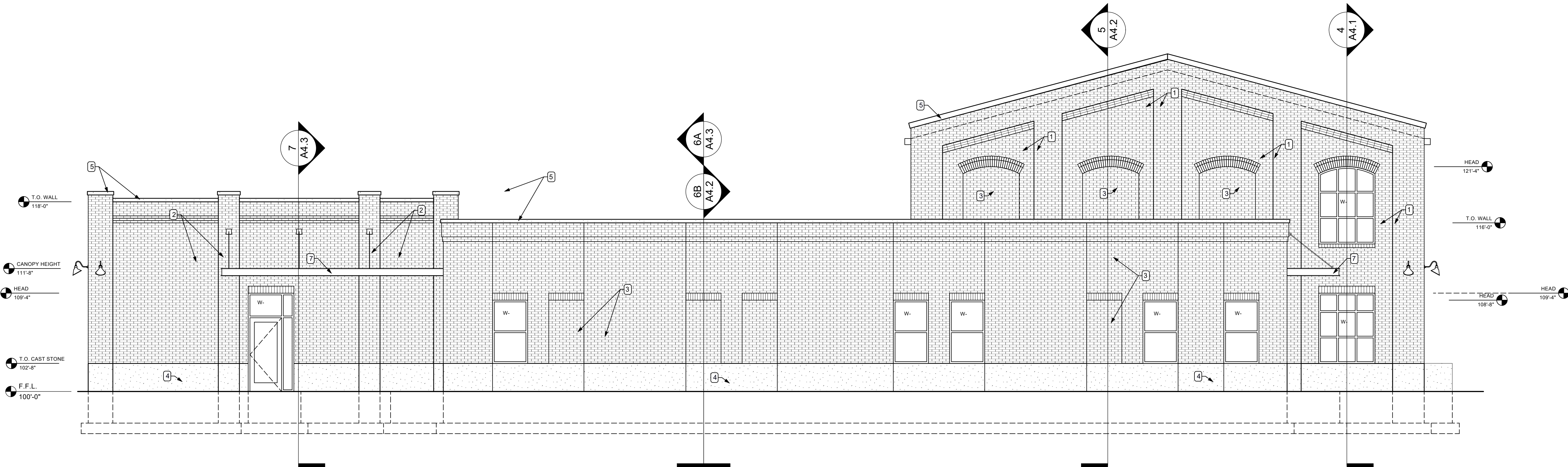
- * WINDOW DIMENSIONS & DETAILS ARE ON A2.4
- * FIELD VERIFY ALL DIMENSIONS BEFORE ORDERING
- * ALL WINDOWS IN BLOCK SHALL FIT TO BLOCK INCREMENTS
- * NOTE ALL WINDOWS TO BE TEMPERED AS PER THE FOLLOWING
GLAZING W/ IN 24" OF DOOR OPENINGS
GLAZING W/ IN 18" OF GROUND OR FFL
- * GLASS IS TO BE 1" THERMALLY BROKEN LOW E CLEAR GLASS

SIGNAGE NOTE:

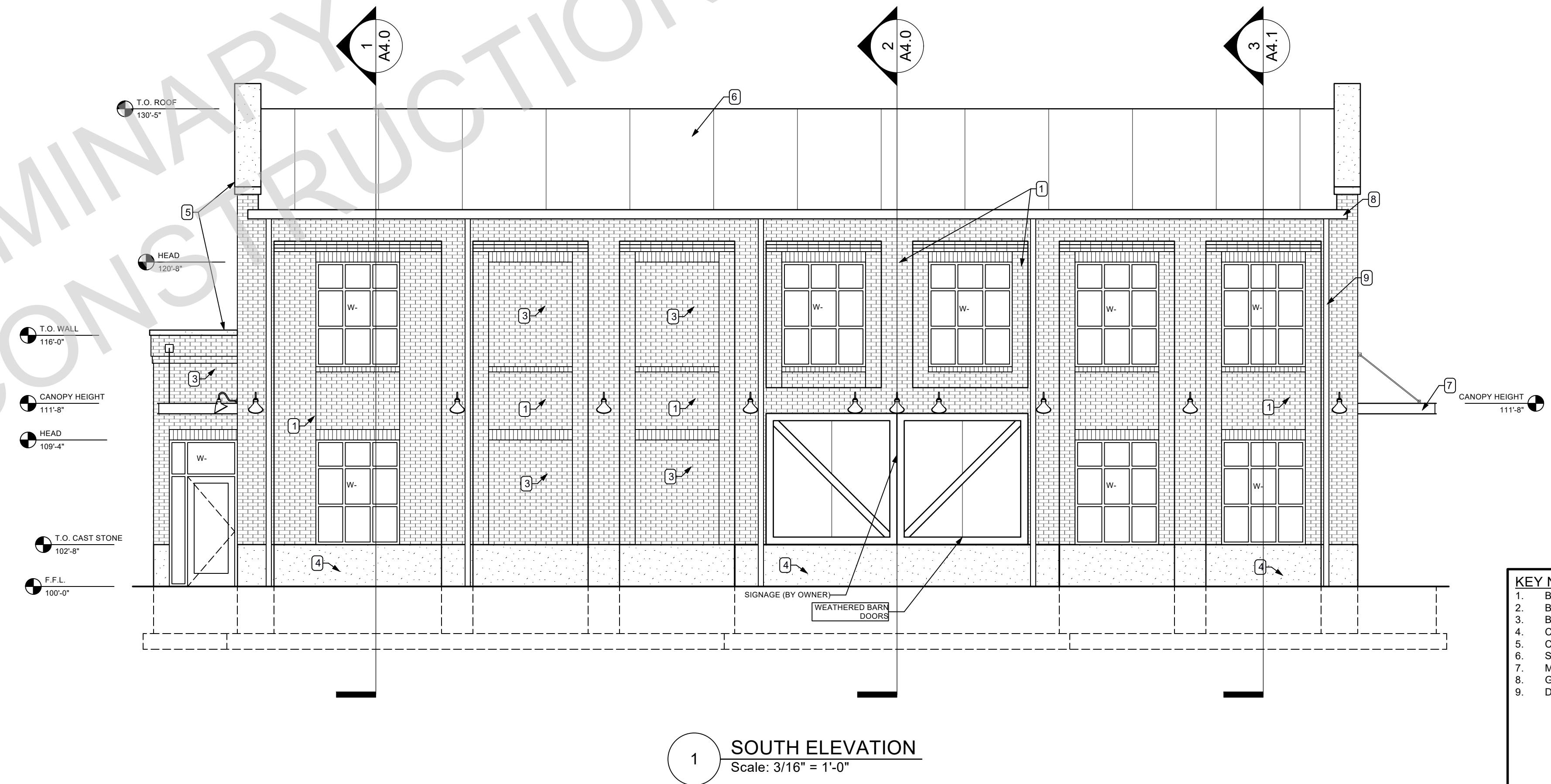
- * ALL EXTERIOR SIGNAGE TO BE ON DEDICATED CIRCUIT, COORDINATE W/ SIGNAGE PROVIDER
- * SIGNAGE NOT IN CONTRACT



1 EAST ELEVATION
Scale: 3/16" = 1'-0"



2 WEST ELEVATION
Scale: 3/16" = 1'-0"

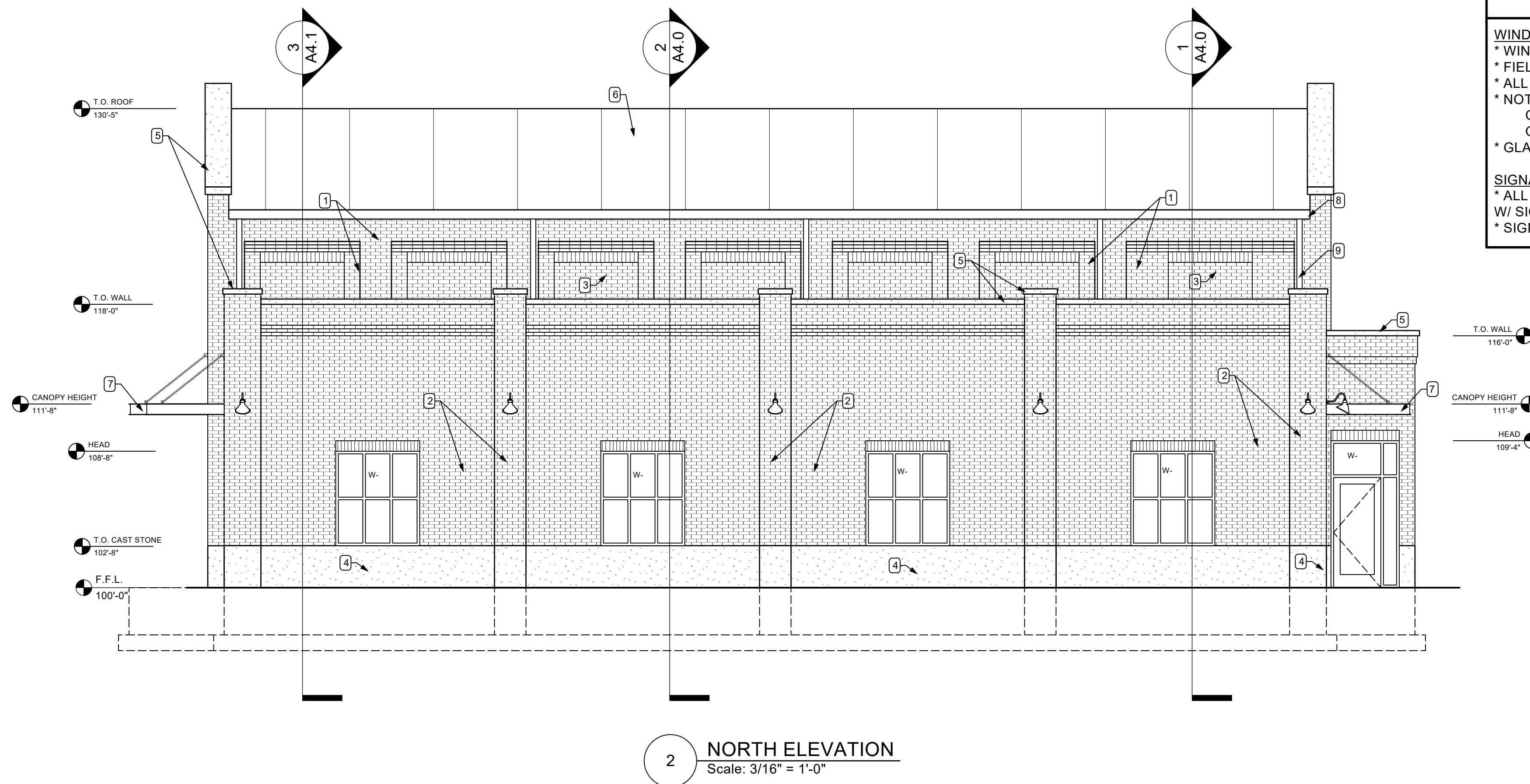


1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

- KEY NOTES**
1. BRICK BLEND #1 - HEBRON BRICK - PROHIBITION
 2. BRICK BLEND #2 - HEBRON BRICK - BELL TOWER
 3. BRICK BLEND #3 - HEBRON BRICK - LEO'S PUB
 4. CAST STONE (TYP.)
 5. CAST STONE CAP
 6. STANDING SEAM ROOF - COLOR TBD
 7. MAPES CANOPY - COLOR - BLACK
 8. GUTTER (TYP.)
 9. DOWNSPOUT

- WINDOW NOTES:**
- * WINDOW DIMENSIONS & DETAILS ARE ON A2.4
 - * FIELD VERIFY ALL DIMENSIONS BEFORE ORDERING
 - * ALL WINDOWS IN BLOCK SHALL FIT TO BLOCK INCREMENTS
 - * NOTE ALL WINDOWS TO BE TEMPERED AS PER THE FOLLOWING
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 - * GLASS IS TO BE 1" THERMALLY BROKEN LOW E CLEAR GLASS

- SIGNAGE NOTE:**
- * ALL EXTERIOR SIGNAGE TO BE ON DEDICATED CIRCUIT, COORDINATE W/ SIGNAGE PROVIDER
 - * SIGNAGE NOT IN CONTRACT



2 NORTH ELEVATION
Scale: 3/16" = 1'-0"

VISION
PROFESSIONALS

CHRIS SMILEY

NEW ALBANY, OH

DRAWING ISSUE INFORMATION

ISSUE:
PERMIT SET
DATE:
1/4/22

MARK	DATE	DESCRIPTION
------	------	-------------

JOB NO: D335-19

DRAWN BY: JET

CHECKED BY: JET

PROJECT ARCHITECT: JET

PRINCIPAL IN CHARGE: RJS

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SHEET TITLE

ELEVATIONS

SHEET NO.

A5.1

Catalog Number	
Notes	Type

GELF3

GlasWerks® Luminescent
LED Hallbrook® Extended



General Description

The architectural luminaire consists of a flat LED optical assembly shielded by a decorative formed housing and a top mounted cast aluminum electrical assembly. The optical assembly is seamlessly integrated into the form factor for beautiful daytime appearance and exceptionally uniform lighting at night.

Optical Assembly

The optical assembly consists of an edgelit waveguide light engine for unmatched visual comfort. Light from the LED module is distributed by proprietary wave guide technology to maximize uniformity and minimize glare. Configurable with CCT options of 2700K, 3000K, and 4000K. CRI is 70 minimum. Available with asymmetric, symmetric, or pathway distributions.

Mounting Style

Optional mounting styles include Quick Lock Stem, NPT threads, and horizontal arm.

Quick Lock Stem Mounting style is compatible with the following leveling fitters:

- Boston Harbor Decorative Arm Fitter (BHDF)
- GlasWerks Decorative Arm Fitter (GWDF)
- West Liberty Decorative Arm Fitter (WLDF)
- Ball Style Decorative Fitter (BADF)

Electrical Assembly

The cast aluminum electrical housing has a smooth domed contour. A (3) station terminal block is provided to accept #14 through #2 size wire. The electrical housing is hinged with a tool-less latch to provide easy access to the gear assembly. The unitized electrical assembly, containing the electronic driver and other electrical components, plugs into the quick disconnect receptacle. The pendant mount version has a welded stem (Quick Lock Stem Mounting), which aides in installation speed. The arm mount version is provided with two U-bolts with washers and nuts and two leveling set screws that lock the housing to a 2 inch nominal (2-3/8" O.D.) horizontal

arm and allow a $\pm 5^\circ$ degree adjustment from horizontal to the cover.

Electrical System

Programmable LED driver with 0-10V dimming. Optional DALI dimming. Driver life is rated to at least 100,000 hours. Luminaire surge protection rating of 20kV/10kA per ANSI/IEEE C62.41.2.

Finish

The luminaire is finished with corrosion resistance super durable powder coat paint to ensure maximum durability. Finish is rated to 5,000 hours salt spray per ASTM B117.

Listing

The luminaire is CSA certified to US and Canadian standards. IP55 rated electrical chamber, IP66 rated LED optic chamber. 20kV/10kA extreme surge protection per ANSI/IEEE C136.2. Suitable for operation in ambient temperatures from -40°C to 40°C

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Buy American

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty

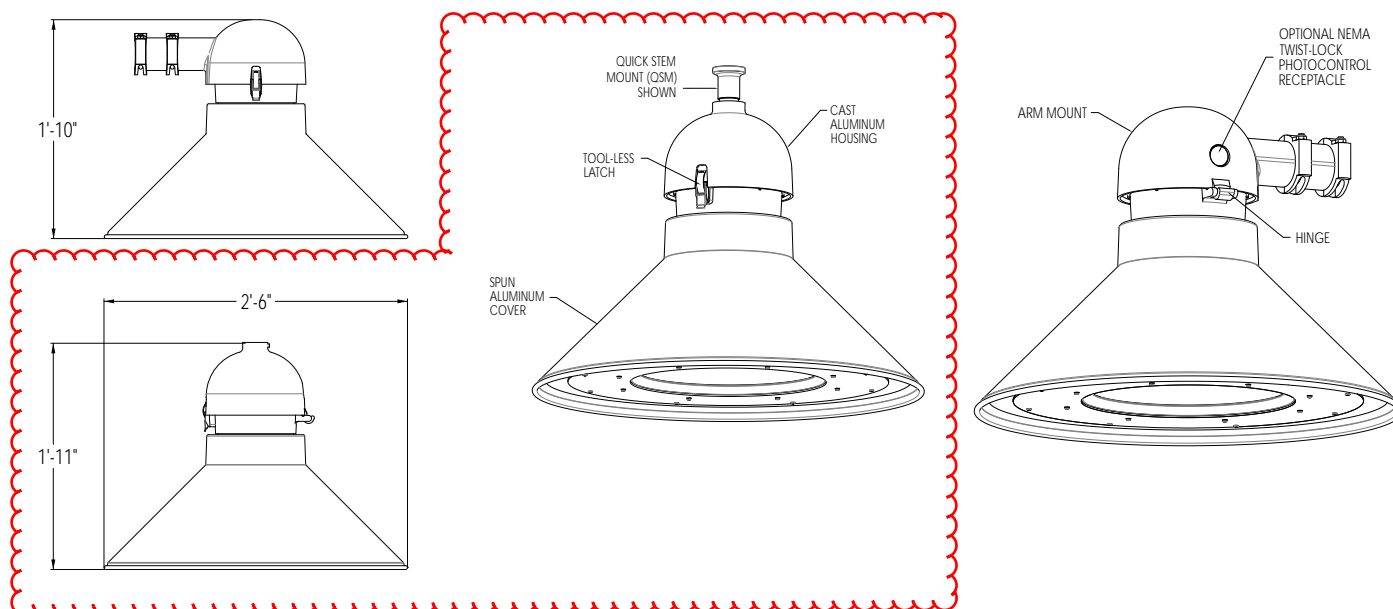
Limited warranty located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 51 lbs

Maximum Effective Projected Area - 1.2 ft²

GELF3

GlasWerks® Luminescent LED Hallbrook® Extended

ORDERING INFORMATION

Example: GELF3 P30 40K MVOLT ASY QSM BK

Cover Type	LED Lumen Package	Color Temperature	Voltage	Optics	Mounting Style	Finish Color
GELF3 Hallbrook® Extended	P10 P10 Performance Package P20 P20 Performance Package P30 P30 Performance Package P40 P40 Performance Package P50 P50 Performance Package P60 P60 Performance Package P70 P70 Performance Package P80 P80 Performance Package	27K 2700K, 70 CRI 30K 3000K, 70 CRI 40K 4000K, 70 CRI	MVOLT 120-277V HVOLT 347-480V	ASY Asymmetric SYM Symmetric PTH Pathway	ARM Horizontal Arm Mount NPT 1.5" NPT Thread QSM Quick Stem Mount	BK Black BZ Bronze GH Graphite GN Green GR Gray WH White

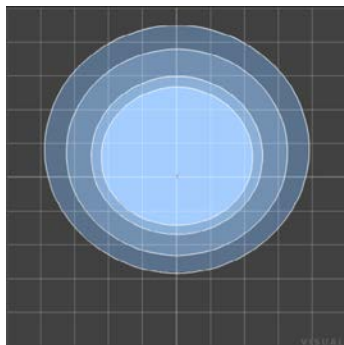
Options	
Control Options:	Prewire Lead Options:
PR3 3 pin NEMA photocontrol receptacle	L03 3ft prewire leads
PR7 7 pin NEMA photocontrol receptacle	L10 10ft prewire leads
PR3E 3 pin NEMA photocontrol external	L20 20ft prewire leads
PR7E 7 pin NEMA photocontrol external	L25 25ft prewire leads
P34 Solid state long life photocontrol (347V)	L30 30ft prewire leads
P48 Solid state long life photocontrol (480V)	
PCLL DLL photocontrol	NEMA Label Options:
SH Shorting cap	NL1X1 1" x 1" NEMA label
A0 Adjustable Output Module	NL3X3 3" x 3" NEMA label
DALI DALI dimming	
WG Wire guard (ships separately)	
HSS House side shield (ships separately)	

NEW ALBANY GREEN
(SHERWIN WILLIAMS)
PMS # 447

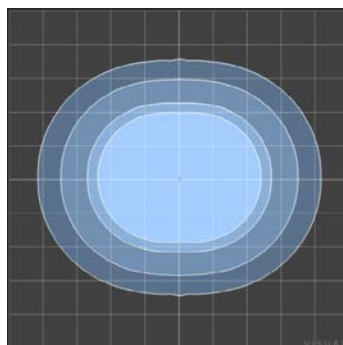
Accessories: Order as separate catalog number.	
GBLF3HSS	House side shield
GBLF3WG	Wire guard

HOUSE SIDE
SHIELD AS NEEDED.

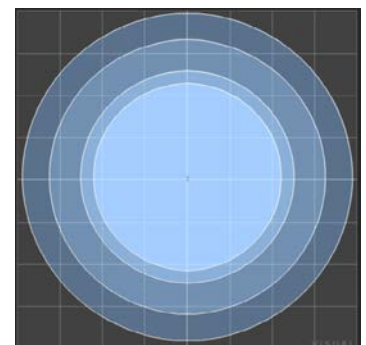
OPTICAL DISTRIBUTIONS



ASY



PTH



SYM

PERFORMANCE DATA

Lumen and Wattage Data

Lumen Package	System Wattage	Distribution	2700K, 70 CRI		3000K, 70 CRI		4000K, 70 CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P10	30	ASY	3,738	126	3,870	130	4,122	139
		SYM	3,860	130	3,995	134	4,256	143
		PTH	3,681	124	3,811	128	4,059	137
P20	51	ASY	6,143	121	6,359	125	6,774	134
		SYM	6,343	125	6,565	129	6,994	138
		PTH	6,049	119	6,262	123	6,671	132
P30	62	ASY	7,377	118	7,636	122	8,135	130
		SYM	7,617	122	7,884	126	8,399	135
		PTH	7,264	116	7,520	120	8,011	128
P40	75	ASY	8,767	116	9,075	121	9,668	128
		SYM	9,052	120	9,370	124	9,982	133
		PTH	8,633	115	8,937	119	9,520	126
P50	95	ASY	10,810	114	11,190	118	11,920	125
		SYM	11,161	117	11,553	121	12,308	129
		PTH	10,645	112	11,019	116	11,738	123
P60	118	ASY	12,781	108	13,230	112	14,094	119
		SYM	13,196	111	13,660	115	14,551	123
		PTH	12,586	106	13,028	110	13,878	117
P70	151	ASY	15,726	104	16,278	108	17,341	115
		SYM	16,236	108	16,807	111	17,904	119
		PTH	15,485	103	16,029	106	17,076	113
P80	173	ASY	17,544	101	18,161	105	19,346	112
		SYM	18,114	105	18,750	108	19,974	115
		PTH	17,276	100	17,883	103	19,050	110

OPTIONS MATRIX

		Lumen Package								Voltage		Receptacle				Photocontrol				Dimming Options	
		P10	P20	P30	P40	P50	P60	P70	P80	MVOLT	HVOLT	PR3	PR7	PR3E	PR7E	PCLL	PCL3	PCL4	SH	AO	DALI
Lumen Package	P10		N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD*
	P20	N		N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD*
	P30	N	N		N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD*
	P40	N	N	N		N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD*
	P50	N	N	N	N		N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
	P60	N	N	N	N	N		N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
	P70	N	N	N	N	N	N		N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
	P80	N	N	N	N	N	N	N		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
Voltage	MVOLT	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	N	Y	Y	RFD
	HVOLT	Y	Y	Y	Y	Y	Y	Y	Y	N		Y	Y	Y	Y	N	Y	Y	Y	Y	N
Receptacle	PR3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	N	N	Y	Y	Y	Y	Y	RFD
	PR7	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N		N	N	Y	Y	Y	Y	Y	RFD
	PR3E	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N		N	Y	Y	Y	Y	Y	RFD
	PR7E	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		Y	Y	Y	Y	Y	RFD
Photocontrol	PCLL	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y		N	N	N	Y	RFD
	PCL3	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N		N	N	Y	RFD
	PCL4	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N		N	Y	RFD
	SH	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N		Y	RFD
Dimming Options	AO	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		N
	DALI	RFD*	RFD*	RFD*	RFD*	RFD	RFD	RFD	RFD	RFD	N	RFD	RFD	RFD	RFD	RFD	RFD	RFD	RFD	N	

Y = combination is available

N = combination is not available

RFD = consult factory, additional information required

RFD* = consult factory, additional information required, not CSA certified

GELF3

GlasWerks® Luminescent LED Hallbrook® Extended

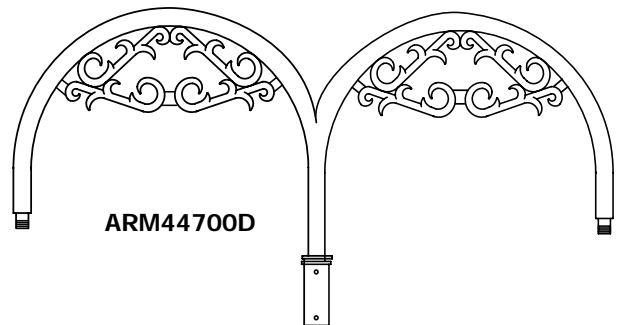
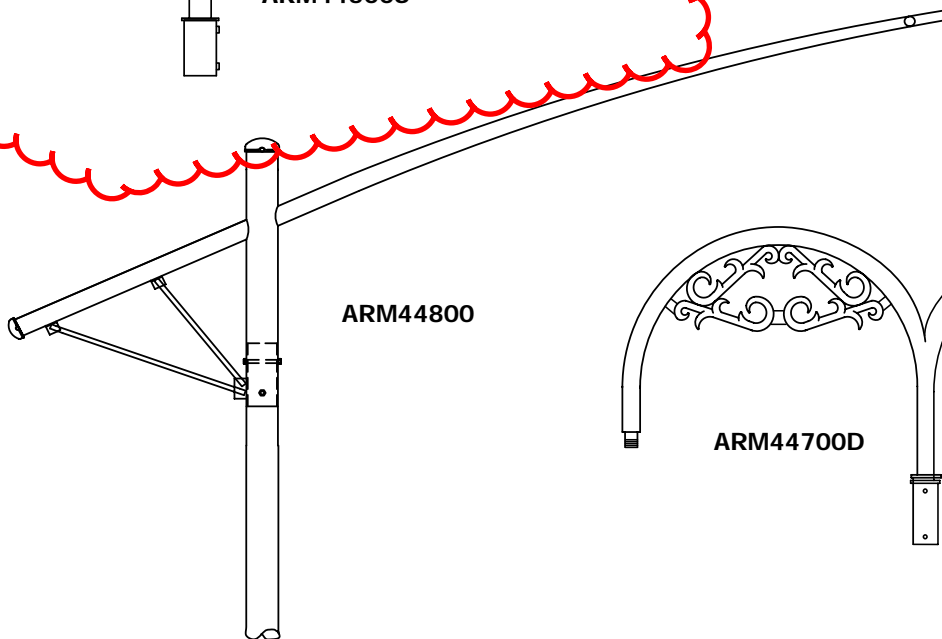
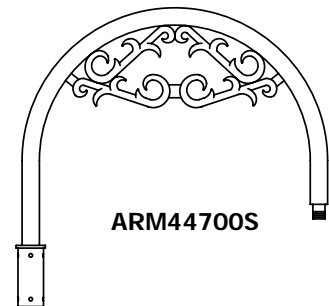
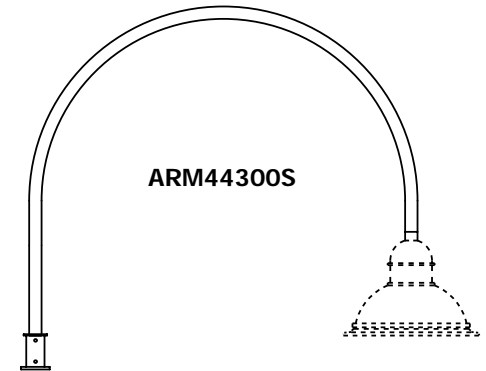
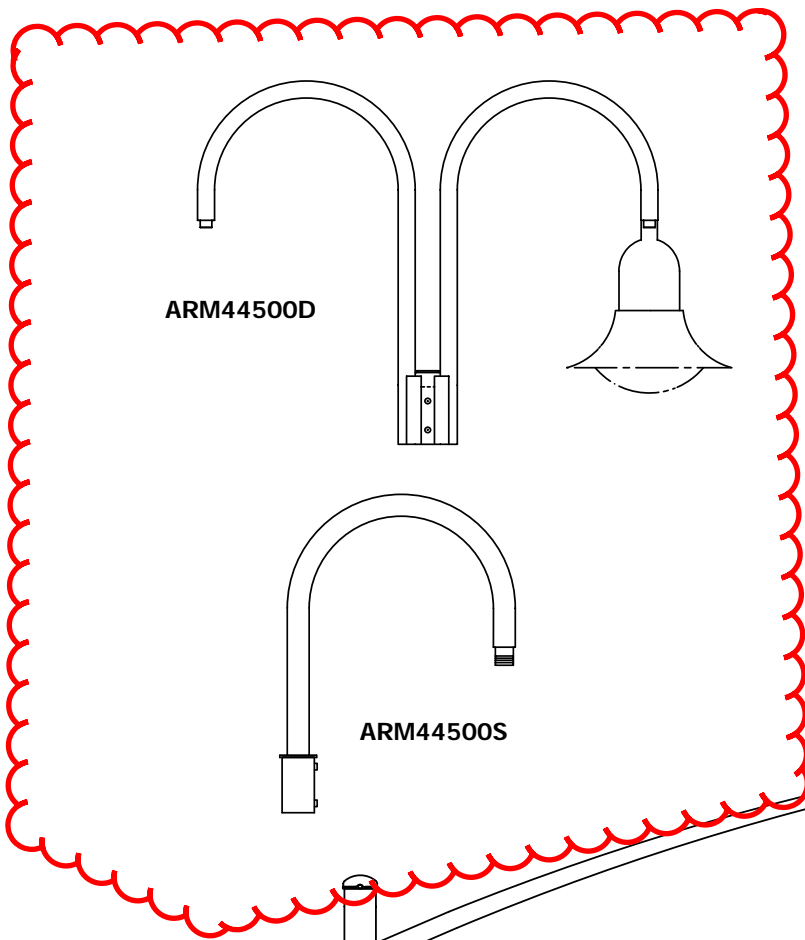
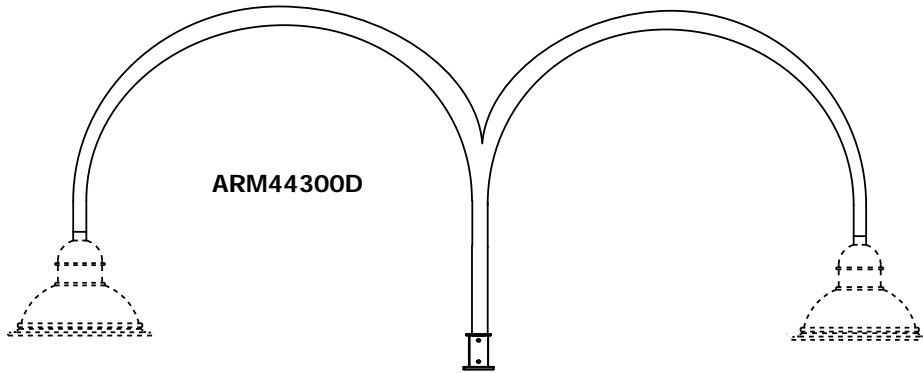
LED Lumen Maintenance					
25,000 hours	36,000 hours	50,000 hours	60,000 hours	75,000 hours	100,000 hours
98%	96%	94%	93%	91%	88%

Lumen maintenance calculated according to TM-21 at 25°C ambient. Italicized values are extrapolated beyond the standard.

Adjustable Output (AO) Response		
AO Setting	% Lumen Output	% Wattage
8	100%	100%
7	94%	94%
6	82%	81%
5	70%	68%
4	58%	56%
3	46%	43%
2	33%	31%
1	21%	19%

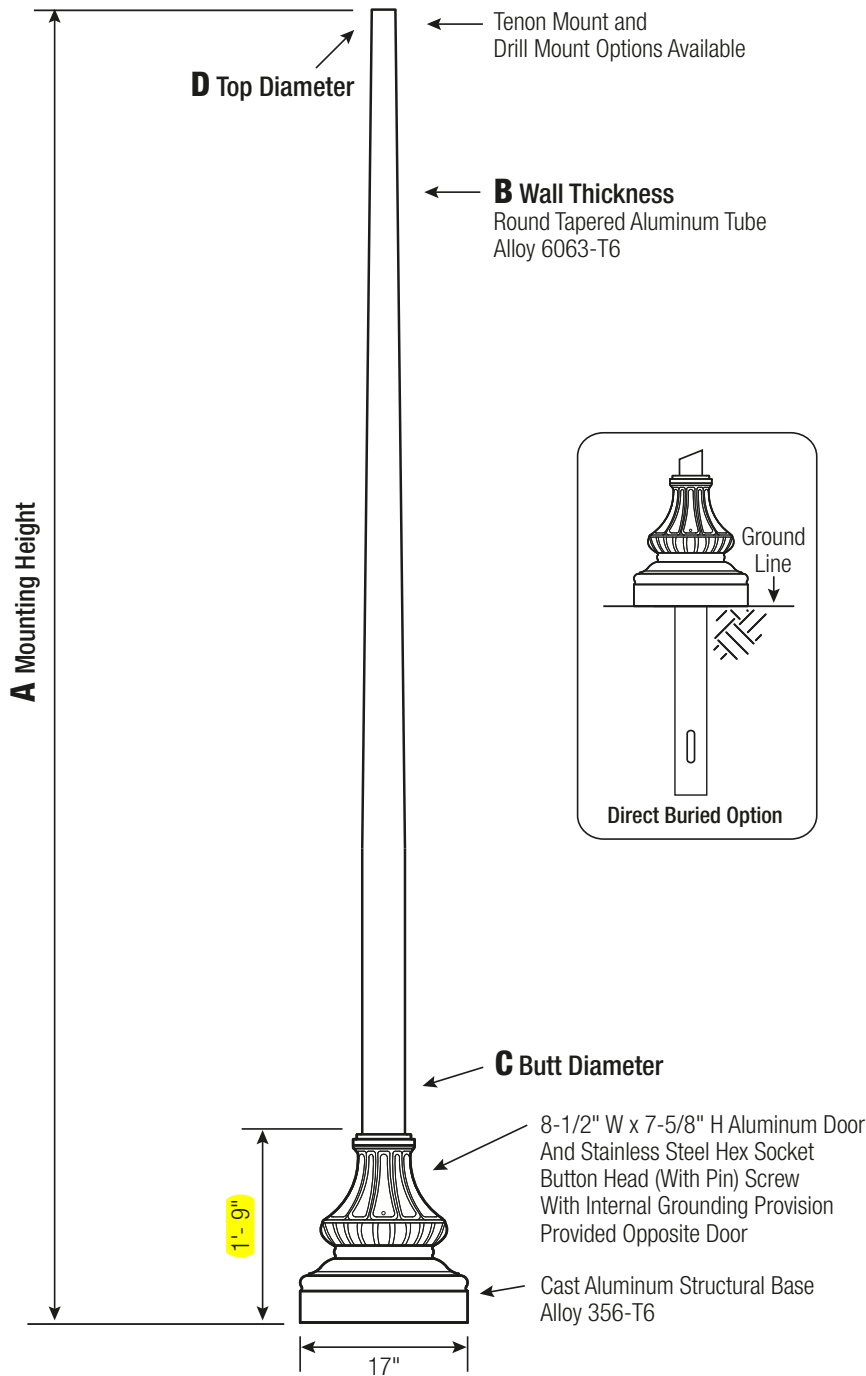
Luminaire Ambient Temperature Factor	
Ambient Temperature	Relative Lumen Output
0°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.99
40°C	0.98

Decorative Arms



ARLEN 17

STRUCTURAL - TAPERED ROUND ALUMINUM POLE



Powder Coated Finish per Customer Specification.

C BUTT DIA.	D TOP DIA.	F BOLT CIR. DIA.	G BASE DIA.	H BOLT PROJ.	I BOLT SIZE
4	3	11 - 12	17	2	.75 x 17 x 3
5	3	11 - 12	17	2	.75 x 17 x 3
6	4.5	11 - 12	17	2	.75 x 17 x 3

■ Square Bolt Pattern

Dimensions in Inches

Base

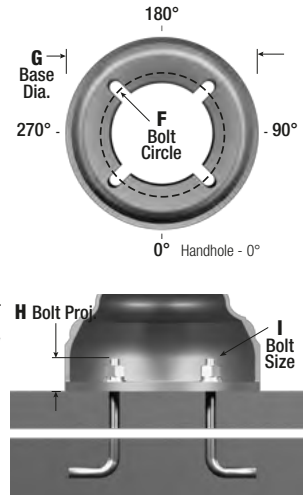
Cast Aluminum, 1-Piece Structural Pedestal Base of Alloy 356 per ASTM B26 or B108. The base shall have an access door with cast aluminum cover and stainless steel attaching hardware. An internal grounding provision will be provided opposite the access door.

Pole

The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft shall be joined to the structural base by means of a complete circumferential weld in accordance with AWS Specification D1.2. The assembly shall be full-length heat-treated after weld to produce a T6 temper.

Anchorage

Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel). A bolt circle template will be provided.



NOTE: All ARLEN 17 pole options may be specified in designs utilizing Direct Buried anchorage.

Vibration Damper

When determined necessary by Hapco, a Vibration Damper will be factory installed inside the pole shaft. Customer specification of the damper is available.



WARNING: Do not install light pole without luminaire.

www.hapco.com



1 of 2

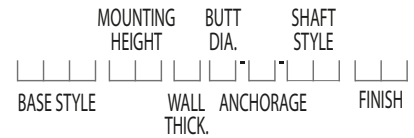
A MTG. HGT.	B WALL THICKNESS	C BUTT DIA.	TOTAL LUM. WEIGHT	90	100	MAXIMUM 110	120	130	140	CATALOG NUMBER*
8	0.125	4	100	15.9	12.7	10.4	8.6	7.2	6.1	A7S08B4-4-TR--
	0.188	4	100	23.3	18.8	15.3	12.7	10.7	9.1	A7S08D4-4-TR--
	0.250	4	100	27.8	22.3	18.3	15.2	12.8	11.0	A7S08F4-4-TR--
	0.125	5	100	25.8	20.8	17.0	14.1	11.8	10.1	A7S08B5-4-TR--
	0.188	5	100	27.6	22.2	18.2	15.2	12.8	11.0	A7S08D5-4-TR--
	0.125	6	100	27.4	22.0	18.0	15.0	12.6	10.8	A7S08B6-4-TR--
10	0.125	4	100	12.0	9.5	7.6	6.3	5.2	4.3	A7S10B4-4-TR--
	0.188	4	100	17.9	14.3	11.6	9.6	8.0	6.8	A7S10D4-4-TR--
	0.250	4	100	21.8	17.4	14.2	11.8	9.8	8.4	A7S10F4-4-TR--
	0.125	5	100	20.3	16.2	13.2	10.8	9.1	7.7	A7S10B5-4-TR--
	0.188	5	100	21.6	17.3	14.1	11.6	9.8	8.2	A7S10D5-4-TR--
	0.125	6	100	21.2	17.0	13.7	11.3	9.5	8.1	A7S10B6-4-TR--
12	0.125	4	100	9.2	7.2	5.7	4.6	3.7	3.1	A7S12B4-4-TR--
	0.188	4	100	14.2	11.2	9.0	7.4	6.1	5.1	A7S12D4-4-TR--
	0.250	4	100	17.6	14.0	11.4	9.3	7.7	6.4	A7S12F4-4-TR--
	0.125	5	100	16.0	12.6	10.2	8.3	6.9	5.7	A7S12B5-4-TR--
	0.188	5	100	17.5	13.9	11.2	9.2	7.6	6.4	A7S12D5-4-TR--
	0.125	6	100	17.0	13.5	10.7	8.8	7.3	6.2	A7S12B6-4-TR--
14	0.125	4	90	7.2	5.6	4.3	3.3	2.6	2.1	A7S14B4-4-TR--
	0.188	4	100	11.4	8.9	7.1	5.7	4.6	3.7	A7S14D4-4-TR--
	0.250	4	100	14.6	11.5	9.2	7.4	6.1	5.0	A7S14F4-4-TR--
	0.125	5	100	12.9	10.1	8.0	6.4	5.2	4.3	A7S14B5-4-TR--
	0.188	5	100	14.4	11.4	9.0	7.3	6.0	4.9	A7S14D5-4-TR--
	0.125	6	100	13.8	10.9	8.4	6.8	5.6	4.7	A7S14B6-4-TR--
16	0.125	4	80	5.5	4.1	3.1	2.3	1.7	1.2	A7S16B4-4-TR--
	0.188	4	100	8.9	6.9	5.3	4.2	3.3	2.6	A7S16D4-4-TR--
	0.250	4	100	12.0	9.4	7.4	5.9	4.8	3.8	A7S16F4-4-TR--
	0.125	5	100	10.2	7.9	6.2	4.8	3.8	3.0	A7S16B5-4-TR--
	0.188	5	100	11.8	9.2	7.2	5.7	4.6	3.6	A7S16D5-4-TR--
	0.125	6	100	11.1	8.6	6.4	5.1	4.1	3.4	A7S16B6-4-TR--
18	0.125	4	90	3.9	2.8	2.0	1.3	0.8	-	A7S18B4-4-TR--
	0.188	4	85	7.1	5.3	4.0	3.0	2.3	1.7	A7S18D4-4-TR--
	0.250	4	100	9.7	7.4	5.7	4.5	3.5	2.7	A7S18F4-4-TR--
	0.125	5	90	8.2	6.2	4.7	3.5	2.7	2.1	A7S18B5-4-TR--
	0.188	5	100	9.7	7.4	5.7	4.4	3.4	2.6	A7S18D5-4-TR--
	0.125	6	40	8.9	6.8	4.9	3.7	2.9	2.4	A7S18B6-4-TR--
20	0.125	4	50	3.2	2.1	1.3	-	-	-	A7S20B4-4-TR--
	0.188	4	40	6.0	4.4	3.2	2.3	1.6	1.1	A7S20D4-4-TR--
	0.250	4	75	8.0	6.0	4.5	3.4	2.5	1.9	A7S20F4-4-TR--
	0.125	5	50	6.9	5.0	3.7	2.7	1.9	1.3	A7S20B5-4-TR--
	0.188	5	40	8.0	6.0	4.4	3.3	2.4	1.8	A7S20D5-4-TR--
	0.125	6	40	7.1	5.3	3.6	2.6	1.9	1.4	A7S20B6-4-TR--
25	0.188	4	60	2.6	1.5	-	-	-	-	A7S25D4-4-TR--
	0.250	4	45	4.6	3.1	2.0	1.2	-	-	A7S25F4-4-TR--
	0.125	5	45	3.6	2.2	1.3	-	-	-	A7S25B5-4-TR--
	0.188	5	45	4.8	3.2	2.1	1.2	-	-	A7S25D5-4-TR--
	0.250	5	40	4.8	3.2	2.1	1.2	0.6	-	A7S25F5-4-TR--
	0.125	6	40	3.6	2.4	-	-	-	-	A7S25B6-4-TR--
30	0.188	6	40	3.6	2.4	0.9	-	-	-	A7S25D6-4-TR--
	0.188	5	45	2.4	1.2	-	-	-	-	A7S30D5-4-TR--
	0.125	6	40	1.0	-	-	-	-	-	A7S30B6-4-TR--

EPA Notes: Effective Projected Area (EPA) in square feet. EPA's calculated using wind velocity (mph) indicated in accordance with 2015 AASHTO LRFD (7th Edition) using a 50-year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.

*4-Bolt Base Anchorage shown. For direct buried design replace -4 in catalog number with -E.

Catalog Number System

The catalog number for Hapco poles utilizes the following identification system.



Catalog Number Example -

A7S 18 B 4 - 4 - TR - BA

ARLEN 17 Structural Base, 18' Mounting Height, .125" Wall Thickness, 4" Butt Diameter, 4-Bolt Base, Tapered Round Shaft, Black Powder Coat Finish

Wall Thickness

B = .125"

D = .188"

F = .250"

Butt Dia.

4 = 4"

5 = 5"

6 = 6"

Anchorage

4 = 4-Bolt Base

E = Direct Buried

Shaft Style

TR = Tapered Round

Powder Coat Finish

BA - Black Powder Coat

BH - White Powder Coat

BM - Dark Bronze Powder Coat

BV - Dark Green Powder Coat

GC - Gray Powder Coat

SC - Special Colors

*Provide RAL # or Sample Color Chip

Mounting Options

Tenon Mount

For Tenon Mount applications specify both Tenon diameter and length.



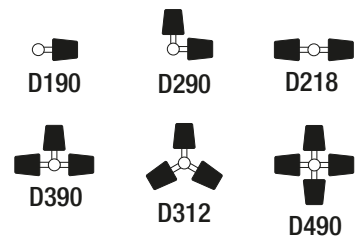
Side Drill Mount

Includes removable pole cap.

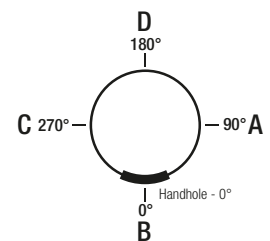
NOTE: A luminaire drilling template must be supplied at time of order.



Drill Mount Options



Pole Orientation



CATALOG NUMBER:	QUANTITY:
CUSTOMER NAME:	
PROJECT:	LOCATION:
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To: Planning Commission
From: Community Development Department
Re: Codified Ordinance Updates
Date: January 19, 2022

This effort is a continuation of the community development department 2021/2022 initiatives to review the planning and zoning code and make recommendations to bring the code up to current development standards. Attached are proposed updates to the city codified ordinances that supplement and provide consistency across the entire city code. Following the adoption of 1154 Technology Manufacturing District (TMD) staff has identified provisions that should be updated to ensure chapter 1154 is seamlessly incorporated into the city codified ordinances. The TMD is meant to decrease cross references and simplify for the administration and interpretation of zoning code requirements. The proposed chapters being modified and listed below will ensure this goal is achieved.

Chapter 1105 – Definitions
Chapter 1107 – Administration
Chapter 1125 – Districts Established; Zoning Map
Chapter 1127 – General Regulations
Chapter 1157 - ARD Architectural Review Overlay District
Chapter 1160 – Limited Overlay District

Please feel free to contact city staff if you have any questions.

PROPOSED MODIFICATION #1 TO CHAPTER 1105 - DEFINITIONS

1105.01 - INTERPRETATION.

For the purpose of this Zoning Ordinance, certain terms and words are to be defined as found in this chapter. Words and terms specifically defined carry their customarily understood meanings. Words used in the present tense include the future tense. The singular form shall include plural and plural shall include singular. The word "shall" is intended to be mandatory. "Occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied."

Specific terms related to swimming pools, signs, ~~and~~ landscaping, and matters specific to the Technology Manufacturing District (TMD) zoning district classification are defined within the specific sections of the Zoning Ordinance where those requirements are found.

Commented [SM1]: This ensures consistency with Chapter 1154 which includes specific matters for items such as landscaping, signage, etc in order to reduce the amount of cross referencing throughout the codified ordinances.

PROPOSED MODIFICATION #2 TO CHAPTER 1105 - DEFINITIONS

1105.02 - DEFINITIONS. *[NOTE: The following definitions are to be added to this section; entire section has not been reproduced.]*

"Business day" means any full business day (i.e., 8:00 A.m. to 5:00 P.M.) other than Saturday, Sunday, or a holiday during which the City's offices are closed. For purposes of measuring business days with regard to timing of reviews of applications under this Zoning Ordinance, the first business day of such a review period shall be the first full business day after an application is received by the City.

"Common ownership" means "ownership of two or more parcels by the same owner or by one owner and an affiliated person or entity of that owner."

"Director" means the City's Director of Community Development.

Commented [SM2]: This ensures consistency with Chapter 1154. These are terms used in chapter 1154. Business day is added as an anticipated need for the new permit review process established in Chapter 1154.

PROPOSED MODIFICATION #3 TO CHAPTER 1107 - ADMINISTRATION

1107.02 - MUNICIPAL PLANNING COMMISSION.

- (a) Organization and Members. The Municipal Planning Commission shall organize and adopt rules in accordance with the requirements of the Charter of the Village of New Albany. Meetings of the Commission shall be held at the call of the Chairperson, and at such times as the Commission determines. All meetings of the Planning Commission shall be open to the public. The Planning Commission shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep public records or its actions.

The Planning Commission shall consist of six (6) members. Five (5) of these members shall be voting members and shall serve overlapping three-year terms. The sixth shall be a Council member appointed by Council. This Council member shall be a nonvoting member of the Planning Commission. Three (3) voting members shall constitute a quorum. The powers and duties shall be as provided in the Village Charter and as provided by ordinances and resolutions of Council.

(b) Powers and Duties. The Planning Commission shall have the following powers and duties:

- (1) Recommend to Council a master plan, official map, area plans, and development standards for the Municipality.
- (2) Recommend to Council the disposition of requests for subdivision platting.
- (3) Recommend to Council amendments to the zoning plan and Zoning Ordinance of the Municipality.
- (4) Prepare and present a zoning plan for a newly annexed territory, pursuant to Section 1125.04.
- (5) Review all proposed amendments to this Zoning Ordinance in accordance with Chapter 1111 and make recommendations to Council.
- (6) Grant zoning permits for conditional uses as specified in the district regulations and establish such additional safeguards as will uphold the intent of this Ordinance.
- (7) Grant variances from the requirements of Chapter 1154, in accordance with procedures set forth therein.
- (7)(8) Review all changes in the fee schedule established in Section 1109.10 and make recommendations to Council.
- (8)(9) Determine the similarity of uses pursuant to Section 1127.02(e).
- (9)(10) Perform such other duties, not inconsistent with the Charter, as may be required by this Ordinance.

Commented [SM3]: This ensures consistency with Chapter 1154.18(a) which requires the Planning Commission to review variances.

PROPOSED MODIFICATION #4 TO CHAPTER 1125 - DISTRICTS ESTABLISHED; ZONING MAP

1125.01 - ZONING DISTRICTS ESTABLISHED.

The following zoning districts are hereby established for the Municipality of New Albany:

- AG - Agricultural District
- R-1 - Residential Estate District
- R-2 - Low-Density Single-Family Residential District
- R-3 - Medium Density Single-Family Residential District
- R-4 - Suburban Single-Family Residential District
- R-5 - Historic Village Single-Family Residential District
- R-6 - Two Family Residential District

R-7 - Urban Density Residential District
UC - Urban Center District
OR - Office Residential District
O - Office District
OCD - Office Campus District
C-1 - Neighborhood Business District
C-2 - General Business District
C-3 - Highway Business District
CF - Community Facilities District
LI - Limited Industrial District
GE - General Employment District
TMD – Technology Manufacturing District
FP - Flood Plain Overlay District
ARD - Architectural Review Overlay District
I-PUD - Infill Planned Unit Development District
C-PUD - Comprehensive Planned Unit Development District
Limited Overlay District

Commented [SM4]: Adding new chapter to the appendix

PROPOSED MODIFICATION #5 TO CHAPTER 1157 - ARD ARCHITECTURAL REVIEW OVERLAY DISTRICT

1157.04 - DISTRICT BOUNDARIES.

The Architectural Review District shall consist of all zoning districts in the City of New Albany **other than the TMD** and shall apply to all environmental changes: private, municipal, and to the extent municipal design review is not pre-empted by state or federal law, all other government environmental changes.

Commented [SM5]: This ensures consistency with Chapter 1154. Chapter 1154 includes its own set of architectural and site requirements in the Design Standards.

PROPOSED MODIFICATION #6 TO CHAPTER 1160 - LIMITED OVERLAY DISTRICT

1160.02 - APPLICATION.

An applicant for a Limited Overlay District shall file an application as to any lot proposed to be rezoned to any of the zoning districts set forth in Chapters 1129 through **1154** ~~1153~~ of the Zoning Code, on a form provided by or otherwise approved by Village Staff. This application will be processed together with the application to rezone the subject property and will be reviewed in the same manner as the rezoning application by Staff, the Municipal Planning Commission and Village Council.

Commented [SM6]: Update to ensure the TMD is included in the overlay chapter.

PROPOSED MODIFICATION #7 TO CHAPTER 1127 - GENERAL REGULATIONS

1127.02 - RULES **OF APPLICATION.**

(b) Permitted Uses. Only a use designated as permitted shall be allowed as a matter of right in any zoning district, and any use not so designated shall be prohibited except, when in character with the zoning district, such additional uses may be added to permitted uses by formal amendment, in conformance with the procedures specified in Chapter 1111. ~~No more than one permitted use shall exist on any one zoning lot.~~

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(e) Similar Uses. Determination as to whether a use is similar to uses permitted by right shall be considered as an expansion of use regulations of the district and not as a variance applying to a particular situation. Any use found similar shall thereafter be considered as a permitted use in that district.

Applications for zoning permits for uses not specifically listed in the permitted building or use classifications of the zoning district, which the applicant feels qualify as a similar use under the provisions of this section, shall be submitted to the Planning Commission ~~except for -similar uses in the Technology Manufacturing District (TMD) where the Community Development Director or his/her designee shall be responsible for making this determination.~~

Prior to taking action on the inclusion of a use as a similar use, the Planning Commission shall hold a public hearing. The public hearing shall be advertised according to the requirements of Section 1111.05.

Within thirty (30) days after the public hearing, the Planning Commission shall determine whether the requested use is similar to those uses permitted in the specific district. In order to find that a use is similar, the Planning Commission shall find that all of the following conditions exist:

- (1) Such use is not listed as a permitted or conditional use in another zoning district.
- (2) Such use conforms to basic characteristics of the classification to which it is to be added and is more appropriate to it than to any other classification.
- (3) Such use creates no danger to health and safety and creates no offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences to an extent greater than normally resulting from uses listed in the classification to which it is to be added.
- (4) Such use does not create traffic congestion to a greater extent than uses listed in the classification to which it is to be added.

(f) Development Standards. Development standards set forth shall be the minimum allowed for development in a district. If development standards are in conflict with requirements of any other lawfully adopted rule, regulation, or law, the most restrictive standard shall govern. ~~However, the provisions found in Chapter 1154 (TMD) shall take precedence over all other conflicting regulations contained in the Codified Ordinances as it pertains to that property.~~

Commented [SM7]: This ensures consistency with Chapter 1154 and other sections of code including the Urban Center Code.

Commented [SM8]: This ensures consistency with Chapter 1154 which includes this provision.

Commented [SM9]: This ensures consistency with Chapter 1154. Chapter 1154 includes many of the development standards contained in the city codified ordinances in order to reduce cross referencing to make it easier to interpret and apply.