

Permit # \_\_\_\_\_  
Board \_\_\_\_\_  
Mtg. Date \_\_\_\_\_



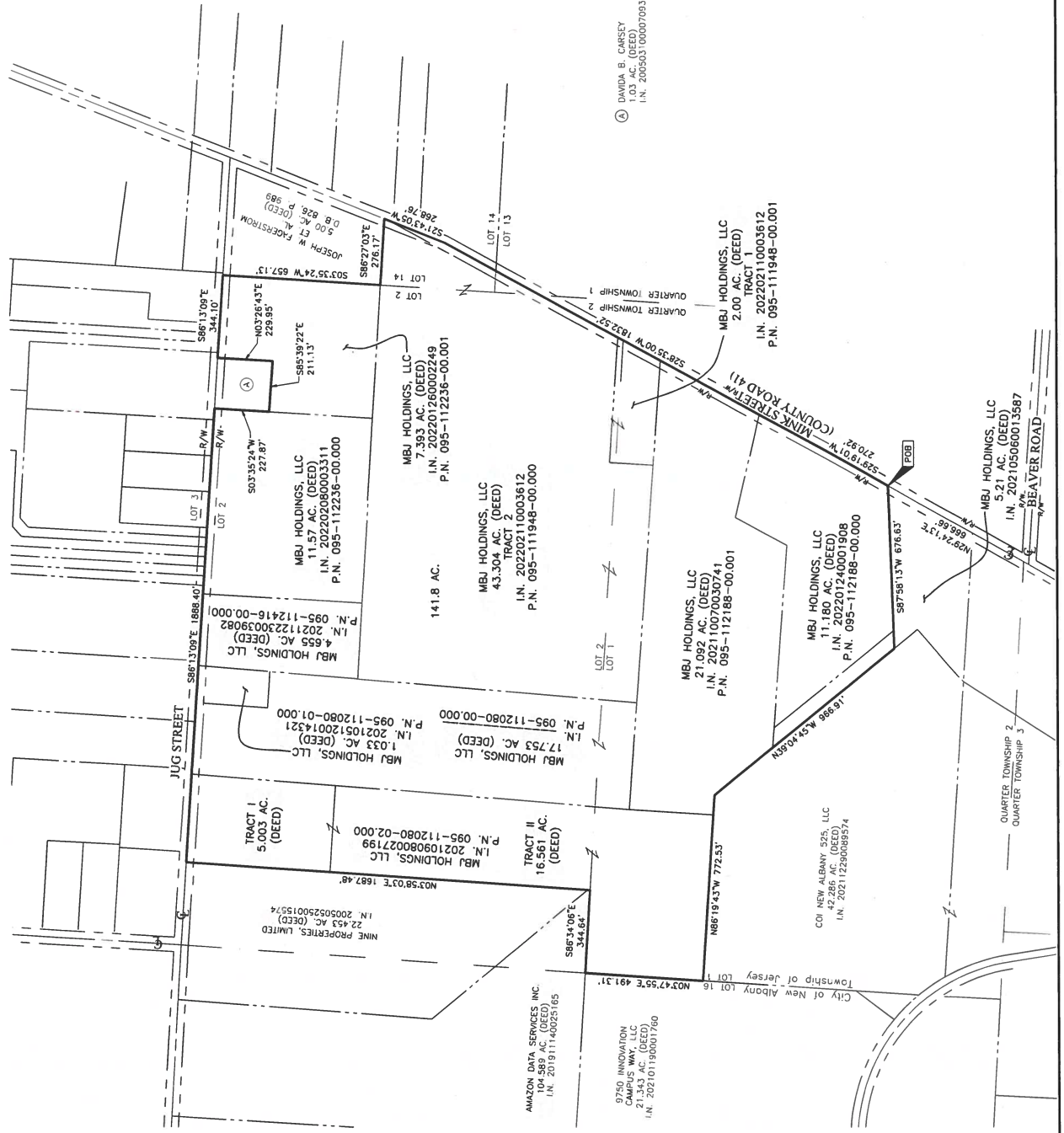
### Community Development Planning Application

Project Information	Site Address <u>Please see attached list of parcel numbers and corresponding addresses.</u>																																																						
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	Acres <u>141.8 +/- Acres</u> # of lots created _____																																																						
Choose Application Type	Circle all Details that Apply																																																						
	<table border="0"><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 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 checked="" type="checkbox"/> Zoning</td><td>Amendment (rezoning)</td><td></td><td>Text Modification</td><td></td></tr></table>	<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 type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input checked="" type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification
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Contacts	Property Owner's Name: <u>MBJ Holdings LLC, c/o Aaron L. Underhill</u>																																																						
	Address: <u>Underhill &amp; Hodge LLC, 8000 Walton Parkway, Suite 260</u>																																																						
City, State, Zip: <u>New Albany, OH 43054</u>																																																							
Phone number: <u>614.335.9320</u>	Fax: <u>614.335.9329</u>																																																						
Email: <u>aaron@uhlawfirm.com</u>																																																							
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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.																																																						
	By: <u></u> Signature of Owner <u>Aaron L. Underhill, Attorney for Owner</u> Date: <u>3/18/2022</u> Signature of Applicant <u></u> Date: <u>3/18/2022</u> By: <u>Aaron L. Underhill, Attorney for Applicant</u>																																																						

**Subject Property**  
**141.8 +/- Acres**  
**Parcel Numbers & Addresses**

- 095-112080-02.000 – 12455 Jug Street Road, Johnstown, OH 43031
- 095-112080-00.000 – 12353 Jug Street Road, Johnstown, OH 43031
- 095-112080-01.000 – 12315 Jug Street Road, Johnstown, OH 43031
- 095-112416-00.000 – 12247 Jug Street Road, Johnstown, OH 43031
- 095-112236-00.000 – 12181 Jug Street Road, Johnstown, OH 43031
- 095-112236-00.001 – 12023 Jug Street Road, Johnstown, OH 43031
- 095-111948-00.000 – 2419 Mink Street NW, Johnstown, OH 43031
- 095-112188-00.001 – 2275 Mink Street NW, Johnstown, OH 43031
- 095-112188-00.000 – 2189 Mink Street NW, Johnstown, OH 43031
- 095-111948-00.001 – Mink Street NW, Johnstown, OH 43031

**LOTS 1 & 2, QUARTER TOWNSHIP 2, AND  
LOTS 13 & 14, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15  
UNITED STATES MILITARY DISTRICT  
CITY OF NEW ALBANY, COUNTY OF LICKING, STATE OF OHIO**

[illegible]

**APPLICANT:**

MBJ Holdings LLC  
c/o Aaron Underhill  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, OH 43054

**PROPERTY OWNER:**

MBJ Holdings, LLC  
8000 Walton Parkway, Suite 120  
New Albany, Ohio 43054

**SURROUNDING PROPERTY OWNERS:**

Thomas and Pavana Stetzik  
2001 Mink Street  
Johnstown, OH 43031

9750 Innovation Campus Way LLC  
P.O. Box 847  
Carlsbad, CA 92018

Nine Properties Limited  
Kennel Club USA  
12525 Jug Street  
Johnstown, OH 43031

Rusmisel LLC  
12455 Jug Street Road  
Johnstown, OH 43031

Jason and Susan Arnett  
2810 Clover Valley Road  
Johnstown, OH 43031

Kathie Frost  
12228 Jug Street Road  
Johnstown, OH 43031

Stephen and Gay Allender  
12312 Jug Street  
Johnstown, OH 43031

Jared Writesel  
12276 Jug Street  
Johnstown, OH 43031

Jeremy Kimble  
12206 Jug Street Road  
Johnstown, OH 43031

Luke Wickline  
12204 Jug Street Road  
Johnstown, OH 43031

Brenda Hiles  
12196 Jug Street  
Johnstown, OH 43031

Jenny Davidson  
12190 Jug Street  
Johnstown, OH 43031

Paul Swickard  
12180 Jug Street NW  
Johnstown, OH 43031

Aaron Artis  
12210 Jug Street Road  
Johnstown, OH 43031

Jeffery and Geneva Lutz  
12170 Jug Street Road  
Johnstown, OH 43031

Wayne and Jessie Hughes  
12138 Jug Street Road  
Johnstown, OH 43031

George and Dorrie Mayer  
941 Elaire Road  
Columbus, OH 43227

Andrew and Amanda Dobosh  
12038 Jug Street Road  
Johnstown, OH 43031

Chris and Colleen Anderson  
12030 Jug Street  
Johnstown, OH 43031

Michael and Renee Sides  
12026 Jug Street  
Johnstown, OH 43031

Larry and Teresa Thompson  
12020 Jug Street Road  
Johnstown, OH 43031

Jeff Peterman  
11824 Jug Street  
Johnstown, OH 43031

Joseph Fagerstrom, et al.  
2721 Mink Street  
Johnstown, OH 43031

Charles Salisbury  
2652 Mink Street  
Johnstown, OH 43031

Janet and Milburn Whitt  
750 Fieldson Drive  
Heath, OH 43056

Davida Carsey  
12077 Jug Street Road  
Johnstown, OH 43031

Amazon Data Services, Inc.  
P.O. Box 80416  
Seattle, WA 98108

Francis Green  
2560 Mink Street  
Johnstown, OH 43031

Kathryn Boley and Teresa Ryan,  
Trustees  
1005 Eckard Road  
Centerburg, OH 43011

Mary Jo Smith  
11366 Beaver Road  
Johnstown, OH 43031

COI New Albany 525 LLC  
950 Goodale Blvd., Suite 100  
Columbus, OH 43212



Aaron L. Underhill  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

P: 614.335.9321  
F: 614.335.9329  
aaron@uhlfirm.com

March 18, 2022

Chris Christian  
Development Service Manager  
City of New Albany  
99 West Main Street  
New Albany, Ohio 43054

**RE: School Impact of Zoning of 141.8 +/- acres located generally to the north of Innovation Campus Way, to the south of Jug Street Road NW, to the east of Harrison Road NW and to the west of Mink Street NW in New Albany, Ohio, by MBJ Holdings, LLC**

Dear Chris:

MBJ Holdings, LLC owns certain real property (the "Property") located as described above. This letter accompanies an application to rezone the Property from the AG, Agricultural District to the L-GE, Limited General Employment District. The purpose of this letter is to analyze the impact of this zoning on the Johnstown-Monroe Local School District.

This rezoning will allow commercial development on the Property as opposed to residential development. Once developed, nine homes will be removed from the site. The obvious positive financial impact of developing the Property alleviates the need to undertake a detailed analysis of the impact the development would have on the local school district. In general terms, the rezoning will permit the development of the Property with non-residential uses, which will provide the schools with a substantial financial benefit. This zoning will add significant value to the land and will provide the means to provide additional value by way of improvements.

The applicant is pleased to bring forth this application and looks forward to working with the City. Please let me know if you have any questions.

Sincerely,

Aaron L. Underhill  
Attorney for the Applicant



## INNOVATION EAST ZONING DISTRICT

### Information concerning specific Code requirements for rezoning submittal by MBJ Holdings LLC

Per C.O. 1111.03(g), a statement as to how the proposed zoning amendment will impact adjacent and proximate properties.

Response: The proposed zoning amendment will have little impact on adjacent and proximate properties. The property to the west of the subject property is zoned for general employment uses and therefore this zoning will permit the property to be developed consistent with the existing development pattern in the area.

Per C.O. 1111.03(i), any deed restrictions, easements, covenants and encumbrances to be imposed to control the use, development and maintenance of the area to be rezoned.

Response: Upon the completion of the zoning for this property and prior to selling the property to any third party, the property will be made subject to a property owners' association. The property also will be subjected to a recorded declaration to place the requirement to age restrict the homes in the public record.

Per C.O. 1159.07(b)(2)(F) The schedule of site development, construction of structures and associated facilities. Such schedule shall include the proposed use or reuse of existing features such as topography, streets, easements and natural areas.

Response: Development of the site will occur soon after approval of the accompanying rezoning application and a later final development plan.

Per C.O. 1159.07(b)(2)(J) Verification that an application, if required, has been submitted to the Ohio Environmental Protection Agency in compliance with Section 401 of the Clean Water Act in which anyone who wishes to discharge dredged or fill material into waters of the United States must obtain a Water Quality Certification Permit from the Ohio Environmental Protection Agency. In the case of an isolated wetland either a general state or individual state isolated wetland permit must be obtained from the Ohio Environmental Protection Agency (Sections 6111.021. - 6111.024 of House Bill 231).

Response: The applicant is in the process of studying the Property with respect to this requirement. At the time that an application for a certificate of zoning compliance or an application for a building permit is filed with the City of New Albany, the applicant shall provide evidence of the results of its conclusions in this regard.

Per C.O. 1159.07(b)(2)(K) Verification that an application, if required, has been submitted to the U.S. Army Corps of Engineers, in compliance with Section 404 of the Clean Water Act in which anyone who wishes to discharge dredged or fill material into waters of the United States must obtain either a nationwide or individual permit from the U.S. Army Corps of Engineers.

Response: The applicant is in the process of studying the Property with respect to this requirement. At the time that an application for a certificate of zoning compliance or an application for a building permit is filed with the City of New Albany, the applicant shall provide evidence of the results of its conclusions in this regard.

## MINK STREET WEST ZONING DISTRICT

### LIMITATION (L-GE) TEXT

March 18, 2022

The Mink Street West Zoning District (hereinafter, the “Zoning District”) consists of 141.8+/- acres located to the west of and adjacent to Mink Street, to the south of and adjacent to Jug Street, and generally to the north of Innovation Campus Way. This rezoning serves to extend the same or similar zoning and development standards to this site as currently apply to much of the developed and undeveloped land in its general vicinity.

I. Zoning Designation: L-GE, Limited General Employment District

II. Permitted Uses: The permitted and conditional uses contained and described in the Codified Ordinances of the City of New Albany, GE, General Employment District, Sections 1153.02 and 1153.03, provided that conditional uses are approved in accordance with Chapter 1115, Conditional Uses. The following uses from these code sections shall be prohibited:

- A. Industrial product sales (See Section 1153.03(a)(1));
- B. Industrial service (See Section 1153.03(a)(2));
- C. Mini-warehouses (See Section 1153.03(a)(4)(c)). For purposes of clarification, this prohibition only applies to such facilities that are made available for rental to the general public;
- D. Personal service (See Section 1153.03(b)(2)) and retail product sales and service (See Section 1153.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in this Zoning District;
- E. Vehicle services (See Section 1153.03(b)(4));
- F. Radio/television broadcast facilities (See Section 1153.03(c)(1));
- G. Sexually-oriented businesses (See Section 1153.03(c)(3)); and
- H. Off-premises signs (See Section 1153.03(c)(2)).

III. Lot and Setback Commitments:

A. Lot Coverage: There shall be a maximum lot coverage in this Zoning District of 75%.

B. Setbacks:

- 1. Mink Street: There shall be a minimum pavement setback of 80 feet and a minimum building setback of 130 feet from the centerline of the Mink Street right-of-way as it exists on the effective date of this ordinance.
- 2. Perimeter Boundaries: There shall be a minimum pavement and building setback of 25 feet from all perimeter boundaries for which another setback requirement is not provided in this text, except that the minimum pavement and building setback shall be 50 feet from any such perimeter boundary that is adjacent to property where residential uses are permitted.
- 3. Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this Zoning District (i)



come under common ownership or control, (ii) are zoned to allow compatible non-residential uses, and (iii) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels.

#### IV. Architectural Standards:

A. Building Height: The maximum building height for structures in this Zoning District shall be 65 feet, subject to Section 1165.03 of the Codified Ordinances.

B. Service and Loading Areas: Service areas and loading areas shall be screened in accordance with the Codified Ordinances.

C. Building Design:

1. Building designs shall not mix architectural elements or ornamentation from different styles.

2. Buildings shall be required to employ a comparable use of materials on all elevations.

3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.

4. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.

5. All elevations of a building that are visible from a public right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser visual character than any other.

6. Use of elements such as shutters, cupolas, dormers, and roof balustrades shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.

7. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.

8. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels and piers that are consistent

with the architectural vocabulary of the building are encouraged. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building façade that does not front on a public right-of-way.

D. Building Form:

1. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
2. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

E. Materials:

1. Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.
2. Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
3. Generally, the quantity of materials selected for a building shall be minimized.
4. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
5. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of warehousing and/or distribution uses are not subject to the DGRs and can present challenges in meeting the community standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complimentary to the architecture that will be found elsewhere in this Zoning District.

Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for

achieving appropriate design. In recognition of this fact, the standards set forth herein provide guidelines and suggestions for designing buildings that are not subject to the DGRs in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

In conjunction with an application for a certificate of appropriateness for each building or structure in this Zoning District that is not subject to or governed by the DGRs, the applicant shall be required to submit to the City illustrations of the proposed exterior design of the building or structure for review and approval by the Design Review Committee contemplated in Section 1157.08(a)(1)(D) of the City Code. In designing such buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:

- a. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while taking into account the unique nature of the use(s) that will be found therein.
- b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.
- c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
- d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
- e. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

6. Roof-Mounted Equipment: Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment.

V. Access, Parking, Site Circulation, and Traffic Commitments:

A. Street Improvements: The developer shall work with the City Manager or their designee to determine the appropriate timing and phasing of street improvements at entrances

from Mink Street and Jug Street.

B. Access Points: Subject to other provisions in this text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curbcuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District. Primary vehicular access to and from this Zoning District shall occur from Mink Street and/or Jug Street and/or may occur on Innovation Campus Way if property within this Zoning District is combined into a single parcel with adjacent property that has frontage on Innovation Campus Way. Along Mink Street, no more than one vehicular access point shall be permitted to serve this Zoning District. A public street may be provided within this Zoning District to connect to Mink Street and/or Jug Street. Such a street shall be located and shall have specifications as detailed in an approved final plat. One or more shared private access drives may be created to provide vehicular access to and from Mink Street and may serve multiple parcels in this Zoning District and/or any adjacent zoning district to serve non-residential uses.

C. Parking and Loading: Parking and loading spaces shall be provided for each use per Chapter 1167 of the Codified Ordinances of the City of New Albany.

D. Right-of-Way: The developer shall dedicate right-of-way to the City for each of Mink Street and Jug Street for a distance of 30 feet as measured from the centerline of each street.

VI. Buffering, Landscaping, Open Space, and Screening: A landscaping plan shall be approved as part of the City's review of a certificate of appropriateness application for each portion of this Zoning District that is proposed for development. The following landscaping requirements shall apply to this Zoning District:

A. Tree Preservation: Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

B. Fencing: A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.

C. Stormwater Management: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances of the City of New Albany.

D. Street Trees: A street tree row shall be established along Mink Street and Jug Street and shall contain one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs or in areas subject to overhead electric transmission lines, subject to approval of the City Landscape Architect.

E. Parking Areas: Within this Zoning District, there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.

F. Pedestrian Circulation: An 8-foot-wide asphalt leisure trail is required to be installed along the Mink Street and Jug Street frontages of the Zoning District.



H. Minimum On-Site Tree Sizes: Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

I. All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation.

VII. Lighting:

A. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

B. All parking lot lighting shall be of the same light source type and style. Building, pedestrian, and landscape lighting may be incandescent or metal halide, or may be LED if the LED lighting temperature is at least 4,000 Kelvin and no more than 6,000 Kelvin to ensure that the lighting color is white.

C. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed 30 feet in height.

D. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

E. No permanent colored lights or neon lights shall be used on the exterior of any building.

F. All other lighting on the site shall be in accordance with City Code.

G. Street lighting must meet the City standards and specifications.

VIII. Signage: All signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.

IX. Utilities: All new utilities installed solely to serve this Zoning District shall be installed underground.

### 141.8 ACRES

Situated in the State of Ohio, County of Licking, City of New Albany, in Lots 1 and 2, Quarter Township 2, and Lots 13 and 14, Quarter Township 1, Township 2, Range 15, United States Military Lands, being comprised of all of the following tracts of land: that 11.180 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202201240001908, that 21.092 acre tract conveyed to MBJ Holdings, Inc. by deed of record in Instrument Number 202110070030741, that 5.003 acre tract and that 16.561 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202109080027199, that 17.753 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number \_\_\_\_\_, that 1.033 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202105120012321, that 4.655 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202112230039082, that 11.57 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202202080003311, that 7.393 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202201260002249, that 43.304 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202202110003612, and that 2.00 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202202110003612, and part of that 5.21 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202201240001908 (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning at the northeasterly corner of said 5.21 acre tract, in the centerline of Mink Street;

Thence South 87° 58' 13" West, partly with the northerly line of said 5.21 acre tract and partly crossing said 5.21 acre tract, a distance of 676.63 feet to a point in the easterly line of that 42.286 acre tract conveyed to COI New Albany 525, LLC by deed of record in Instrument Number 202112290089574;

Thence North 39° 04' 45" West, with said easterly line, a distance of 966.91 feet to a point;

Thence North 86° 19' 43" West, with the northerly line of said 42.286 acre tract, a distance of 772.53 feet to a point in the easterly line of that 21.343 acre tract conveyed to 9750 Innovation Campus Way, LLC by deed of record in Instrument Number 202101190001760;

Thence North 03° 47' 55" East, with said easterly line, a distance of 491.31 feet to a point in the southerly line of that 104.589 acre tract conveyed to Amazon Data Services Inc. by deed of record in Instrument Number 201911140025165;

Thence South 86° 34' 06" East, with said southerly line, a distance of 344.64 feet to the southeasterly corner of that 22.453 acre tract conveyed to Nine Properties, Limited by deed of record in Instrument Number 200505250015574;

Thence North 03° 58' 03" East, with the easterly line of said 22.453 acre tract, a distance of 1687.48 feet to a point in the centerline of Jug Street;

Thence South 86° 13' 09" East, with said centerline, a distance of 1888.40 feet to the northwesterly corner of that 1.03 acre tract conveyed to Davida B. Carsey by deed of record in Instrument Number 200503100007093;

Thence with the boundary of said 1.03 acre tract the following courses and distances:

South 03° 35' 24" West, a distance of 227.87 feet to a point;

South 85° 39' 22" East, a distance of 211.13 feet to a point; and

North 03° 26' 43" East, a distance of 229.95 feet to a point in the centerline of Jug Street;



Thence South 86° 13' 09" East, with said centerline, a distance of 344.10 feet to the northwesterly corner of that 5.00 acre tract conveyed to Joseph W. Fagerstrom by deed of record in Deed Book 826, Page 989;

Thence South 03° 35' 24" West, with the westerly line of said 5.00 acre tract, a distance of 657.13 feet to the southwesterly corner thereof;

Thence South 86° 27' 03" East, with the southerly line of said 5.00 acre tract, a distance of 276.17 feet to a point in the centerline of said Mink Street;

Thence with said centerline the following courses and distances:

South 21° 43' 05" West, a distance of 268.76 feet to a point;

South 28° 35' 00" West, a distance of 1832.52 feet to a point; and

South 29° 19' 01" West, a distance of 270.92 feet to the POINT OF BEGINNING, containing 141.8 acres of land, more or less.