

  
**New Albany Planning Commission**  
**March 21, 2022 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 Vice Chair Mr. David Wallace at 7:03 p.m.

Those answering roll call:

Mr. Neil Kirby, Chair	Absent
Mr. David Wallace	Present
Mr. Hans Schell	Present
Ms. Sarah Briggs	Present
Mr. Bruce Larsen	Present
Mr. Matt Shull (Council liaison)	Present

Staff members present: Steven Mayer, Development Services Coordinator; Chris Christian, Planner; Jay Herskowitz for Ed Ferris, City Engineer; Benjamin Albrecht, Interim City Attorney; and Josie Taylor, Clerk.

Mr. Larsen was sworn in as a member of the Planning Commission (hereafter, "PC") by Mr. Shull.

Moved by Mr. Schell to approve the February 7, 2022 meeting minutes, seconded by Ms. Briggs. Upon roll call: Mr. Schell, yea; Ms. Briggs, yea; Mr. Larsen, yea; Mr. Wallace, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

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

Mr. Christian stated yes, the PC had agreed to revisit the appointment of the PC liaison to the Board of Zoning Appeals at this time.

Mr. Wallace stated they could table that until all PC members were present.

Mr. Wallace swore all who would be speaking before the PC this evening to tell the truth and nothing but the truth.

Mr. Underhill swore to tell the truth and nothing but the truth.

Mr. Wallace asked when the Executive Session would begin.

Mr. Christian stated they could do that after the cases.

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

**ZC-28-2022 Zoning Amendment**

**Rezoning of 51.8+/-acres, known as the Canini Trust Corp zoning district, from Infill Planned Unit Development (I-PUD) to Infill Planned Unit Development (I-PUD) to remove a minimum office space requirement (PIDs: 222-004964, 222-004965, 222-004887, 222004353, 222-004340, 222-000347, 222-005173, 222-004746, 222-005166 and 222-004736).**

**Applicant: City of New Albany**

Mr. Christian presented the staff report.

Mr. Wallace asked if there were any engineering comments on this application.

Mr. Herskowitz stated no comments.

Mr. Schell asked if there was an economic or tax benefit that would come with having retail space rather than office space.

Mr. Mayer stated office users paid more to the City through income taxes but retail users also brought additional benefits to the City and surrounding areas.

Mr. Schell stated thank you.

Mr. Larsen asked if there would be benefits available through sales taxes.

Mr. Mayer stated the state collected the sales taxes.

Mr. Larsen stated this removed a requirement for a minimum amount of office space and asked if having a maximum amount indicated for retail space might be a limitation for this space.

Mr. Mayer stated he did not believe so and the cap was on a site by site basis.

Mr. Larsen stated it was on area A8.

Mr. Mayer stated a mixture of uses were good for tax generation.

Mr. Shull stated office vacancy was at one point around 19% and asked staff where it might be now.

Mr. Mayer stated they could report that information back.

Mr. Shull asked if the vacancy number may have been overinflated due to Covid.

Mr. Mayer stated it was overinflated and was trending down as Covid concerns lessened.

Mr. Shull stated thank you.

Mr. Larsen stated that in the text, section 8A, mentioned §1165.09 and asked if it should be §1165.08 instead.

Mr. Christian stated that was a typo and it should be §1165.08 in the text.

Mr. Wallace stated the text referred to twelve (12) acres of undeveloped land and asked what the approximate square footage was.

Mr. Herskowitz stated it was about 500,000 square feet.

Mr. Wallace stated the text predated the screening language for sound and sight and asked if that could be added in at this time.

Mr. Mayer stated they could do that at the time of the final development plan ("FDP," hereafter),

Mr. Wallace asked if it could be made permanent in the text.

Mr. Mayer stated he thought they could but it would depend on the language.

Mr. Wallace stated they could use the standard language in place now for screening requirements in each subsection as each seemed to be different.

Mr. Mayer stated the category of uses differed and how they were broken down varied based on the sections' locations and expected uses.

Mr. Wallace stated the language in the FDP for assisted living and hotels had not h any particular push back from developers.

Mr. Underhill, attorney for the owners, noted that a change in text could potentially create legal non-conformities later on and they would need to be careful.

Mr. Wallace asked staff to review that and, if there was an issue, then add screening requirements at the time of the FDP.

Moved by Mr. Wallace to accept the staff reports and related documents into the record for ZC-28-2022, seconded by Ms. Briggs. Upon roll call: Mr. Wallace, yea; Ms. Briggs, yea; Mr. Larsen, yea; Mr. Schell, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Mr. Mayer asked about a public opportunity for the public to comment at this time.

Mr. Wallace asked if any members of the public wanted to provide comments.

Two (2) members of the public indicated they had no comments at this time.

Moved by Mr. Schell to approve ZC-28-2022 with the findings in the staff report and with the conditions listed in the staff report, seconded by Mr. Wallace. Upon roll call: Mr. Schell, yea; Mr. Wallace, yea; Ms. Briggs, yea; Mr. Larsen, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

### **ZC-21-2022 Zoning Amendment**

**Rezoning of 2.204+/-acres within the Canini Trust Corp from Infill Planned Unit Development (I-PUD) to Infill Planned Unit Development (I-PUD) to expand the permitted retail uses in the zoning district(PID: 222-000347).**

**Applicant: Aaron Underhill, Esq.**

Mr. Christian presented the staff report.

Mr. Wallace stated there was an example at the end of the application where three areas were detailed.

Mr. Christian stated the application was for the 8C area so it could be rezoned into a new subarea 8D to include retail uses and a carwash as well as to add sidewalks.

Mr. Wallace asked if there were any engineering comments.

Mr. Herskowitz stated no comments.

Mr. Wallace asked if the applicant would like to speak.

Mr. Aaron Underhill, attorney for the applicant, discussed the zoning change.

Mr. Larsen asked if adding a carwash in the area would conflict with Turkey Hill.

Mr. Underhill stated it was not prohibited.

Mr. Schell asked if the lots were for single users.

Mr. Underhill stated it could be for one (1) or two (2) users on the minimum parcel size.

Mr. Schell asked if there were any ideas of who or what would be going in there.

Mr. Underhill stated yes, there could be a carwash and other office or restaurant uses.

Mr. Schell asked if the carwash would take up the entire area.

Mr. Underhill stated maybe, it would depend.

Mr. Schell stated he was worried about traffic and a line of vehicles wrapping around the building.

Mr. Underhill stated they were discussing multiple points of entry and would review this issue.

Ms. Briggs stated those were her exact questions and asked if there was a light at Forrest Drive.

Mr. Christian stated yes.

Mr. Briggs stated spacing, traffic, sidewalks, etc., would all need to be considered at the FDP stage.

Mr. Schell stated they wanted to avoid the issue with traffic they had previously seen.

Mr. Mayer stated they would share those concerns with those conducting the required traffic study as part of the FDP.

Mr. Underhill stated there had been a similar situation with Sheetz and it had worked well to have a traffic study.

Mr. Wallace asked where the anticipated connector roads would be and if they would connect where this rezoning was or elsewhere.

Mr. Mayer noted there were a couple of private roads in the area as well as public streets there. Mr. Mayer said there would not be additional street extensions needed at this time.

Mr. Christian noted the image was not clear and said the Sheetz location was also in the area.

Mr. Wallace stated he thought he recalled there had been a desire for some connections.

Mr. Mayer stated the Strategic Plan called for it, but they were looking at other areas. Mr. Mayer stated the Forrest extension was conceptual.

Mr. Underhill stated there were a lot of options for entries and exits here.

Mr. Mayer stated there could also be more connections in the future, but this was based on current traffic models.

Mr. Shull asked that the traffic flow be considered here to avoid issues such as Dairy Queen experienced. Mr. Shull asked that sidewalks around the parcel also be looked at for connections to all parcels.

Mr. Christian stated not all parcels required a sidewalk be put in place in front of the parcel, sometimes sidewalks would be across the way from a parcel.

Mr. Shull asked if signage for safe crossings would be needed.

Mr. Christian stated yes.

Mr. Shull stated he liked the retail idea and wanted to see more foot traffic, such as from the hotels in the area.

Mr. Wallace asked if any members of the public had any comments. (No response.)

Mr. Larsen stated he agreed on the traffic issues and the need to contain it.

Mr. Wallace asked if the FDP would include considerations about traffic.

Mr. Christian stated yes.

Mr. Wallace asked if this was just opening up the space to other types of uses, not an approval of such uses.

Mr. Christian stated right.

Mr. Shull stated how Dunkin Donuts had been an example of the process.

Mr. Underhill stated that carwashes, from anecdotal data, have a specific, known number of days where they can expect to have lots of traffic and they could hire off-duty cops to help on those days.

Mr. Wallace asked if the carwash was aware of the issue.

Mr. Underhill stated correct.

Moved by Ms. Briggs to accept the staff reports and related documents into the record for ZC-21-2022, seconded by Mr. Wallace. Upon roll call: Ms. Briggs, yea; Mr. Wallace, yea; Mr. Schell, yea; Mr. Larsen, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Moved by Mr. Larsen to approve ZC-21-2022 with the findings in the staff report with the conditions listed in the staff report, seconded by Mr. Wallace. Upon roll call: Mr. Larsen, yea; Mr. Wallace, yea; Ms. Briggs, yea; Mr. Schell, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

## **Other Business**

### **Annual Organizational Meeting.**

Moved by Mr. Wallace to table the Annual Organizational Meeting to the next regularly scheduled PC meeting of April 18, 2022, seconded by Mr. Schell. Upon roll call: Mr. Wallace, yea; Mr. Schell, yea; Ms. Briggs, yea; Mr. Larsen, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Mr. Wallace noted they would be moving to an Executive Session and asked if any members of the public had any comments prior to that.

Mr. Tom Drake, 10007 Johnstown Road, stated he was having a problem with Sheetz. Mr. Drake stated the trash from Sheetz was everywhere and was falling onto his and his neighbor's properties. Mr. Drake stated Sheetz had told him they were not able to erect a fence on the lot and he wanted this resolved.

Mr. Wallace asked staff the best way for Mr. Drake to obtain assistance.

Mr. Christian stated this would be a zoning complaint investigation and Mr. Drake could call or email staff about this matter.

Mr. Wallace stated thank you.

Mr. Schell noted he would be happy to continue serving as the PC liaison to the Board of Zoning Appeals.

Mr. Wallace thanked Mr. Schell for his service.

Moved by Mr. Wallace for the PC to enter into Executive Session at 7:57 p.m., seconded by Mr. Larsen. Upon roll call: Mr. Wallace, yea; Mr. Larsen, yea; Ms. Briggs, yea; Mr. Schell, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Moved by Mr. Wallace for the PC to exit Executive Session at 9:15 p.m., seconded by Ms. Briggs. Upon roll call: Mr. Wallace, yea; Ms. Briggs, yea; Mr. Schell, yea; Mr. Larsen, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

### **Poll Members for Comment**

None.

Mr. Wallace adjourned the meeting at 9:15 p.m.

Submitted by Josie Taylor.

# APPENDIX



COMMUNITY CONNECTS US  
Planning Commission Staff Report  
March 21, 2022 Meeting

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## CANINI TRUST CORP OFFICE REQUIREMENT ZONING AMENDMENT

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LOCATION: Canini Trust Corp Zoning District (PIDs: 222-004964, 222-004965, 222-004887, 222004353, 222-004340, 222-000347, 222-005173, 222-004746, 222-005166 and 222-004736)

APPLICANT: City of New Albany

REQUEST: Zoning Amendment

ZONING: Infill Planned Unit Development (I-PUD) to Infill Planned Unit Development (I-PUD)

STRATEGIC PLAN: Retail

APPLICATION: ZC-28-2022

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Staff report completed by Chris Christian, Planner

### I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to the New Albany City Council to rezone 51.8+/- acres to Infill Planned Unit Development (I-PUD) from Infill Planned Unit Development (I-PUD). The proposed zoning removes an existing requirement in the zoning text that requires a minimum 176,000 sq. ft. of office space be developed in the zoning district. There are no other proposed changes or additions to the existing Canini Trust Corp zoning text.

The Planning Commission reviewed and approved the Canini Trust Corp zoning district on June 5, 2006 (ZC-6-2006).

The Rocky Fork-Blacklick Accord is scheduled to review the application on March 17, 2022.

### II. SITE DESCRIPTION & USE

The Canini Trust Corp zoning district is located generally south of US-62, west of Kitzmiller Road and north of Smith's Mill Road. The site is zoned to allow a mix of retail, commercial and office uses to support the New Albany Business Park area and the established residential population throughout the area. Some of the existing uses in the district include Dairy Queen, Turkey Hill and the New Albany Ballet Company. Of the original 51.8+/- acres, only 12+/- acres remain undeveloped.

### III. PLAN REVIEW

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

**A. New Albany Strategic Plan**

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

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.
5. Integrate outdoor spaces for food related businesses.

**B. Use, Site, and Layout**

1. The Canini Trust Corp as a whole is zoned to allow a mix of retail, commercial and office uses to support the New Albany Business Park area, and the established residential population throughout the city.
2. The zoning district was established in 2006, when the New Albany Business Park was still in its infancy. At the time of rezoning, there was a big box development proposed for the site, however, the city desired to create neighborhood scaled development within the zoning district. In order to accomplish this, the city partnered with the developer to rezone the property to create a mixture of office and retail uses. In order to ensure the success of the retail area, a minimum office space requirement was put into the text so that employees would be created to support the neighborhood retail. Since the growth of the business park, there has been a demand for additional retail uses within this zoning district and in the immediate area. Through the success of the business park, more employees have been created to support additional retail in the city.
3. While the zoning change removes this minimum office space requirement, it does not eliminate office space as a permitted use therefore it can still be developed in the zoning district if desired.
4. The economic impact of the COVID-19 pandemic is still ongoing. The New Albany submarket saw an office vacancy increase to 19 percent due to a larger tenant subleasing their office space. Overall, there is simply less of a demand for office space in central Ohio at the moment, but showing signs of recovery. Based on these current economic facts and the limited allowable retail space in New Albany, requiring additional office space to be developed within this zoning district is not necessary from a current or future market standpoint.
5. There are no other proposed changes to the existing Canini Trust Corp zoning district standards.

**C. Access, Loading, Parking**

1. There are no other proposed changes to the existing Canini Trust Corp zoning district standards.

**D. Architectural Standards**

1. There are no other proposed changes to the existing Canini Trust Corp zoning district standards.

**E. Parkland, Buffering, Landscaping, Open Space, Screening**

1. There are no other proposed changes to the existing Canini Trust Corp zoning district standards.



**F. Lighting & Utilities**

1. There are no other proposed changes to the existing Canini Trust Corp zoning district standards.

**G. Signage**

1. There are no other proposed changes to the existing Canini Trust Corp zoning district standards.

**IV. ENGINEER’S COMMENTS**

The City Engineer, E.P. Ferris does not have any comments on the proposed rezoning.

**V. RECOMMENDATION**

**Basis for Approval:**

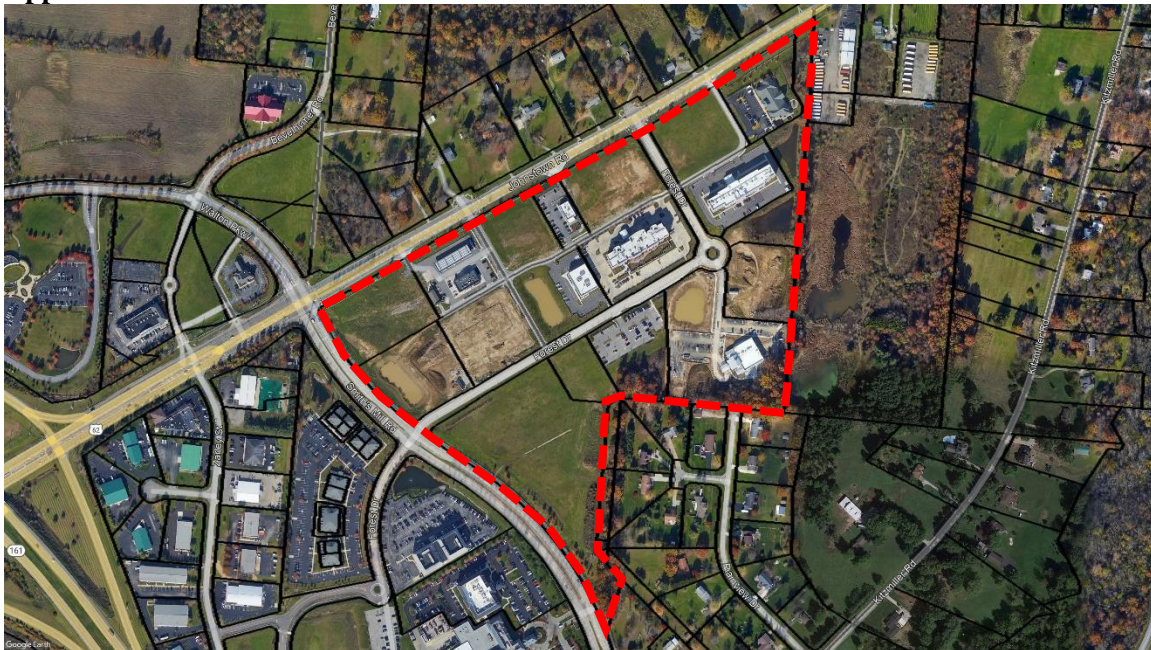
Staff recommends approval of the rezoning application provided that the Planning Commission finds the proposal meets sufficient basis of approval.

**VI. ACTION**

**Suggested Motion for ZC-28-2022 (Conditions of approval may be added):**

Move to recommend approval to Council of the rezoning application ZC-28-2022.

**Approximate site Location:**



Source: Google Earth



**Planning Commission Staff Report  
March 21, 2022 Meeting**

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**CANINI TRUST CORP SUBAREA 8D  
ZONING AMENDMENT**

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LOCATION: 2.204+/- acre site within the Canini Trust Corp (PID: 222-000347)  
APPLICANT: Smith Mill Ventures LLC, c/o Aaron Underhill  
REQUEST: Zoning Amendment  
ZONING: Infill Planned Unit Development (I-PUD) to Infill Planned Unit Development (I-PUD)  
STRATEGIC PLAN: Retail  
APPLICATION: ZC-21-2022

Review based on: Application materials received on March 10, 2022.

Staff report completed by Chris Christian, Planner

**II. REQUEST AND BACKGROUND**

The applicant requests review and recommendation to City Council to rezone 2.204+/- acres from Infill Planned Unit Development (I-PUD) to Infill Planned Unit Development (I-PUD) for a site located within the Canini Trust Corp zoning district. The proposal maintains the existing permitted uses and rezones a portion of the existing subarea 8C within the Canini Trust Corp to allow additional retail uses found in the C-3 District and an automated car wash to be developed on the site. Currently, subarea 8C only allows office uses and limited retail uses such as a daycare, financial institutions and restaurants without drive-thru windows.

The application is solely for rezoning of the site. Future development are subject to the review and approval of the Planning Commission as part of the final development plan application process where conformance with the established development standards will be ensured.

The Rocky Fork-Blacklick Accord is scheduled to review the application on March 17, 2022.

**II. SITE DESCRIPTION & USE**

The site is located on the southwest corner of US-62 and Forest Drive within the Canini Trust Corp zoning district. The site is 2.204+/- acres and is currently undeveloped and is bounded by US 62, Forest Drive and Woodcrest Way on all four sides.

**III. PLAN REVIEW**

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

**H. New Albany Strategic Plan**

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

6. Parking areas should promote pedestrians by including walkways and landscaping to enhance visual aspects of the development.
7. Combined curb cuts and cross access easements are encouraged.
8. Curb cuts on primary streets should be minimized and well-organized connections should be created within and between all retail establishments.
9. Retail building entrances should connect with the pedestrian network and promote connectivity through the site.
10. Integrate outdoor spaces for food related businesses.

#### I. Use, Site, and Layout

6. The Canini Trust Corp as a whole is zoned to allow a mix of retail, commercial and office uses to support the New Albany Business Park area, and the established residential population throughout the city.
7. The zoning district was established in 2006, when the New Albany Business Park was still in its infancy. Originally, the area was zoned in order to allow most of the desired retail uses in a limited area, within subarea 8a and restaurants without drive-thrus in subarea 8c. Since the growth of the business park, there has been a demand for additional retail uses within this zoning district and in the immediate area.
8. The proposed text rezones 2.204+/- acres within the Canini Trust Corp zoning district that is currently in Subarea 8C to allow additional retail uses to be developed. The site is undeveloped.
9. The zoning text states that a maximum of two parcels can be created within this new subarea. The Planning Commission will review and approve final development plan applications for these individual sites to ensure they are in conformance with the development standards once an application is filed.
10. There are no changes to the development standards besides the addition of requiring a sidewalk to be built in this area. All of the other Canini Trust Corp zoning district development standards are not changed as part of this rezoning application.
11. Currently, the Subarea 8C zoning text allows the following uses:
  - Office buildings and the permitted uses of city code section 1144 (Office Campus District), excluding drive-thru facilities.
  - Daycares
  - Financial institutions with drive thru windows
  - Restaurants without drive-thru windows.
12. The proposed rezoning will allow the following uses to be developed on the site with a 10,000 sq.ft. area cap for each building in the zoning district. This requirement ensures that while an expanded amount of retail development will be allowed on the site, it will be of a neighborhood scale versus larger big box retail buildings.
13. The permitted and prohibited uses match those found in the adjacent Walton-62 zoning text that was approved by the Planning Commission.
14. The proposed permitted uses are:
  - An automated car wash
  - Select permitted uses found in codified ordinance chapter 1149 (C-3 Highway Business District) including:
    - Lumber and home improvement sales
    - Garden centers

- Restaurants with drive-thru facilities
  - Religious exercise facilities and related uses
  - Administrative, business and professional offices
- Retail stores primarily engaged in selling merchandise for personal or household consumption, and rendering services incidental to the sale of these goods:
  - Food and food products, consisting of: grocery, meat, fish, fruit or vegetable markets or combinations thereof, dairy or bakery products, specialty food stores such as candy or confectionery, and miscellaneous food stores which conform to the purpose of the General Business District.
  - General merchandise, consisting of: department stores, and limited price variety stores.
  - Home furnishings, consisting of: furniture and equipment sales, radio, television, and music stores.
  - Building material retail stores, not having outside storage of material, consisting of: plumbing and electrical supplies, paint, wall paper, upholstery, and interior decorating stores, and hardware stores.
  - Apparel, consisting of: clothing, furnishings, and accessory items for men, women and children, custom tailor shops and combined apparel sales and personal service operations, and miscellaneous apparel and accessory stores.
  - Similar retail stores, including: drug stores, florists, gift and novelty stores, books and newspapers, camera, photographic and optical goods, jewelry, and other retail stores which conform to the purpose and intent of the zoning district.
- Personal services, involving the care of the person and his/her personal effects, including consumer services generally involving the care and maintenance of tangible property or the provision of tangible services for personal consumption including:
  - Banks, savings and loans, and credit agencies, but not including establishments with drive-through facilities.
  - Barber and beauty shops.
  - Dry-cleaning establishments.
  - Human medical and dental clinics.
  - Radio, television, or small appliance repair.
  - Public and private parking areas.
  - On-premises duplication and reproduction facilities.
  - Equipment rental or leasing, not including outdoor storage of material.
- Business services engaged in the providing of services to business establishments on a fee or contract basis, consulting services, protective services, office equipment rental, lease or purchase, commercial research and development.

15. Administrative, business and professional offices The zoning text prohibits the following uses.

- Motor vehicle and/or new and used car sales establishments
- Billboards and other off-premises signs, subject to the regulations of Section 1169.08(e)
- Armory
- Adult bookstore, adult motion picture theater, or adults' only entertainment establishment.
- Carry out food and beverage establishments with drive-thru facilities. To clarify, this prohibited use is intended to include uses such as drive-thru and carry-out beer and wine sales and is not intended to apply to restaurants with drive-thrus.
- Self-service laundries
- Commercial recreational facilities such as community and public swimming pools, skating rinks, bowling alleys, physical fitness centers
- Commercial radio transmitting or television station and appurtenances
- Funeral Parlor
- Gasoline service stations, or retail convenience stores selling gasoline as an ancillary activity.
- Hotels and Motels

**J. Access, Loading, Parking**

2. There are no changes to the existing Canini Trust Corp development standards beyond the requiring that a sidewalk be built in the subdistrict and connect into the existing leisure trail along US-62.
3. The zoning text also provides requirements for car wash circulation stating that a car wash use shall provide at least two drive aisles to allow for proper circulation. In addition, a third drive aisle is required to be provided to allow cars to exit the property. These standards will be reviewed at the time of a final development plan application.

**K. Architectural Standards**

2. All of the existing Canini Trust Corp zoning district standards have been carried over within the proposed zoning text. No changes are proposed.

**L. Parkland, Buffering, Landscaping, Open Space, Screening**

2. All of the existing Canini Trust Corp zoning district standards have been carried over within the proposed zoning text. No changes are proposed.

**M. Lighting & Utilities**

2. All of the existing Canini Trust Corp zoning district standards have been carried over within the proposed zoning text. No changes are proposed.

**N. Signage**

2. All of the existing Canini Trust Corp zoning district standards have been carried over within the proposed zoning text. No changes are proposed.

**IV. ENGINEER'S COMMENTS**

The City Engineer, E.P. Ferris does not have any comments on the proposed rezoning.

**V. RECOMMENDATION**

**Basis for Approval:**



Staff recommends approval of the rezoning application provided that the Planning Commission finds the proposal meets sufficient basis of approval. Additional retail uses at this site are appropriate as it is envisioned within the Engage New Albany Strategic Plan Retail future land use district. While the area where these uses can be developed is expanding, future development will be subject to the review and approval of the Planning Commission as part of the final development plan application process where conformance with the established development standards will be ensured. These development standards have contributed to the success of both the Canini Trust Corp and Walton-62 development areas, both of which contain retail/personal service type uses.

## **VI. ACTION**

### **Suggested Motion for ZC-21-2022 (Conditions of approval may be added):**

Move to recommend approval to Council of the rezoning application ZC-21-2022.

### **Approximate site Location:**



Source: Google Earth