



**New Albany Planning Commission Agenda**  
Monday, April 4, 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.

Join this meeting on your computer, tablet or smartphone.

<https://us02web.zoom.us/j/81422406922>

Or dial in using your phone: 646-558-8656

Access Code/ Webinar ID: 814-2240-6922

Information and directions for logging into this meeting can be found at [www.newalbanyohio.org](http://www.newalbanyohio.org)

**I. Call To Order**

**II. Roll Call**

**III. Action of Minutes:** February 23, 2022

**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:**

**CU-33-2022 Conditional Use**

Conditional use to allow secondary educational uses within a site zoned Office Campus District (OCD) generally located south of West Campus Road and west of New Albany Road East (PIDs: 222-004500 & 222-004533).

**Applicant: NACOT I LLC, c/o Aaron Underhill, Esq.**

*Motion of acceptance of staff reports and related documents into the record for - CU-33-2022.*

*Motion of approval for application CU-33-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**Engage New Albany Strategic Plan Addendum Adoption—Northeast New Albany Area**

*Motion of acceptance of documents into the record for - The Engage New Albany Strategic Plan Addendum.*

*Motion to recommend adoption to City Council of the Engage New Albany Strategic Plan Addendum—Northeast New Albany Area.*

### **ZC-27-2022 Zoning Change**

Rezoning of 1689.59+/- acres located within Licking County from Agricultural (AG) to Technology Manufacturing District (TMD) (PIDs: 037-111588-00.001, 037-111354-00.000, 037-111834-00.000, 037-111846-00.000, 037-111858-00.000, 037-111852-00.000, 037-111348-00.000, 037-112200-00.004, 037-111564-00.000, 037-111822-00.002, 037-111822-00.003, 037-111822-00.004, 037-111822-00.000, 037-111822-01.000, 037-111816-01.000, 037-111414-00.001, 037-112530-00.000, 037-112458-00.000, 037-112548-00.000, 037-112500-00.000, 037-112482-00.000, 037-112194-00.000, 037-111660-01.000, 037-112452-00.000, 037-112272-00.000, 037-112350-00.000, 037-112488-00.000, 037-111552-00.000, 037-112038-00.000, 037-111474-01.000, 037-112398-00.000, 037-112098-00.000, 037-112098-00.001, 037-112398-00.001, 037-112164-00.000, 037-111546-00.000, 037-111780-00.000, 037-111816-02.000, 037-112494-00.000, 037-111822-00.001, 037-112314-00.001, 037-111660-00.000, 037-112170-00.000, 037-112098-00.005, 037-112098-00.004, 037-112098-00.002, 037-112098-00.003, 037-112308-00.000, 037-112440-00.000, 037-112290-00.000, 037-111624-00.001, 037-111624-00.002, 037-111624-00.000, 037-112746-00.000, 037-112356-00.000, 037-112536-00.000, 037-112314-00.000, 037-111486-00.000, 037-111480-00.001, 037-111480-00.000, 037-111492-00.000, 037-111474-00.000, 037-111492-00.001, 037-111486-00.001, 037-111828-00.000, 037-111978-00.000, 037-111960-00.000, 037-111966-00.000, 037-111828-00.001, 037-111894-00.001, 037-111414-00.000, 037-111852-00.001, 037-112410-00.000, 037-112734-00.000, 037-112260-00.000, 037-112260-00.002, 037-112260-00.001, 037-112620-00.000, 037-111732-00.000, 037-112062-00.000, 037-112200-00.000, 037-111732-00.002, 037-111732-00.007, 037-111732-00.001, 037-111732-00.005, 037-111732-00.004, 037-111732-00.006, 037-111732-00.008, 037-111732-00.003, 037-111720-00.000, 037-111726-00.000, 037-111456-00.000, 037-111588-00.000, 037-112566-00.000)

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

*Motion of acceptance of staff reports and related documents into the record for - ZC-27-2022.*

*Motion of approval for application ZC-27-2022 based on the findings in the staff report.*

### **VIII. Other Business**

### **IX. Poll members for comment**

### **X. Adjournment**



New Albany Planning Commission  
February 23, 2022 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 7:04 p.m.

Those answering roll call:

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

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

Moved by Mr. Wallace to approve the December 6, 2021 and January 19, 2022 meeting minutes, seconded by Mr. Kirby. Upon roll call: Mr. Wallace, yea; Mr. Kirby, yea; Mr. Schell, yea; Ms. Briggs, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

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

Mr. Christian stated none from staff.

Mr. Kirby 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 to the Planning Commission (hereafter, "PC") on items not on tonight's Agenda. (No response.)

**TM-12-2022 Zoning Text Amendment**

**Amendment to the Nottingham Trace subdivision PUD zoning text to allow spas to be constructed above ground.**

**Applicant: Pulte Homes, c/o Matthew Callahan**

Mr. Christian presented the staff report and discussed a condition of approval that should be added to the text amendment.

Mr. Kirby noted he believed there was not any Engineering on this application.

Mr. Christian confirmed there was not.

Mr. Kirby asked if the applicant wished to speak.

Mr. Joe Lamparyk, Division Director of Land Development, Pulte Homes, discussed the purpose of this text amendment and said he was happy to answer any questions.

Mr. Kirby asked how many lots had been sold in the subdivision.

Mr. Lamparyk said a significant number had been sold at this time.

Mr. Kirby asked if there were any neighbors close by and asked if they had any input on this application.

Mr. Lamparyk stated there had only been one (1) request for a spa at this time.

Mr. Kirby asked if the rest of the owners in the subdivision had been consulted.

Mr. Lamparyk said he had not and that contact would have been done by the City .

Mr. Kirby stated it was best to be sure all would be happy with the requested text modification and to have their input at this time.

Mr. Lamparyk stated the current text did permit hot tubs as long as they were in ground and were screened, the only change was to permit above ground spas.

Mr. Wallace asked if there were currently any in-ground spas in the community.

Mr. Lamparyk stated no.

Mr. Wallace asked if no one had then gone to the extra expense of having an in-ground spa.

Mr. Lamparyk stated no.

Mr. Wallace asked if there was any idea what the screening would look like.

Mr. Lamparyk stated the Home Owners Association (hereafter, "HOA") in the community as well as City staff would need to provide approval for the screening.

Mr. Wallace if that meant both the HOA and staff would need to approve, a two-layer approval.

Mr. Schell asked what caused the cost difference between above ground and in-ground spas.

Mr. Lamparyk stated access to the controls in in-ground units was the number one cost issue.

Mr. Schell asked what that cost difference amount was.

Mr. Lamparyk stated he believed it could be significant due to the need for a solid base needed at the bottom of the unit, the cost of burial, etc., perhaps \$10,000.

Mr. Schell asked so about \$10,000.

Mr. Lamparyk stated and a barrier, screening.

Mr. Schell asked if the only difference then was the cost.

Mr. Lamparyk yes, it was much easier to drop off a spa and just plug it in then to bury it in the ground.

Mr. Schell asked if the look would differ and after perhaps five (5) years might appear outdated.

Mr. Lamparyk stated it was their own guidance and they could decide differently.



Mr. Shull stated accessibility was the key issue as were the colors used on the shell of the unit. Mr. Shull stated the shell did need to be maintained but normally continued to look good.

Mr. Kirby asked if the applicant was okay with the condition on this.

Mr. Lamparyk stated yes.

Moved by Mr. Kirby to accept the staff reports and related documents into the record for TM-12-2022, seconded by Ms. Briggs. Upon roll call: Mr. Kirby, yea; Ms. Briggs, yea; Mr. Schell, yea; Mr. Wallace, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Mr. Kirby asked if any members of the public wanted to comment. (No response).

Moved by Mr. Wallace to approve TM-12-2022 with the findings in the staff report with the following condition:

1. Spas shall be located in the rear yard within the building line of the site and shall be completely enclosed by fencing and screened from adjoining properties. Spas may be constructed as part of the house and may be installed above ground.

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

#### **CU-15-2022 Conditional Use**

**Conditional use to allow a model home to be located in the Nottingham Trace subdivision(PIDs: 222-004904, 222-004905 and 222-004906).**

**Applicant: Pulte Homes, c/o Dawn Hargus**

Mr. Christian presented the staff report and background on this application.

Mr. Kirby asked if the applicant wished to speak.

Mr. Lamparyk said he was happy to answer any questions.

Mr. Kirby asked if the applicant was in agreement with the conditions on this.

Mr. Lamparyk stated yes.

Mr. Kirby asked if any other issues had changed on this.

Mr. Lamparyk stated no.

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

Moved by Mr. Kirby to accept the staff reports and related documents into the record for CU-15-2022, seconded by Mr. Schell. Upon roll call: Mr. Kirby, yea; Mr. Schell, yea; Ms. Briggs, yea; Mr. Wallace, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

Moved by Mr. Schell to approve CU-15-2022 with the findings in the staff report with the conditions listed in the staff report, seconded by Ms. Briggs. Upon roll call: Mr. Schell, yea; Ms. Briggs, yea; Mr. Wallace, yea; Mr. Kirby, yea. Yea, 4; Nay, 0; Abstain, 0. Motion passed by a 4-0 vote.

#### **Other Business**

Mr. Kirby asked if there was any Other Business.

Mr. Christian stated no.

**Poll Members for Comment**

None.

Mr. Kirby adjourned the meeting at 7:21 p.m.

Submitted by Josie Taylor.

DRAFT

## APPENDIX



### Planning Commission Staff Report February 23, 2022 Meeting

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#### NOTTINGHAM TRACE I-PUD ZONING TEXT AMENDMENT

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LOCATION: Nottingham Trace Subdivision  
APPLICANT: Pulte Homes, c/o Matthew Callahan  
REQUEST: PUD Text Amendment  
ZONING: I-PUD Infill Planned Unit Development (Nottingham Trace)  
STRATEGIC PLAN: Residential  
APPLICATION: TM-12-2022

Review based on: Application materials received January 27, 2022.

*Staff report completed by Chris Christian, Planner.*

#### **I. REQUEST AND BACKGROUND**

The applicant requests a modification to the Nottingham Trace I-PUD zoning text to allow spas to be constructed above ground. The zoning text currently states that spas may be constructed as part of the house and must be flush with the top of the paving.

On December 20, 2021, the Planning Commission tabled a variance application to allow a spa to be constructed above ground at 6164 Nottingham Loop located in this zoning district (VAR-120-2021).

#### **II. SITE DESCRIPTION & USE**

The Nottingham Trace subdivision contains 240 age-restricted lots and 69 of the lots have been developed or are currently under construction. The subdivision is approximately 89.6+/- acres.

The final development plan was approved on June 19, 2017 (FDP-31-2017). Phase 1 of this development was approved by the Planning Commission on September 18, 2017 and phases 2, 3 and 4 were approved on March 18, 2019.

#### **III. NEW ALBANY STRATEGIC PLAN**

The site is located within the Residential District land use district. The Engage New Albany Strategic Plan lists the following development standards for the Residential District:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- Houses should front onto public open spaces and not back onto public parks or roads.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.

- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of the development. Typically, neighborhood parks range from a half an acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- Adequate amounts of open space and parkland are encouraged to be provided on site.
- Rear or side loaded garages are encouraged. When a garage faces the street, the front façade of the garage should be set back from the front facade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.
- Private streets are at odds with many of the community's planning principles such as: interconnectivity, a hierarchy of street typologies and a connected community. To achieve these principles, streets within residential developments must be public.

#### IV. ASSESSMENT

Review is based on the city's Strategic Plan, existing zoning text, and planning, subdivision and zoning regulations, including the design standards. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1159.08 the basis for approval of an I-PUD shall be:

- That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- That the proposed development is in general conformity with the Strategic Plan or portion thereof as it may apply;*
- That the proposed development advances the general welfare of the Municipality;*
- That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- Various types of land or building proposed in the project;*
- 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 of dwelling units may not violate any contractual agreement contained in any utility contract then in effect;*
- Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- Building heights of all structures with regard to their visual impact on adjacent facilities;*
- Front, side and rear yard definitions and uses where they occur at the development periphery;*
- Gross commercial building area;*
- Area ratios and designation of the land surfaces to which they apply;*
- Spaces between buildings and open areas;*
- Width of streets in the project;*
- Setbacks from streets;*
- Off-street parking and loading standards;*
- The order in which development will likely proceed in complex, multi-use, multi- phase developments;*
- The potential impact of the proposed plan on the student population of the local school district(s);*
- The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
- The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

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

- (a) *Adjacent land use.*
- (b) *The relationship of topography to the use intended or to its implications.*
- (c) *Access, traffic flow.*
- (d) *Adjacent zoning.*
- (e) *The correctness of the application for the type of change requested.*
- (f) *The relationship of the use requested to the public health, safety, or general welfare.*
- (g) *The relationship of the area requested to the area to be used.*
- (h) *The impact of the proposed use on the local school district(s).*

## **V. EVALUATION**

1. The applicant requests a modification to the Nottingham Trace I-PUD zoning text allow spas to be constructed above ground in the subdivision. The zoning text currently states that spas may be constructed as part of the house and must be flush with the top of the paving. Historically, city staff has interpreted this requirement to apply to hot tubs as well. Swimming pools are not permitted to be constructed in this subdivision.
2. Requiring swimming pools and spas to be of in ground construction is present in many older residential PUD texts in the city and has been carried over to newer I-PUD, residential zoning texts.
3. The intent of in-ground regulation is generally for aesthetic purposes and allows for the spa to be blend in with the backyard surroundings through the use of similar material of the pavement and patio.
4. The city pool and spa code does not require these items to be of in ground construction or screened from adjacent properties. While the proposed text modification would allow spas to be installed above ground, the text contains additional visual buffering requirements that exceed the city's standard regulations for spas which will not be changed. The text states that spas are required to be located in the rear yard, enclosed by fencing and screening from adjoining properties. Staff recommends a condition of approval that the text be revised to state that spas have to be "completely screened with fencing, landscaping or a combination of the two", subject to staff approval. With this condition, adequate screening of spas from adjacent properties will still be accomplished with the proposed modifications which is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code.
5. Allowing above ground spas and hot tubs in this zoning district will not have an impact on public health, safety or general welfare.
6. There are no other proposed changes to the permitted uses or development standards within the district.

## **VI. RECOMMENDATION**

### ***Basis for Approval:***

Staff recommends approval of the zoning text modification application. The city codified ordinances do not require spas to be in-ground so the text modification is consistent with city standards. While the applicant proposes to allow spas to be constructed above ground in the zoning district, there are additional visual buffering requirements built into the text that will provide screening from adjacent properties.

In-lieu of individual variances, the developer has taken the initiative to coordinate with staff this text modification in order for the Planning Commission to consider above ground spas comprehensively. Historically the Planning Commission and Board of Zoning Appeals have approved individual variances to allow above ground spas in other subdivisions where the same provision exists when additional screening is provided. This request is consistent with those approvals but allows for a holistic approach since the subdivision has very consistent lot sizing and pre-approved home elevations and layouts.

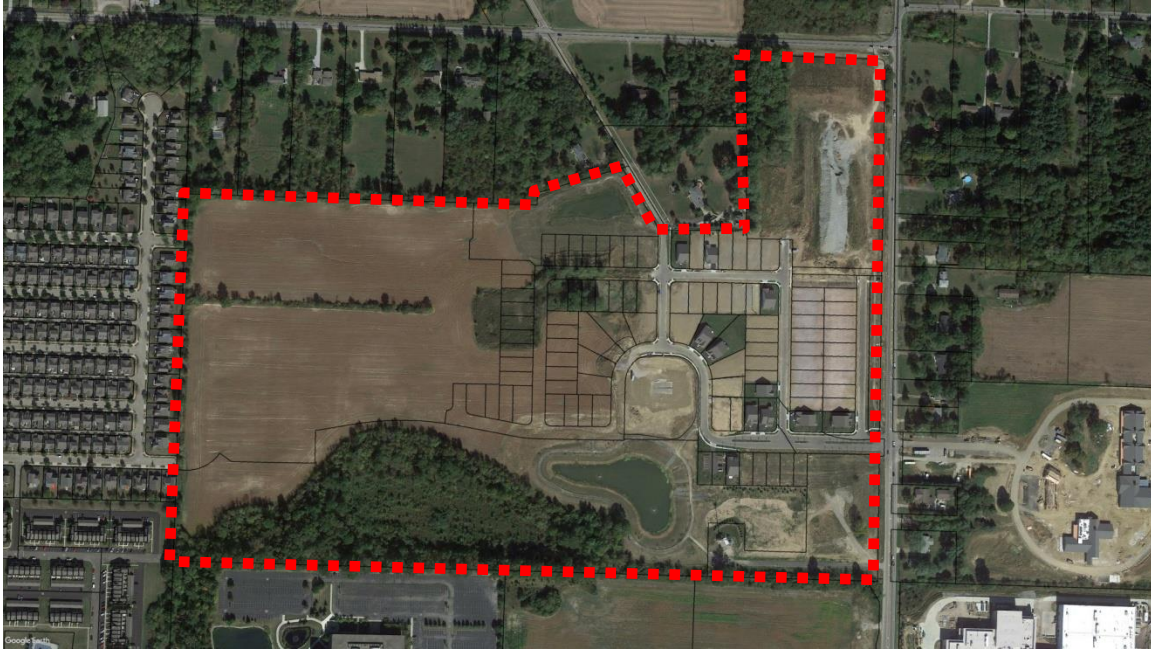
## **VII. ACTION**

### **Suggested Motion for TM-12-2022:**

Move to approve zoning text modification application TM-12-2022 (conditions of approval may be added).

DRAFT

**Approximate site location:**



Source: Google Earth



**Planning Commission Staff Report  
February 23, 2022 Meeting**

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**NOTTINGHAM TRACE  
MODEL HOME CONDITIONAL USE**

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LOCATION: Nottingham Trace Subdivision  
APPLICANT: Pulte Homes, c/o Dawn Hargus  
REQUEST: Model Home Conditional Use  
ZONING: I-PUD Infill Planned Unit Development (Nottingham Trace)  
STRATEGIC PLAN: Residential  
APPLICATION: CU-15-2022

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Review based on: Application materials received January 27, 2022.

*Staff report completed by Chris Christian, Planner.*

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**III. REQUEST**

The applicant requests a renewed conditional use approval for a residential model home to be located on lot 6, 7, and 8 within the Nottingham Trace subdivision. The Planning Commission originally approved the conditional use on April 16, 2018 (CU-24-2018). A condition of approval was placed on the application stating that the conditional use expires after three years and that any extension of the use is subject to the review and approval of the board. The original conditional use approval has expired so the applicant has submitted a new application to allow for the continued use of the model home.

This unit serves as the model home and sales office for Pulte Homes of Ohio, LLC, for the homes within this subdivision. Two lots are used for a temporary parking lot to serve the model home and sales office. There are no proposed site or building modifications compared to what was originally approved in 2018 and all original conditions of approval have been met.

The requested duration of this conditional use is until all lots within the community have been sold or for a period of time to be no less two (2) years.

**IV. LOCATION**

The proposed model home is located at lot 6, 7, and 8 of the subdivision. The Nottingham Trace subdivision contains 240 age-restricted lots and 69 of the lots have been developed or are currently under construction. The subdivision is approximately 89.6+/- acres.

The final development plan was approved on June 19, 2017 (FDP-31-2017). Phase 1 of this development was approved by the Planning Commission on September 18, 2017 and phases 2, 3 and 4 were approved on March 18, 2019.

**V. EVALUATION**

General Standards for Conditional Uses (C.O. 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 shall meet all of the following requirements:

- (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.*
- (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.*
- (c) *The use will not be hazardous to existing or future neighboring uses.*
- (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.*
- (e) *The proposed use will not be detrimental to the economic welfare of the community.*
- (f) *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.*
- (g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*

Residential model homes. Per Code, these are newly constructed homes or temporary structures placed in a newly constructed subdivision and used by a homebuilder or developer to display home styles and lot availability in a subdivision to promote the sale of new housing units. The model home may be staffed and furnished. (C.O. 1165.11)

The criteria and the applicability of this application are detailed below (Section 1165.11(a)):

1. *Appropriate location within the community.*  
The model home location is not changing as part of this request. It is located on lot 6 and the temporary parking lot is located on lots 7 and 8. The model home is located close to the subdivision entrance along the primary drive when entering from New Albany-Condit Road on Nottingham Boulevard. There have been no complaints about the model home during the duration of the original conditional use.
2. *It is integrated in the existing community with customary exterior residential lighting.*  
The home will continue to utilize coach lighting fixtures consistent with the style and architectural features present on the other homes planned within the subdivision. This lighting was approved by the Planning Commission with the original conditional use application.
3. *The use is approved with limited duration.*  
The applicant has stated that they would like to utilize the conditional use until all lots within the community have been sold or for a period of time no less than 2 years. Historically, the Planning Commission has approved conditional uses for other model homes within the community for 1-3 years depending on the size of the subdivision. Since this model is utilized for the entire 240 lot subdivision and only 69 homes have been built, staff recommends the model home approval is permitted for three (3) years and that any extension in time is subject to review and approval by the Planning Commission.
4. *One sign is permitted.*  
The previously approved sign will remain at the site.
5. *Shall not be used as a general real estate brokerage office.*

The applicant has stated that the model home will not be used as a general real estate brokerage office.

The Planning Commission is also to consider the following (1165.11 (b)):

1. *Hours of operation*

The previously approved hours of operation are not proposed to be changed. The model home operates Monday through Friday, from 11:00am to 6:00pm and 12:00pm to 5:00pm on Sunday.

2. *Number of employees and maximum number of employees at the site at one time.*

The applicant states that there will be no more than 2 sales representatives staffing the house during its hours of operation which is the same as the original approval.

3. *Provisions for parking for employees and customers*

There are no changes to the previously approved parking area and there are 11 parking spaces on site. Staff recommends a condition of approval that the temporary parking lot, parking lot lighting, and landscaping are removed at the expiration of the permit.

4. *Size, lighting, content and location of signage*

There are no proposed changes to the previously approved site lighting or signage.

5. *Landscaping and screening*

There are no proposed changes to the previously approved site landscaping.

## **VI. RECOMMENDATION**

Staff recommends approval of the conditional use renewal request. There are no proposed changes to what was originally approved by the Planning Commission, all previous conditions of approval have been complied with and no complaints have been made about the site. The operational aspects of the model home are consistent with successfully operating model homes in other New Albany neighborhoods.

## **VII. ACTION**

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

Move to approve application CU-15-2022 with the following conditions, subject to staff approval:

1. The temporary parking lot, parking lot lighting, and landscaping are removed at the time that the permit expires.
2. The Conditional Use Permit is permitted for three (3) years and that any extension in time is subject to review and approval by the Planning Commission.
3. The sign associated with this application is removed at the time that the permit expires.

**Approximate site location:**



Source: Google Earth



**Planning Commission Staff Report  
April 4, 2022 Meeting**

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**CORNERSTONE  
CONDITIONAL USE**

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LOCATION: Generally located south of West Campus Road and west of New Albany Road East (PIDs: 222-004500 and 222-004533)  
APPLICANT: NACOT I LLC, c/o Aaron Underhill, Esq.  
REQUEST: Conditional Use  
ZONING: Office Campus District (OCD)  
STRATEGIC PLAN: Employment Center  
APPLICATION: CU-33-2022

Review based on: Application materials received March 4 and 25, 2022.

*Staff report prepared by Chris Christian, Planner*

**I. REQUEST AND BACKGROUND**

The applicant requests approval of a conditional use to allow secondary school uses on a 7.283 +/- developed property that is zoned Office Campus District (OCD).

On February 7, 2022, the Planning Commission reviewed and recommended adoption to city council to add secondary school uses as a conditional use in the following zoning districts: Office (O), Office Campus District (OCD) and General Employment (GE). City council adopted these code changes on March 1, 2022 (O-3-2022).

The applicant states that Cornerstone Academy will operate the secondary school on the site on an interim basis as they fundraise and construct a new school facility directly east of this site at the intersection of State Route 605 and New Albany Road East. On November 15, 2022, the Planning Commission reviewed and recommended approval of the Cornerstone Academy I-PUD Zoning District for the permanent school site which was adopted by city council (ZC-105-2021 and O-45-2021).

**II. SITE DESCRIPTION & USE**

The 7.283+/- acre site is located in the Franklin County portion of the New Albany Business Park. The site contains a 50,461+/- sq. ft. commercial office building that was built in 2012 and is currently vacant. There is also a surface parking lot on both sites that provides a total of 498 parking spaces for the building.

**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:

- (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 proposes to allow a secondary school use on a 7.283+/- acre commercially zoned property within an existing 50,461 sq.ft office building that is currently vacant. The site is zoned Office Campus District (OCD). The applicant states that there will roughly 240+/- students in 18 classrooms with 25 teachers in the building.
- On February 7, 2022, the Planning Commission reviewed and recommended adoption to City Council to add secondary school uses as a conditional use within the Office (O), Office Campus District (OCD) and General Employment (GE) zoning districts and City Council adopted these changes (O-3-2022).
- Prior to the code changes being adopted, secondary schools, which are considered an educational/institutional use were not a specific land use category identified in the strategic plan. As such, these types of uses were intended to be integrated throughout the community. By adding these types of uses in commercial zoning districts such as this site, it allows diversification within the business park, encourages links between education and workforce development and in this case adds commercial income tax base.
- It does not appear that the proposed use will alter the character of the surrounding area. The site is located on the western edge of New Albany and all surrounding land uses within the city are commercial. Some of these users include Aetna to the north, the New Albany Signature Office Buildings to the south, as well as Discover and American Regent to the east. To the west, within Columbus, there are multi-family and single family attached residential properties. The property is zoned for office uses and contains a large office building that is currently vacant.
- C.O. 1167.05(C)(2) states that 3 parking spaces are required for each classroom in the building or one parking space for every 5 seats in the main auditorium, whichever is greater. The applicant states that there will not be an auditorium in the building but there are 18 classrooms therefore 54 parking spaces are required to be provided. The applicant is far exceeding this requirement as there are 498 existing parking spaces available for use.

*(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.*

- The proposed use is harmonious with the existing and intended character for the general vicinity and will not change the essential character of the area as the use is located within an existing building.
- The proposed use is appropriate due to its proximity to the State Route 161 interchange, the New Albany Business Park and nearby residential uses where a school is typically located.

*(c) The use will not be hazardous to existing or future neighboring uses.*

- The proposed secondary school use will be permitted in an existing, vacant office building. There are no proposed changes to the building's exterior and/or site. The applicant states that the impact of this use will be positive in that it will serve to lessen P.M. peak traffic impacts when compared to other permitted uses for the site.

*(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.*

- Since this is an existing site/building, it is already being adequately served by essential public services.

*(e) The proposed use will not be detrimental to the economic welfare of the community.*

- The proposed use will improve economic welfare in the city due to creation of jobs which generate income taxes in a building that is currently vacant and thus generating no income tax revenue.
- (f) *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.*
- The applicant states that the proposed use will not involve any of the above uses as it operates a traditional school.
- (g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*
- A site circulation plan was submitted as part of the application that shows circulation for bus and car traffic on the site. The city traffic engineer states that overall, the proposed use is appropriate for this site from a traffic perspective and provided comments to the applicant on the site circulation exhibit. Staff recommends a condition of approval that the final site circulation plan is subject to the review and approval of the city traffic engineer and must be approved prior to the issuance of a change of occupancy permit.
  - The site is accessible by three existing curb cuts, one along West Campus Road and two off of Nacot Place. The existing building was previously occupied with a commercial office use, iQor with 1,560 employees at its peak. The proposed number of students for the school is 240, which is far below the total number of office employees that used to be on the site. Additionally, there are 498 parking spaces on the site and only 54 spaces are required to be provided per the city parking code for this use. This additional space within the parking lot may be used to provide stacking/queueing for drop off and pick up lanes. For these reasons it does not appear that any additional traffic will be generated as a result of this use compared to what can be generated by the existing permitted uses.

### **III. RECOMMENDATION**

The overall proposal is consistent with the code requirements for conditional uses for secondary schools. The proposed use is appropriate for the site based on the current zoning and its location within the New Albany Business Park. Educational uses, which are a type of institutional use, are not a specific future land use district in the Engage New Albany Strategic Plan. As such, these types of uses are intended to be integrated throughout the community which is why they were added as a conditional use within the Office (O), Office Campus District (OCD) and General Employment (GE) zoning districts by the Planning Commission and City Council.

The conditional use was added so that the Planning Commission could evaluate its appropriateness within the business park at the time they are requested. The site is zoned to allow, and has been occupied by, commercial office uses which typically generate a large number of daytime employees. The anticipated number of students and staff combined will result in approximately 300 daily site users which is far less than the 1,560 people that worked on site historically for iQor. The applicant submitted a site circulation exhibit which has been reviewed by the city traffic engineer who states that the proposed use for the site is appropriate from a traffic generation perspective while retaining the ability to adjust the exhibit as needed prior to the issuance of an occupancy permit. Additionally, there is ample, existing parking space on the site that will allow for additional queueing/stacking for drop off/pick up lanes.

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

### **IV. ACTION**

The Commission shall approve, approve with supplementary conditions, or disapprove the application as presented. If the application is approved with supplementary conditions, the 22 0404 Cornerstone Conditional Use CU-33-2022



Planning Commission shall direct staff to issue a zoning permit listing the specific conditions listed by the Planning Commission for approval.

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

**Move to approve application CU-33-2022 with the following conditions:**

1. The final site circulation plan is subject to the review and approval of the city traffic engineer and must be approved prior to the issuance of an occupancy permit.

Approximate Site Location:





Source: Google Earth

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



### Community Development Planning Application

Project Information	Site Address <u>West Campus Road, New Albany, OH 43054</u>				
	Parcel Numbers <u>222-004500 &amp; 222-004533</u>				
	Acres <u>7.283 +/- Acres</u> # of lots created _____				
Choose Application Type	Circle all Details that Apply				
	<input type="checkbox"/> Appeal				
<input type="checkbox"/> Certificate of Appropriateness					
<input checked="" 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 type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification		
Description of Request:	<u>To allow for the operation of a secondary school by Cornerstone Academy.</u>				
Contacts	Property Owner's Name: <u>NACOT I LLC, c/o Aaron L. Underhill, Esq.</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@uhlfirm.com</u>				
	Applicant's Name: <u>NACOT I LLC, c/o Aaron L. Underhill, Esq.</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@uhlfirm.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.				
	By: <u></u>				
Signature of Owner	By: <u></u>				
	Date: <u>3/4/2022</u>				
Signature of Applicant	Date: <u>3/4/2022</u>				



# NACOT PHASE 1

## SHEET INDEX

TITLE SHEET	1
GENERAL NOTES	2-3
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GRADING DETAILS	9
STORM SEWER PROFILES	10
WATER SERVICE PLAN (PSP4499)	11
UTILITY PLAN	12
STORMWATER POLLUTION PREVENTION DETAILS	13

## BENCH MARKS

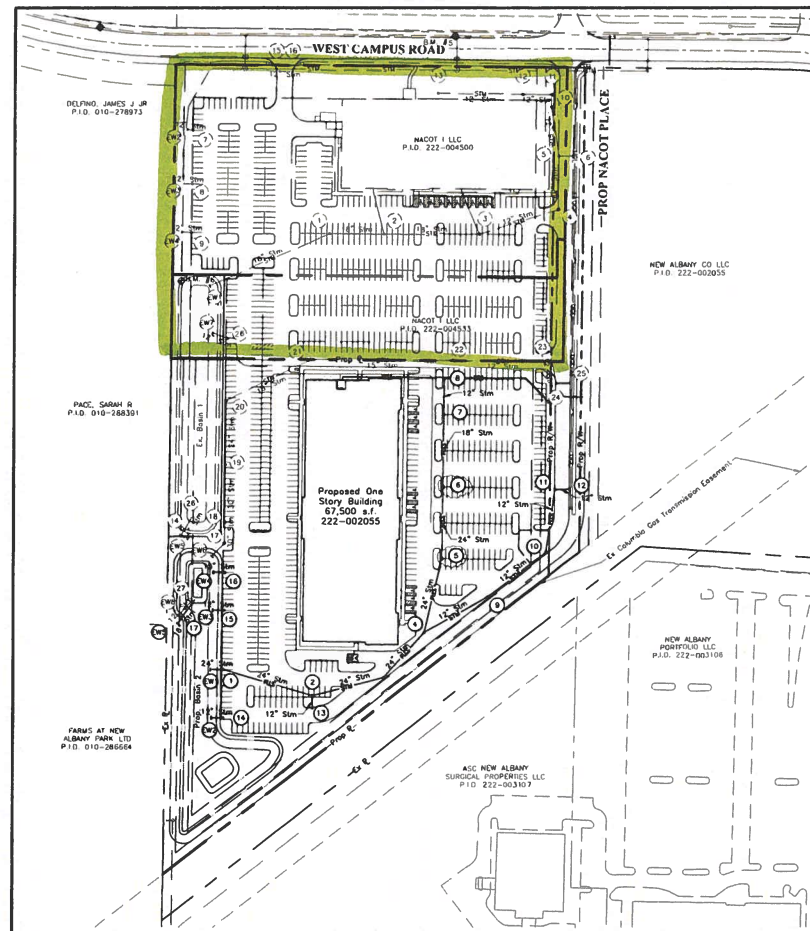
Bench Mark Elevations based on the North American Vertical Datum (NAVD) 1988.

- BM#5 Chained "X" on the south end of a fire hydrant located on the north side of West Campus Road, east hydrant being the fourth hydrant west of the intersection of West Campus Road and New Albany Road East. Elev. = 1012.37
- BM#6 Chained "X" on the east rim of a sanitary manhole located 300 feet south of the centerline of West Campus Road and 1080 feet west of the intersection of West Campus Road and New Albany Road East. Elev. = 1001.37

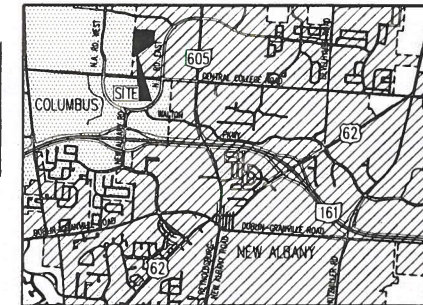
## STANDARD CONSTRUCTION DRAWINGS

The Standard Construction Drawings listed on these plans are to be considered a part thereof.

AA-1100	AA-1141	L-6306	L-6640
AA-1112	AA-1145	L-6309	L-7001
AA-1119	AA-1148	L-6310	L-9002A/B
AA-1125	AA-1150	L-6311	1441
AA-1128	AA-1151	L-6312	2000
AA-1133	AA-1181	L-6316	2175
AA-1138	AA-1189	L-6317C	2220
		L-9637	2300
			2319



INDEX MAP  
Scale: 1" = 100'



LOCATION MAP  
No Scale

## CITY OF NEW ALBANY APPROVALS

Signatures below signify only concurrence with the general purpose of this project. All technical details remain the responsibility of the Engineer of Design, Consultant, Foundation & Union, Inc. The action of City Engineer review and approval is based only on compliance with City Ordinances 1181, 1183, 1187 and other applicable City policies.

<i>[Signature]</i> Phonon Director, City of New Albany, Ohio	10-16-13
<i>[Signature]</i> Chairperson of Services and Public Facilities City of New Albany, Ohio	10/16/2013
<i>[Signature]</i> City Engineer, City of New Albany, Ohio	10-4-13
<i>[Signature]</i> City Manager, City of New Albany, Ohio	10-16-13

## DEVELOPER/OWNER

DAMLER  
1533 Lake Shore Drive  
Columbus, OH 43204  
Tel: (614) 488-4424  
Fax: (614) 488-0803

## PREPARED BY:

**EMHT**

Engineers • Surveyors • Planners • Scientists  
1300 New Albany Road, Columbus, OH 43214  
Phone: 614.773.4200 Fax: 614.773.2448  
emht.com



9/12/2013

REVISIONS  
DATE  
BY  
DESCRIPTION

THE DAMLER GROUP

CITY OF NEW ALBANY, OHIO  
FOR  
SITE CONSTRUCTION PLAN

NACOT PHASE 2  
6005 NACOT PLACE  
TITLE SHEET



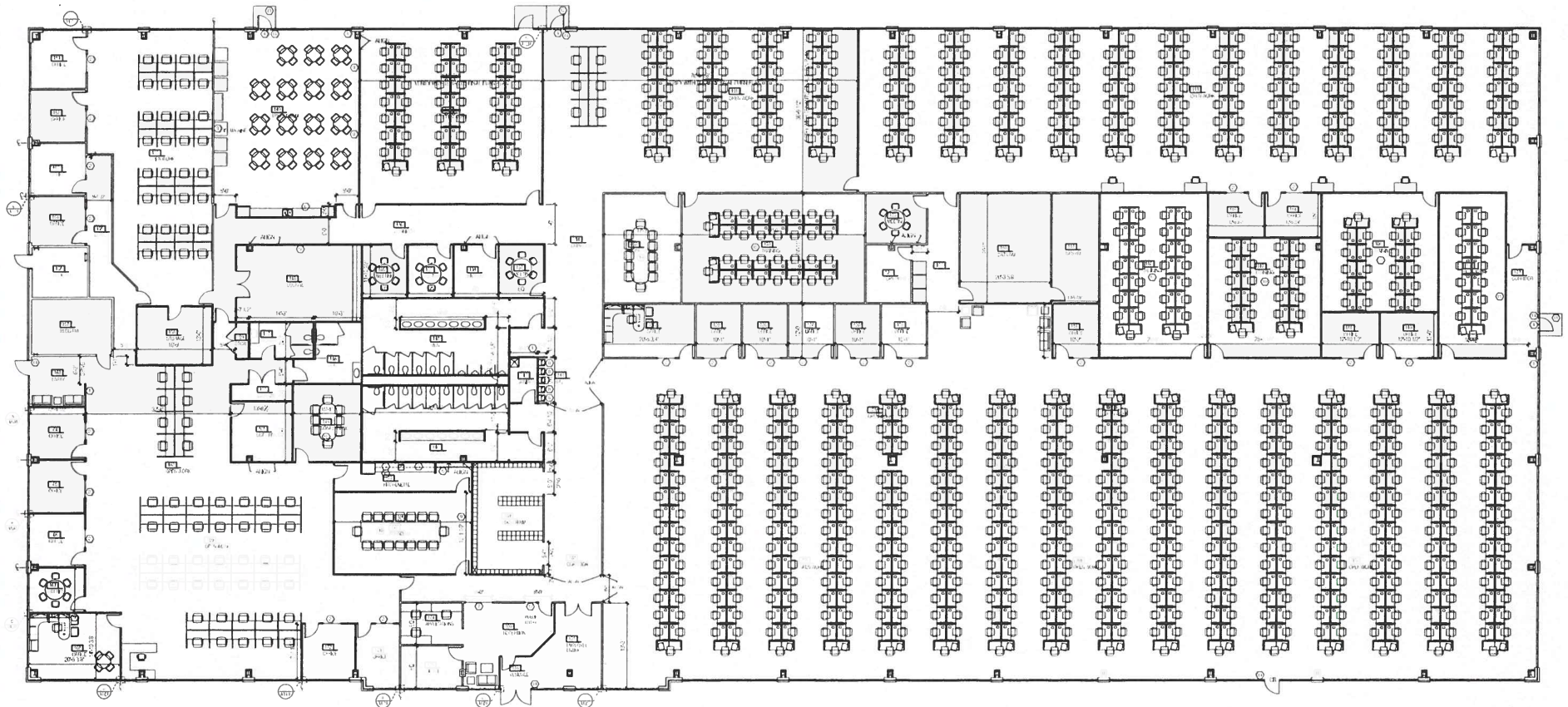
DATE  
January 2, 2014

NO. A/E  
As Noted

DATE  
2013-1914

DATE  
9/12/2013

1/13



370-380-390

370-380-390

370-380-390

370-380-390

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## Conditional Use Statement

### NACOT I LLC

The applicant, NACOT I LLC (“NACOT”), requests approval of a conditional use to allow “secondary school” uses to be operated on 7.283+/- acres of developed property under its ownership. The property is located to the south of and adjacent to the public street known as West Campus Oval and generally to the west of that street’s intersection with New Albany Road East. The Property is zoned in the OCD, Office Campus District classification. Recent legislation approved by New Albany City Council (Ordinance O-03-2022) added “secondary schools” as a conditional use in the OCD and other zoning districts within the City.

This application is intended to facilitate the operation of Cornerstone Academy on an interim basis as it fundraises for and constructs a new school facility on property that it intends to purchase in New Albany which is located to the northwest of the intersection of State Route 605 and New Albany Road East and within a short distance of the NACOT I property. That property was recently zoned to allow for the construction and operation of a new school at that location (see Ordinance Number O-45-2021). The approval of this conditional use will allow Cornerstone Academy to relieve current capacity limitations at its existing facility in the City of Columbus which is found several miles to the west of the subject site, and also will allow it to establish a presence in New Albany in advance of the completion of fundraising for the construction of the permanent facility and its actual construction.

Cornerstone Academy is a tuition-free public charter school. It seeks this rezoning to allow the operation of a middle school and/or high school facility that will serve as a complement to an elementary school at its existing main campus and to relive capacity issues at an undersized facility on Central College Road that currently serves students in grades 8-12. The building that exists on NACOT I’s property is 50,416+/- square feet in size with significant parking. It was formerly used as a data center and therefore lends itself to being repurposed for Cornerstone’s use.

Section 1115.03 of the Codified Ordinances provides that the Planning Commission is to approve a conditional use if it meets all of the following requirements:

**(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 recently approved City legislation to allow secondary schools as conditional uses in the OCD and other zoning districts recognizes the direct and complementary relationship between employment-generating uses and educational uses. In addition, the property that will be the permanent location for a new Cornerstone Academy school facility which was recently approved by the City is a short distance from the NACOT I site, demonstrating that the City recognizes the appropriateness of the use in this area of the community.



**(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.**

The proposed use will operate from an existing building that is unoccupied. Ample parking exists on the site to serve the proposed use. Traffic improvements already exist to accommodate traffic for office uses. A secondary school will bring similar impacts to morning peak traffic volume as office uses, while mostly eliminating afternoon peak impacts. Many of the existing developments and currently operating uses in the area are commercial in nature, typified by large buildings with sizable parking lots. Multi-family residential is located nearby. School uses are very often located near to residential uses, so the proposed use is complementary to the residential communities to the west in the City of Columbus.

**(c) The use will not be hazardous to existing or future neighboring uses.**

Given that the existing building and related improvements on the property will remain, there will be no changes to the property which will negatively impact existing or neighboring uses. In fact, the impact to those uses will be positive in that it will serve to lessen P.M. peak traffic impacts when compared to other permitted uses that apply to the site. Any impacts from this use will not differ substantially from those which would arise from other permitted uses on the site.

**(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 City has already made significant investments in the construction of a robust public street system which serves the area in which this property is located. Water and sanitary sewer infrastructure already. Police and fire protection will not be impacted any more significantly than

**(e) The proposed use will not be detrimental to the economic welfare of the community.**

The proposed conditional use will bring economic benefit to the community by bringing new teaching, administrative, and other supporting jobs to a building that is vacant.

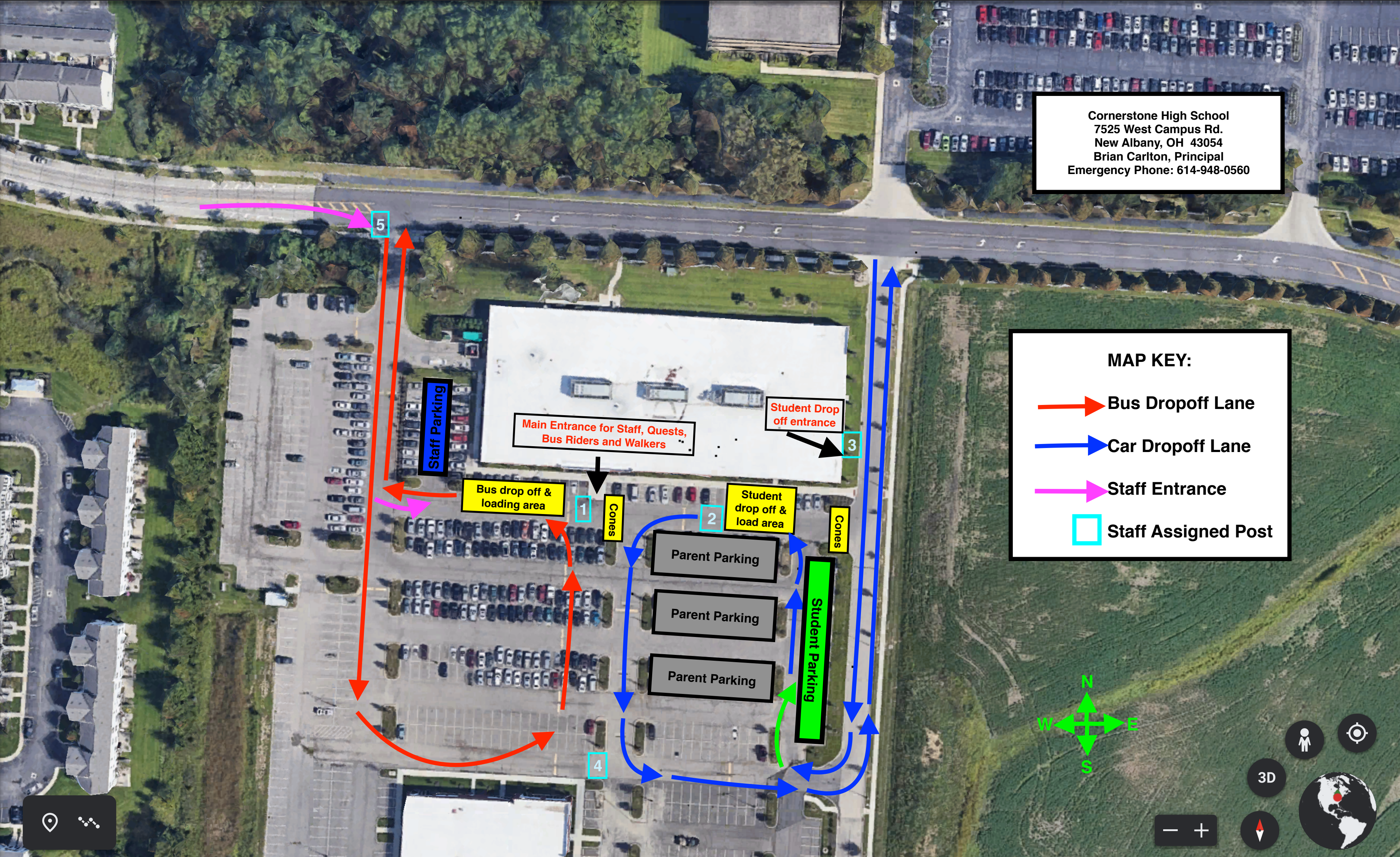
**(f) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.**

The conditional use will not involve any such conditions. It will operate as a school in a customary fashion with typical impacts to the community.

**(g) Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.**

Vehicular approaches to the property are already in existence and will not be modified with this use.

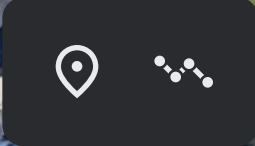
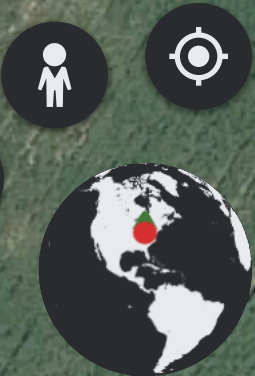




Cornerstone High School  
7525 West Campus Rd.  
New Albany, OH 43054  
Brian Carlton, Principal  
Emergency Phone: 614-948-0560

**MAP KEY:**

- Bus Dropoff Lane
- Car Dropoff Lane
- Staff Entrance
- Staff Assigned Post







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To: Planning Commission  
From: Community Development Department  
Re: Draft Engage New Albany Strategic Plan Addendum  
Date: April 4, 2022

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We are pleased to present the final draft of the Engage New Albany strategic plan Northeast New Albany addendum for your review. At the April 4<sup>th</sup> Planning Commission meeting city staff is seeking the board's official endorsement of the plan and recommendation of adoption to city council.

Since the adoption of the Engage New Albany Strategic Plan, additional agreements with the City of Columbus have extended New Albany's centralized water and sanitary sewer service areas to the north and east. The purpose of this area plan is to responsibly plan for the future of the Northeast New Albany expansion area and its future incorporation into the city. This expansion area represents approximately 2,737 acres of land, which is currently located within Jersey Township and also sits entirely in Licking County.

The Northeast New Albany Area Plan serves as an addendum to the Engage New Albany Strategic Plan. The recommendations presented in this document are the same or build upon the recommendations in the Strategic Plan. Similar to previous addendums, the Northeast New Albany Area Plan covers primarily covers land uses and mobility.

The plan's overall adoption schedule is as follows.

Planning Commission Adoption	April 4 <sup>th</sup>
City Council Adoption	April 19 <sup>th</sup>

Please reach out to Stephen Mayer with any questions ahead of the meeting.

# ENGAGE NEW ALBANY

*You're part of the plan*



**Northeast New Albany**  
**AREA PLAN**

**NEW**  
**ALBANY**  
COMMUNITY CONNECTS US





DRAFT

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- a. Purpose & Overview
- b. Existing Conditions

## **02. DEVELOPMENT FRAMEWORK**

- a. Plan Components & Use
- b. Future Land Uses
- c. Future Thoroughfare Plan
- d. Natural Features
- e. Leisure Trails & Bike Facilities

## **03. ADDITIONAL RECOMMENDATIONS**



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# INTRODUCTION

## PURPOSE & OVERVIEW

In 2021, the City of New Albany adopted the most recent update of its Strategic Plan, titled *Engage New Albany*. The Strategic Plan identifies the desired future land uses, development, transportation, and other recommendations for both the city and its future expansion areas.

Since the adoption of the *Engage New Albany Strategic Plan*, additional agreements with the City of Columbus have extended New Albany's centralized water and sanitary sewer service areas to the north and east. The purpose of this area plan is to responsibly plan for the future of the Northeast New Albany expansion area and its future incorporation into the city.

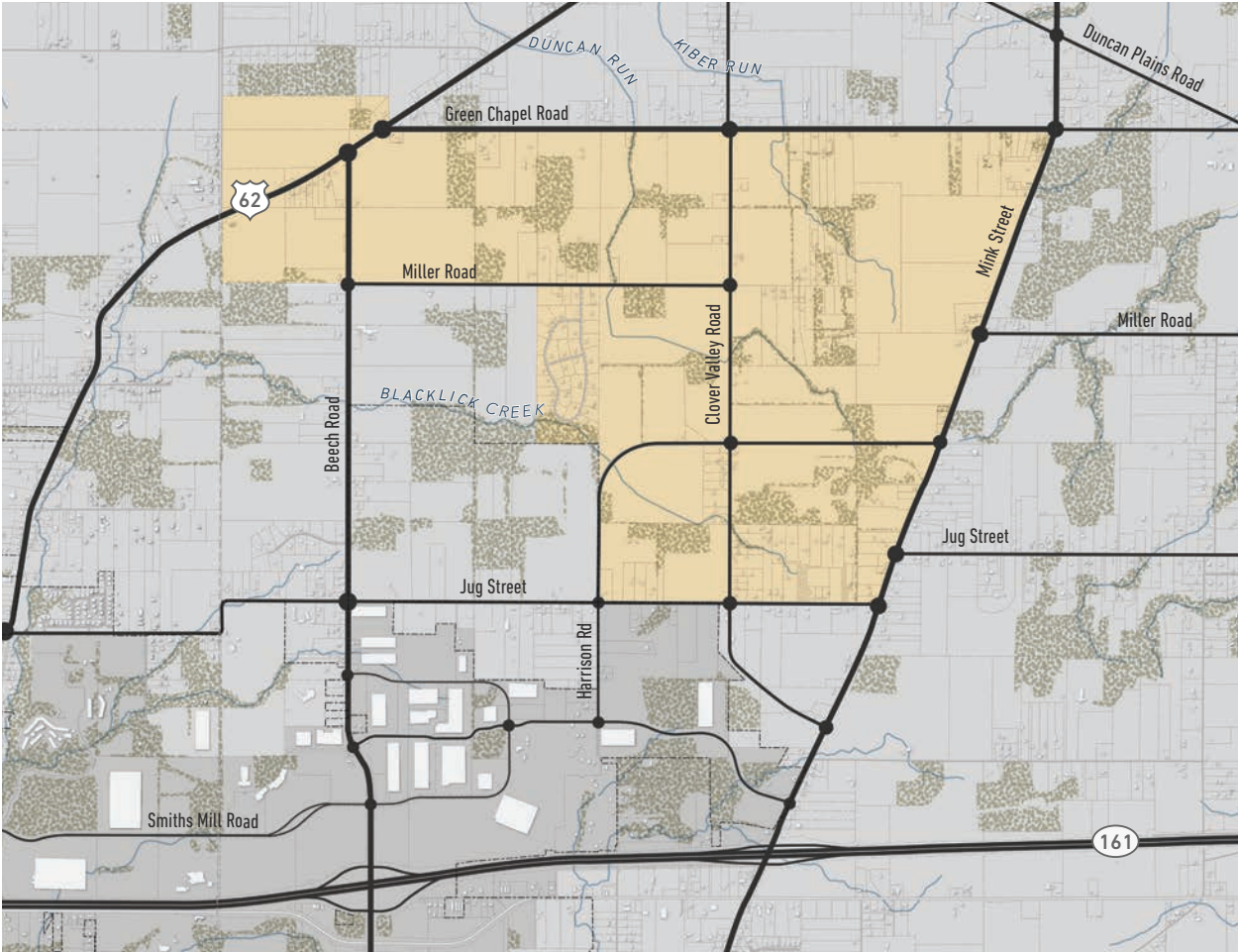
This document establishes land use and transportation standards for the area identified as the Northeast New Albany expansion area (see figure 1). This plan will serve as a tool to help the City guide new development and infrastructure decisions and to ensure that the established character and high standard of design synonymous with New Albany is upheld.

The Northeast New Albany Area Plan is the first addendum to the *Engage New Albany Strategic Plan*.





## EXISTING CONDITIONS

The Northeast New Albany expansion area is roughly bounded by Green Chapel Road to the north, Mink Street to the east, and Miller Road and the existing city boundary to the west and south. This expansion area represents approximately 2,737 acres of land, which is currently located within Jersey Township and also sits entirely in Licking County.

To the south of the expansion area sits the New Albany International Business Park, which is where the majority of commercial land uses are concentrated in New Albany. Today, the expansion area consists of agricultural uses and low-density residential and rural residential uses. The majority of the land is used for agricultural purposes, though tree stands existing in several areas including along tributaries that run through the site. The tributaries that run through the area include Blacklick Creek, Duncan Run, and Kiber Run.



Legend

-  Buildings
-  Northeast New Albany Expansion Area
-  Tree Cover
-  Roadway

---

# DEVELOPMENT FRAMEWORK

## PLAN COMPONENTS & USE

The Northeast New Albany Area Plan serves as an addendum to the Engage New Albany Strategic Plan. As such, the recommendations presented in this document build upon the recommendations in the Strategic Plan, which should be consulted for additional details and information.

The Northeast New Albany Area Plan covers four topics:

- *Future Land Uses*: This identifies the desired land uses for the Northeast New Albany expansion area should it be incorporated into the city.
- *Future Thoroughfare Plan*: This identifies the manner in which to integrate the expansion area into New Albany's roadway network and character.
- *Natural Features*: This speaks to New Albany's tradition of incorporating existing natural features into development to enhance site design, preserve character, and integrate future development.
- *Leisure Trails/Bike Facilities*: This identifies the appropriate types of on-street and off-street bicycle and leisure trail facilities within the expansion area.

## FUTURE LAND USE

The future land use map (see p. 8-9) identifies desired future land use patterns for the City of New Albany and its future expansion areas, as well as the development strategies for each type of land use.

Given the location of the area and the adjacent land uses in the International Business Park, the Employment Center land use category is appropriate for most of the land in the Northeast New Albany expansion area. The exception to this is the Bermuda Drive neighborhood, which could remain Residential for the foreseeable future or if the property owners choose, the area could also become part of the Employment Center district. If the latter occurs, the neighborhood would need to be added to the Employment Center district as a whole, not parcel by parcel.

The Employment Center category is intended to provide for a number of employment-intensive uses, including office, research, light industrial, technology manufacturing, and logistics uses. Having an adequate amount of land and development in this district is vital for the overall fiscal health of the city. The Employment Center category is designed to allow for flexibility and diversification of businesses that seek to locate in the New Albany International Business Park.

The Residential category is intended to provide high-quality, interconnected, walkable neighborhoods embedded with green spaces and lush landscaping that are defining characteristics of New Albany. The Residential category allows for a variety of housing types to meet the needs of people throughout all life stages.

The development standards on the following page provide guidance as to the way in which development should take shape in these two land use categories.

## Employment Center Development Standards

As employment center development continues in New Albany, expectations must be clear in order to build upon the city's character and design. Generally, the standards for employment center development include the following:

- No freeway / pole signs are allowed.
- Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
- Plan employment center buildings within context of the area, not just the site, consider building heights within development parcels.
- Sites with multiple buildings should be well organized and clustered if possible.
- All employment center developments are encouraged to employ shared parking or be designed to accommodate it.
- All employment center developments should plan for regional stormwater management.
- All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
- Any periphery security should integrate with the existing landscape and maintain and enhance the character of road corridor.
- Combined curb cuts and cross-access easements are encouraged.
- The use of materials, colors, and texture to break up large-scale facades is required.

## Residential Development Standards

As residential development continues in New Albany, expectations must be clear in order to build upon the city's tradition of quality neighborhoods. The principles of good residential subdivision design and the distinctive features of New Albany's best neighborhoods should be emulated in future development. Generally, these standards include:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of development. Typically, neighborhood parks range from a half acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- Houses should front onto public open spaces and never back onto public parks or roads.
- Rear or side-loaded garages are encouraged. When a garage faces the street, the front facade of the garage should be set back from the front facade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.
- Private streets are at odds with many of the community's planning principals, such as interconnectivity, a hierarchy of street typologies, and a connected community. Therefore, the streets within residential developments must be public.
- In considering the expansion of residential uses into Licking County, the city will take into consideration factors such as community impacts, financial implications, the adequate delivery of services, and the impact on school districts.



## Retail Development Standards

Any retail development should adhere to the high standards for architecture, site design, and landscaping in New Albany. Careful consideration should be given to the design and development of retail outside the Village Center. It should respond to the scale and design that exists in New Albany. Developments should take into account the need for automobile access, but also emphasize the importance of pedestrian access and comfort as well as other modes of transportation. The sites should have a strong street presence and include architectural and landscape features that respond to the existing New Albany character. Generally the standards for retail development in the city include:

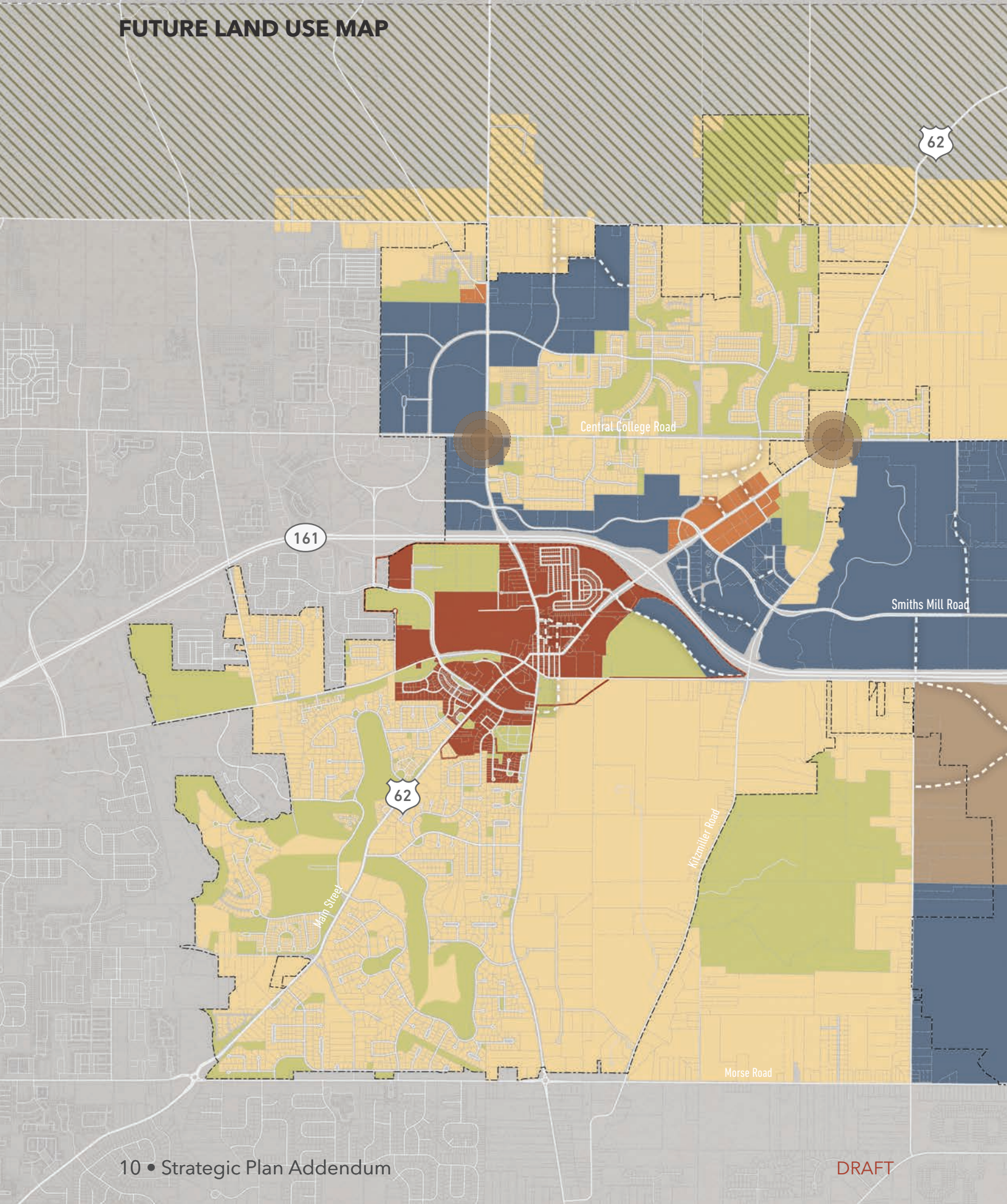
- Parking areas should promote pedestrians by including walkways and landscaping to enhance visual aspects of the development.
- Combined curb cuts and cross-access easements are encouraged
- Curb cuts on primary streets should be minimized and well organized connections should be created within and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



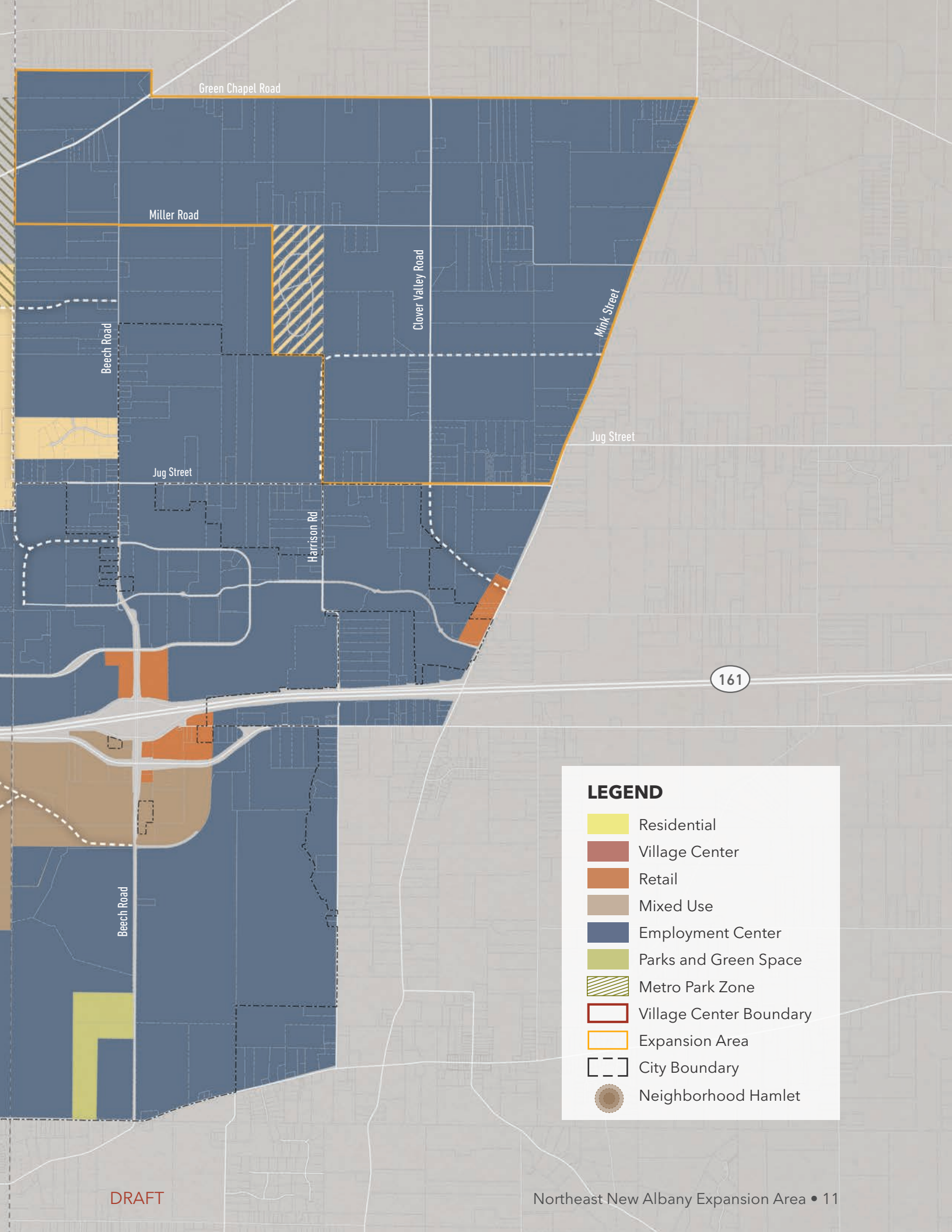
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# FUTURE LAND USE MAP







**LEGEND**

- Residential
- Village Center
- Retail
- Mixed Use
- Employment Center
- Parks and Green Space
- Metro Park Zone
- Village Center Boundary
- Expansion Area
- City Boundary
- Neighborhood Hamlet

## **FUTURE THOROUGHFARE PLAN**

In addition to identifying the desired future land use for the Northeast New Albany expansion area, it is important to plan for a road network that will support development. The existing and proposed roadway corridors must handle the increased amount of traffic that will be created by future development, while preserving the rural character that is synonymous with New Albany's roadway corridors.

### **Functional Classification**

Functional classification involves the grouping of roads and highways in a hierarchy based on the level of transportation service they are intended to provide. Functional classification defines the role that a particular roadway plays in the flow of traffic in a whole network. More information about New Albany's functional classification can be found on p. 102-103 of *Engage New Albany*. The roadways in the Northeast New Albany expansion area fall into the following functional classes:

#### *Principal Arterials*

Principal arterials serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas. Direct access to adjacent land uses can be served directly but are typically spaced at significant distances to reduce disruption to through travel.

#### *Major Collectors*

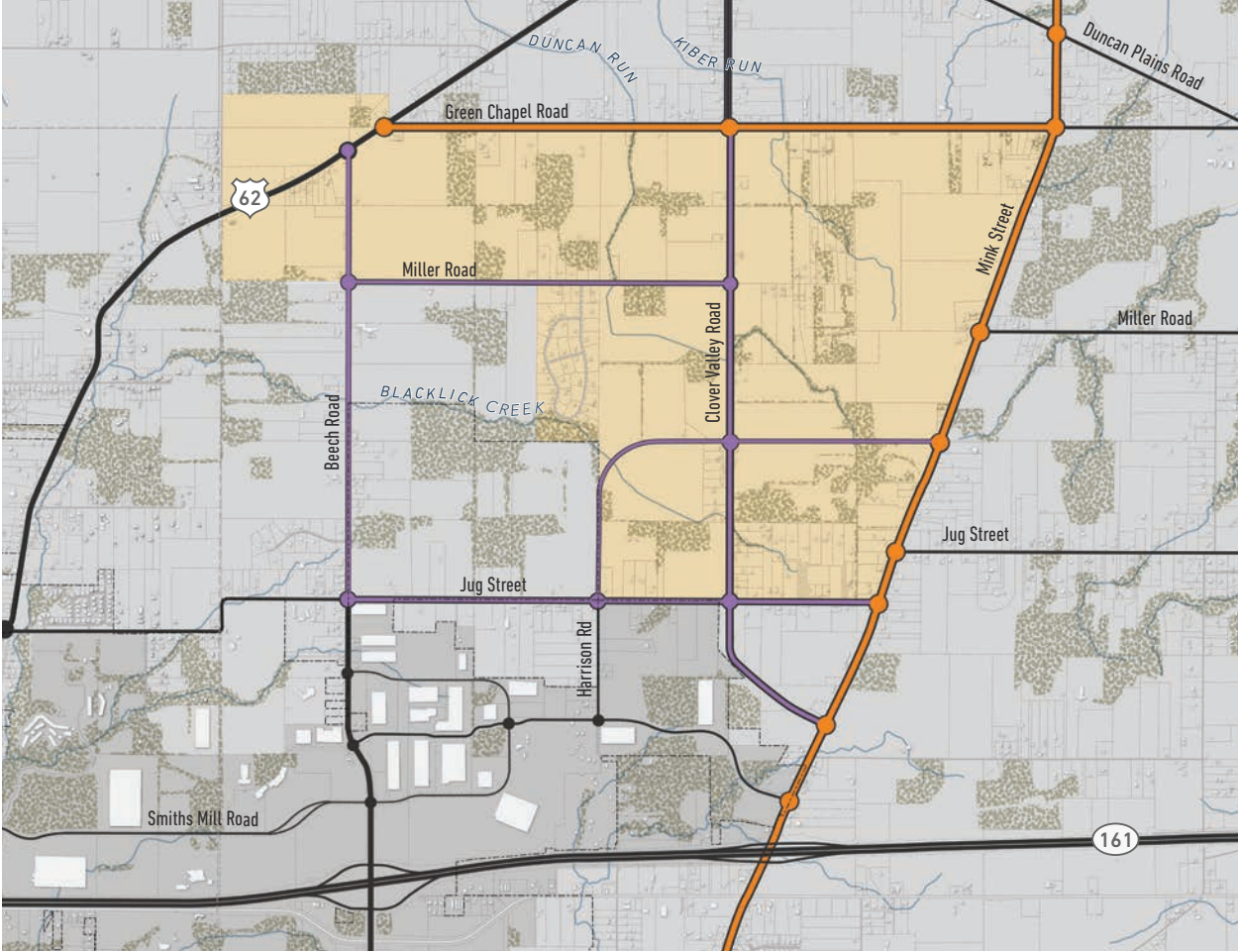
Major collectors gather and channel traffic from local roads to the arterial roadway network.

#### *Local Roads*

Local roads represent the largest percentage of all roadways in terms of mileage. They are typically designed for lower speeds and to discourage through traffic, and typically are the primary access to local developments.

## **Character Classification**

In addition to a functional roadway classification, *Engage New Albany* also established a more detailed classification and precise application of defining character elements of New Albany's roadway corridors. Character classification defines the ways in which existing and future roadway corridors in the strategic plan study area can contribute to New Albany's aesthetics and help to further define the character of the community. More information about New Albany's roadway character classification can be found starting on p. 104 of *Engage New Albany*. The roadways in the Northeast New Albany expansion area are classified as either Business Park or Business Park Transitional, which are explained in further detail on the following pages.



Legend

- Principal Arterial
- Major Collector
- Buildings
- Northeast New Albany Expansion Area
- Tree Cover

### *Business Park*

New Albany's Business Park extends from west to east across the city, with more recent expansion south of SR 161 along the Beech Road corridor. With the anticipated continued growth of the Business Park and employment-based land uses, new roadways with this character classification will likely be built over the next several years.

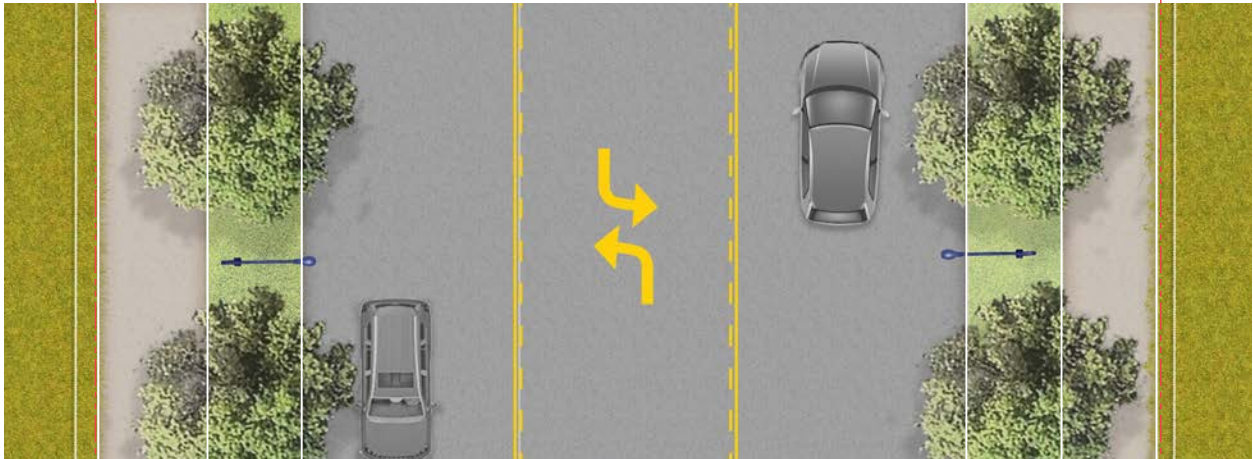
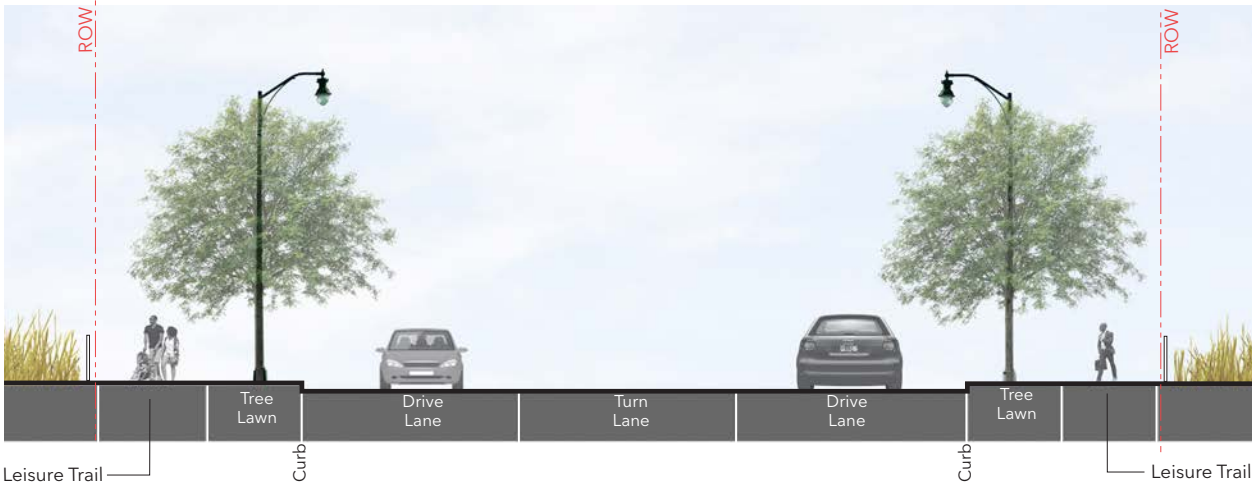
Business Park roadways typically have employment-based uses on both sides of the street and carry employee, truck, and delivery traffic. These two- to four-lane roads have curbs, decorative street lighting, and should have leisure trails on both sides of the road. Most of the landscape is turf grass and trees, with natural tree stands preserved where practical. Parking is not fully screened from view but includes plantings. Setbacks along these roads beyond the right-of-way should be at least 50'.

<b>Business Park Roadway Characteristics</b>	
<b>Street Pavement</b>	
Drive Lane Width	11' (12' outside lanes)
Turn Lane Width	11'-12'
Total Number of Drive Lanes	2-4*
On-Street Bike Facility	Shared Road
On-Street Parking	No
Access Management Priority	Medium
Transit Accommodations	Yes
Pavement Edge	Curb
Total Pavement Width	35'-69'
<b>Streetscape/Amenities</b>	
Trail/Sidewalk Width	8' trail min. on both sides of street**
Trail/Sidewalk Material	Asphalt
Amenity Zone	Tree lawn
Amenity Zone Width	8'-15'
Streetlights	Yes
Underground Utility Priority	Medium
Tree Spacing	30' on center
Right-of-Way Fence	Yes
Setbacks Beyond ROW	50' min.
<b>Total Right-of-Way</b>	<b>67'-115'</b>

\* This does not include turn lanes and medians.

\*\* Leisure trail required on both sides of the street unless the street abuts SR 161 right-of-way.





### *Business Park Transitional*

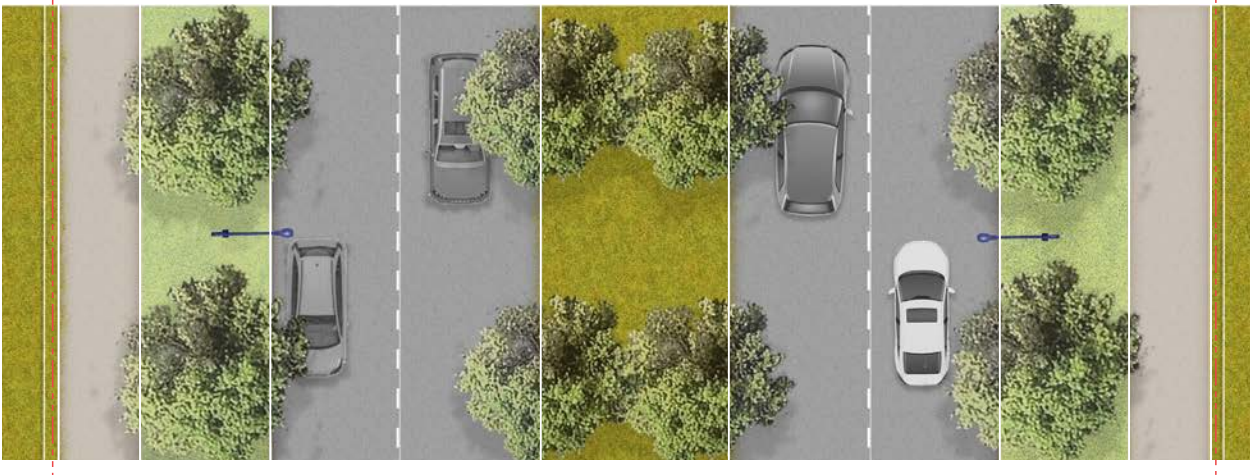
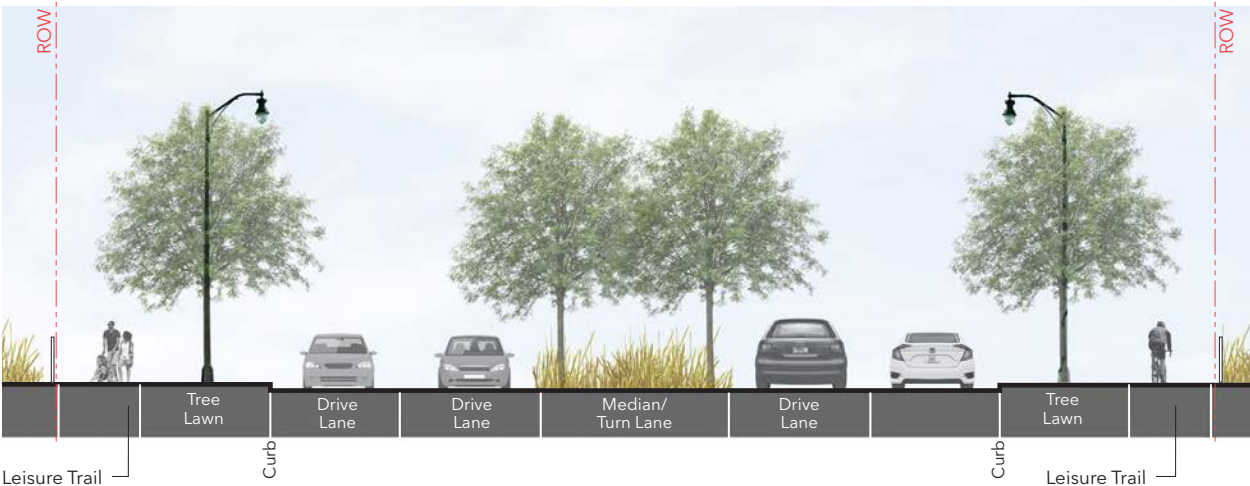
Business Park Transitional roadways are those where the long-term condition on at least one side of the road is likely to remain rural or residential. These roads, however, do still carry some through-traffic and traffic for the business park.

These roads will have curbs, decorative street lighting, and should have leisure trails on both sides of the road, along with white horse fence and significant naturalized plantings, with some mounding if necessary. Any parking areas should be properly screened.

Business Park Transitional Roadway Characteristics	
Street Pavement	
Drive Lane Width	11' (12' outside lanes)
Turn Lane Width	11'
Total Number of Drive Lanes	2-4*
On-Street Bike Facility	Shared road
On-Street Parking	No
Access Management Priority	High
Transit Accommodations	Yes
Pavement Edge	Swale
Total Pavement Width	24'-58'
Streetscape/Amenities	
Trail/Sidewalk Width	8' trail min. on both sides of street**
Trail/Sidewalk Material	Asphalt
Amenity Zone	Natural buffer
Amenity Zone Width	15'-20' min.
Streetlights	Yes
Underground Utility Priority	Medium
Tree Spacing	30', irregular spacing
Right-of-Way Fence	Yes
Setbacks Beyond ROW	100'
<b>Total Right-of-Way</b>	<b>70'-114'</b>

\* This does not include turn lanes and medians.

\*\* Leisure trail required on both sides of the street unless the street abuts SR 161 right-of-way.





## FUTURE THOROUGHFARE MAP







## LEGEND

### Character Classification

- Business Park
- Business Park Transitional
- Commercial Center
- Village Center
- Village Traditional
- Rural
- Neighborhood

- Expansion Area
- City Boundary

### Functional Classification

- Freeway
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Road
- Proposed Roadway

Note: This map is for planning purposes only. The roadway alignments on this map are not final and further study is needed to determine the exact alignment for new roadways.



## NATURAL FEATURES

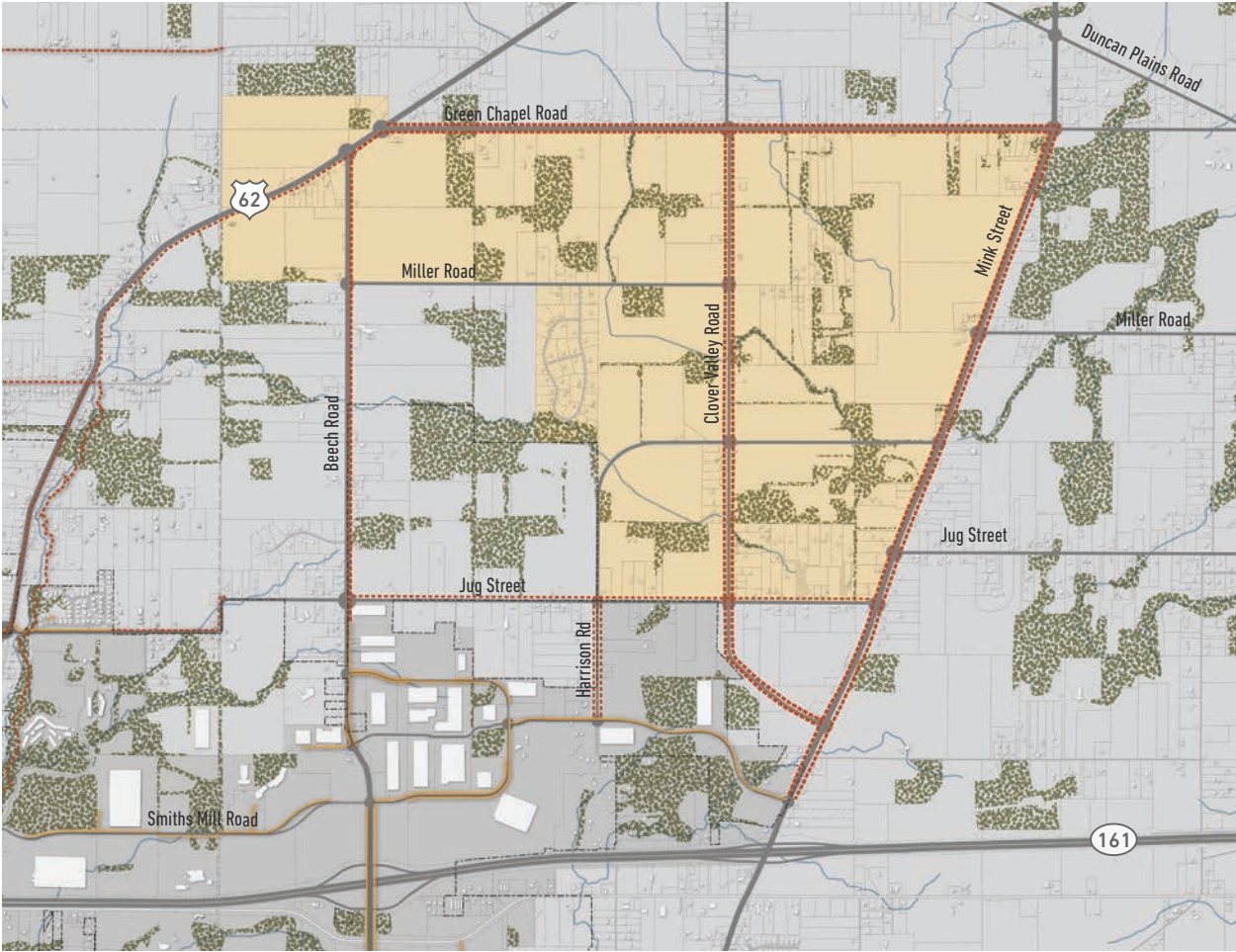
The Northeast New Albany expansion area is predominantly agricultural fields, but does contain some tributaries and tree stands. The tributaries on site include Blacklick Creek, Duncan Run, and Kiber Run. The preservation of these natural features can serve as an organizing green space for the orientation and layout of future development sites in this area. These features can also serve as unique amenities for employees in the International Business Park. By introducing leisure trails and paths through the Northeast New Albany expansion area, with a focus on connections to and within the natural areas, will allow employees to enjoy the unique character of this area.

## LEISURE TRAILS & BIKE FACILITIES







As development occurs in this area, bike and pedestrian facilities should be incorporated through both on-street and off-street facilities. Leisure trails with a minimum width of 8' should be included along Green Chapel Road, Mink Street, Jug Street, and the northern portion of Beech Road. Additionally, leisure trails on Harrison Road would serve as an important connector between existing leisure trails in the International Business Park to the Northeast New Albany expansion area.

On-street bike facilities are recommended for the streets in the expansion area. For all roadway character classes, shared road markings and signs are recommended to match the designations found in the *Bike New Albany Plan*.





Legend

-  Buildings
-  Northeast New Albany Expansion Area
-  Tree Cover
-  Roadway
-  Existing Leisure Trail
-  Future Leisure Trail

# ADDITIONAL RECOMMENDATIONS

The recommendations described in the Development Framework section of this plan addendum were highlighted because they are the most relevant to the future development of the expansion area. All the recommendations starting on p. 40 in the *Engage New Albany Strategic Plan*, however, still apply. The recommendations are organized into six topic areas:

- Land use;
- Mobility;
- Sustainability;
- Parks & recreation;
- Community wellbeing; and
- Focus areas

The summary matrix on the following pages is a catalog of all the goals, strategies, and objectives introduced in the Engage New Albany plan. To the right of each recommendation is the expected timeframe and potential partners for each objective. The timeframe is labeled as near-term if it is a recommendation that can be implemented over the next five years or less. These near-term recommendations may also be necessary to implement early on in order to enable other recommendations. The timeframe is labeled as medium-term if a recommendation will be implemented in 5-10 years. The timeframe is labeled long-term if an action will take longer than 10 years to implement but is a recommendation that has an ending point. Finally, the timeframe is labeled ongoing if it is a policy that is continually implemented and will never be fully completed. A key of acronyms for the potential partners is also included to the right.

## SUMMARY MATRIX KEY

### TIMELINE

- ● ● Near-term (<5 yrs)
- ● ● Medium-term (5-10 yrs)
- ● ● Long-term (10+ yrs)
- ▬ Ongoing

### POTENTIAL PARTNERS

<b>COTA</b>	Central Ohio Transit Authority
<b>HNA</b>	Healthy New Albany
<b>HOAs</b>	Homeowners' Associations
<b>JPD</b>	New Albany-Plain Local Joint Parks District
<b>LCATS</b>	Licking Co. Area Transit Services
<b>MORPC</b>	Mid-Ohio Regional Planning Commission
<b>NACF</b>	New Albany Community Foundation
<b>NAPLSD</b>	New Albany-Plain Local School District
<b>ODNR</b>	Ohio Dept. of Natural Resources
<b>ODOT</b>	Ohio Dept. of Transportation
<b>ODSA</b>	Ohio Development Services Agency
<b>OPWC</b>	Ohio Public Works Commission



















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













## L. LAND USE

*Goal: Balance land uses within New Albany to achieve the city's vision.*

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
<b>L1. Balance residential, employment, and retail growth.</b>			
a.	Continue to implement city policies related to balancing growth and annexation with needed revenues and necessary services.		
b.	Maintain a ratio of city residents to employees of about 1:1.5 as the city continues to grow.		
c.	Seek sources of revenue and cooperative financing solutions to offset costs of future capital improvements and to ensure new development pays its fair share of growth impacts.		ODOT, OPWC, ODSA
d.	Allow the transfer of residential density in order to maintain a gross residential density across the city of 1 dwelling unit per acre.		Developers
e.	Maintain land development intensities sensitive to both the capacity of the transportation network and established land use policies.		Developers
f.	Follow the recommendations of the Western Licking County Accord with annexation and development in this area.		City of Johnstown, Jersey Township, Licking County
g.	Encourage walkable, mixed-use development as designated in this Plan to allow people to live, work, shop, learn and play in close proximity while minimizing conflicts between land uses.		
h.	Align land use policies, infrastructure implementation, and community facility investments to maximize efficiency and public benefit.		Franklin Co. Licking Co., City of Columbus
i.	Support the school district in a fiscally responsible manner to ensure that it maintains its successful school system.		NAPLSD, JMLSD
<b>L2. Encourage a broader range of housing option for all life stages to facilitate aging-in-place within the community while preserving the desirability of New Albany's existing neighborhoods.</b>			
a.	Support the creation of additional "cluster" neighborhoods like Ashton, Keswick, and Ealy Crossing.		Developers
b.	Encourage senior and young professional housing types in the Village Center and other identified nodes with walkable amenities.		Developers
c.	Support the creation of workforce housing within New Albany's employment shed.		Developers
d.	Continue to create residential development focused around community park and natural spaces.		Developers
e.	Maintain the quality of life and continue to invest in the services, amenities, and placemaking that ensures residents continue to invest in and live in New Albany.		

## L. LAND USE








*Goal: Balance land uses within New Albany to achieve the city's vision.*

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
<b>L3. Continue to support and encourage the development of dynamic employment centers in New Albany.</b>			
a.	Support mixed-use, walkable development for employment-based development.		Developers, businesses
b.	Focus on employment uses for new development (office, data center, industrial, retail & service amenities).		Developers, businesses
c.	Where office uses are stand alone, focus them in campuses with supporting amenities and a defined site organization.		Developers
d.	Identify land for future employment uses and the necessary infrastructure to support them.		
e.	Continue to invest in the city amenities, services, infrastructure, and character that attracts and retains businesses and employment uses.		
<b>L4. Serve the needs of the residents and workers of New Albany with appropriate retail and service development.</b>			
a.	Focus retail development in the Village Center and in strategic locations across the city that serve as convenience retail.		Developers, businesses
b.	Allow the integration of neighborhood-level retail that provides convenience for New Albany residents as a quality of life factor.		Developers
c.	Require retail development to be neighborhood-scale in design.		Developers
d.	Ensure that retail in the Village Center and proximate to residential neighborhoods is sited and designed to be walkable and designed to emphasize the pedestrian experience.		Developers
e.	Encourage and support locally-serving retail.		Businesses
<b>L5. Maintain a high standard of the built environment.</b>			
a.	Monitor regulations and make adjustments as necessary to ensure development meets the character and design expectations of the city and focus/land use areas.		
b.	Emphasize focus area and corridor planning as part of the review process to ensure that development proposals fit within the context of future plans for the surrounding area.		Developers
c.	Encourage green building, resiliency, and other innovative building technology that will create a more environmentally friendly and sustainable architectural environment.		Developers, property owners
d.	Integrate a diversity of uses, forms, and styles of buildings, spaces, and byways that compliment and enhance the existing character of New Albany.		
e.	Encourage the construction of the building typologies found in the city's Urban Center Code in the defined hamlet areas.		Developers
f.	Use four-sided architecture, high quality materials, and Georgian, farmstead, or otherwise complementary-style architecture.		Developers
g.	Utilize innovative and iconic architecture and design for office buildings.		Developers
h.	Focus on the design details of public and semi-public spaces to create comfortable places that will facilitate congregation and conversation.		











## L. LAND USE

*Goal: Balance land uses within New Albany to achieve the city's vision.*

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
<b>L6. Invest in the supporting infrastructure of the city to continue to provide high quality services to residents and businesses.</b>		
a. Provide for the safe and efficient collection of stormwater and continue to maintain and improve the water quality of New Albany's tributaries.		
b. Implement waterline and sanitary sewer extensions to growth areas consistent with the strategic plan.		
c. Design future stormwater management facilities to blend with surrounding development as an attractive amenity and landscape feature.		
<b>L7. Coordinate with neighboring jurisdictions and regional entities to manage the quality and intensity of growth along New Albany's periphery.</b>		
a. Coordinate with partner jurisdictions to determine the next evolution of the Rocky Fork Blacklick Accord.		City of Columbus, Plain Twp.
b. Advance the Western Licking County Accord.		Jersey Twp., Village of Johnstown
c. Coordinate and share information with the Mid-Ohio Planning Commission.		MORPC
d. Continue to coordinate regionally on matters of land use, schools, emergency services, parks, transportation, and utilities.		Regional partners, school districts



















## M. MOBILITY

*Goal: Facilitate the safe and effective movement of people to and from destinations, while maintaining the community character of transportation corridors.*

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
<b>M1. Implement the Mobility Plan in coordination with development opportunities and capital projects to ensure that roadway and transportation improvements are coordinated as New Albany grows.</b>		
a. Continue to implement city policies related to maintaining adequate capital funds to improve the city's roadway network.		
b. Follow the future land use map and land use recommendations to manage the impacts of new development on the roadway network.		Developers
c. Evaluate new developments through the development review process to determine necessary transportation improvements, right-of-way dedication, and on-site mobility improvements.		Developers
d. Consider proactively acquiring right-of-way (ROW) in anticipation of development projects and/or public improvements.		Property owners
e. Continue to build roadway network improvements as part of, and funded by, the expansion of the business park.		
f. Continue to implement a green streets policy on streets with low vehicular traffic in the Village Center and on surface parking lots throughout the community.		
g. Complete a Village Center parking strategy plan to ensure adequate parking access and availability.		
h. Monitor the implementation of the future land use plan, future thoroughfare plan, and mobility improvements to account for changing conditions over time and to gather timely data to facilitate decision making.		MORPC


















## M. MOBILITY

*Goal: Facilitate the safe and effective movement of people to and from destinations, while maintaining the community character of transportation corridors.*

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
<b>M2. Protect and enhance the character of the community's corridors.</b>			
a.	Preserve rural roadway character and narrow roadways, with a maximum desired roadway width of two to three lanes in residential corridors and four to five lanes along commercial corridors.		
b.	Design roads that support New Albany's principles of design and placemaking as well as the community's vision for the future.		Developers
c.	Plan for amenity zones along corridors that could include amenities like wayfinding signage, benches, trash and recycling receptacles, and lighting.		
d.	Continue to implement the Village Center brick street policy.		
e.	Require burial or strategic placement of all utility lines and wireless infrastructure at the time of development or in conjunction with a public works project.		Utility companies
f.	Bury or move public utility boxes behind the amenity zone or behind fencing along corridors.		Public utility agencies
g.	Require private utilities to be located behind buildings.		Utility companies
h.	Balance the deployment of small cell facilities and associated wireless support structures with the preservation of the character of New Albany's corridors and streetscapes.		Wireless service providers
i.	Create distinctive gateways and green moments at designated locations in New Albany, including SR 161 interchanges.		ODOT
<b>M3. Use alternatives to traditional widening to increase roadway capacity for efforts to reduce peak hour congestion.</b>			
a.	Use technology to make the roadway network more efficient.		
b.	Continue to interconnect all local and regional intersection signals and traffic control devices.		
c.	Coordinate and consolidate vehicular access points and curb cuts in development projects onto major roadways and between other private developments.		Property owners, developers
d.	Consider roundabouts first when an intersection improvement is proposed.		
<b>M4. Maximize connectivity and safety of New Albany's roadway network.</b>			
a.	Provide multiple connections to distribute traffic throughout the roadway network.		
b.	Provide cross-access easements between adjacent commercial and retail sites to minimize curb cuts along major roadways.		Property owners, developers
c.	Prohibit private streets, gated communities, and discourage culs-de-sac.		Developers
d.	Connect stub streets to improve connectivity and mobility between neighborhoods.		
e.	Connect sidewalks or leisure trails in residential neighborhoods where they don't currently exist.		













## M. MOBILITY

*Goal: Facilitate the safe and effective movement of people to and from destinations, while maintaining the community character of transportation corridors.*

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
<b>M5. Promote active mobility throughout the greater New Albany community.</b>			
a.	Facilitate development patterns and revise development regulations to support pedestrian mobility, safety, and a more positive pedestrian experience.		Developers
b.	Follow complete street practices to accommodate all modes of transportation in public right-of-way.		ODOT, MORPC, COTA
c.	Explore partnerships to extend leisure trails to adjacent neighborhoods, within and outside of the city		HOAs, City of Columbus, Licking Co., City of Johnstown
d.	Continue to develop the Velo Loop cycle track.		
e.	Continue to follow the recommendations in the adopted <i>Leisure Trails Master Plan</i> and <i>Bike New Albany Plan</i> .		
f.	Develop strong trail connections to local and regional parks, open spaces, and greenways.		JPD, Metro Parks
g.	Continue to improve the cycling accommodations within the city, making New Albany a bicycle-friendly community.		
<b>M6. Encourage alternatives to single-occupant vehicles within New Albany.</b>			
a.	Designate mobility zones in strategic locations throughout the city where alternative and new mobility options are prioritized.		
b.	Implement new roadway connections and/or re-alignments in mobility zones to improve community-wide traffic flow, create safe pedestrian and bike connections, and encourage alternative modes of transportation.		MORPC, Developers
c.	Implement development patterns that support transit service and develop a mobility hub at the COTA Park and Ride site.		COTA, developers
d.	Expand the SmartRide shuttle service to include extended routes and hours of operation.		COTA
e.	Investigate how to connect residents with the Village Center via the SmartRide program.		COTA, on-demand transit services
f.	Work with COTA and other transit partners to plan for expanded transit service to New Albany.		COTA, LCATS, on-demand transit services
<b>M7. Work cooperatively with partners to advance identified and needed mobility improvements locally and regionally.</b>			
a.	Address the city's traffic problem areas through coordinated regional road improvements.		MORPC, Franklin Co., City of Columbus, Licking Co.
b.	Collaborate with regional partners to plan for transportation and mobility through the Mid-Ohio Regional Planning Commission.		MORPC
c.	Continue working with the school district to manage traffic and access to schools safely, effectively, and appropriately.		NAPLSD
d.	Protect regional corridors, greenways, and scenic byways.		ODNR

## S. SUSTAINABILITY

*Goal: Define a path to the future that reinforces New Albany's commitment to ecological, social, and economic sustainability.*

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
<b>S1. Protect and improve biodiversity and water and air quality.</b>			
a.	Prioritize the preservation of existing forests, wildlife habitats, stream corridors, and wetlands.		HOAs, Metro Parks
b.	Create and maintain natural corridors that link woodlands, streams, and habitats.		Ohio EPA
c.	Implement native meadows and prairie restoration demonstration projects in specific areas of the city.		HOAs, property owners, Ohio EPA
d.	Maintain and expand the city's urban tree canopy.		
e.	Continue to implement a green streets policy on streets with low vehicular traffic in the Village Center and on surface parking lots throughout the community.		
f.	Minimize impervious surfaces within developed areas of the community.		Developers
g.	Reduce and work toward the discontinuation of pesticide and herbicide in areas adjacent to waterways on city grounds and encourage this more broadly throughout the community.		
h.	Investigate how to encourage property owners to adopt native and low-impact landscaping practices.		HOAs, property owners
i.	Continue to provide native landscape buffers along all waterways in the community.		Ohio EPA
j.	Start a clean-up volunteer program to keep New Albany's waterways, parks, and streets free of waste and pollution.		
k.	Control the spread of invasive plant and animal species.		
l.	Encourage wetland mitigation within the school district boundary.		Developers
<b>S2. Foster and encourage the adoption of alternative energy sources within the city.</b>			
a.	Advocate for solar energy legislation at the state level to allow for solar panels on commercial buildings.		MORPC
b.	Install solar panels on public buildings where appropriate and share the energy saving information with the community.		
c.	Implement a property assessed clean energy (PACE) program to encourage property owners to make energy efficient improvements to their homes and businesses.		
d.	Increase the number of alternative fuel stations in the city.		
e.	Continue to expand the city's alternative fuel and electric vehicle fleet.		
f.	Work to provide more convenient and sustainable renewable energy supply choices to the New Albany community.		Green Energy Ohio, AEP
g.	Promote the use of solar panels and geothermal systems and adjust the city regulations to appropriately permit them within the community.		Green Energy Ohio
h.	Maintain a list of approved solar and geothermal installers for the city.		MORPC
i.	Consider providing solar powered carports over parking lots and parking garages.		

















## S. SUSTAINABILITY

*Goal: Define a path to the future that reinforces New Albany's commitment to ecological, social, and economic sustainability.*

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
<b>S3. Continue to reduce waste through the provision of city services and the encouragement of local partners.</b>		
a. Discourage the use of single-use plastics.	● ● ●	
b. Implement a curbside composting pilot program.	● ● ●	Composting service providers
c. Install recycling containers in the Village Center and other public spaces and encourage commercial property owners to do the same.	● ● ●	Property owners
d. Host a Community Clean-up Day several times a year to help residents properly dispose of bulky, hazardous, or sensitive materials	● ● ●	SWACO
e. Support and expand community gardens as well as local food production and sourcing.	● ● ●	
<b>S4. Communicate to and educate the public about the sustainability initiatives in the community.</b>		
a. Highlight the city's existing sustainability initiatives through various communication and marketing channels.	▬	
b. Utilize interpretive sustainability signage on city property where appropriate.	● ● ●	
c. Create a one-stop online sustainability resource database for community members.	● ● ●	
d. Work with local partners and organizations to develop programming to educate people about incorporating sustainable practices in daily life.	● ● ●	HNA
e. Conduct school outreach on sustainability topics occurring at the local level and opportunities to participate.	● ● ●	NAPLSD
<b>S5. Develop mechanisms for implementation and tracking progress.</b>		
a. Create a citizen-led advisory committee to help guide the city's sustainability efforts moving forward.	● ● ●	City council
b. Complete a sustainability action plan for the city that advances the work in this section.	● ● ●	AEP
c. Conduct an annual energy benchmarking assessment for all city buildings, commercial properties, and multifamily residential properties.	● ● ●	Property owners
d. Actively support existing citizen sustainability initiatives.	▬	NAPLSD
e. Strive to become a Gold Community through MORPC's Sustainable2050 program.	● ● ●	MORPC

## P. PARKS & RECREATION

*Goal: Enhance the quality of life and health in New Albany and connect residents with the outdoors through parks and recreation.*

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
<b>P1. Protect and improve the existing network of parks, natural open spaces, and stream corridors.</b>		
a. Improve the quality and maintenance of existing parks.		
b. Manage and maintain city-owned forests, street trees, and natural open spaces by maintaining a tree inventory, developing re-forestation plans, and controlling invasive species.		
c. Improve the quality of city-owned natural resources, especially streams, wetlands, and other ecologically sensitive areas.		
d. Respect the integrity of historic and cultural resources as the city changes and grows.		
e. Establish and preserve critical viewsheds and vistas.		
f. Investigate methods of preserving rural character in developing areas of Licking County.		
<b>P2. Provide for a high quality and diversified park system to meet the recreational needs and enhance the quality of life for all residents.</b>		
a. Develop a parks framework plan for the city.		
b. Perform a watershed analysis to determine the physical access to parks or natural areas for all residents.		
c. Increase the percentage of New Albany residents who are within a 10-minute walk from a park.		
d. Create a park system in which each park satisfies the needs of a variety of user groups with a range of active and passive recreation options.		JPD, Metro Parks
e. Create improved and distinctive neighborhood park playgrounds and provide a local park in every neighborhood.		HOAs
f. Use the development process to ensure adequate open space and parkland dedication for all new residential development and to conserve critical natural resources within commercial development sites.		Developers
<b>P3. Engage with partners to create a regional park, open space, and trail system that benefits New Albany residents and businesses.</b>		
a. Continue to partner with the New Albany-Plain Local Joint Parks District to identify the needs of, and provide for, the greater park, recreational, and sports programming needs of the community.		JPD
b. Continue shared efforts with other municipalities and organizations to protect open spaces and provide regional trail connections.		City of Columbus, City of Gahanna, Metro Parks,
c. Evaluate potential open space and parkland acquisitions that would protect key natural resources and provide green buffer zones near development.		
d. Continue to form a greenbelt around the city to enhance the natural environment and define the edge of the community.		



## P. PARKS & RECREATION

*Goal: Enhance the quality of life and health in New Albany and connect residents with the outdoors through parks and recreation.*

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
<b>P4. Create a continuous network of linear parks, paths, walks, and trails, thereby enabling the public to travel by non-motorized modes throughout the New Albany community.</b>			
a.	Utilize stream corridors as greenway connections throughout the community and incorporate parkland along them.		
b.	Preserve setbacks along roadway corridors for green space, trees, and habitat.		
c.	Secure dedication of green corridor setbacks along roadway and stream corridors as part of the development review process.		
d.	Continue to connect parks, green spaces, and natural corridors with leisure trails.		
e.	Continue to implement an annual sidewalk/leisure trail program to complete the active transportation network.		
f.	Encourage additional and improved pedestrian and bike crossings over and under SR 161.		
<b>P5. Create year-round recreational opportunities.</b>			
a.	Work with partners to expand programming, especially free and family-friendly programming, across all parks and civic spaces.		JPD, HNA
b.	Provide activities and programming for diverse age groups, including teens and seniors.		JPD, HNA
c.	Continue to develop a central green space and destination park (Rose Run Park) to serve as the primary community gathering place.		
d.	Provide adequate recreation facilities to accommodate future needs of the community and its various demographic segments by implementing adopted parks and recreation master plans.		JPD
e.	Explore the development of an indoor field house for sports recreation all year long and assess the feasibility of different locations.		JPD
f.	Improve current and develop additional sports facilities and active park spaces.		
g.	Incorporate accessible raised garden beds in an expanded Community Garden.		HNA
h.	Consider the addition of public art in New Albany's parks and public spaces.		NACF

## C. COMMUNITY WELLBEING

Goal: Foster a more healthy, supportive, livable, and inclusive New Albany for all community members.

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
<b>C1. Foster an inclusive and welcoming sense of community.</b>			
a.	Partner with community groups and organizations to encourage more culturally diverse community programs and events.	● ● ●	HNA, NACF, library
b.	Seek and encourage diverse representation on city boards, commissions, and committees.	● ● ●	SOAR
c.	Create a Diversity, Equity, and Inclusion Committee comprised of a diverse representation of residents to serve as a liaison between community members and the city and promote ongoing outreach.	● ● ●	
d.	Implement cultural competency training for city employees.	● ● ●	
e.	Conduct regular outreach with organizations and groups that have a focus on diversity.	■	SOAR
f.	Consider the application of recommendations from the <i>Autism Planning and Design Guidelines 1.0</i> , with a focus on the Village Center and public spaces.	● ● ●	OSU Knowlton School
<b>C2. Continue open city communication with the public.</b>			
a.	Utilize new forms of media to promote city initiatives and events.	● ● ●	
b.	Promote education about current land use planning and development topics throughout the community to maintain New Albany's community of choice image.	● ● ●	NACF, schools
c.	Develop a consistent communication strategy with each homeowners association (HOA) that includes notifications of nearby development applications and projects.	● ● ●	HOAs
d.	Host Community Dialogues between key city leaders and the public on a regular basis.	● ● ●	City council
<b>C3. Encourage programming to support the needs of all residents.</b>			
a.	Support and promote mental health services and awareness.	● ● ●	HNA
b.	Institute mental health first aid training for all first responders and encourage other community partners to train employees.	● ● ●	NAPLSD, HNA
c.	Continue to explore free and accessible programming.	● ● ●	HNA, library, McCoy Center
d.	Support and promote activities for seniors, couples, families, teens, and young adults within the community.	● ● ●	HNA, library, McCoy Center
e.	Work with the school district(s) to coordinate area-wide support services.	● ● ●	NAPLSD, LHSD, JMDS
<b>C4. Support community initiatives that enhance the community's well-being and happiness.</b>			
a.	Explore the creation of a position at the City of New Albany to facilitate community relations and programming.	● ● ●	
b.	Work with community organizations to develop a volunteering hub/ matching service to centralize volunteer opportunities.	● ● ●	Community organizations
c.	Develop a youth volunteer program to utilize young adults as volunteers at events and in parks and facilities.	● ● ●	
d.	Continue to build on the Healthy New Albany initiatives and other partnerships with the community.	■	HNA
e.	Support the creation of opportunities and focused efforts to meet neighbors and build community.	● ● ●	

## F. FOCUS AREAS

*Goal: Provide an additional level of planning detail in identified areas of expected or desired investment to help ensure the plan recommendations are realized.*

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
<b>F1. Winding Hollow</b>			
a.	Require this focus area to be master planned, with the expectation that any interested developers zone it as Comprehensive Planned Unit Development (CPUD) with a phased master plan.	● ● ●	Developers
b.	Preserve and center the site design around the significant open spaces, stream corridors, topography, and tree stands that currently exist on this site.	● ● ●	Developers
c.	Prioritize quality site design and architectural integrity over the exact mix of uses for this focus area.	● ● ●	Developers
d.	Extend leisure trail connections within and around this site, connecting to the larger network.	● ● ●	
e.	Extend Ganton Parkway through this area and create an internal roadway network that follows the site topography and respects the site's natural features.	● ● ●	
f.	Continue to build upon the employment and data center uses being developed along the Beech Road corridor.	▬	Developers, businesses
g.	Explore opportunities for residential mixed-use to provide needed housing and retail options for the business park workforce. If residential is proposed it must be part of a comprehensive mixed-use development in order to be considered.	● ● ●	Developers
h.	Provide appropriate buffering along the Babbitt Road corridor to create visual separation between residential and commercial land uses.	● ● ●	Property owners
<b>F2. Northwest Area</b>			
a.	Connect this focus area to the natural features and amenities of the area.	▬	
b.	Create a connected system of green space and leisure trails that extend to Rocky Fork Metro Park and Bevelhymer Park, as well as to adjacent neighborhoods.	● ● ●	Metro Parks
c.	Add leisure trails along both sides of major streets, along preserved stream corridors, and along the large utility easements.	● ● ●	
d.	Connect employees with housing and amenities that makes office sites attractive and competitive.	● ● ●	Developers
e.	Attract infill office and commercial development on the undeveloped sites adjacent to existing offices.	● ● ●	Developers
f.	Allow for pockets of neighborhood-scale retail in the focus area, if proper screening, parking, and setbacks are met to accommodate nearby residential uses.	● ● ●	Developers, property owners
g.	Explore opportunities for mixed-use development around the Central College Road and New-Albany Condit Road intersection.	● ● ●	Developers, property owners
<b>F3. Ganton</b>			
a.	Create a compelling, high-quality office development along the frontage of SR 161.	● ● ●	Developers
b.	Create a new public road, Ganton Parkway, to create development sites in this focus area.	● ● ●	
c.	Ensure that the office site development contributes to the proposed mobility zone, including transit-friendly placement of the building along Ganton Parkway.	● ● ●	Developers

## F. FOCUS AREAS

*Goal: Provide an additional level of planning detail in identified areas of expected or desired investment to help ensure the plan recommendations are realized.*

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
d.	Preserve and create a linear greenway along the Rose Run stream corridor through the site, complete with leisure trail connections.	● ● ●	
e.	Continue to pursue the creation of the Velo Loop along the southern border of this focus area.	● ● ●	
f.	Create strong connections to the Village Center for pedestrians and cyclists.	● ● ●	
<b>F4. Zarley</b>			
a.	Improve the streetscape throughout this focus area through the addition of curb, white horse fence, paved leisure trails, street trees, and street lighting.	● ● ●	
b.	Preserve the existing wetlands, tree stands, and other significant natural features that are located in this focus area	▬	
c.	Extend Forest Drive through the site to Kitzmiller Road to better connect the roadway network in this area and create potential development sites.	● ● ●	
d.	Continue to focus on light industrial, small business, and office land uses for development in this area.	▬	Businesses
e.	Continue to pursue the creation of the Velo Loop that would run along the borders of this focus area (Kitzmiller Road to Smith's Mill Road).	● ● ●	
<b>F5. Village Center</b>			
a.	Continue to develop the Village Center as a gathering place for all ages and a focal point for the community.	▬	
b.	Integrate Market Square and the historic Village Center together through thoughtful planning and development.	▬	Developers
c.	Address the traffic volumes through the Village Center through targeted roadway and intersection improvements.	● ● ●	
d.	Continue working with the school district to safely, effectively, and appropriately manage traffic in the Village Center.	▬	NAPLSD
e.	Expand upon the existing street network in the Village Center to better connect Market Square and the historic Village Center	● ● ●	
f.	Extend leisure trails from nearby neighborhoods to the Village Center.	● ● ●	
g.	Encourage residents and visitors to park once when in the Village Center	● ● ●	Businesses
h.	Complete a Village Center signage master plan to coordinate wayfinding, parking, and business signage.	● ● ●	Businesses
i.	Increase the number of people living and working in the Village Center through new residential and commercial development.	● ● ●	Developers
j.	Attract a small grocer or gourmet market to provide convenient access to fresh food and produce.	● ● ●	Businesses
k.	Attract casual and family-oriented dining destinations in the Village Center.	● ● ●	Businesses
l.	Promote mixed-use and retail infill development to create continuous and activated street frontage throughout the Village Center.	● ● ●	Developers
m.	Continue to focus on the Rose Run corridor as a unifying natural feature though the Village Center.	● ● ●	
n.	Create a public green space featuring regional stormwater retention ponds at the site created by the extension of Market Street.	● ● ●	Property owners









**Planning Commission Staff Report  
April 4, 2022 Meeting**

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**TECHNOLOGY MANUFACTURING DISTRICT (TMD)  
ZONING AMENDMENT**

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LOCATION: 1689+/- acre site within Licking County and generally located south of Green Chapel Road, west of Mink Street and north of Jug Street. See Appendix A for list of county parcel identification numbers.

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

REQUEST: Zoning Amendment

ZONING: Agricultural (AG) to Technology Manufacturing District (TMD)

STRATEGIC PLAN: Employment Center

APPLICATION: ZC-27-2022

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Review based on: Application materials received on March 4, 14, 18, and 22, 2022.

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*Staff report completed by Stephen Mayer, Planning Manager*

**I. REQUEST AND BACKGROUND**

The applicant requests review and recommendation to city council to rezone 1,689+/- acres from Agricultural (AG) to Technology Manufacturing District (TMD). The rezoning area encompasses 75 properties located within the Licking County portion of the New Albany International Business Park.

The proposed zoning district meets the recommended development standards found in the Engage New Albany strategic plan addendum Employment Center land use and the Western Licking County Accord Office/Warehouse land use category by providing compatible general employment uses. The TMD retains or improves upon many of the requirements found in adjacent existing zoning texts.

C.O. 1111.02 (Amendments) allows a change in zoning to be initiated by motion of Council, or by motion of the Planning Commission. In accordance with C.O. 1111 neighbors within 200 feet of the subject property have been notified and rezoning signs have been installed on every property included in this application.

**II. SITE DESCRIPTION & USE**

The overall site consists of 75 parcels and is located within Licking County. The site is comprised of farm fields and residential homes. The site is generally located south of Green Chapel Road, west of Mink Street and north of Jug Street. These parcels are currently being annexed into the city. The annexation petition was submitted on February 11, 2022 and is scheduled for its first reading at city council on April 19, 2022 and second reading on May 3, 2022. The neighboring uses and zoning districts include L-GE and unincorporated agricultural and residential.

**III. PLAN REVIEW**

Planning Commission's review authority of the zoning amendment application is found under C.O. 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, proposed

zoning district, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per codified ordinance chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (a) Adjacent land use.
- (b) The relationship of topography to the use intended or to its implications.
- (c) Access, traffic flow.
- (d) Adjacent zoning.
- (e) The correctness of the application for the type of change requested.
- (f) The relationship of the use requested to the public health, safety, or general welfare.
- (g) The relationship of the area requested to the area to be used.
- (h) The impact of the proposed use on the local school district(s).

#### **A. New Albany Strategic Plan**

The Engage New Albany strategic plan lists the following development standards for the Employment Center future land use district:

- 1. No freeway / pole signs are allowed.
- 2. Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
- 3. Plan office buildings within context of the area, not just the site, including building heights within development parcels.
- 4. Sites with multiple buildings should be well organized and clustered if possible.
- 5. All office developments are encouraged to employ shared parking or be designed to accommodate it.
- 6. All office developments should plan for regional stormwater management.
- 7. All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
- 8. Any periphery security should integrate with the existing landscape and maintain and enhance the character of road corridor.
- 9. Combined curb cuts and cross-access easements are encouraged.
- 10. The use of materials, colors, and texture to break up large-scale facades is required.

#### **B. Western Licking County Accord**

The zoning district is located within the Western Licking County Accord's Office/Warehouse, Office Campus/Transitional Agriculture, and Rural Residential/Agricultural future land use districts. The Western Licking County Accord states that if New Albany annexes land in this area and is able to provide water and sewer services, it would best serve the city of New Albany and Johnstown-Monroe School District as office development in the annexed area.

The accord's land use map is a point in time until any given area begins to develop or change. The proposed zoning meets the WLCA objectives. The TMD advances the employment center opportunities and protects rural corridors through large setbacks and the design guideline's landscaping and mounding requirements. The Accord's recommended development standards for the Office District include, but are not limited to:

- 1. Building should be oriented to the front of the primary public roadways. (pg. 68)
- 2. Office buildings should be set back from the primary street right-of-way a minimum of 50 feet to maintain a natural greenway as a visual amenity. (pg. 68)
- 3. Street trees should be provided on both sides of the street at a minimum of 40 feet on center. (pg. 68)
- 4. Where new development is adjacent to existing residences a buffer zone shall be created with a minimum width of 25 feet. Such screening within the buffer zone shall consist of natural vegetation planted no closer than 3 feet to any property line. Natural vegetation shall have an opaqueness of 75% during full foliage and shall consist of a variety of

- deciduous and evergreen trees which attain 10 feet in height within 5 years of planting. (pg. 65)
5. Reasonable and good faith efforts shall be made to preserve existing trees and tree rows occurring in the planning area. (pg. 64)
  6. To avoid spill-over lighting from commercial development to residential development. (pg. 66)
  7. To avoid light pollution of the night sky. (pg. 66)
  8. Outdoor light pole fixtures shall not exceed thirty (30) feet. (pg. 66)

### **C. Use, Site, and Layout**

1. The permitted uses include those allowed in the LI (Limited Industrial) District as well as park-and-ride facilities, off-site parking and parking structures, bulk storage tanks, essential services, water and wastewater treatment facilities, gas storage, electric switch yards like (sub-stations), concrete batch plants, solar panels, and truck cell phone lots.
2. With the exception of parking structures and gas storage, all of these uses currently exist within the business park.
3. The chapter identifies two types of developments: flagship and primary projects.
  - A flagship project must be a minimum of 500 acres for a single project.
  - Primary projects are intended to be the same scale and size as the existing manufacturing and distribution centers in the city.
  - Given that flagship projects will only be located on large sites with the large setbacks and enhanced mounding requirements, the code provides flexibility for parking, signage, and architecture.
4. The site is located in the Engage New Albany strategic plan's Employment Center land use district. This site is also located in the Western Licking County Accord's Office/Warehouse, Office Campus/Transitional Agriculture, and Rural Residential/Agricultural districts.
5. Due to the proximity of this site to the State Route 161/Beech Road and State Route 161/Mink Street interchanges and its location adjacent to commercially zoned land in the existing New Albany business park to the south, the site appears to be most appropriate for commercial development.
6. The TMD zoning district establishes more restrictive setback requirements than the development standards from surrounding L-GE limitation texts in the immediate vicinity.
  - Principal Arterial Street Setbacks & Mounding
    - The TMD contains a tiered setback requirement for principal arterial streets. The zoning allows for a reduction in the building and pavement setbacks if the heights of mounding are increased. These regulations are found in codified ordinance chapter 1154.07(d)(1).
    - Minimum 300 feet for pavement and 500 feet for buildings with a mound that is a minimum of 6 feet and a maximum of 8 feet in height within the required minimum pavement setback.
    - Minimum 200 feet pavement setback and 400 building setback with a mound that is a minimum of 10 feet in height and a maximum of 12 feet in height within the required minimum pavement setback.
    - Minimum 100 feet pavement setback and 300 building setback with a mound that is a minimum of 13 feet and a maximum of 15 feet in height within the required minimum pavement setback.
    - Accessory structures such as security facilities, gate houses, security checkpoints, solar panels, bus and shuttle transit stops, and related improvements may be located as close as 100 feet of the rights-of-way and can be located in front or behind the required mounding.
  - Major Collector Setbacks

- Minimum 25 feet pavement and 50 feet building setbacks. These regulations are found in codified ordinance chapter 1154.07(d)(2).
- Residential Buffering & Setback Requirements
  - Minimum 100 foot building and pavement setback from any district where residences are a permitted use. If a building will exceed 65 feet in height, the minimum required building setback is increased to 300 feet. These regulations are found in codified ordinance chapter 1154.07(f).
  - When a residential property is not adjacent to a Principal Arterial street, a minimum ten (10)-foot high mound is required to be installed along the property line.
  - In areas where existing tree stands or forested areas are present, the city Landscape Architect shall not require such mounding and landscaping where the height and opacity requirements can be met by preserving and/or supplementing the tree stands or forested areas.
- The TMD zoning allows for outdoor storage of materials, equipment, and supplies. Outdoor storage areas for these items are not required to be screened if they are located so that they are not visible from a public street right-of-way or from ground level at a distance of 200 feet from any perimeter boundary line. Otherwise, such outdoor storage areas shall be fully screened to a height of 8 feet. Outdoor storage areas (whether screened or unscreened) shall comply with minimum setback requirements for pavement.

#### **D. Mobility and Parking**

1. The city of New Albany hired a traffic engineer, Carpenter Marty, to complete a traffic study for the Technology Manufacturing District (TMD) rezoning. The traffic patterns are expected to change as a result of the new land use and this report provides an in-depth analysis of the expected traffic. The study assumes a full build out of the TMD and provides a basis for infrastructure planning within this area, which includes roadway cross section recommendations. The study utilizes the city of New Albany's thoroughfare plan component within the strategic plan. The thoroughfare plan is developed in partnership with the Mid-Ohio Regional Planning Commission (MORPC) and is designed to a 30-year horizon. Carpenter Marty and city staff used this base data and worked with the Ohio Department of Transportation (ODOT) to perform the area traffic modeling with projected growth rates for final land use buildout for the entire business park. The traffic study recommendations for the TMD are consistent with the Engage New Albany strategic plan addendum's mobility chapter.
2. Chapter 1154.08 (k) requires the developer to dedicate the following right-of-way below. These dedication requirements match the recommendations found in the Engage New Albany strategic plan.
  - a. Principal Arterial Streets: Minimum of 100 feet of right-of-way. That may be reduced to a minimum of 80 feet if approved by the city engineer.
  - b. Major Collector Streets: Minimum of 100 feet of right-of-way. That may be reduced to a minimum of 80 feet if approved by the city engineer.
  - c. Other Public Streets: minimum of 60 feet of right-of-way.
  - d. City code requires the property owner to grant easements to the city which are adjacent to the rights-of-way to the minimum extent necessary to provide for the installation and maintenance of streetscape improvements and/or utilities.
3. Flagship projects do not have any requirement to provide a minimum or maximum amount of vehicular parking spaces or loading spaces. Drive aisles, parking space, and loading space quantity and dimensions shall conform to the standards set forth in the New Albany Technology Manufacturing District Landscape and Architecture Standards Plan found in figure 17B.
4. Primary projects shall conform to the standards set forth in Chapter 1167 (city parking code).

## **E. Architectural Standards**

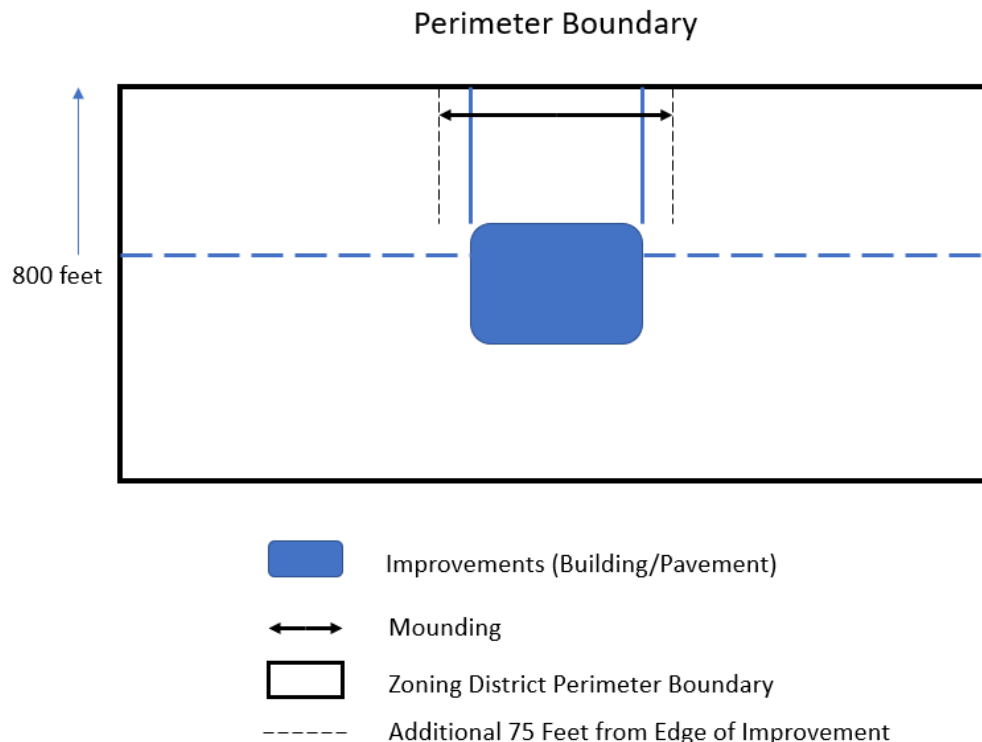
1. The TMD C.O. 1154.13 includes many of the same or improved architectural standards and requirements established from the General Employment limitation texts recently approved by the Planning Commission and city council in the surrounding business park.
2. C.O. 1154.13 (b) contains general regulations that apply to all primary projects. There are additional standards for non-office building developments such as manufacturing and warehouses facilities. These standards ensure all buildings and their exterior elevations are designed to be compatible with each other and to reflect a consistent design approach that match the rest of the New Albany business park.
3. Primary projects are required to provide complete screening of all roof-mounted equipment on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character. This must screen equipment from off-site view and to buffer sound generated by such equipment. Solar energy systems are excluded from the requirements of this section.
4. Architectural requirements for flagship projects are located in the TMD Landscape Design Standards plan in Figure 20. Flagship projects are required to employ a comparable use of materials on all elevations. Façade colors are required to be coordinated and complement each other.
5. Flagship project's architectural designs 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) are required to meet the community standard in terms of quality while taking into account the unique nature of the use(s) of the structures.
6. Consistent with the city's Limited Employment (LI) and General Employment (GE) districts, the TMD does not have a height limitation for buildings.

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

1. The Technology Manufacturing District includes a landscape design standard plan. This plan is an extension of the TMD and is intended supplement and expand on the regulations found in codified ordinance 1154. This is the first and only zoning district to include a landscape design standard plan as a zoning requirement. The design standards plan includes street trees, mounding, stormwater basins, parking lot screening. This ensures the creation of a district greenway network with appropriately scaled and designed setbacks, mounding, and landscaping. The regulations are intended to preserve and refine the rural character of the district along the roadway corridors.
2. There is a maximum impervious parcel coverage of 85% on parcels containing flagship projects and 75% on parcels containing Primary projects. Primary projects have to follow the same enhanced landscape screening and mounding requirements as flagship project.
3. C.O. 1154.08 contains the residential buffering and setback requirements:
  - a. When a residential property is not adjacent to a Principal Arterial street, a minimum ten (10)-foot high mound is required to be installed along the property line. The mound shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% on the date that is 5 years after planting to a total height of fourteen (14) feet above the top of the mound.
  - b. The mounding and landscape plan for these areas must be reviewed and approved by the city Landscape Architect.
  - c. In areas where existing tree stands or forested areas are present, the city Landscape Architect shall not require such mounding and landscaping where the height and opacity requirements can be met by preserving and/or supplementing the tree stands or forested areas.
4. Along the principle arterial streets, such as Mink Street and Green Chapel Road, the mounding is required to be landscaped in natural pattern. Figure 6 of the plan states trees should be planted on the front (street side) and top of the mound at a rate of 30



- trees per 100 linear feet. Trees must be underplanted with native woodland shrubs in massing.
5. Development must comply with the provisions of Chapter 1155 (city floodplain ordinance) unless otherwise provided within the TMD. The TMD requires that all streams with a drainage area greater than fifty (50) acres and their riparian corridors shall be preserved. The corridor's setback width is a minimum of one hundred (100) feet, with at least twenty-five (25) feet on each side of the centerline of the stream. No pavement, structures, or other impermeable surfaces or improvements are permitted in riparian corridors, except for paved leisure trails, benches, and bridges. New vegetation is also allowed to be planted within these corridors.
  6. The TMD requires that trees within wetlands are preserved through Tree Preservation Zones. These zones are established within areas that will be preserved pursuant to applicable federal and state permits and determinations once they are approved and issued by the Ohio EPA and the U.S. Army Corps of Engineers. These Tree Preservation Zones shall be maintained, protected, and preserved in accordance with such permits. If allowed under applicable permits, trees within Tree Preservation Zones may be removed if they present a potential danger to persons or property. Tree Preservation Zones do not include those areas where trees and/or wetland areas are allowed to be removed or filled by relevant permits. The final boundaries of the Tree Preservation Zones will be the same as the boundaries of the portions of the site that will be required to be preserved under applicable federal and state permits, as may be amended from time-to-time.
  7. The required mounding and landscaping must be installed along the entirety of public street frontages and residential property lines abutting the TMD concurrent with building construction unless construction of multiple buildings is phased, in which case required mounding and landscaping may be installed in phases.



8. For each phase of development in the TMD, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant permits) that buildings, paved parking areas, or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line (e.g. street or residential property).

9. Parking lots are required to be screened from public streets by a wall, mound, or minimum 3.5-foot-tall evergreen hedge or similar landscaping.

#### **G. Lighting & Signage**

1. No light spillage onto properties which are adjacent to property which is zoned in the TMD classification shall be permitted from lighting sources within the TMD per codified ordinance 1154.16(e).
2. Codified ordinance 1154.16 (a) requires all parking lot and private drive lighting shall be cut-off type fixtures and down cast and be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
3. Light poles shall not exceed 30 feet in height, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no more than 18 feet in height per codified ordinance 1154.16(a).
4. Figure 14 of the landscape design standards plan contains signage requirements for street entrances to ensure consistency through the district and the surrounding business park. All other signage shall conform to the standards set forth in Chapter 1169 of the codified ordinances of the city of New Albany.

#### **H. Other Considerations**

1. The applicant has submitted a school impact statement which states the proposed TMD zoning will result in fewer children in the Johnstown Monroe Local School District and add significant value to the land resulting in a substantial financial benefit to the school district.

### **IV. ENGINEER'S COMMENTS**

The city Engineer has no additional comments on the proposed rezoning.

### **V. RECOMMENDATION**

#### ***Basis for Approval:***

The TMD takes the best practices from surrounding commercial areas and amplifies them. The TMD incorporates the best practices from the existing limitation texts and developments within the New Albany International Business Park and codifies those best practices. Moreover, it requires many of the larger “enhanced” setbacks, screening and mounding requirements recently approved within the Jug Street North Limitation text established from resident feedback at the Planning Commission and city council meetings.

The proposal matches the land use recommendations found in the Engage New Albany strategic plan addendum. The proposed zoning text meets the development standards found in both the Western Licking County Accord Plan and the Engage New Albany strategic plan. The requirements of the TMD zoning and landscape design standards plan take into account the existing residential nature of the surrounding area by requiring larger setbacks, mounding and landscape restrictions to remain sensitive to those existing uses. The TMD advances the employment center opportunities and protects rural corridors through large setbacks and the design guideline’s landscaping and mounding requirements as recommended in the WLCA.

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

The Planning Commission is to evaluate the appropriateness of this “straight” zoning district to the site. Per codified ordinance chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (a) Adjacent land use.

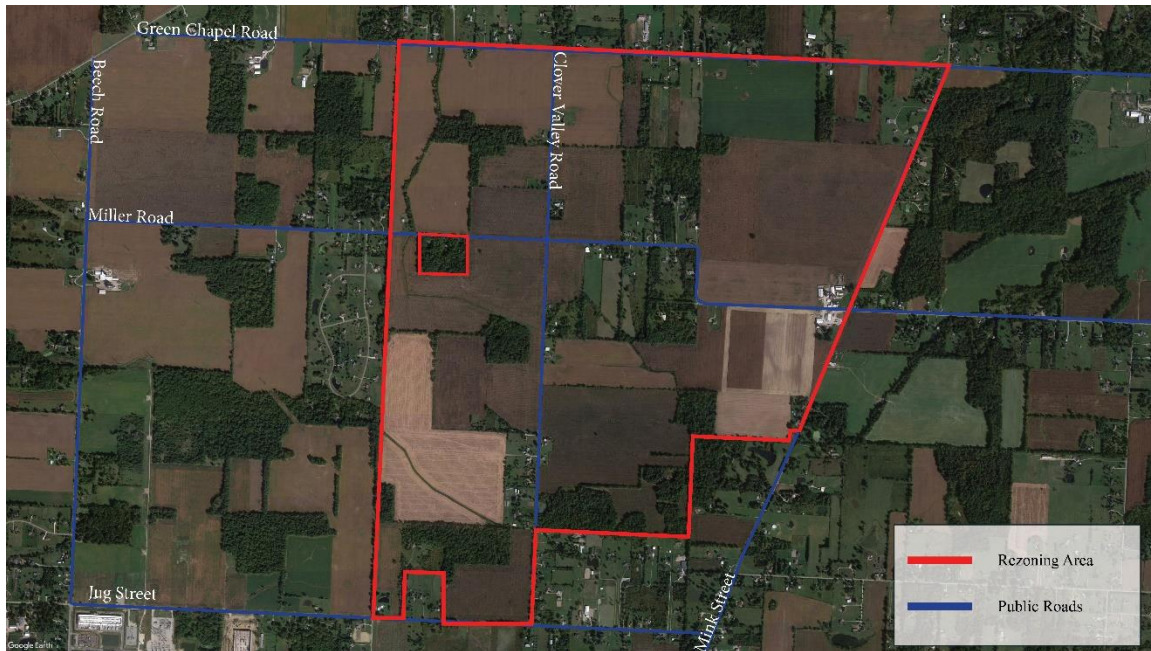
- The large scale of the rezoning will result in a more comprehensive planned redevelopment of the area and will ensure compatibility between uses.
- (b) The relationship of topography to the use intended or to its implications.
  - The TMD includes heightened level of standards based on iterations of limitations texts from past zonings over the years.
- (c) Access, traffic flow.
  - The city of New Albany hired a traffic engineer, Carpenter Marty, to complete a traffic study for the Technology Manufacturing District (TMD) rezoning. The traffic study's recommendations for roadway improvements are consistent with the strategic plan's functional classification and can appropriately serve the zoning district.
- (d) Adjacent zoning.
  - The property is adjacent to commercially zoned property along portions of its southern and western boundaries. The remainder of the southern and western boundary's existing land uses are agricultural or residential, however, the Engage New Albany strategic plan recommends future Employment Center uses.
- (e) The correctness of the application for the type of change requested.
  - The applicant has submitted a complete and correct application for this zoning amendment.
- (f) The relationship of the use requested to the public health, safety, or general welfare.
  - The overall effect of the development advances and benefits the general welfare of the community.
  - The TMD ensures consistency and simplifies regulations that are favorable to the surrounding area.
  - Since this chapter permits the same uses established in the business park today plus some more industrial uses, it requires enhanced setbacks and mounding requirements compared to surrounding commercial zoning regulations.
- (g) The relationship of the area requested to the area to be used.
  - Due to the proximity of this site to the State Route 161/Beech Road and State Route 161/Mink Street interchanges, and its location adjacent to commercially zoned land in the existing New Albany business park to the south, the site appears to be most appropriate for commercial development.
- (h) The impact of the proposed use on the local school district(s).
  - The proposed rezoning will allow for the development of businesses that will generate revenue for the school district while eliminating residential units having a positive impact on the school district.

## **VI. ACTION**

### **Suggested Motion for ZC-27-2022:**

Move to recommend approval of the rezoning application ZC-27-2022 to city council.

## Approximate Site Location:



Source: Google Earth and city staff

## APPENDIX A: List of county parcel identification numbers for subject properties

PIDs: 037-111588-00.001, 037-111354-00.000, 037-111834-00.000, 037-111846-00.000, 037-111858-00.000, 037-111852-00.000, 037-111348-00.000, 037-112200-00.004, 037-111564-00.000, 037-111822-00.002, 037-111822-00.003, 037-111822-00.004, 037-111822-00.000, 037-111822-01.000, 037-111816-01.000, 037-111414-00.001, 037-112530-00.000, 037-112458-00.000, 037-112548-00.000, 037-112500-00.000, 037-112482-00.000, 037-112194-00.000, 037-111660-01.000, 037-112452-00.000, 037-112272-00.000, 037-112350-00.000, 037-112488-00.000, 037-111552-00.000, 037-112038-00.000, 037-111474-01.000, 037-112398-00.000, 037-112098-00.000, 037-112098-00.001, 037-112398-00.001, 037-112164-00.000, 037-111546-00.000, 037-111780-00.000, 037-111816-02.000, 037-112494-00.000, 037-111822-00.001, 037-112314-00.001, 037-111660-00.000, 037-112170-00.000, 037-112098-00.005, 037-112098-00.004, 037-112098-00.002, 037-112098-00.003, 037-112308-00.000, 037-112440-00.000, 037-112290-00.000, 037-111624-00.001, 037-111624-00.002, 037-111624-00.000, 037-112746-00.000, 037-112356-00.000, 037-112536-00.000, 037-112314-00.000, 037-111486-00.000, 037-111480-00.001, 037-111480-00.000, 037-111492-00.000, 037-111474-00.000, 037-111492-00.001, 037-111486-00.001, 037-111828-00.000, 037-111978-00.000, 037-111960-00.000, 037-111966-00.000, 037-111828-00.001, 037-111894-00.001, 037-111414-00.000, 037-111852-00.001, 037-112410-00.000, 037-112734-00.000, 037-112260-00.000, 037-112260-00.002, 037-112260-00.001, 037-112620-00.000, 037-111732-00.000, 037-112062-00.000, 037-112200-00.000, 037-111732-00.002, 037-111732-00.007, 037-111732-00.001, 037-111732-00.005, 037-111732-00.004, 037-111732-00.006, 037-111732-00.008, 037-111732-00.003, 037-111720-00.000, 037-111726-00.000, 037-111456-00.000, 037-111588-00.000, 037-112566-00.000.



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



## Community Development Planning Application

Project Information	Site Address <u>Property Located generally south of Green Chapel Rd., west of Mink St., SW, north of Jug Street Rd., NW and east of Beech Rd., NW, New Albany, OH 43054</u>																																																													
	Parcel Numbers <u>Please see attached list of subject property owners and parcel numbers.</u>																																																													
	Acres <u>+/- 1,689.59 Acres</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 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></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 type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input checked="" type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	
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	Description of Request: <u>Request to rezone the subject property from the AG, Agricultural Zoning District classification to the TMD, Technology Manufacturing District classification.</u>																																																													
Contacts	Property Owner's Name: <u>Please see attached list of property owners.</u>																																																													
	Address: _____ City, State, Zip: _____ Phone number: _____ Fax: _____ Email: _____																																																													
	Applicant's Name: <u>MBJ Holdings LLC, c/o Aaron L. Underhill, Esq.</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@uhlfirm.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.																																																													
	<table><tr><td>Signature of Owner</td><td><u></u></td><td>Date: <u>3/4/2022</u></td></tr><tr><td>Signature of Applicant</td><td><u></u></td><td>Date: <u>3/4/2022</u></td></tr></table> <p>By: Aaron L. Underhill, Attorney for Owners By: Aaron L. Underhill, Attorney for Applicant</p>		Signature of Owner	<u></u>	Date: <u>3/4/2022</u>	Signature of Applicant	<u></u>	Date: <u>3/4/2022</u>																																																						
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**APPLICATION TO ZONE 1,689.59+/- ACRES INTO THE  
TMD, TECHNOLOGY MANUFACTURING ZONING DISTRICT CLASSIFICATION**

**Information concerning specific Code requirements for  
zoning submittal**

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

Response: The Property that is being zoned consists of 1,689.59+/- acres bounded by Green Chapel Road on the north and Mink Street on the east. At the time of this application, the property is in the process of being annexed to the City of New Albany from Jersey Township. Upon annexation, the City's Codified Ordinances provide that the property automatically will be given an AG, Agricultural District zoning classification.

The primary intent of the application is to facilitate a major semi-conductor chip manufacturing operation as well as numerous related suppliers, service providers, and other business opportunities that are likely to arise as a result of such a project locating in the area. Development similar to what is already found in the Business Park also is expected. The TMD zoning district was approved and incorporated into the City's zoning code in 2021. The pending annexation and this zoning application, when approved, will facilitate a substantial expansion of the City's Business Park. Historically, the Business Park has grown incrementally with separate annexations and zonings. Over time developers, landowners, City staff, the Planning Commission, and City Council have identified and implemented best practices into each of these zonings in order to facilitate well-planned development and mitigate impacts to adjoining areas. This has resulted in dozens of zonings of property within the Business Park into the L-GE, Limited General Employment District, each of which are administered separately but all contain similar standards and requirements.

The TMD zoning district was an effort by the City to consolidate, into a single zoning district, all of the best practices from these prior zonings to ease the administration of standards and requirements and reduce duplicative efforts through multiple zonings of property. These best practices include detailed requirements for buffering development from adjacent properties and providing adequate setbacks and screening. Particular attention has been given to design requirements within setbacks along major public streets to maintain the rural aesthetic in the Business Park while balancing the site and facility needs of businesses.

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 (i) The New Albany Business Park East CCRs and will become part of The New Albany Business Park Association and (ii) The New Albany East Community Authority CCRs.



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

P: 614.335.9321  
F: 614.335.9329  
aaron@uhlawfirm.com

March 4, 2021

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

**RE: School Impact: Zoning of 1,689.59+/- acres being annexed to New Albany generally located to the south of Green Chapel Road and to the west of Mink Street**

Dear Chris:

At the time of this application, the property identified above is in the process of being annexed to the City of New Albany from Jersey Township. The subject property includes numerous existing homes as well as vacant land. The purpose of this letter is to analyze the impact of this zoning on the Johnstown-Monroe Local School District.

Upon annexation, the City's Codified Ordinances provide that the property automatically will be given an AG, Agricultural District zoning classification. This letter accompanies an application to rezone the Property from the AG, Agricultural District to the TMD, Technology Manufacturing District. The AG zoning classification allows, among other uses, residential development at a density of one unit per 5 acres. That provides the right to develop up to 337 homes on the property being annexed. Instead, this rezoning is to facilitate a major semi-conductor chip manufacturing operation as well as numerous related suppliers, service providers, and other business opportunities that are likely to arise as a result of such a project locating in the area. Development similar to what is already found in the Business Park also is expected.

The positive impact to the school district cannot be overstated. It has the potential to be transformative for many decades to come and will provide the opportunity for exponential growth of revenues to the district. At the same time, this rezoning will eliminate the possibility of 337 new homes in the area and the potential for new students whose educational costs would be borne by the school district. The obvious positive financial impact of developing the property within the TMD alleviates the need to undertake a detailed analysis.

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 Owners/Applicants

**Subject Property Owners  
with Parcel Numbers  
Rezoning of +/- 1,689.59 Acres**

BUSH LORI ELLEN 12869 GREEN CHAPEL RD JOHNSTOWN OH 43031 PN: 037-111486-00.000, 037-111480-00.001	BUSH CHERYL A TRUSTEE, BUSH BEYERLY JEAN, CHERYL ANN, SHARON LYNN (AKASHARONLYNN HOUSER), & LORI ELLEN 12685 GREEN CHAPEL RD JOHNSTOWN OH 43031 PN: 037-111480-00.000, 037-111492-00.000, 037-111474-00.000, 037-111486-00.000	BUSH BEYERLY JEAN 4425 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111492-00.001
BUSH JERRY L 13128 MILLER RD JOHNSTOWN OH 43031 PN: 037-111486-00.001	HEIMERL FAMILY LIMITED LIABILITY COMPANY AND JAMES HEIMERL 3891 MINK RD JOHNSTOWN OH 43031 PN: 037-111834-00.000, 037-111858-00.000, 037-111846-00.000, 037-111852-00.000	JULIANA CHARLES 4255 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111828-00.000
KLAMFOTH PHYLLIS L TRUSTEE 4170 CLOVER VALLEY RD NW JOHNSTOWN OH 43031 PN: 037-111978-00.000, 037-111960-00.000 037-111966-00.000, 037-111828-00.001	KITCHEN JAMES E OR SHARON TRUSTEES 11863 GREEN CHAPEL RD JOHNSTOWN OH 43031	HEIMERL JAMES R & KATHERINEE 3891 MINK ST JOHNSTOWN OH 43031 PN: 037-111894-00.001, 037-111414-00.000
HEIMERL FARMS LTD 3891 MINK RD JOHNSTOWN OH 43031 PN: 037-111852-00.001	TAGUE ANGELA M & SHAWN P 11031 GREEN CHAPEL RD JOHNSTOWN OH 43031 PN: 037-112410-00.000	WILLIAMS PATRICIA L 4579 E MINK ST NW JOHNSTOWN OH 43031 PN: 037-112734-00.000
ROSS REBECCA M TRUSTEE 4569 MINK ST JOHNSTOWN OH 43031 PN: 037-112260-00.000, 037-112260-00.002	BAILEY ROYE JR 4439 MINK ST JOHNSTOWN OH 43031 PN: 037-112260-00.001	RADER BENJAMIN & KAITLIN 12062 MILLER RD JOHNSTOWN OH 43031 PN: 037-111660-01.000



CUPPS CINDY W 3445 CLOVER VALLEY RD JOHNSTOWN OH 43031 037-112620-00.000	CARR ROBERT A & DEBORAH B 1350 MINK RD PATASKALA OH 43062 PN: 037-111732-00.000, 037- 112062-00.000	ROEHRENBECK PAUL J & ANGELA 13030 JUG ST JOHNSTOWN OH 43031 PN: 037-112200-00.000
LANE JEFFREY A 3063 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.002	DECENZO MICHAEL L & MARY F 3101 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.007	AXELBAUM EVAN L & GLICKMAN ALANNAH R 3149 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.001
EVANS JASON R TRUSTEE 3211 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.005	ZENO VINCENT S & JOYCE D 3245 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.004	STREBING JAMES & STEPHANIE 3251 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.006
LEARMARY M & RICHARD ANDREW 3261 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.008	MASH RONALD & LINDA 3439 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111732-00.003	FOSTER MARY ALICE 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000, 037-111720-00.000,
ERDY TIMOTHY L 24076 DRAKE SKIDMORE RD WEST MANSFIELD OH 43358 PN: 037-111456-00.000	COOK MARYL (LE) & 3704 CLOVER VALLEY ROAD LLC 3704 CLOVER VALLEY RD NW JOHNSTOWN OH 43031 PN: 037-111588-00.000	FOSTER THOMAS M. 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037-111720-00.000
SCHLAEGEL ALICE M. 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037-111720-00.000	ANDERSON JUDITH A 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037-111720-00.000	BISHOP SUSAN K. 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037-111720-00.000
LOSHBOUGH NANCY M. 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037- 111720-00.000	FOSTER JOHN C. 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037-111720-00.000	FOSTER JOSEPH D. 3356 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111726-00.000 037-111720-00.000

COOK MICHAEL S 13335 MILLER RD JOHNSTOWN OH 43031 PN: 037-111588-00.001	HULL DAVID 3780 CLOVER VALLEY RD JOHNSTOWN OH 43031 PN: 037-111354-00.000	HEIMERL MATTHEW 11819 MILLER ROAD JOHNSTOWN OH 43031 PN 037-111834-00.000 037- 111846-00.000 037-111858- 00.000 037-111852-00.000
HEIMERL KATHERINE 3891 MINK STREET JOHNSTOWN OH 43031 PN 037-111834-00.000 037- 111846-00.000 037-111858- 00.000 , 037-111852-00.000	WALLS SHARON 3784 CLOVER VALLEY RD JOHNSTOWN, OH 43031 PN: 037-112566-00.000	HEIMERL BRADLEY 11184 MILLER ROAD JOHNSTOWN OH 43031 PN 037-111834-00.000 037- 111846-00.000 037- 111858- 00.000 037-111852-00.000
HEIMERL JEFFREY 10574 MILLER ROAD JOHNSTOWN OH 43031 PN 037-111834-00.000 037- 111846-00.000 037- 111858- 00.000 037-111852-00.000	BAGGERLY DUANE D & CUSHING JAMES D 12245 MILLER RD JOHNSTOWN OH 43031 PN: 037-111348-00.000	MBJ HOLDINGS LLC 8000 WALTON PARKWAY STE 120 NEW ALBANY OH 43054 PN: 037-112200-00.004, 037- 111564-00.000
WILLIAMS JACK A JR & CHERIL 12051 MILLER RD JOHNSTOWN OH 43031 PN: 037-111822-00.002	MAHAFFEY SHAWN W 12009 MILLER RD JOHNSTOWN OH 43031 PN: 037-111822-00.003	WRIGHT STEPHEN A & LISA V 2926 CASTLEWOOD RD COLUMBUS OH 43209 PN: 037-111822-00.004
IRVIN AARON & FOWLER CHRISTINA LYN 11901 MILLER RD NW JOHNSTOWN OH 43031 PN: 037-111822-00.000	HOWARD DAVID THOMAS & JANET PO BOX 314 JOHNSTOWN OH 43031 PN: 037-111822-01.000	EVANS ANNE 8853 WINDY HOLLOW RD JOHNSTOWN OH 43031 PN: 037-111816-01.000
HEIMERL MATTHEW D & RACHELM 11819 MILLER RD JOHNSTOWN OH 43031 PN: 037-111414-00.001	SMITH BARBARA A 3505 MINK STREET RD JOHNSTOWN OH 43031 PN: 037-112530-00.000	RUSSELL LISA A & DOUGLAS L 3473 MINK ST JOHNSTOWN OH 43031 PN: 037-112458-00.000
BERKLEY TIMOTHY S 3439 MINKST JOHNSTOWN OH 43031 PN: 037-112548-00.000	SMITH AUDRA FKA MITCHELL AUDRA 3411 MINK ST JOHNSTOWN OH 43031	SHARROCK JEFFERY E 11673 GREEN CHAPEL RD JOHNSTOWN OH 43031 PN: 037-112500-00.000

	PN: 037-112482-00.000	
<p>MCVGCM HOLDINGS LLC 100 SOUTH THIRD ST. COLUMBUS, OH 43215</p> <p>PN(S): 037-112194-00.000, 037-111660-01.000, 037- 112452-00.000, 037- 112272-00.000, 037- 112350-00.000,037- 112488-00.000, 037- 111552-00.000, 037-112038- 00.000, 037-111474-01.000, 037-112398-00.000, 037- 112098-00.000, 037-112098- 00.001, 037-112398-00.001, 037-112164-00.000, 037- 111546-00.000, 037-111780- 00.000, 037-111816-02.000, 037-111816-02.000, 037- 112494-00.000, 037- 111822-00.001, 037-112314- 00.001, 037-111660-00.000, 037-112170-00.000, 037- 112098-00.005, 037-112098- 00.004, 037-112098-00.002, 037-112098-00.003, 037- 112308-00.000, 037-112440- 00.000, 037-112290-00.000, 037-111624-00.001, 037- 111624-00.002, 037-111624- 00.000, 037-112746-00.000, 037-112356-00.000, 037- 112536-00.000, 037-112314- 00.000</p>		

**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn, Aaron L. Underhill, Esq. of Underhill & Hodge LLC, whose address is 8000 Walton Parkway, Suite 260, New Albany, Ohio, deposes and states that he is the duly authorized attorney for the zoning of 1,689.59+/- acres and that accompanying the zoning application is a list of the names and complete mailing addresses, as shown on the Licking County Auditor's website, of all of the owners of record of property what is located within 200 feet of the exterior boundaries of the property for which the application was filed.

SIGNATURE OF AFFIANT: \_\_\_\_\_

Aaron L. Underhill, Esq.

Sworn to before me and signed in my presence this 14<sup>th</sup> day of March, in the year 2022.

Kimberly R. Grayson  
SIGNATURE OF NOTARY PUBLIC

1-11-2026  
My Commission Expires



KIMBERLY R. GRAYSON  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2026



**APPLICANT:**

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

**PROPERTY OWNER(S):**

Please see attached list of subject  
property owners.

**ATTORNEY:**

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

**SURROUNDING PROPERTY OWNERS:**

Daniel Potter  
13061 Green Chapel Road  
Johnstown, OH 43031

Robert Haycook (TOD)  
13212 Miller Road  
Johnstown, OH 43031

Kevin and Brooke Eckenrode  
13050 Miller Road  
Johnstown, OH 43031

Lisa Boyd  
40 Bermuda Drive  
Johnstown, OH 43031

Kiem Luc and Hoang Ngo  
100 Bermuda Drive  
Johnstown, OH 43031

Jeffrey and Jennifer Jennings  
116 Bermuda Drive  
Johnstown, OH 43031

Tiffany Poling  
124 Bermuda Drive  
Johnstown, OH 43031

Mark and Kristin Stanifer  
132 Bermuda Drive  
Johnstown, OH 43031

Frank and Marilyn Debelius  
140 Bermuda Drive  
Johnstown, OH 43031

Jeffrey and Donna Shadwick  
148 Bermuda Drive  
Johnstown, OH 43031

Scott Driscoll and Kristin Becknell  
156 Bermuda Drive  
Johnstown, OH 43031

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

Toby and Shannon Baker  
2677 Harrison Road  
New Albany, OH 43054

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

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

Rusmisl LLC  
12455 Jug Street Road  
Johnstown, OH 43031

Claude and Peggy Richardson  
2782 Clover Valley Road  
Johnstown, OH 43031

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

Craig and Jessica Long  
2886 Clover Valley Road  
Johnstown, OH 43031

Tina and Richard Bezouska  
2940 Clover Valley Road  
Johnstown, OH 43031

Randy Wickiser  
2970 Clover Valley Road NW  
Johnstown, OH 43031

Kathie Frost  
12228 Jug Street Road  
Johnstown, OH 43031

Jeremy Kimble  
12206 Jug Street Road  
Johnstown, OH 43031

Lucke Wickline  
12204 Jug Street Road  
Johnstown, OH 43031

Brenda Hiles  
12196 Jug Street  
Johnstown, OH 43031

Jenny Davidson  
12190 Jug Street  
Johnstown, OH 43031

Stephanie and Brandon Trathen  
11730 Green Chapel Road  
Johnstown, OH 43031

Richard Burke  
11798 Green Chapel Road  
Johnstown, OH 43031

Lauren McCuen and Joshua Westfall  
11820 Green Chapel Road  
Johnstown, OH 43031

Andrea Ford  
11850 Green Chapel Road  
Johnstown, OH 43031

Adam and Beth Franz  
11934 Green Chapel Road  
Johnstown, OH 43031

Justin and Jennifer Price  
11980 Green Chapel Road  
Johnstown, OH 43031

Orrin and Patricia Thornton  
12000 Green Chapel Road  
Johnstown, OH 43031

Thomas and Dawn Dague, Trustees  
5152 Clover Valley Road  
Johnstown, OH 43031

Gregory and Sherri Fleig  
12180 Green Chapel Road  
Johnstown, OH 43031

Alve and Diana Holley, Co-Trustees  
12318 Green Chapel Road  
Johnstown, OH 43031

Biltwell Homes LLC  
10189 Duncan Plains Road  
Johnstown, OH 43031

Alex Luong  
4673 Commons Park Drive  
New Albany, OH 43054

Robert and Sheryl Vucich  
12600 Green Chapel Road  
Johnstown, OH 43031

Daniel and Sarah Potter  
12786 Green Chapel Road  
Johnstown, OH 43031

William and Tina Humphrey  
12858 Green Chapel Road  
Johnstown, OH 43031

Laura Smallsreed, Trustee  
12888 Green Chapel Road  
Johnstown, OH 43031

Jana Davis  
12982 Green Chapel Road  
Johnstown, OH 43031

Michael Smith  
13010 Green Chapel Road  
Johnstown, OH 43031

Kitty Guinsler  
3010 Mink Street  
Johnstown, OH 43031

Daniel Dunn and Kathleen France  
27381 Oak Knoll Drive  
Bonita Springs, FL 34134

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

Chris and Colleen Anderson  
12030 Jug Street  
Johnstown, OH 43031

William and Sharon Slader  
3000 Mink Street  
Johnstown, OH 43031

Louis and Linda Powell, Trustees  
3113 Mink Street  
Johnstown, OH 43031

Alan and Christine Gale  
3089 Mink Street  
Johnstown, OH 43031

Thomas and Dianne Dauer  
3198 Mink Street  
Johnstown, OH 43031

Kay Currens  
3412 Mink Street  
Johnstown, OH 43031

Danny and Rebecca Disbennett  
P.O. Box 273  
Johnstown, OH 43031

Green Chapel Properties LLC  
10495 Green Chapel Road  
Johnstown, OH 43031

Robert and Janet Bush  
3644 Mink Street  
Johnstown, OH 43031

Sherri Wagner  
11153 Miller Road  
Johnstown, OH 43031

Christie and Jeffrey Thomas  
11089 Miller Road  
Johnstown, OH 43031

Sarah Young and Keith Ramey  
11282 Miller Road  
Johnstown, OH 43031

Erich and Carrie Almendinger  
5623 Caswell Road  
Johnstown, OH 43031

Harold and Julia Peterman  
4082 Mink Street  
Johnstown, OH 43031

Larry Arnold  
4186 Mink Street  
Johnstown, OH 43031

Kevin Daniel and Melissa Ann  
Wittmer  
4200 Mink Street  
Johnstown, OH 43031

Todd and Jennifer Mischel  
4254 Mink Street  
Johnstown, OH 43031

Lauren Nicole Verbeck and Jeremy  
Lee Osterhout  
4366 Mink Street  
Johnstown, OH 43031

Jason and Kristen Hurst  
10501 Green Chapel Road  
Johnstown, OH 43031

Chad and Amy Harrison  
11076 Green Chapel Road  
Johnstown, OH 43031

Michael William and Maria Angela  
Carter  
11103 Duncan Plains Road  
Johnstown, OH 43031

Dan Tschakert and Linda  
Emmenegger, Trustees and Francis  
Tschakert  
11191 Duncan Plains Road  
Johnstown, OH 43031

David Simon  
11088 Duncan Plains Road  
Johnstown, OH 43031

Wilbur and Carol Suver  
11418 Green Chapel Road NW  
Johnstown, OH 43031

Keith and Debra Mertz  
11464 Green Chapel Road  
Johnstown, OH 43031

James and Angela Miser  
P.O. Box 720  
Duarte, CA 91009

Danny and Barbara VanHoose  
11662 Green Chapel Road  
Johnstown, OH 43031

Ronald and Eunie Music  
11718 Green Chapel Road  
Johnstown, OH 43031

Michael and Jennifer Armentrout  
160 Bermuda Drive NW  
Johnstown, OH 43031

**EXHIBIT "A"**  
**ZONING EXHIBIT**  
**1689.59± ACRES**

Situated in the State of Ohio, County of Licking, Township of Jersey, in Lots 1, 2, 3 & 7, Quarter Township 1, and Lots 4 - 14, Quarter Township 2, Township 2, Lot 7, Range 15, United States Military District, being comprised of all of the following tracts of land. That 62.547 acre tract conveyed to Robert A. Carr and Deborah B. Carr by deed of record in Instrument Number 201909180019849, that 31.878 acre tract conveyed to Paul J. Roehrenbeck and Angela M. Roehrenbeck by deed of record in Instrument Number 199812290050206, that 5.00 acre tract conveyed to MJB Holdings, LLC by deed of record in Instrument Number 202112010036587, that 128.851 acre tract conveyed to Robert A. Carr and Deborah B. Carr by deed of record in Instrument Number 201004060006281, that 2.499 acre tract conveyed to Jeffrey A. Lane by deed of record in Instrument Number 201907170014256, that 2.502 acre tract conveyed to Michael L. Decenzo and Mary F. Decenzo by deed of record in Instrument Number 200407020024316, that 5.001 acre tract conveyed to Evan L. Axelbaum and Alannah R. Glickman by deed of record in Instrument Number 201705150010016, that 2.454 acre tract conveyed to Jason R. Evans, Trustee of the Wingo Preservation Trust dated January 7, 2019 by deed of record in Instrument Number 202006120013893, that 2.489 acre tract conveyed to Vincent S. Zeno and Joyce D. Zeno by deed of record in Instrument Number 200803100005254, that 2.469 acre tract conveyed to James Strebing and Stephanie S. Strebing by deed of record in Instrument Number 199712090010012, that 2.469 acre tract conveyed to Mary M. Lear and Richard Andrew Lear by deed of record in Instrument Number 201901300001832, that 2.515 acre tract conveyed to Ronald L. Mash and Linda S. Mash by deed of record in Official Record 673, Page 583, that 111.82 acre tract conveyed to John C. Foster and Joseph D. Foster by deed of record in Instrument Number 201605130009477, that 111.82 acre tract conveyed to Mary Alice Foster by deeds of record in Deed Book 577, Page 214 and Official Record 207, Page 821, that 111.82 acre tract conveyed to Alice M. Schlaegel, Judith A. Anderson, Susan K. Bishop, Nancy M. Loshbaugh and Thomas M. Foster by deed of record in Instrument Number 201502120002686, that 37.628 acre tract conveyed to MJB Holdings, LLC by deed of record in Instrument Number 202202170004263, that 3.045 acre tract conveyed to Cindy W. Cupps by deed of record in Instrument Number 202007230018080, that 116.861 acre tract conveyed to Phyllis Klamfoth, Trustee of the Phyllis Klamfoth Trust dated August 25, 2017 by deed of record in Instrument Number 201808130016695, that 5.010 acre tract conveyed to Michael S. Cook by deed of record in Instrument Number 202005050010034, that 50 acre tract conveyed to 3704 Clover Valley Road, LLC by deed of record in Instrument Number 201906130011622, that 50.0 acre tract conveyed to John C. Foster and Joseph D. Foster by deed of record in Instrument Number 201605130009477, that 50 acre tract conveyed to Mary Alice Foster by deeds of record in Deed Book 577, Page 214 and Official Record 207, Page 821, that 50 acre tract conveyed to Alice M. Schlaegel, Judith A. Anderson, Susan K. Bishop, Nancy M. Loshbaugh and Thomas M. Foster by deed of record in Instrument Number 201502120002686, that 33.119 acre tract conveyed to Timothy L. Erdy by deed of record in Instrument Number 201304220010092, that 78.10 acre tract conveyed to James R. Heimerl and Katherine E. Heimerl by deed of record in Deed Book 784, Page 359, that 0.946 acre tract conveyed to Barbara A. Smith by deed of record in Instrument Number 201306270016486, that 0.780 acre tract conveyed to Lisa A. Russell and Douglas L. Russell, II by deed of record in Instrument Number 200508230026065, that 0.825 acre tract conveyed to Timothy S. Berkley by deed of record in Instrument Number 201109280018184, that 0.862 acre tract conveyed to Audra L. Mitchell by deed of record in Instrument Number 201112070023833, that 8.125 acre tract conveyed to Matthew D. Heimerl and Rachel M. Heimerl by deed of record in Instrument Number 201503130004749, that 2.7826 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202180004341, that 5.8624 acre tract conveyed to Anne Evans by deed of record in Instrument Number 200610090029635, that 7.3574 acre tract conveyed to David Thomas Howard and Janet Elaine Howard by deed of record in Instrument Number 199811160043633, that 7.338 acre tract conveyed to MCVGCM Holdings, LLC by deed of record in Instrument Number 202112220038911, that 18.281 acre tract conveyed to Duane D. Baggerly and James D. Cushing by deed of record in Instrument Number 202112020036696, that 12.993 acre tract conveyed to Duane D. Baggerly and James D. Cushing by deed of record in Instrument Number 201809070018735, that 13.691 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202170004261, that 8.087 acre tract conveyed to David Hull by



**ZONING EXHIBIT**  
**1689.59± ACRES**

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deed of record in Instrument Number 201409300019021, that 2.168 acre tract conveyed to Monica J. Thomson, Daniel N. Ashbrook, Margaret J. Neil, Thomas E. Ashbrook and Chelsie Neiberine by deed of record in Instrument Number 201404280007499, that 2.168 acre tract conveyed to Margaret J. Neil, Thomas E. Ashbrook and Chelsie Neiberine by deed of record in Instrument Number 201409150017919, that 2.168 acre tract conveyed to Monica J. Thomson and Daniel N. Ashbrook by deed of record in Instrument Number 201409150017920, that 17.17 acre tract conveyed to Phyllis Klamfoth, Trustee of the Phyllis L. Klamfoth Trust dated August 25, 2017 by deed of record in Instrument Number 201808130016695, that 1.0 acre tract conveyed to MCVGCM Holdings, LLC by deed of record in Instrument Number 202201060000519, that 5.000 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202250004935, that 3.013 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202250004935, that 3.013 acre tract conveyed to Jack A. Williams Jr. and Cheri L. Williams by deed of record in Instrument Number 201307120017898, that 3.013 acre tract conveyed to Shawn W. Mahaffey by deed of record in Instrument Number 201911140025123, that 6.175 acre tract conveyed to Aaron Irvin and Christina Lyn Fowler by deed of record in Instrument Number 202106030016605, that 3.644 acre tract conveyed to Stephen A. Wright and Lisa V. Wright by deed of record in Instrument Number 201305170012704, that 73.5 acre tract conveyed to Heimerl Family Limited Liability Company by deed of record in Instrument Number 201211060026175, that 73.5 acre tract conveyed to James Heimerl by deed of record in Official Record 866, Page 748, that 61.488 acre tract conveyed to Heimerl Family Limited Liability Company by deed of record in Instrument Number 201211060026175, that 61.488 acre tract conveyed to James Heimerl by deed of record in Official Record 866, Page 748, that 10.192 acre tract conveyed to Heimerl Farms Ltd. by deeds of record in Instrument Numbers 201211060026173 and 201211060026174, that 87.867 acre tract conveyed to James R. Heimerl and Katherine Heimerl by deed of record in Instrument Number 201109120016888, that 2.003 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202220004575, that 14.1268 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202201240001909, that 10.0 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202201270002398, that 5.8066 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202201040000231, that 2.00 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202160004073, that 4.5016 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202160004077, that 13.905 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202220004574, that 1.096 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002896, that 50 acre tract conveyed to Phyllis Klamfoth, Trustee of the Phyllis L. Klamfoth Trust dated August 25, 2017 by deed of record in Instrument Number 201808130016695, that 29.494 acre tract conveyed to Heimerl Family Limited Liability Company by deed of record in Instrument Number 201211060026175, that 1.5000 acre tract conveyed to Charles Juliana by deed of record in Instrument Number 201911010024011, that 23.50 acre tract conveyed to Phyllis Klamfoth, Trustee of the Phyllis L. Klamfoth Trust dated August 25, 2017 by deed of record in Instrument Number 201808130016695, that 47.245 acre tract conveyed to Cheryl A. Bush, Trustee of the Bush Keystone Inheritance Trust dated January 23, 2007 by deed of record in Instrument Number 201209100020565, that 47.245 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, and Lori Ellen Bush by deed of record in Instrument Number 200601310002957, that 2.755 acre tract conveyed to Beverly Jean Bush by deed of record in Instrument Number 200101030000347, that 2.755 acre tract conveyed to Jerry I. Bush by deed of record in Official Record 553, Page 280, that 47.874 acre tract conveyed to Cheryl A. Bush, Trustee of the Bush Keystone Inheritance Trust dated January 23, 2007 by deed of record in Instrument Number 201209100020565, that 47.874 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, and Lori Ellen Bush by deed of record in Instrument Number 200601310002957, that 2.126 acre tract conveyed to Lori Ellen Bush by deed of record in Instrument Number 200202210006899, that 47.245 acre tract conveyed to Cheryl A. Bush, Trustee of the Bush Keystone Inheritance Trust dated January 23, 2007 by deed of record in Instrument Number 201209100020565, that 47.245 acre tract conveyed to Beverly Jean Bush,

**ZONING EXHIBIT**  
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Cheryl Ann Bush, Sharon Lynn Bush, and Lori Ellen Bush by deed of record in Instrument Number 200601310002957, that 2.510 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202220004573, that 46.24 acre tract conveyed to Cheryl A. Bush, Trustee of the Bush Keystone Inheritance Trust dated January 23, 2007 by deed of record in Instrument Number 201209100020565, that 46.24 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, and Lori Ellen Bush by deed of record in Instrument Number 200601310002957, that 7.72 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002889, that 5.001 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002889, that 6.90 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202070003121, that 6.65 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202170004260, that 6.657 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202160004078, that 6.66 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002890, that 16.523 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202201040000230, that 73.08 acre tract conveyed to Heimerl Family Limited Liability Company by deed of record in Instrument Number 201211060026175, that 73.08 acre tract conveyed to James Heimerl by deed of record in Official Record 866, Page 748, that 0.516 acre tract conveyed to Jeffery E. Sharrock by deed of record in Instrument Number 200405270019227, that 8.012 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202080003310, that 15.0 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202080003314, that 10.5152 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202201180001476, that 3.6423 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202080003314, that 1.6112 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202203010005181, that 1.5 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002891, that 2.285 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202080003314, that 2.283 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202080003314, that 2.413 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002897, that 1.00 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002887, that 1.000 acre tract conveyed to Angela M. Tague and Shawn P. Tague by deed of record in Instrument Number 201909230020241, that 1.0022 acre tract conveyed to MCVGCM Holdings, LLC by deed of record in Instrument Number 202111190035598, that 1.0008 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002888, that 1 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202020002893, that 2.0 acre tract conveyed to Patricia L. Williams by deed of record in Instrument Number 202008260021854, that 14.0193 acre tract conveyed to Rebecca M. Ross, Trustee of the Bailey Keystone Inheritance Trust dated August 18, 2006 by deed of record in Instrument Number 201007140013411, that 1.52 acre tract conveyed to Roy E. Bailey, Jr. by deed of record in Instrument Number 200103200008631, that 1.196 acre tract conveyed to Rebecca M. Ross, Trustee by deed of record in Instrument Number 201007140013412, that 2.002 acre tract conveyed to MCVGCM Holdings, LLC by deed of record in Instrument Number 202112220038916, and that 3.644 acre tract conveyed to Stephen A. Wright and Lisa V. Wright by deed of record in Instrument Number 201305170012704 (all references refer to the records of the Recorder's Office, Licking County, Ohio), and more particularly bounded and described as follows:

BEGINNING, at the centerline intersection of Jug Street Road and Clover Valley Road;

Thence North 86° 48' 01" West, with the centerline of said Jug Street Road and the existing City of New Albany corporation line, as established by Ordinance Number O-29-2016, of record in Instrument Number 201612050026928, and by Ordinance Number O-31-2015, of record in Instrument Number 201601070000270, a distance of 1576.93 feet to the southeasterly

**ZONING EXHIBIT**  
**1689.59± ACRES**

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corner of that 5.004 acre tract conveyed to Steven B. Bender by deed of record in Instrument Number 200708070020631;

Thence North 03° 51' 20" East, with the easterly line of said 5.004 acre tract, a distance of 868.46 feet to the northeasterly corner thereof;

Thence North 86° 12' 17" West, with the northerly line of said 5.004 acre tract, the northerly line of that 5.004 acre tract conveyed to Steven W. Banks and Joni K. Banks by deed of record in Instrument Number 202004030007587, and the northerly line of that 5.004 acre tract conveyed to Jennifer L. Castle-Lust by deed of record in Instrument Number 202103050006796, a distance of 750.78 feet to a point;

Thence South 04° 02' 15" West, with the westerly line of said Castle-Lust tract, a distance of 872.48 feet to a point in the centerline of said Jug Street Road;

Thence North 86° 41' 20" West, with said centerline and said existing City of New Albany corporation line, a distance of 537.95 feet to the southeasterly corner of that 476.757 acre tract conveyed to MJB Holdings, LLC by deed of record in Instrument Number 201912030026846;

Thence North 03° 42' 44" East, with the easterly line of said 476.757 acre tract and the existing City of New Albany corporation line, as established by Ordinance Number O-12-2019, of record in Instrument Number 201906210012317, a distance of 728.21 feet to a point;

Thence North 03° 21' 43" East, with said easterly line and said corporation line, a distance of 2733.50 feet to the southeasterly corner of the subdivision entitled "Wagoner Farms Section 2", of record in Plat Book 16, Page 146, the southwesterly corner of the subdivision entitled "Wagoner Farms Section 1", of record in Plat Book 15, Page 392;

Thence North 03° 21' 47" East, with the easterly line of said "Wagoner Farms Section 1", a distance of 1702.86 feet to a point;

Thence North 03° 47' 39" East, with the easterly line of said "Wagoner Farms Section 1", the easterly line of that 1.977 acre tract conveyed to Lisa M. Boyd by deed of record in Instrument Number 201309050022713, the easterly line of that 5.010 acre tract conveyed to MCVGCM Holdings LLC by deed of record in Instrument Number 202202250004964, the easterly line of that 30.05 acre tract conveyed to Robert E. Haycock by deed of record in Official Record 429, Page 382, and the easterly line of that 50.0 acre tract conveyed to Daniel D. Potter by deed of record in Deed Book 841, Page 2, a distance of 5193.51 feet to a point in the centerline of Green Chapel Road, in the southerly line of Monroe Township;

Thence with the centerline of said Green Chapel Road and said Township Line the following courses and distances:

South 86° 28' 52" East, a distance of 2773.56 feet to a point;

South 87° 01' 21" East, a distance of 1307.72 feet to a point;

South 86° 57' 44" East, a distance of 343.16 feet to a point;

South 86° 44' 59" East, a distance of 1082.90 feet to a point;

South 86° 55' 23" East, a distance of 1097.24 feet to a point;

South 86° 41' 59" East, a distance of 1523.01 feet to a point;

**ZONING EXHIBIT**  
**1689.59± ACRES**

**-5-**

South 86° 34' 38" East, a distance of 1381.96 feet to a point; and

South 86° 20' 40" East, a distance of 435.28 feet to a point in the centerline of Mink Street;

Thence with the centerline of said Mink Street the following courses and distances:

South 18° 05' 02" West, a distance of 239.44 feet to a point;

South 23° 24' 58" West, a distance of 313.19 feet to a point;

South 24° 07' 57" West, a distance of 187.65 feet to a point;

South 24° 03' 04" West, a distance of 501.31 feet to a point;

South 24° 08' 16" West, a distance of 159.52 feet to a point;

South 24° 49' 39" West, a distance of 159.53 feet to a point;

South 24° 37' 39" West, a distance of 393.79 feet to a point;

South 23° 37' 04" West, a distance of 1171.04 feet to a point;

South 23° 19' 26" West, a distance of 920.22 feet to a point;

South 22° 51' 54" West, a distance of 717.45 feet to a point;

South 23° 04' 40" West, a distance of 782.57 feet to a point;

South 23° 32' 42" West, a distance of 876.24 feet to a point;

South 23° 29' 47" West, a distance of 152.33 feet to a point;

South 23° 13' 30" West, a distance of 195.00 feet to a point; and

South 22° 37' 26" West, a distance of 309.51 feet to the northeasterly corner of that 0.539 acre tract conveyed to Arthur W. Ballantyne, IV by deed of record in Instrument Number 202008070019979;

Thence North 87° 59' 17" West, with the northerly line of said 0.539 acre tract, a distance of 168.13 feet to the northwesterly corner thereof;

Thence South 05° 03' 09" West, with the westerly line of said 0.539 acre tract, a distance of 208.54 feet to a point in the northerly line of that 35.745 acre tract conveyed to Alan R. Gale and Christine D. Gale;

Thence North 87° 23' 13" West, with said northerly line, a distance of 1746.36 feet to the northwesterly corner thereof;

Thence South 02° 53' 04" West, with the westerly line of said 35.745 tract, the westerly line of that 11.865 acre tract conveyed to Louis R. Powell and Linda S. Powell, Trustees by deed of record in Instrument Number 201706200012941, and the westerly line of that 13.912 acre tract conveyed to Robert A. Carr and Deborah B. Carr by deed of record in Instrument Number 201109230017882, a distance of 1776.83 feet to the northeasterly corner of that 6.440 acre tract conveyed to Chris A. Anderson and Colleen F. Anderson by deed of record in Instrument Number 201206010012102;



**ZONING EXHIBIT**  
**1689.59± ACRES**

**-6-**

Thence North 86° 20' 38" West, with the northerly line of said 6.440 acre tract, the northerly line of that 6.101 acre tract conveyed to Andrew Dobosh and Amanda Dobosh by deed of record in Instrument Number 201810150021529, the northerly line of that 6.420 acre tract conveyed to Jenny L. Davidson by deed of record in Instrument Number 200510280034396, the northerly line of that 6.032 acre tract conveyed to Brenda K. Hiles by deed of record in Instrument Number 201702150002998, the northerly line of that 5.756 acre tract conveyed to Luke E. Wickline by deed of record in Instrument Number 201510280023467, the northerly line of that 5.856 acre tract conveyed to Jeremy Lee Kimble by deed of record in Instrument Number 202007020016023, and the northerly line of the subdivision entitled "Clover Valley Estates", of record in Plat Book 13, Page 210, a distance of 2792.69 feet to a point in the centerline of Clover Valley Road (County Road 26);

Thence South 03° 33' 18" West, with said centerline, a distance of 1713.30 feet to the POINT OF BEGINNING, containing 1703.456 acres of land, more or less.

**EXCEPTING THE FOLLOWING TRACT OF LAND:**

Situated in the State of Ohio, County of Licking, Township of Jersey, in Lot 11, Quarter Township 2, Township 2, Range 15, United States Military District, being comprised of all of that 4.846 acre tract conveyed to Michael F. Reilly and Erin M. Reilly by deed of record in Instrument Number 202007280018692, all of that 4.794 acre tract conveyed to Helen L. Campbell, Trustee by deed of record in Instrument Number 201507080013979, and all of that 4.309 acre tract conveyed to Kenton L. Suver and Mary Patricia Suver by deed of record in Official Record 673, Page 221, (all references refer to the records of the Recorder's Office, Licking County, Ohio), and more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Miller Road with Clover Valley Road;

Thence North 86° 29' 18" West, with the centerline of said Miller Road, a distance of 1449.96 feet to the northeasterly corner of said 4.309 acre tract, the TRUE POINT OF BEGINNING for this description;

Thence South 01° 01' 05" West, with the easterly line of said 4.309 acre tract, a distance of 688.52 feet to the southeasterly corner thereof;

Thence North 87° 29' 49" West, with the southerly line of said 4.309 acre, 4.794 acre and 4.846 acre tracts, a distance of 882.12 feet to a the southwesterly corner of said 4.846 acre tract;

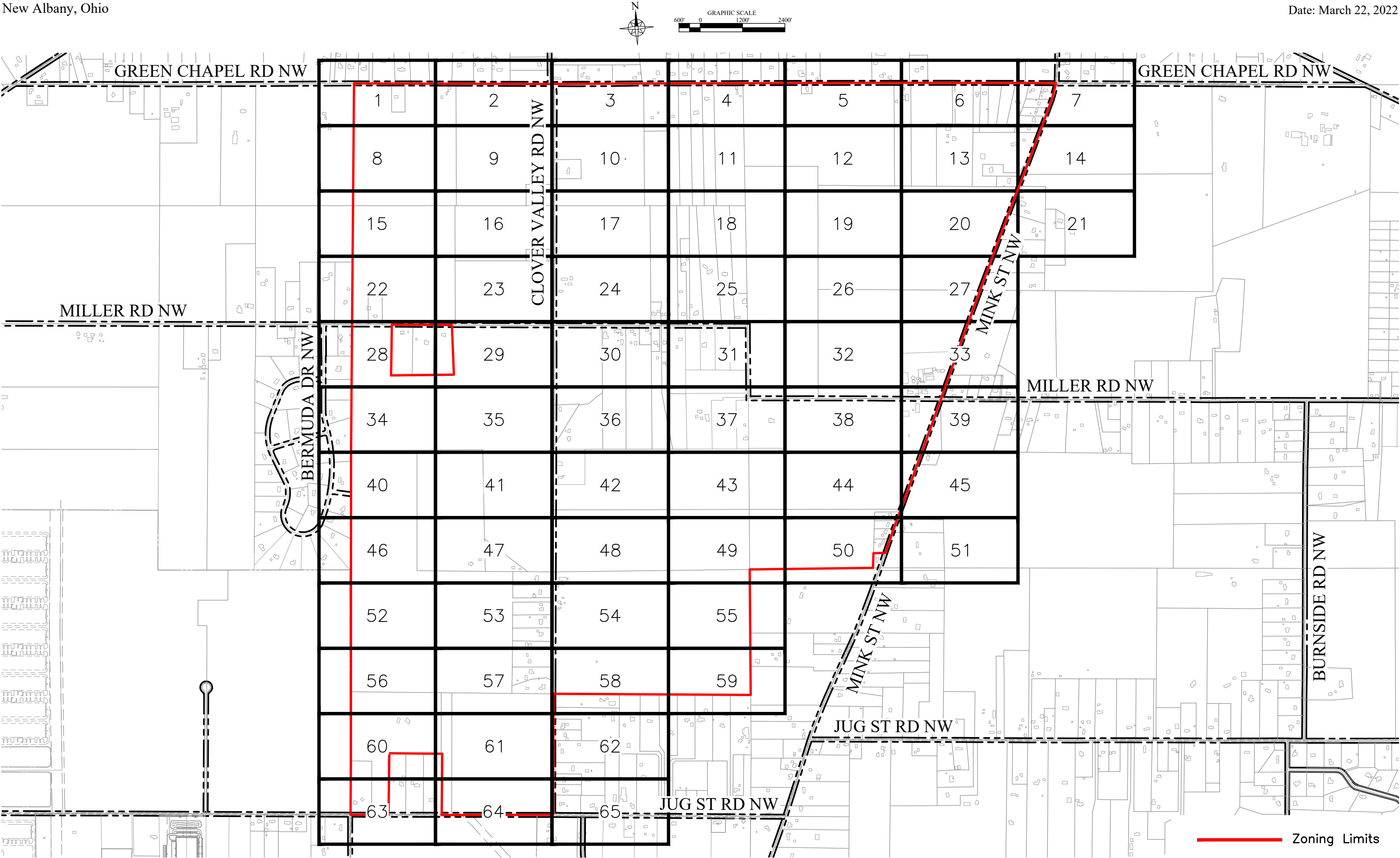
Thence North 03° 38' 13" East, with the westerly line of said 4.846 acre tract, a distance of 706.71 feet to a point in the centerline of said Miller Road;

Thence South 86° 15' 55" East, with said centerline, a distance of 850.49 feet to the TRUE POINT OF BEGINNING, containing 13.868 acres of land, more or less.

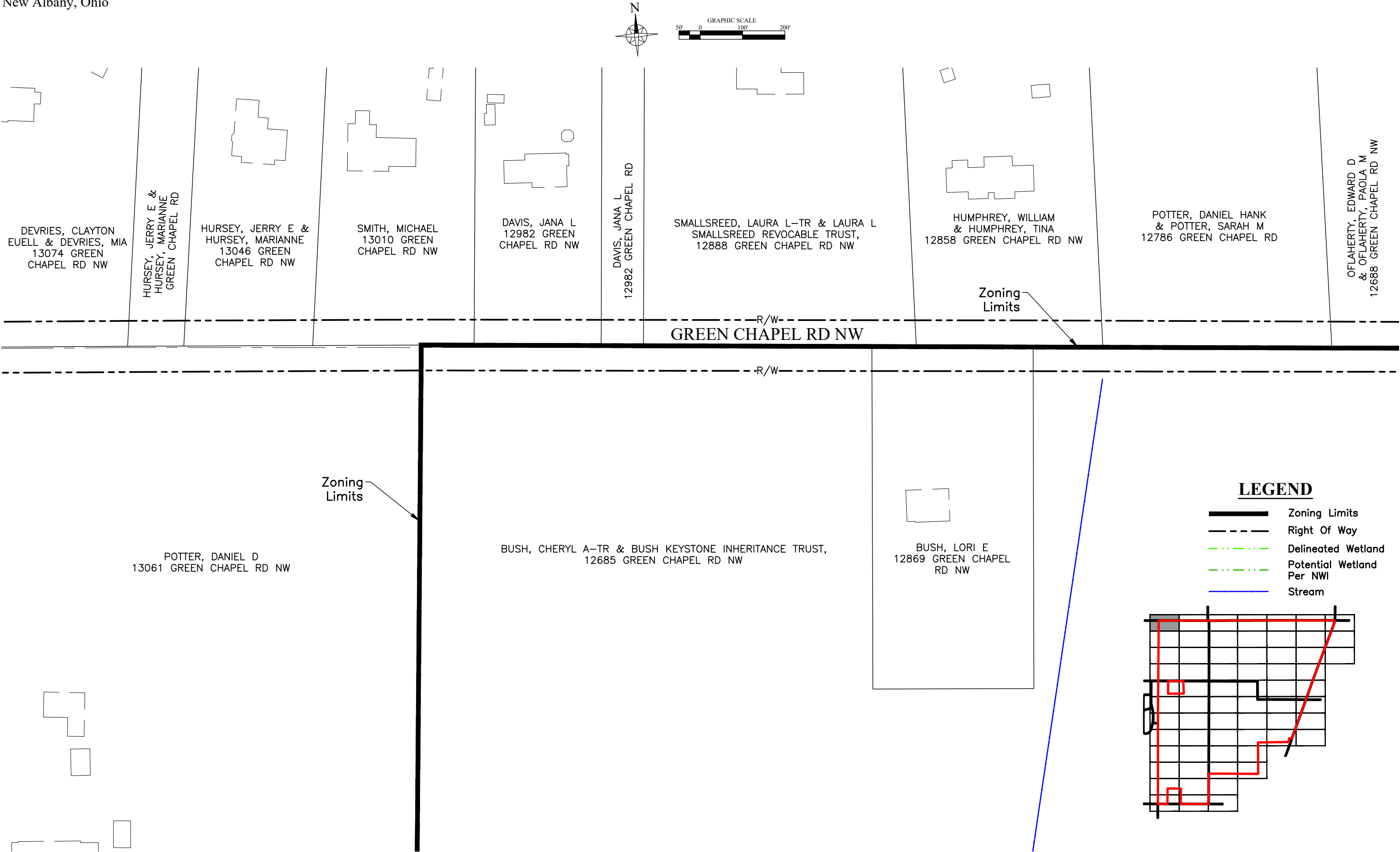
Leaving a total of 1689.588 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

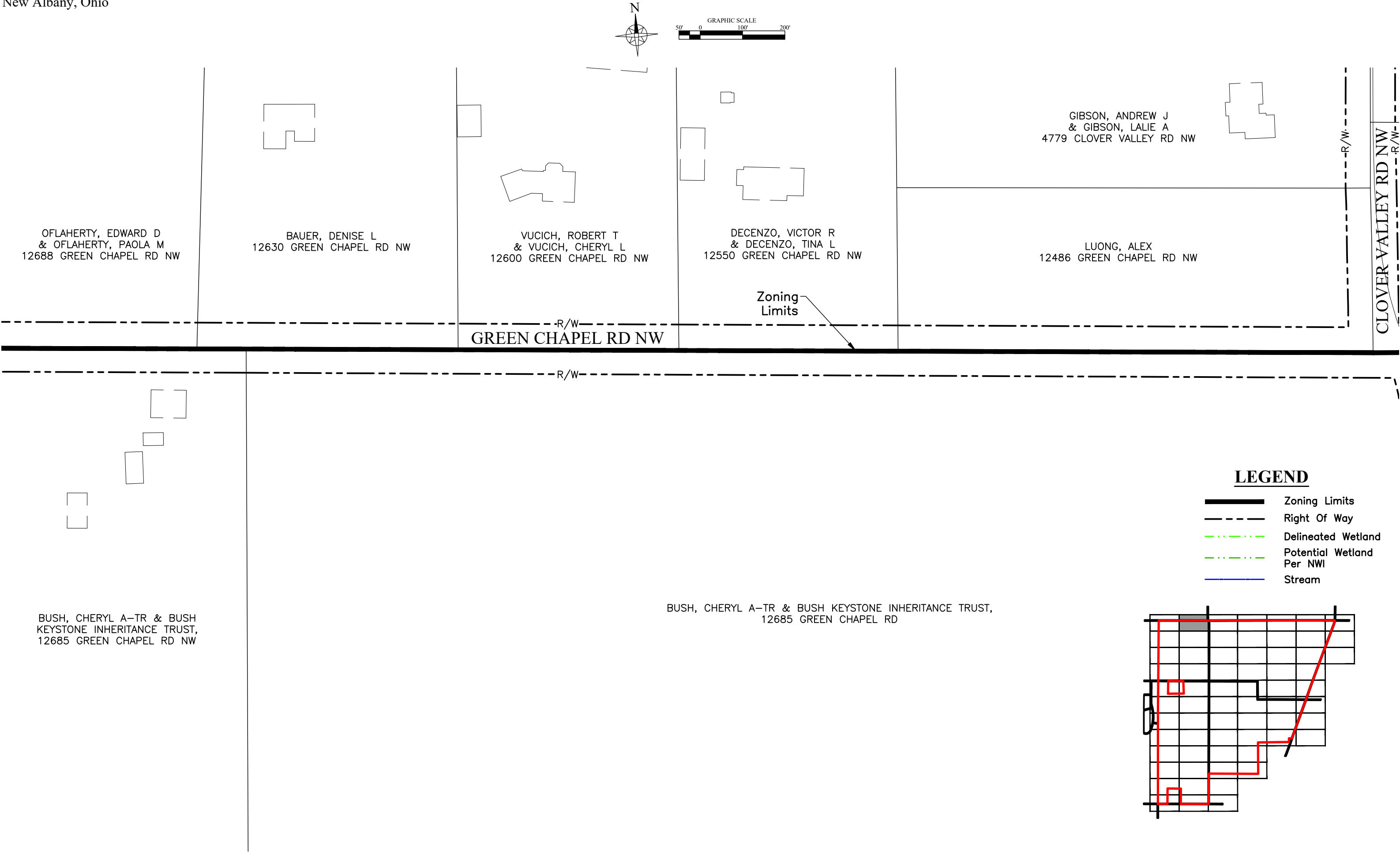
Matthew A. Kirk  
Professional Surveyor No. 7865



New Albany, Ohio

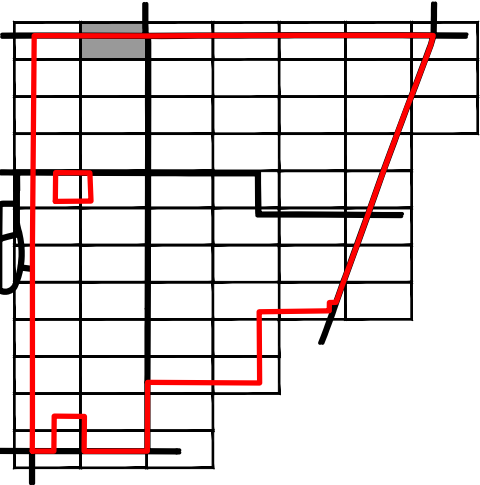


New Albany, Ohio



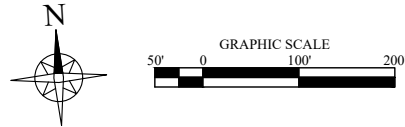
**LEGEND**

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream





New Albany, Ohio



HEMMINGER CREATIONS INC,  
4782 CLOVER VALLEY RD NW

DAGUE, THOMAS E-II-TR  
& THOMAS DAUGE-II TRUST,  
12144 GREEN CHAPEL RD NW

BILTWELL HOMES LLC,  
12400 GREEN CHAPEL RD NW

HOLLEY CO TR, ALVE E  
& HOLLEY CO TR, DIANA L  
12318 GREEN CHAPEL RD NW

FLEIG, GREGORY J & FLEIG, SHERRI L  
12180 GREEN CHAPEL RD NW

Zoning  
Limits

R/W  
GREEN CHAPEL RD NW

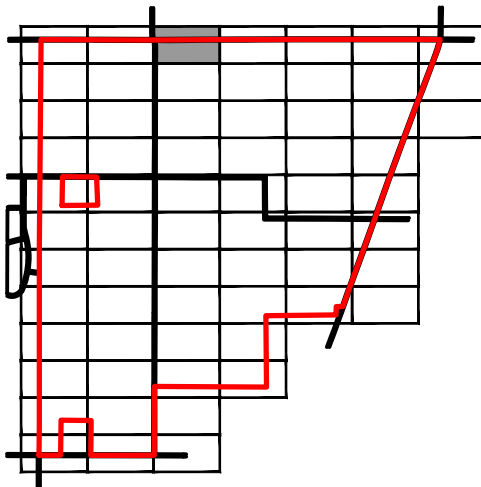
R/W

**LEGEND**

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST,  
12685 GREEN CHAPEL RD

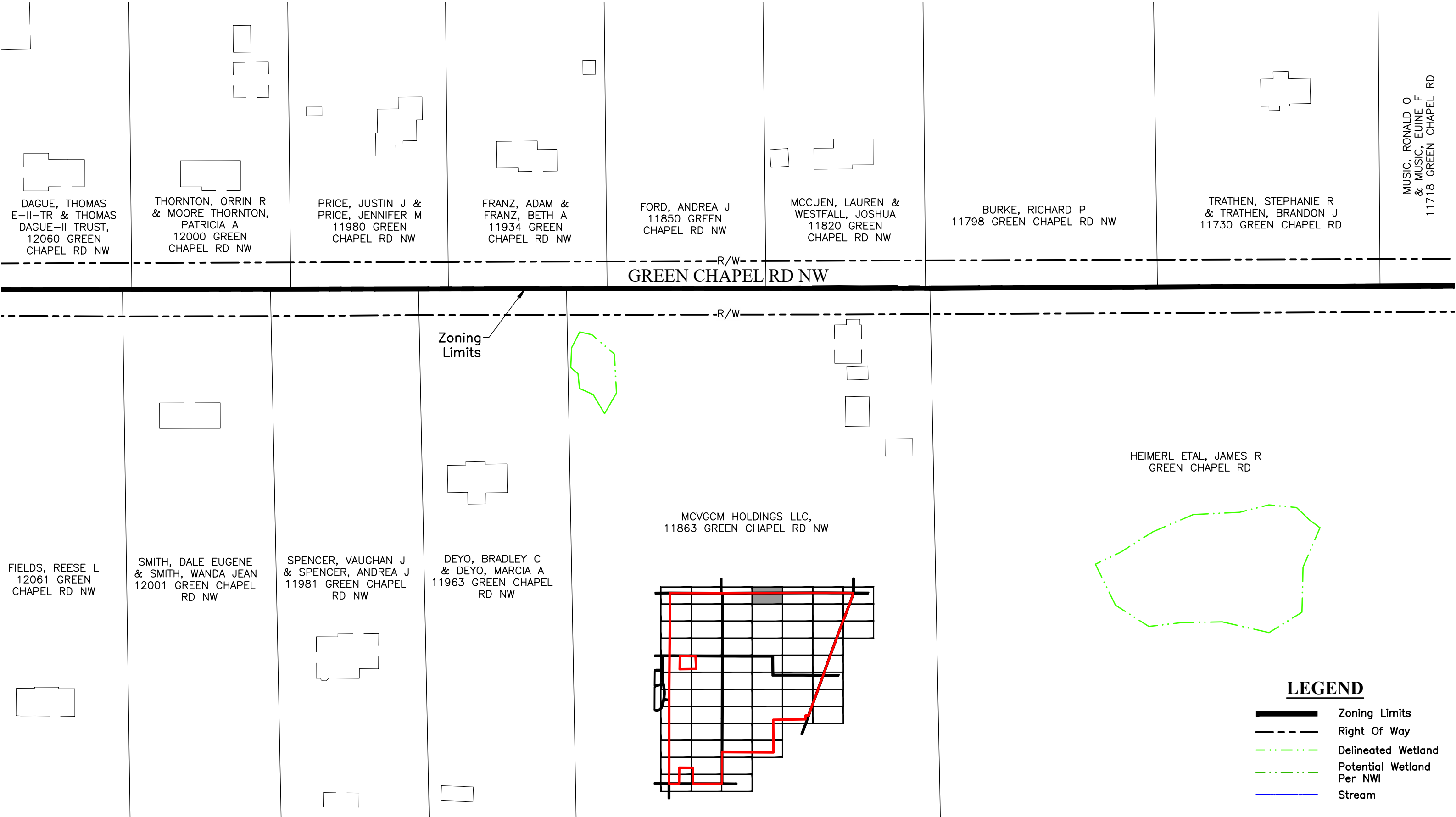
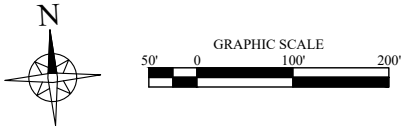
PETERMAN, DEB  
12143 GREEN CHAPEL RD NW



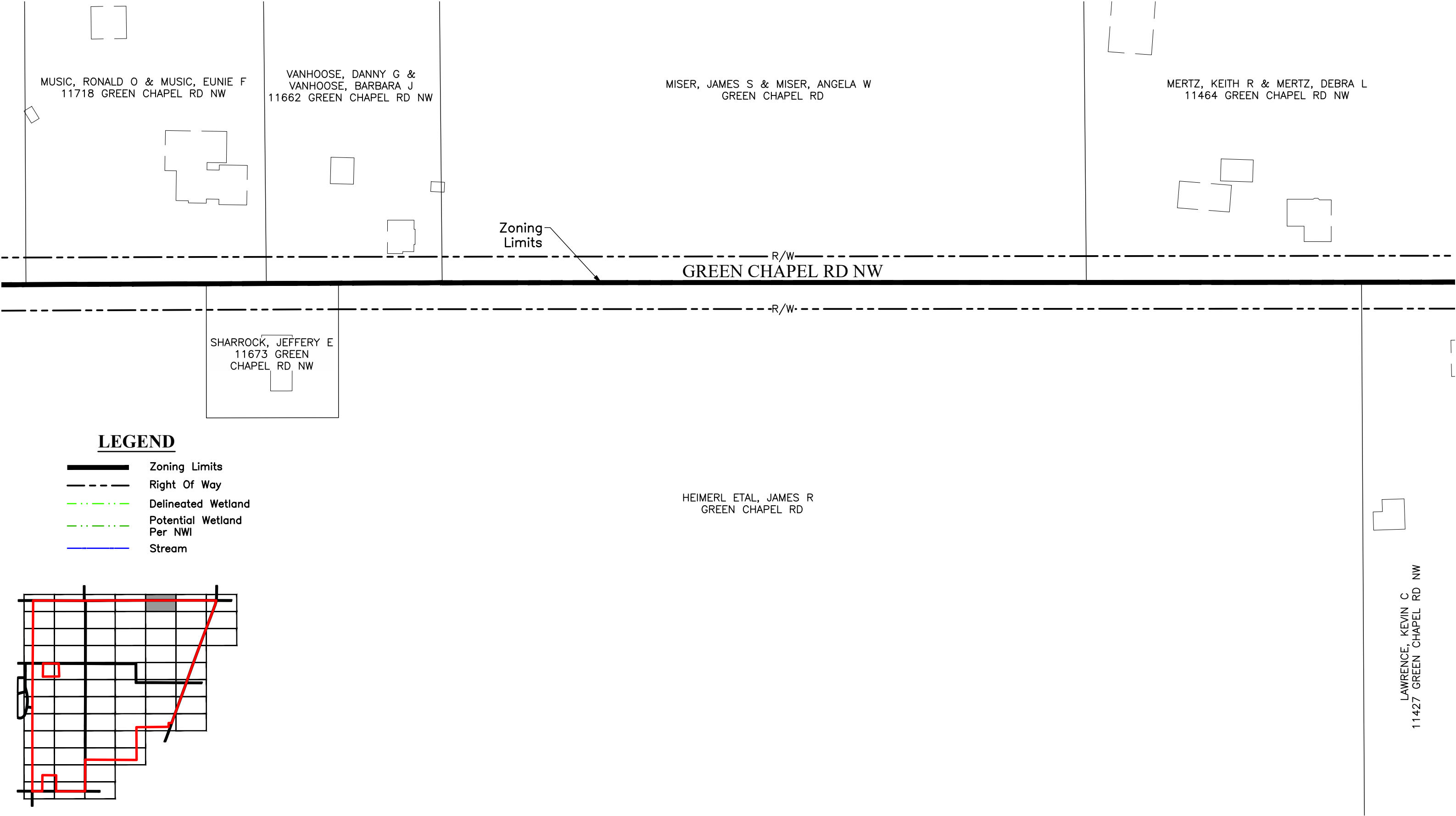
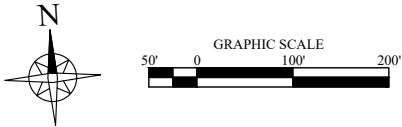
CLOVER VALLEY RD NW

J:\20210901\Draw\GISheets\Exhibits\Parcel Exhibit\Dragonfly Parcel Exhibit 1-14.dwg

New Albany, Ohio

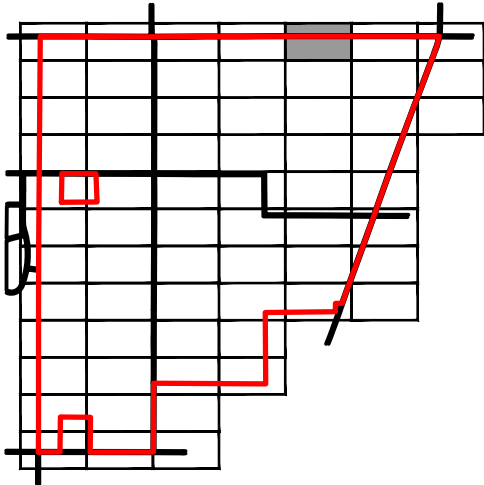


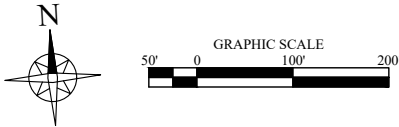
New Albany, Ohio



LEGEND

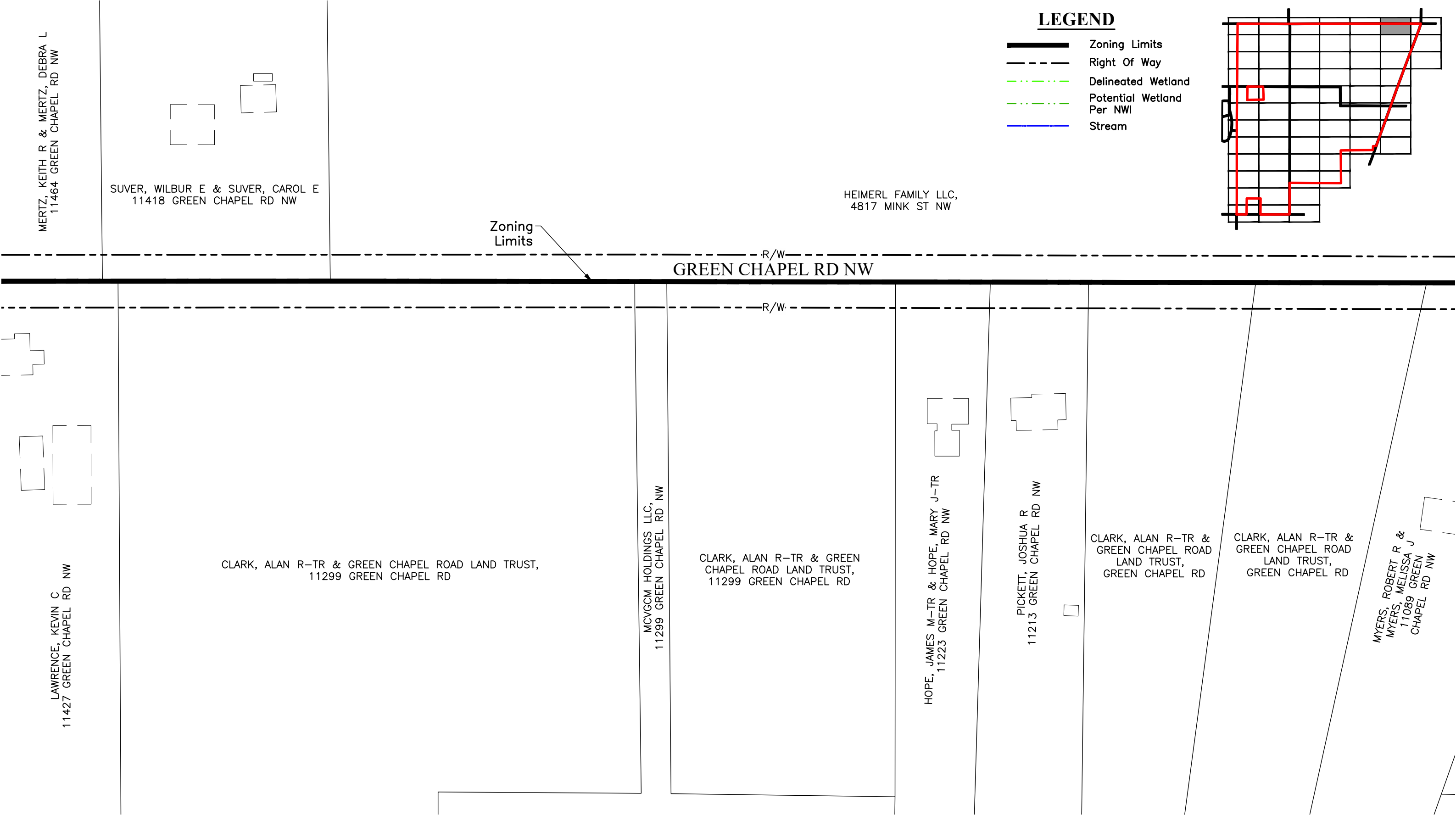
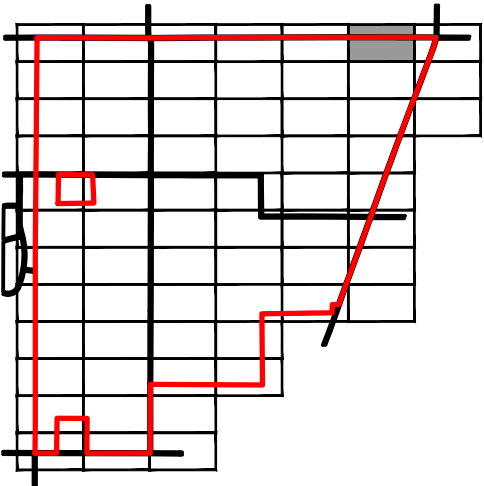
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



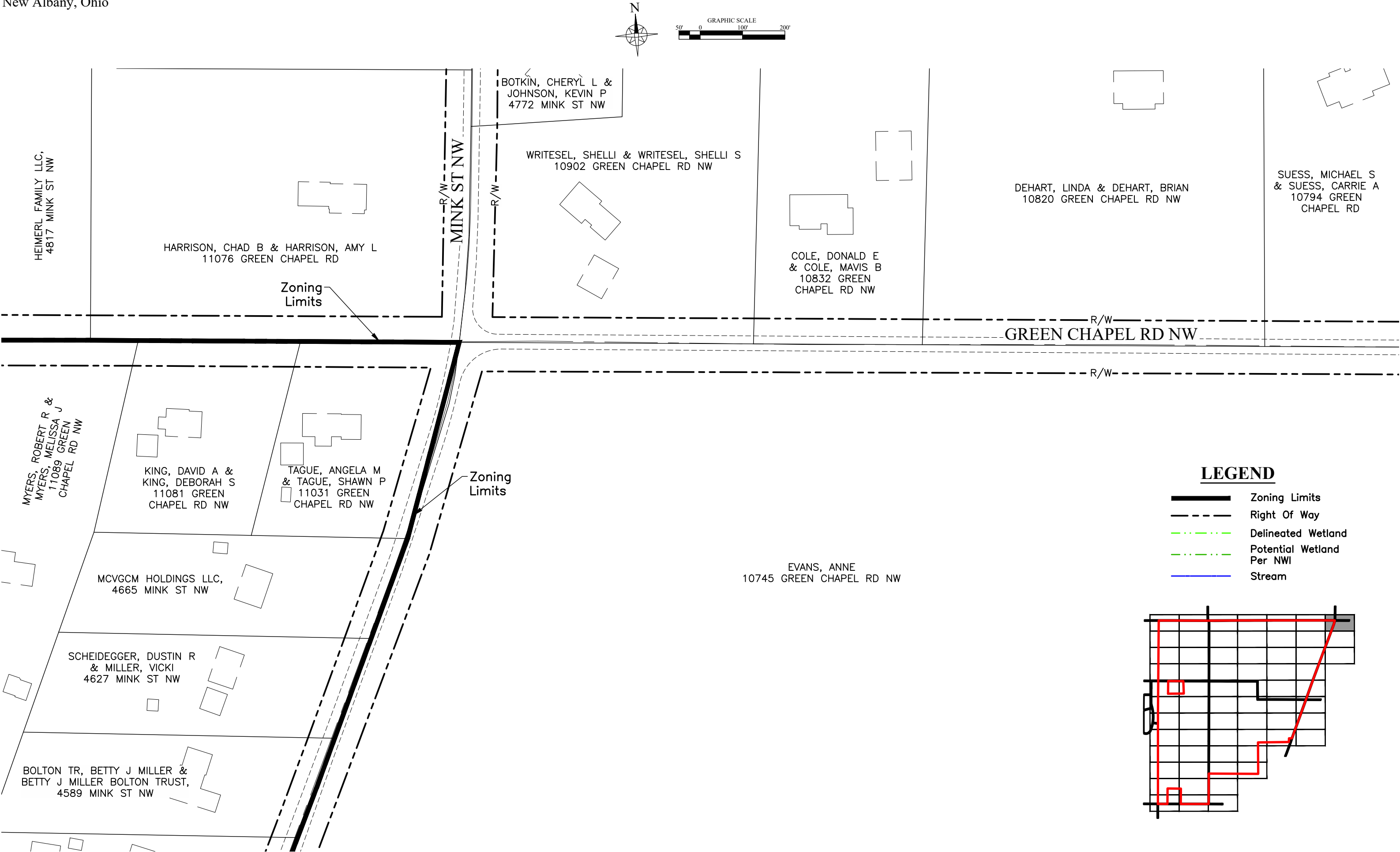


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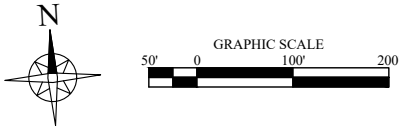
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream







New Albany, Ohio



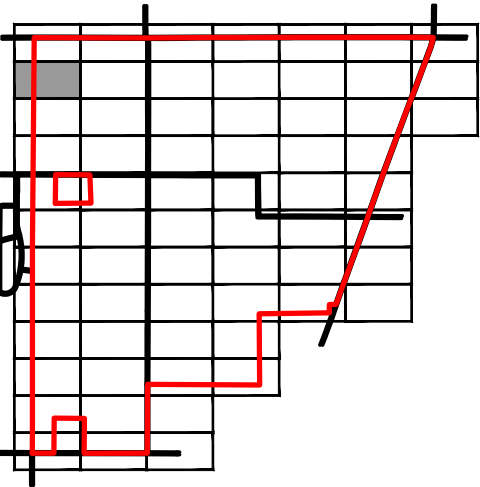
Zoning  
Limits

POTTER, DANIEL D  
13061 GREEN CHAPEL RD NW

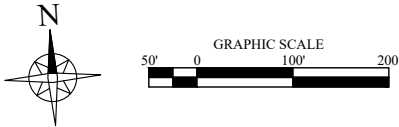
BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST,  
12685 GREEN CHAPEL RD NW

**LEGEND**

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



New Albany, Ohio

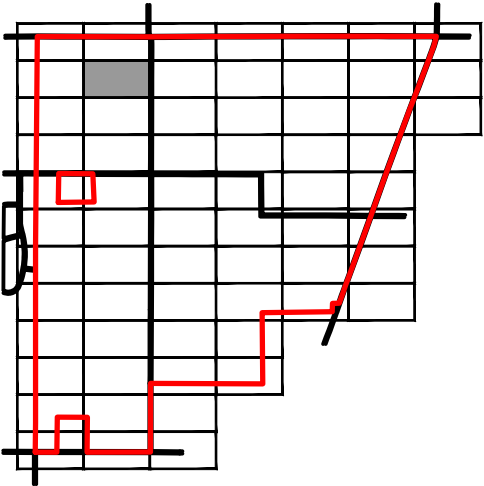


LEGEND

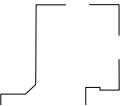
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

BUSH, CHERYL A-TR & BUSH  
KEYSTONE INHERITANCE TRUST,  
12685 GREEN CHAPEL RD NW

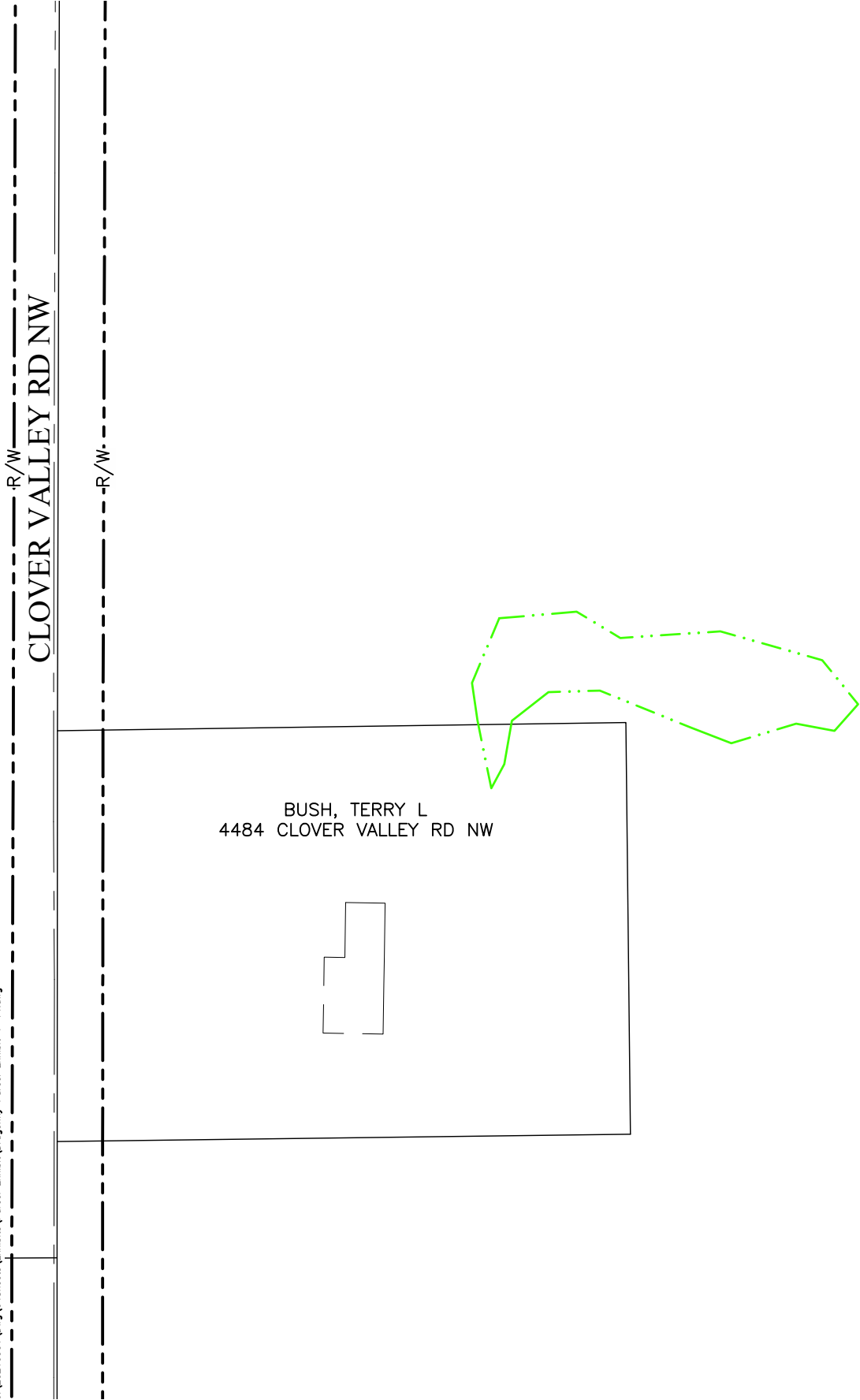
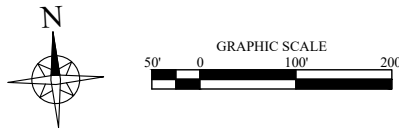
BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST,  
12685 GREEN CHAPEL RD



BUSH, BEVERLY J  
4425 CLOVER VALLEY RD NW



New Albany, Ohio



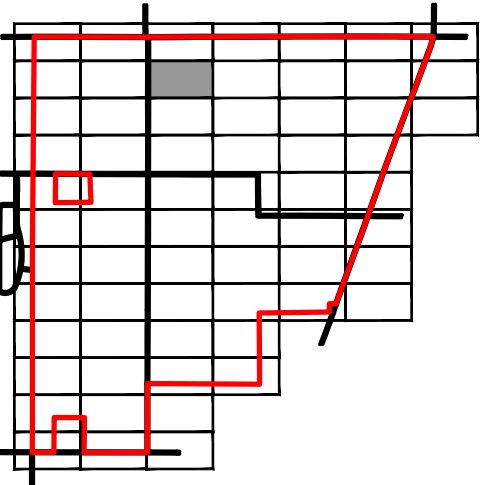
BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST,  
12685 GREEN CHAPEL RD

PETERMAN, DEB  
12143 GREEN CHAPEL RD NW

PETERMAN, DEB  
12143 GREEN CHAPEL RD

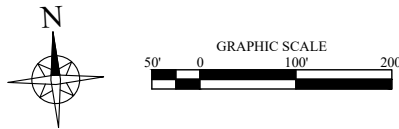
**LEGEND**

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



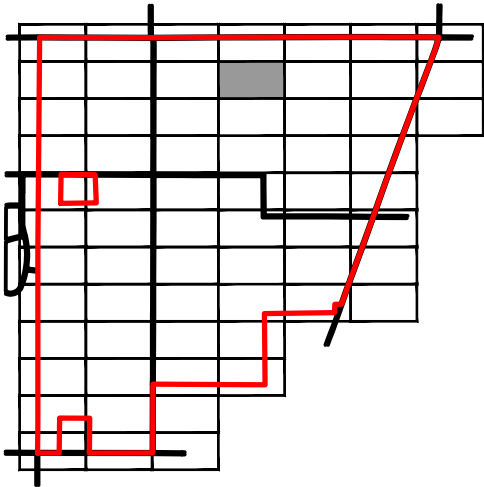


New Albany, Ohio



LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



FIELDS, REESE L  
12061 GREEN  
CHAPEL RD NW

SMITH, DALE EUGENE  
& SMITH, WANDA JEAN  
12001 GREEN  
CHAPEL RD NW

SPENCER, VAUGHAN J  
& SPENCER, ANDREA J  
11981 GREEN  
CHAPEL RD NW

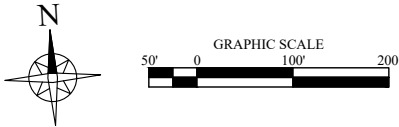
DEYO, BRADLEY C  
& DEYO, MARCIA A  
11963 GREEN  
CHAPEL RD NW

MCVGCM HOLDINGS LLC,  
11863 GREEN CHAPEL RD NW

HEIMERL ETAL, JAMES R  
GREEN CHAPEL RD

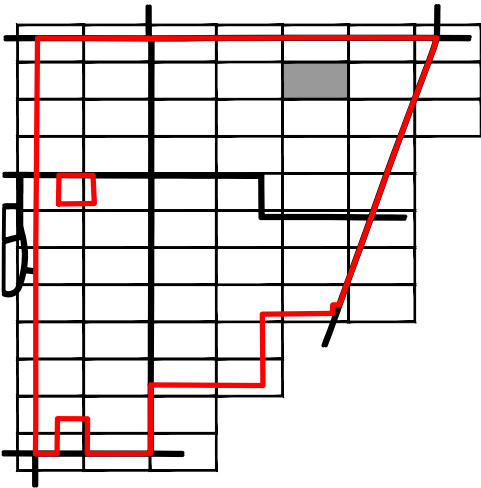
HEIMERL ETAL, JAMES R  
GREEN CHAPEL RD

New Albany, Ohio



LEGEND

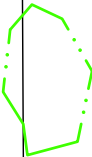
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

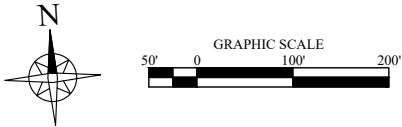


HEIMERL ETAL, JAMES R  
GREEN CHAPEL RD

LAWRENCE, KEVIN C  
11427 GREEN CHAPEL RD NW

HEIMERL ETAL, JAMES R  
GREEN CHAPEL RD





LAWRENCE, KEVIN C  
11427 GREEN CHAPEL RD NW

CLARK, ALAN R-TR & GREEN  
CHAPEL ROAD LAND TRUST,  
11299 GREEN CHAPEL RD

MCVGCM HOLDINGS LLC,  
11299 GREEN CHAPEL RD NW

HOPE, JAMES  
M-TR & HOPE,  
MARY J-TR  
11223 GREEN  
CHAPEL RD NW

WILLIAMS, PATRICIA L  
4579 MINK ST

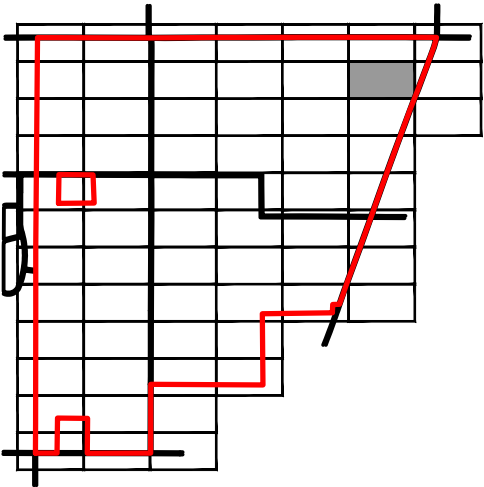
ROSS, REBECCA M-TR & BAILEY KEYSTONE INHERITANCE TRUST,  
4569 MINK ST NW

BAILEY JR, ROY E  
4439 MINK ST NW

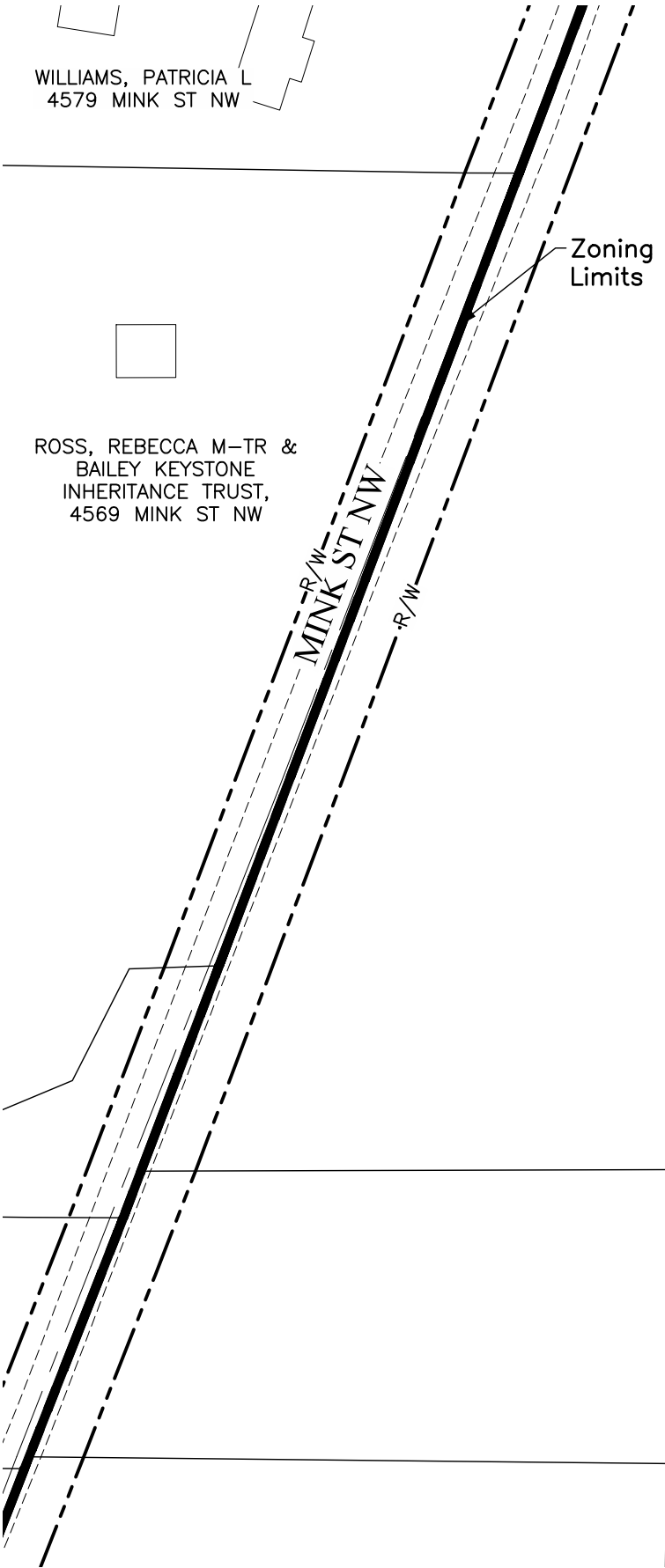
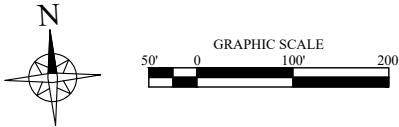
THE BAILEY KEYSTONE INHERITANCE TRUST,  
4435 MINK ST NW

LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

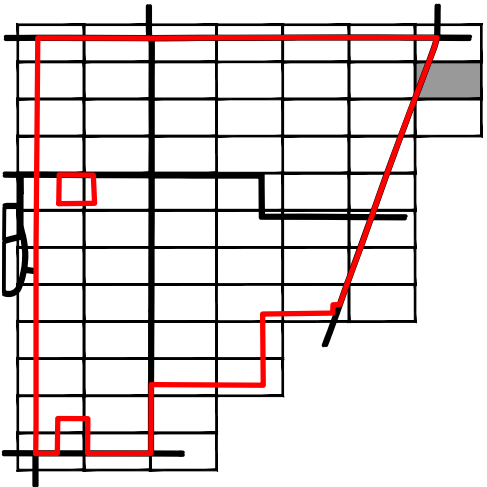


New Albany, Ohio

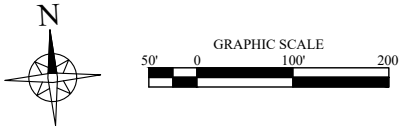


**LEGEND**

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream







POTTER, DANIEL D  
13061 GREEN CHAPEL RD NW

BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST,  
12685 GREEN CHAPEL RD NW

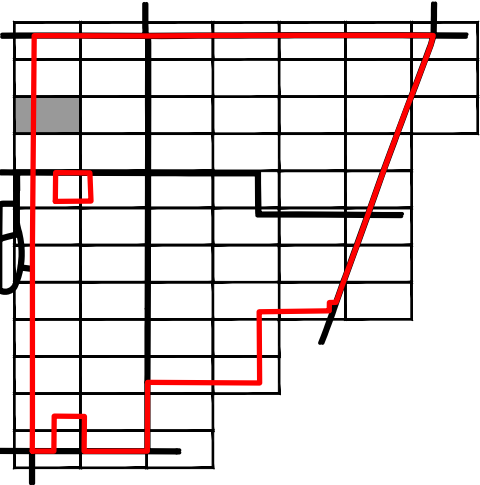
HAYCOOK, ROBERT E  
13212 MILLER RD NW

BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST,  
GREEN CHAPEL RD

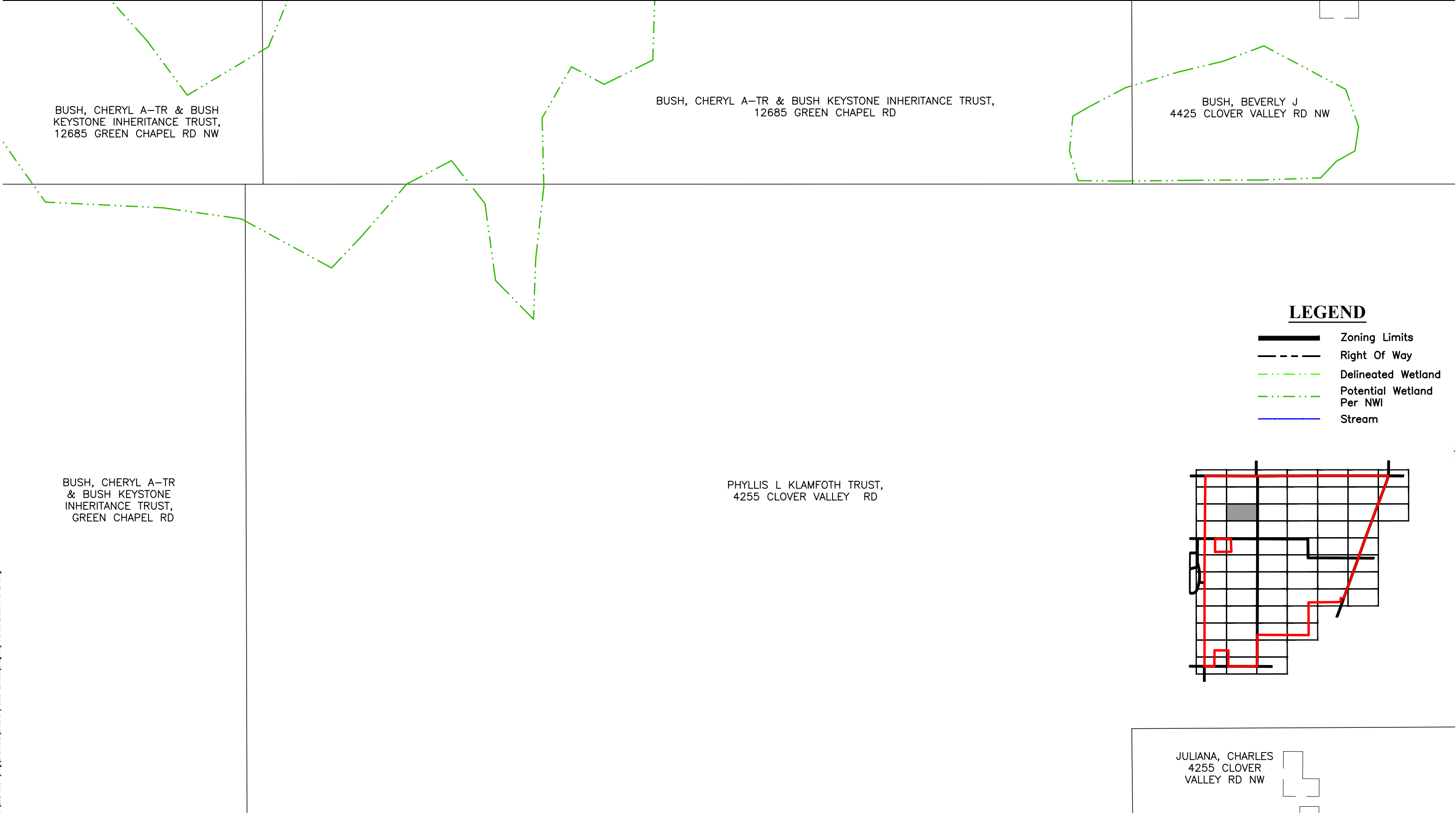
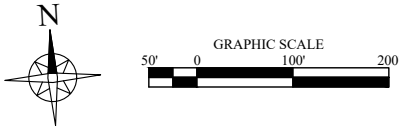
Zoning  
Limits

LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

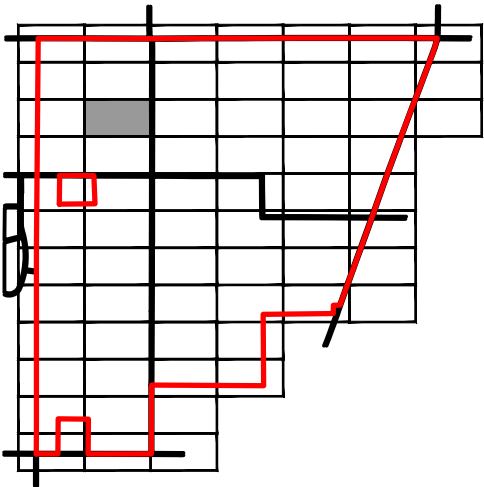


New Albany, Ohio

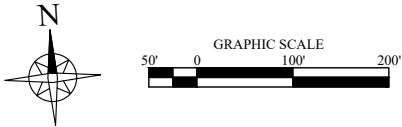


LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



New Albany, Ohio



BUSH, CHERYL A-TR & BUSH KEYSTONE INHERITANCE TRUST,  
12685 GREEN CHAPEL RD

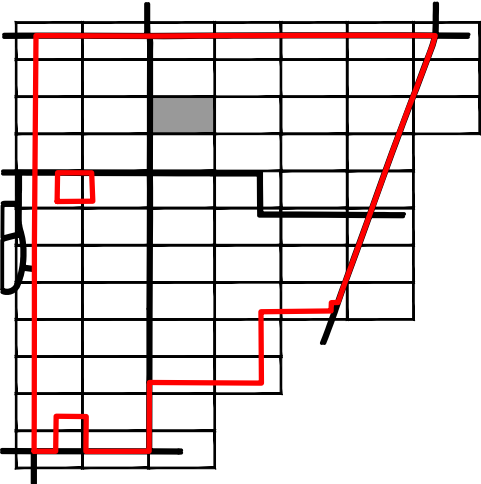
PETERMAN, DEB  
12143 GREEN CHAPEL RD

KNIGHT, JARED L  
12158 MILLER RD NW

PHYLLIS L KLAMFOTH TRUST,  
4170 CLOVER VALLEY RD NW

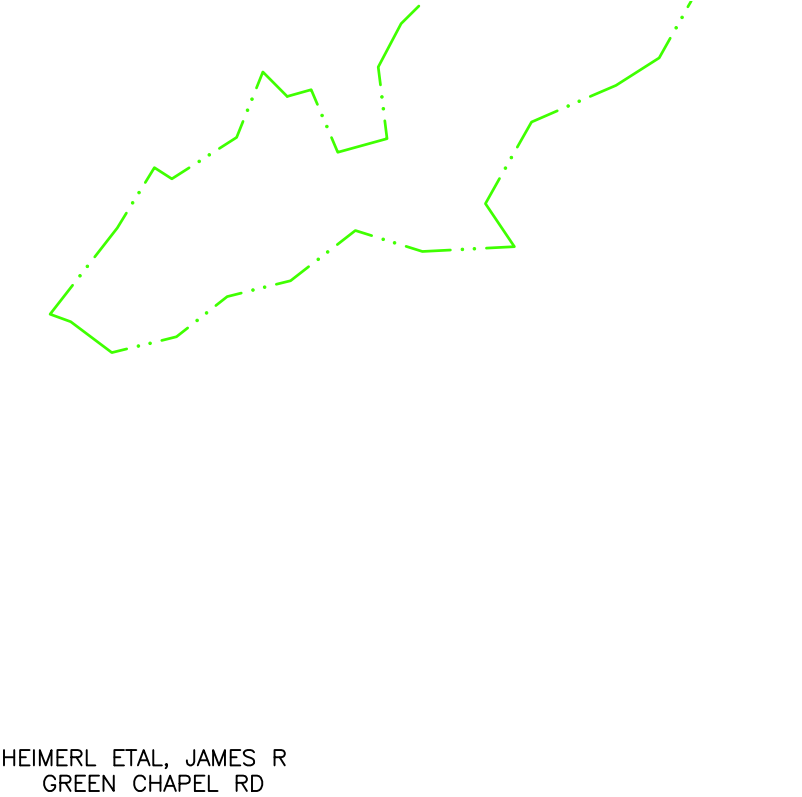
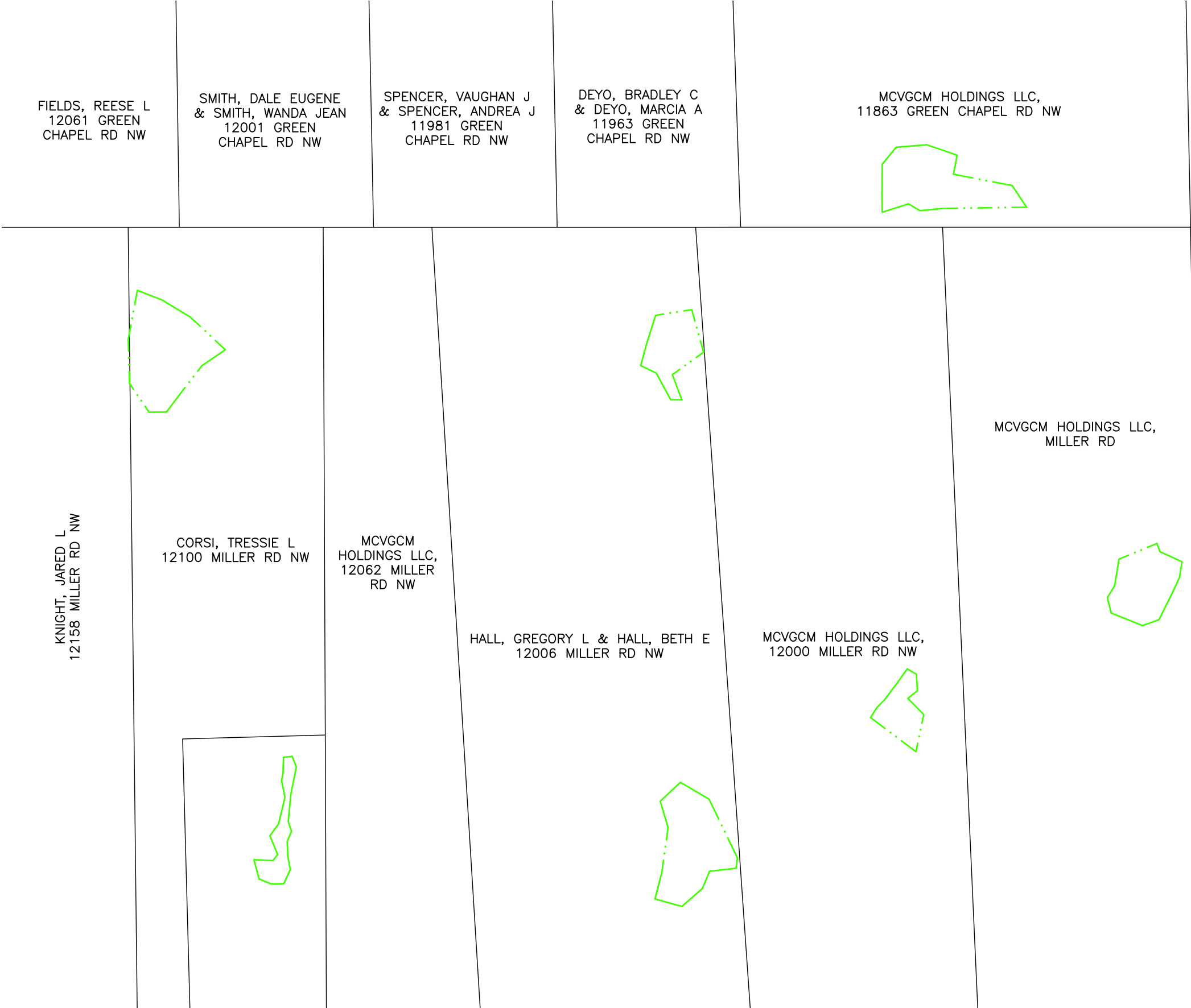
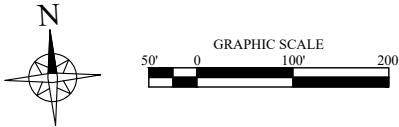
LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



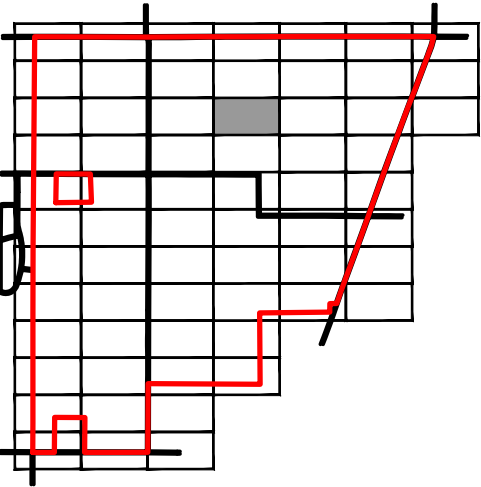
R/W  
CLOVER VALLEY RD NW  
R/W

New Albany, Ohio



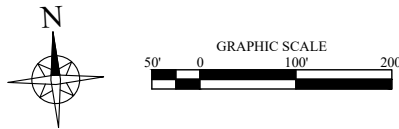
LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream





New Albany, Ohio

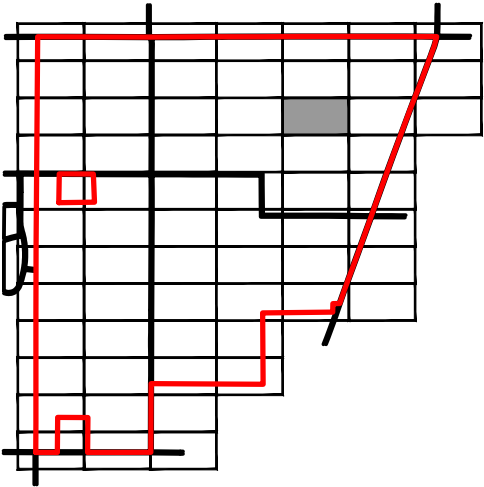


HEIMERL ETAL, JAMES R  
GREEN CHAPEL RD

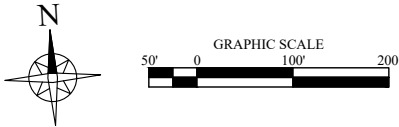
HEIMERL, JAMES R & HEIMERL, KATHERINE  
MINK ST

**LEGEND**

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland  
Per NWI
- Stream

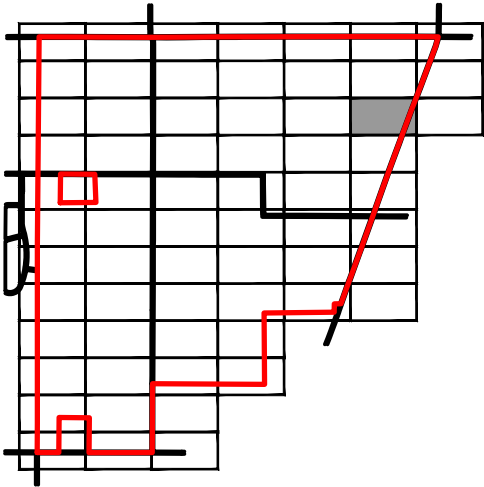


New Albany, Ohio



LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



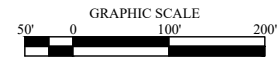
HEIMERL, JAMES R & HEIMERL, KATHERINE  
MINK ST

MINK ST NW

MISCHEL, JENNIFER L  
& MISCHEL, TODD  
4254 MINK ST NW

WITTMER III, DANIEL KEVIN &  
DIEHL WITTMER, MELISSA ANN  
4200 MINK ST NW

VERBECK, NICOLE LAUREN  
& OSTERHOUT, JEREMY LEE  
4366 MINK ST NW



VERBECK, NICOLE LAUREN  
& OSTERHOUT, JEREMY LEE  
4366 MINK ST NW






MISCHEL, JENNIFER E & MISCHEL, TODD  
4254 MINK ST NW

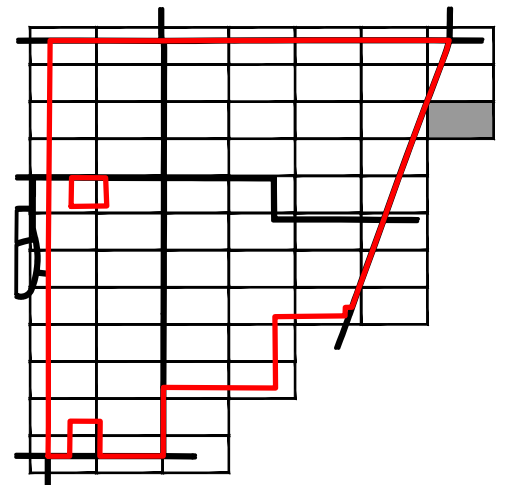
DAVIS, SCOTT & DAVIS, SHELLY  
4436 MINK ST

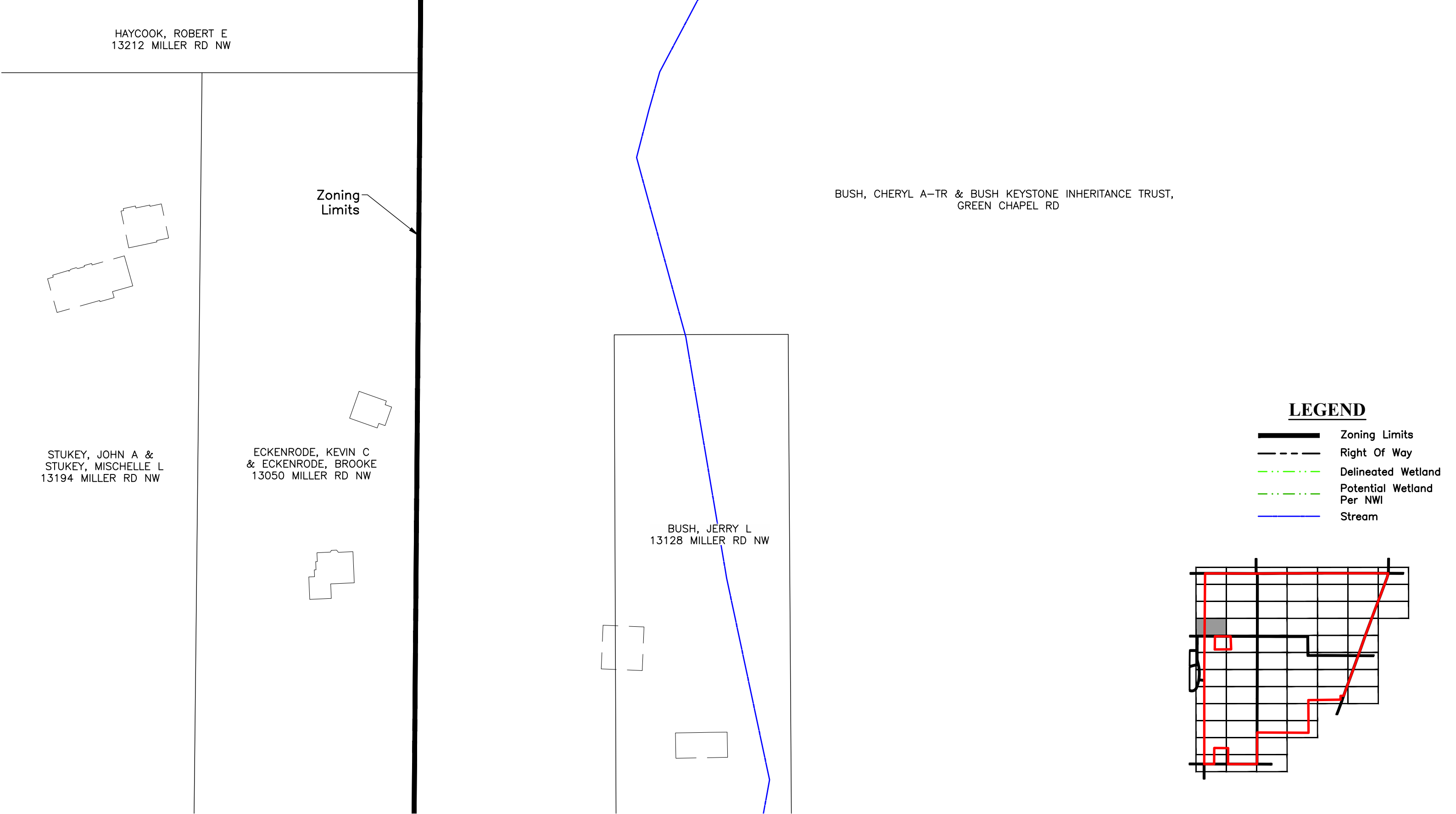
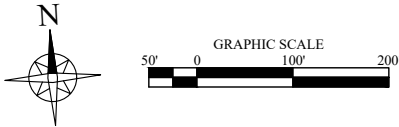
WITTMER III, DANIEL KEVIN &  
DIEHL WITTMER, MELISSA ANN  
4200 MINK ST NW

GREEN CHAPEL PROPERTIES LLC,  
4438 MINK ST NW

## LEGEND

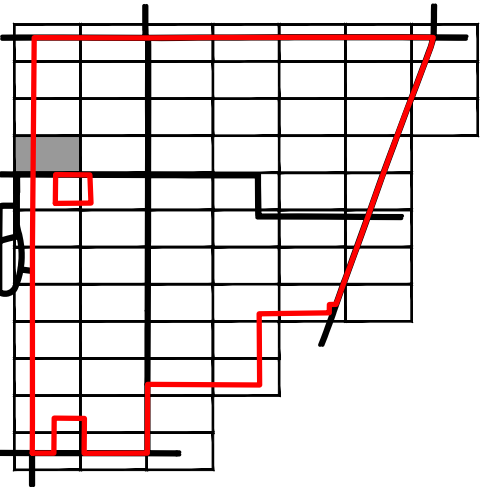
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|---|------------------------------|
|  | Zoning Limits                |
|  | Right Of Way                 |
|  | Delineated Wetland           |
|  | Potential Wetland<br>Per NWI |
|  | Stream                       |





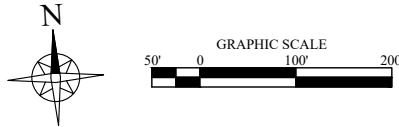
LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream





New Albany, Ohio



PHYLLIS L KLAMFOTH TRUST,  
4255 CLOVER VALLEY RD

JULIANA, CHARLES  
4255 CLOVER  
VALLEY RD NW

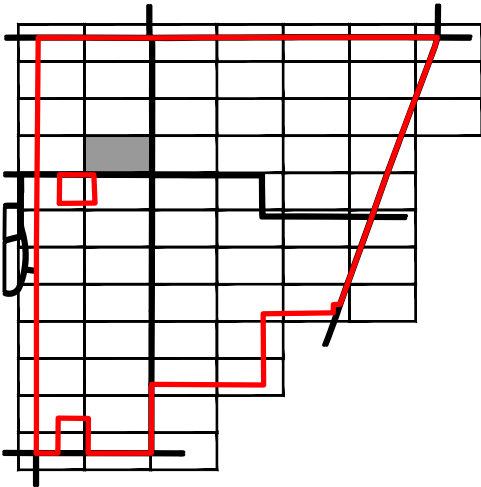


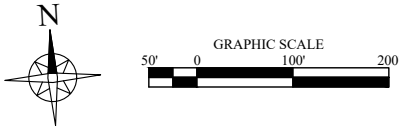
BUSH, CHERYL A—TR & BUSH  
KEYSTONE INHERITANCE TRUST,  
GREEN CHAPEL RD

HEIMERL ETAL, JAMES R  
MILLER RD

LEGEND

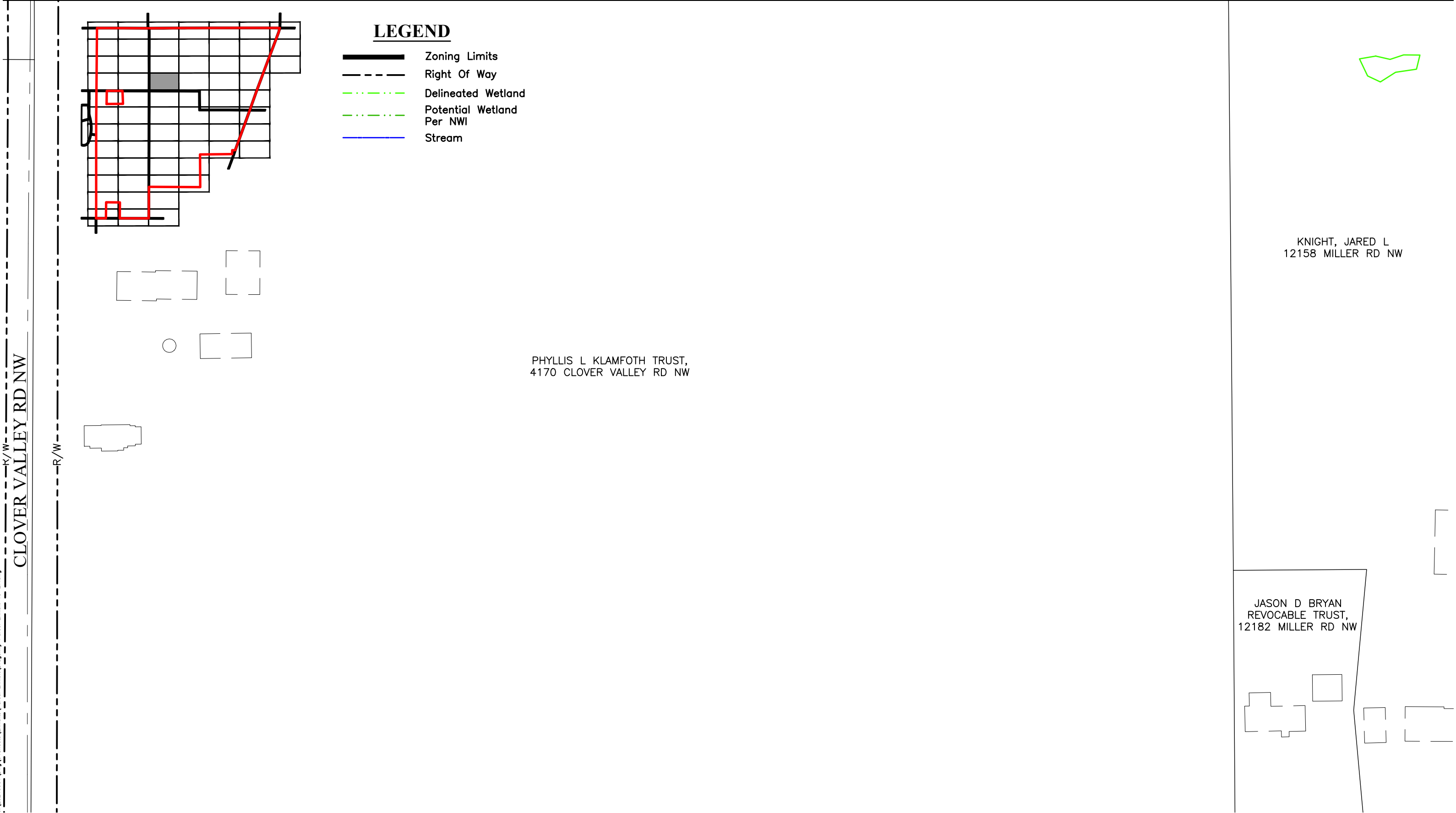
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

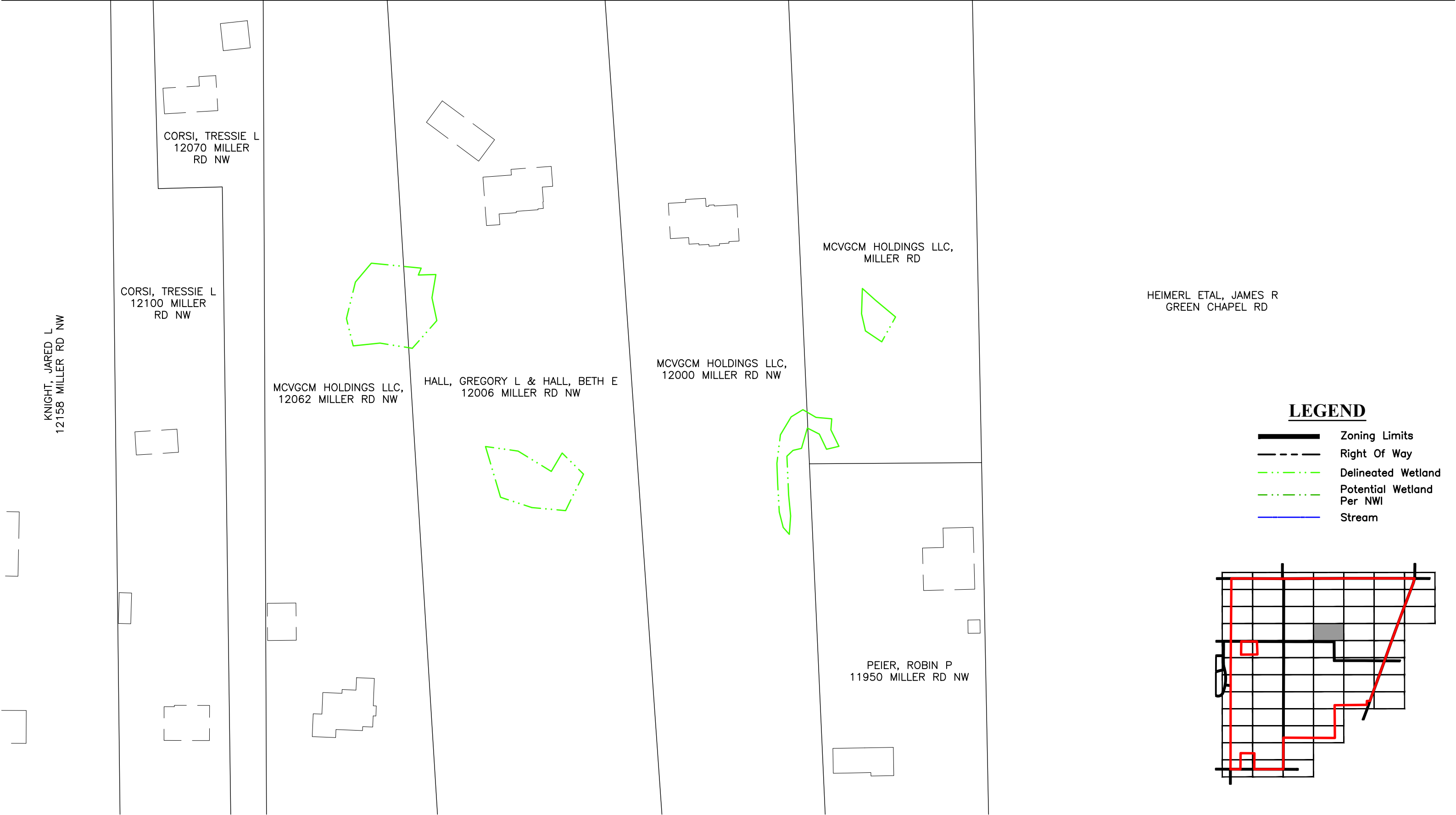
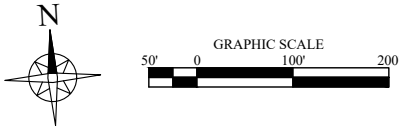




LEGEND

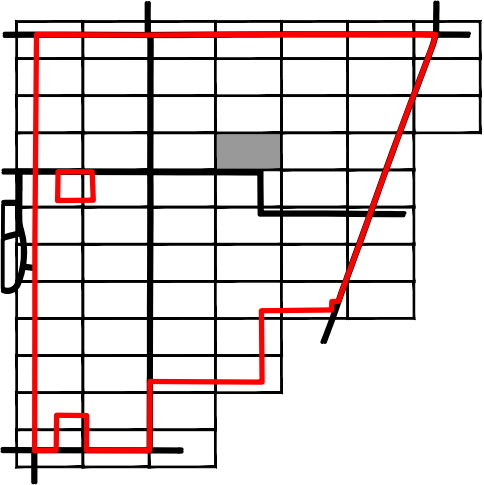
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



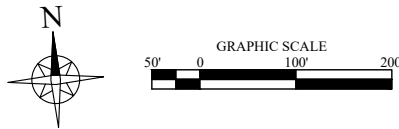


LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



New Albany, Ohio



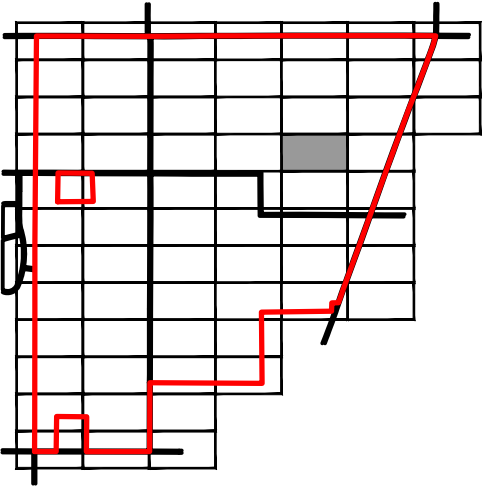
HEIMERL, JAMES R & HEIMERL, KATHERINE  
MINK ST

HEIMERL ETAL, JAMES R  
GREEN CHAPEL RD

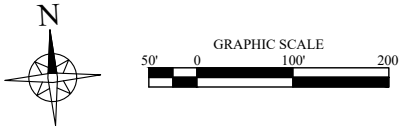
LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

JAMES R HEIMERL ETAL,  
MINK ST NW







ARNOLD, LARRY A-II  
4186 MINK ST NW

HEIMERL, JAMES R & HEIMERL, KATHERINE  
MINK ST

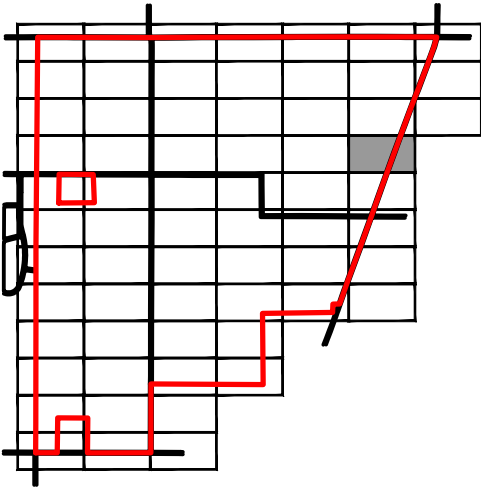
PETERMAN, HAROLD & PETERMAN, JULIA  
4082 MINK ST NW

LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

JAMES R HEIMERL ETAL,  
MINK ST NW

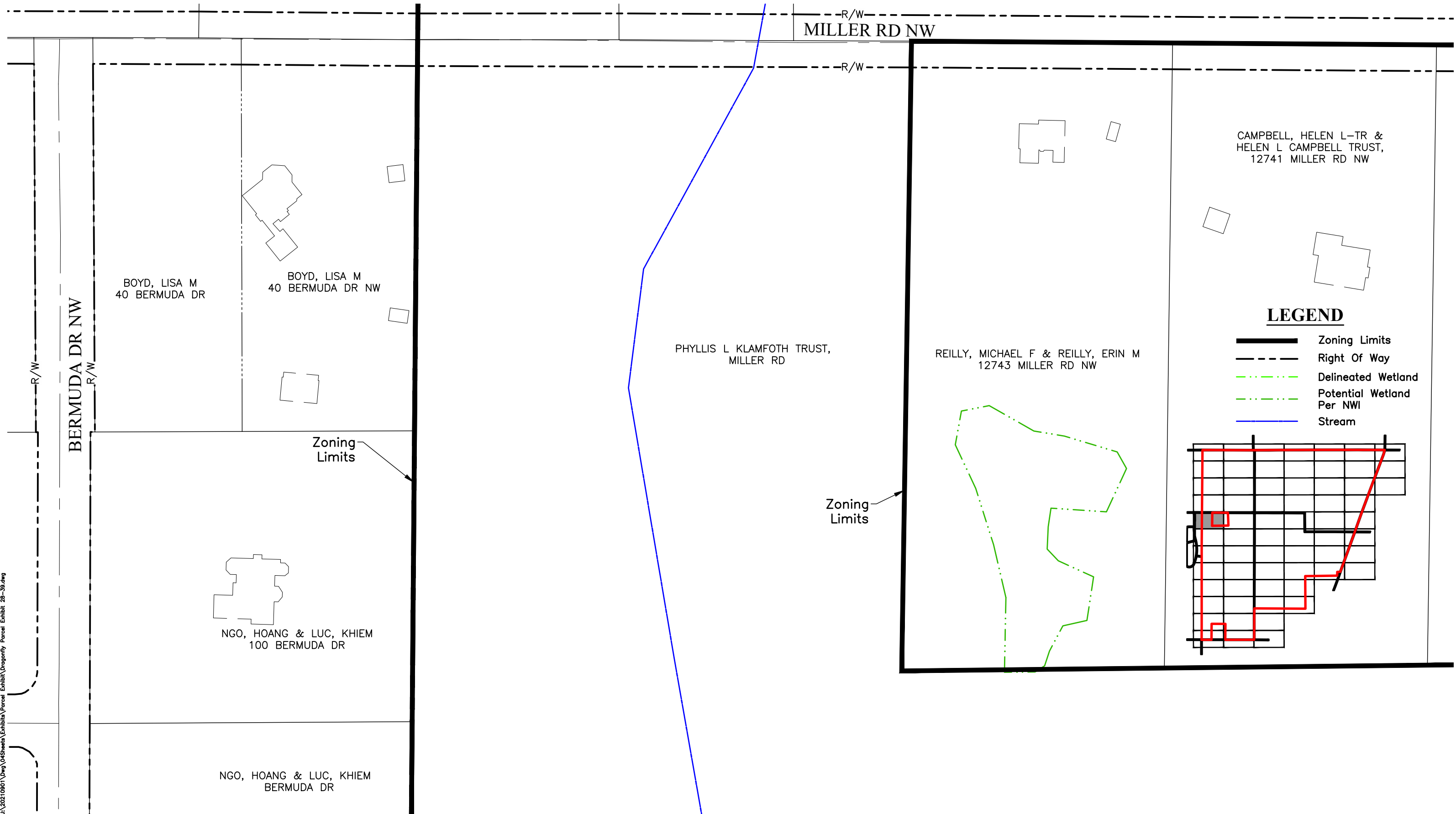
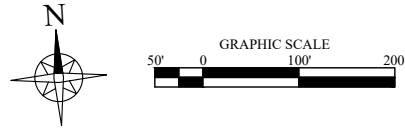
HEIMERL, JAMES R & HEIMERL, KATHERINE E  
3906 MINK ST NW



# TMD - P<sub>PANEL</sub> 28

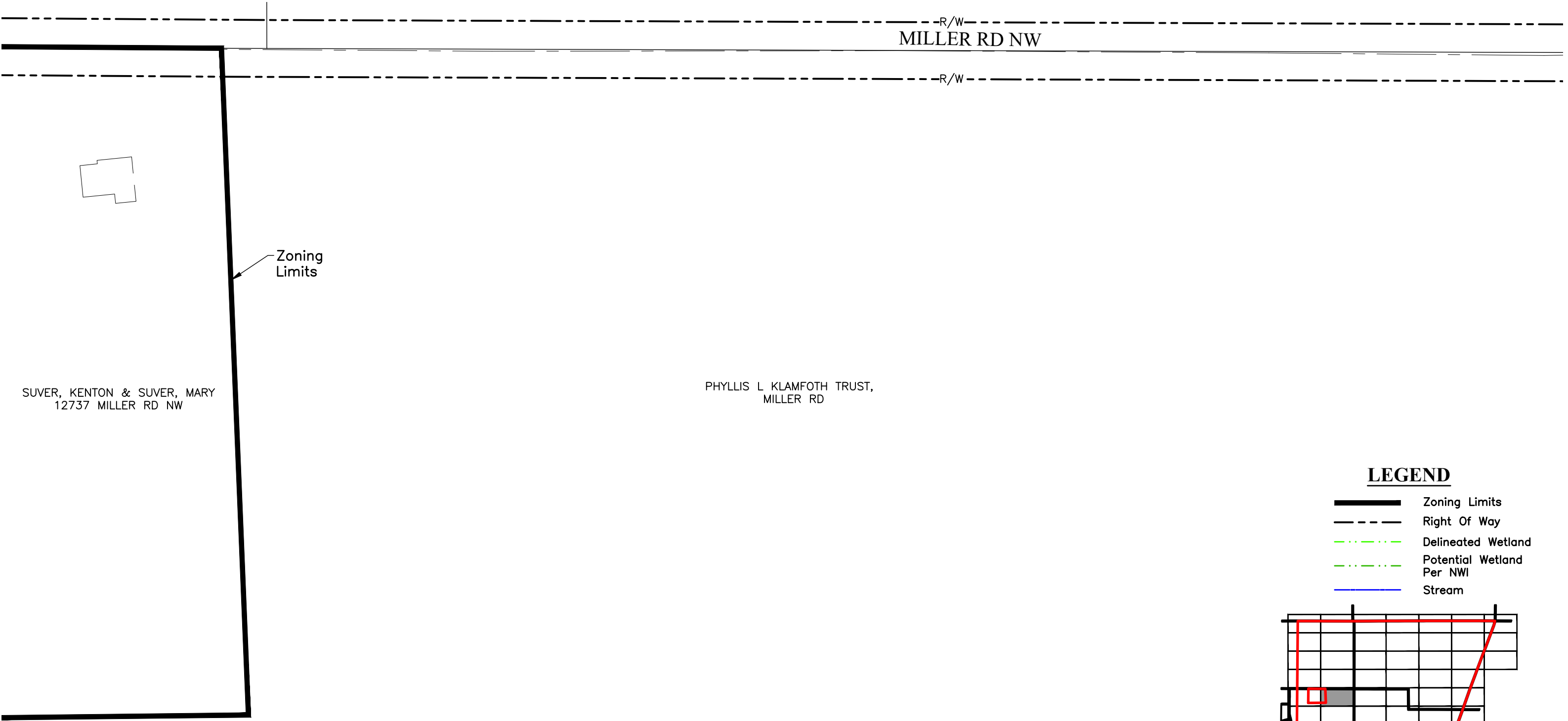
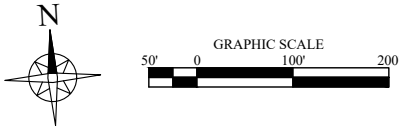
Date: March 22, 2022

New Albany, Ohio



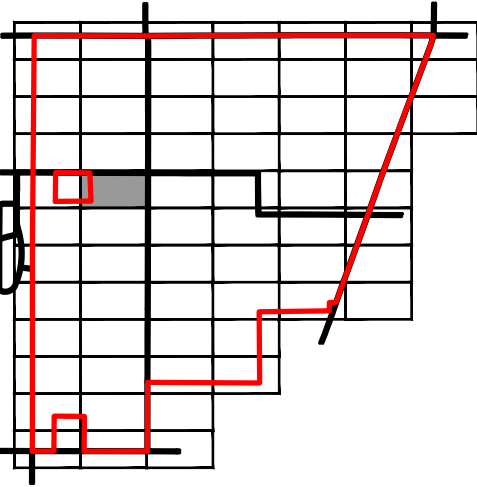
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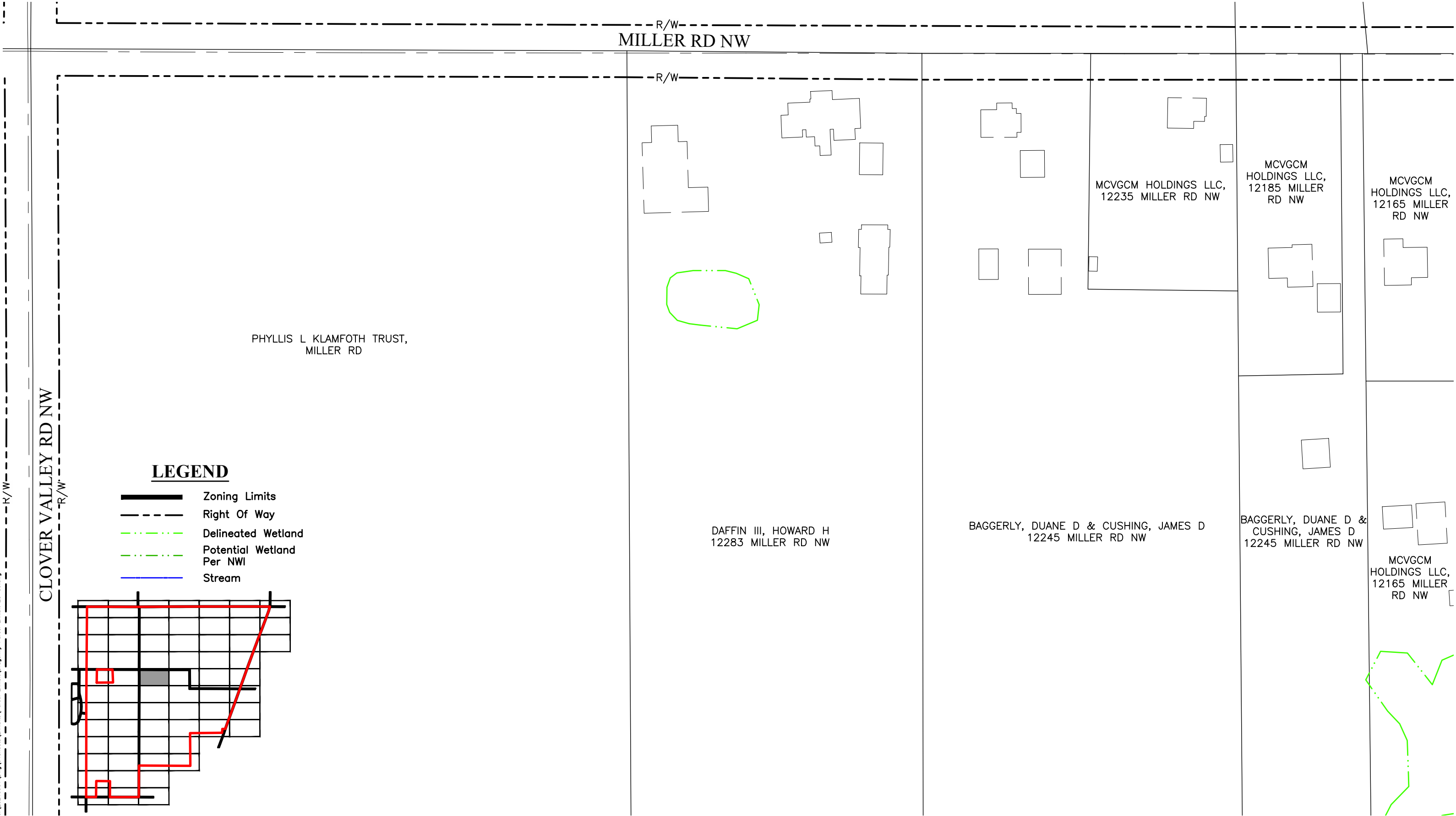
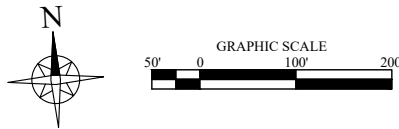
New Albany, Ohio



**LEGEND**

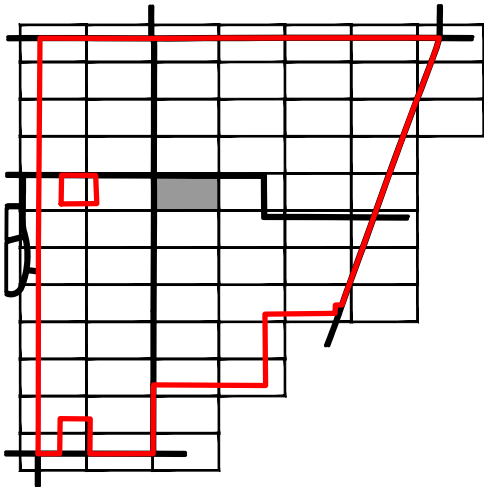
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

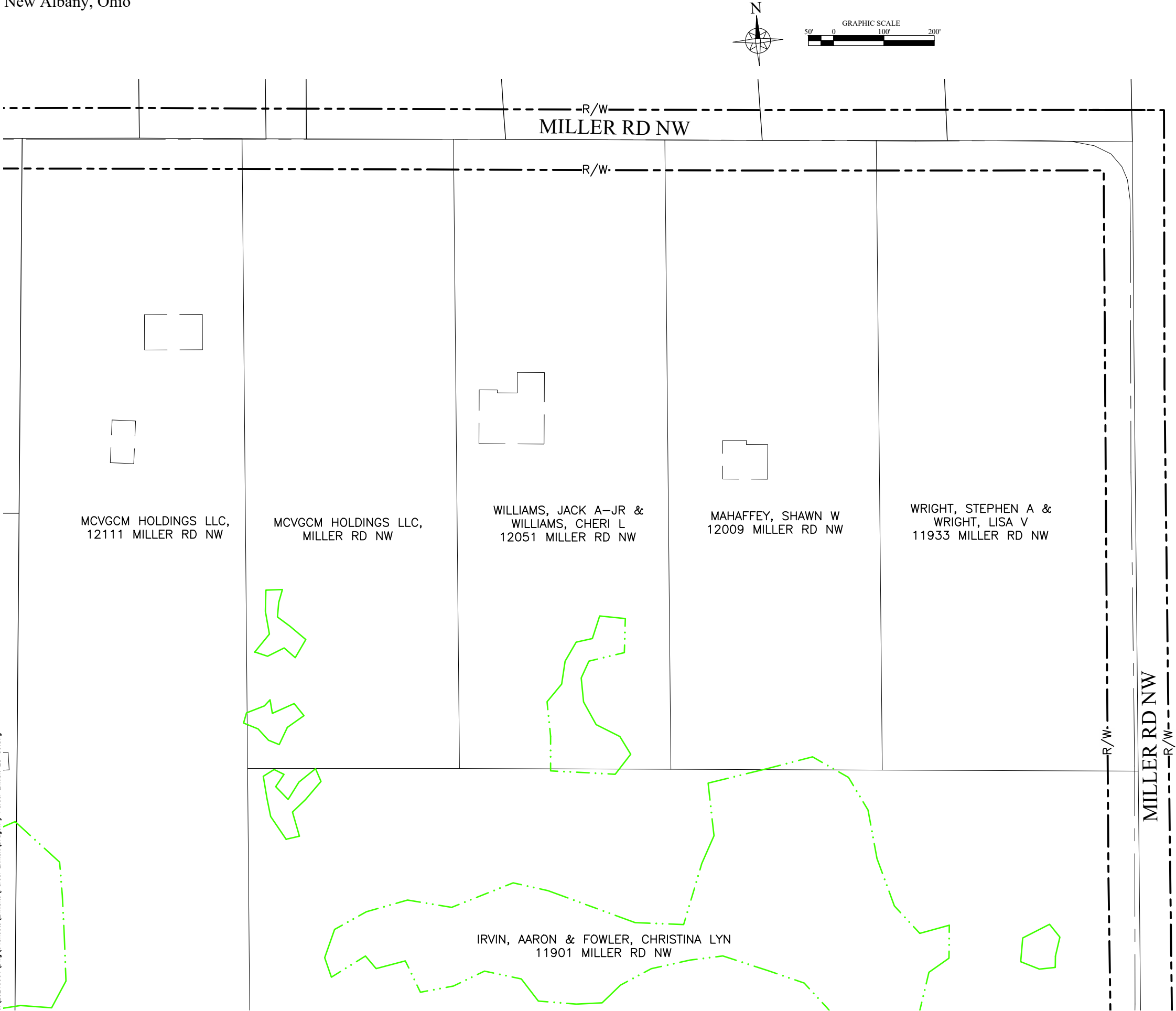




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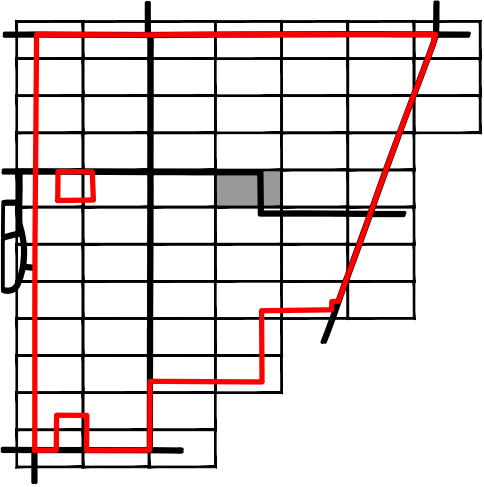
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream





**LEGEND**

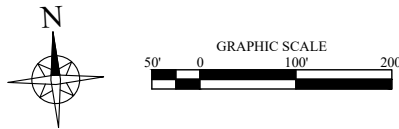
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



HEIMERL ETAL, JAMES R  
MILLER RD

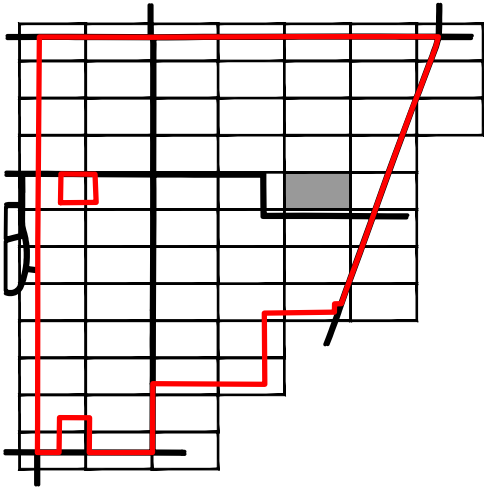


New Albany, Ohio



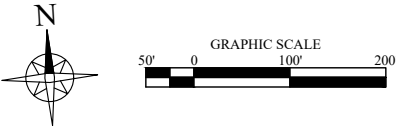
LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



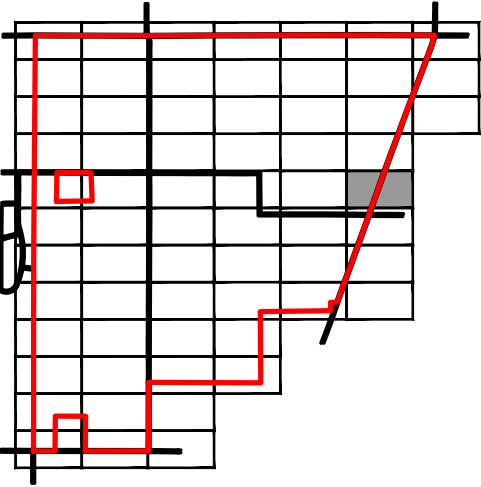
HEIMERL ETAL, JAMES R  
MILLER RD

JAMES R HEIMERL ETAL,  
MINK ST NW



LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



JAMES R HEIMERL ETAL,  
MINK ST NW

Zoning  
Limits

MINK ST NW

HEIMERL, JAMES R & HEIMERL, KATHERINE E  
3906 MINK ST NW

HEIMERL FARMS LTD,  
MINK ST NW

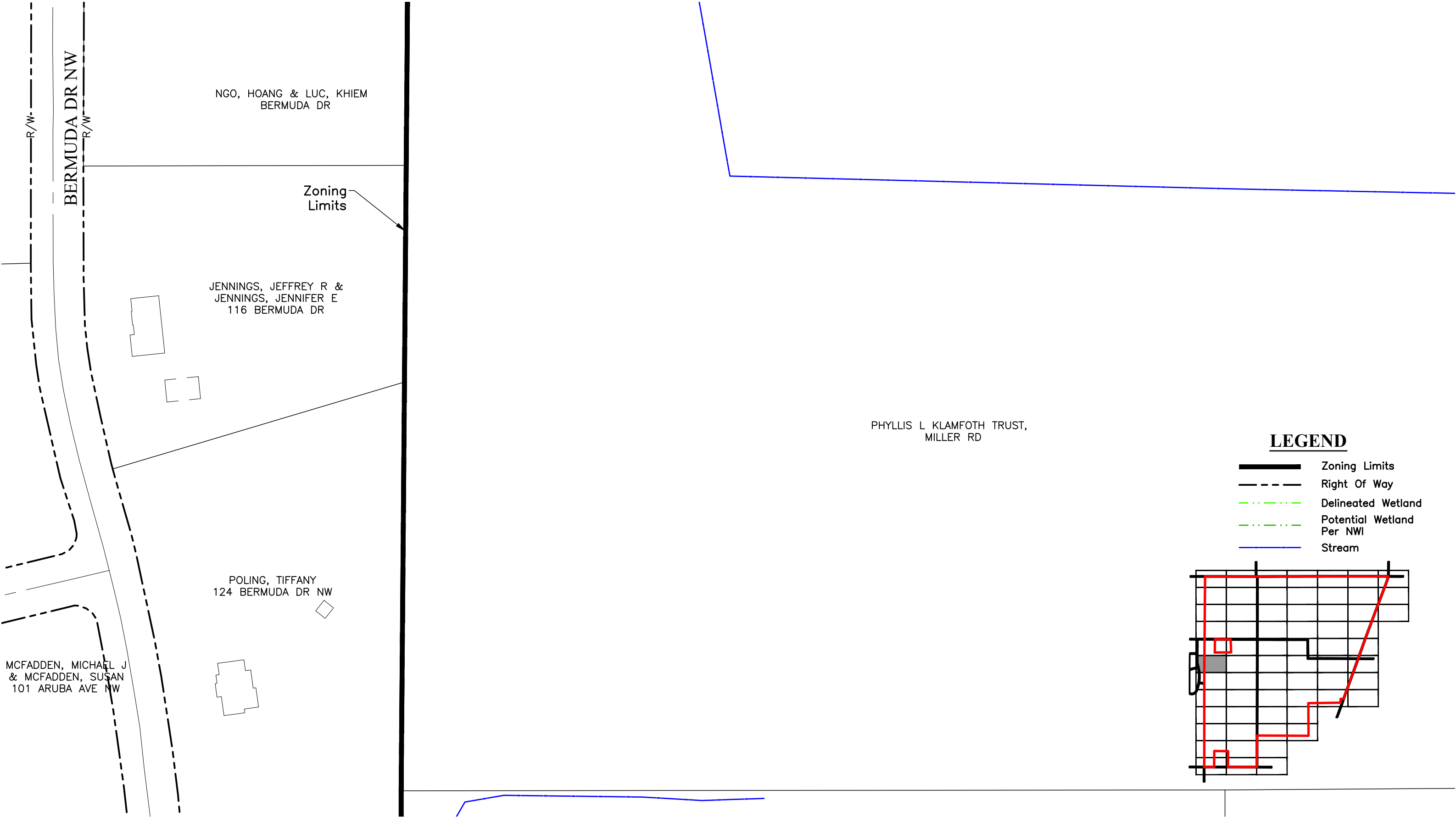
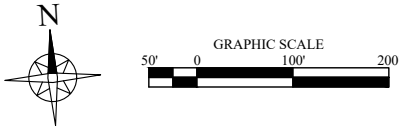
HEIMERL FARMS LTD,  
11330 MILLER RD NW

YOUNG, SARAH &  
RAMEY, KEITH D-JR  
11282 MILLER RD NW

HEINRICHS, JONATHAN M &  
LOWERY, HEATHER L  
11272 MILLER RD

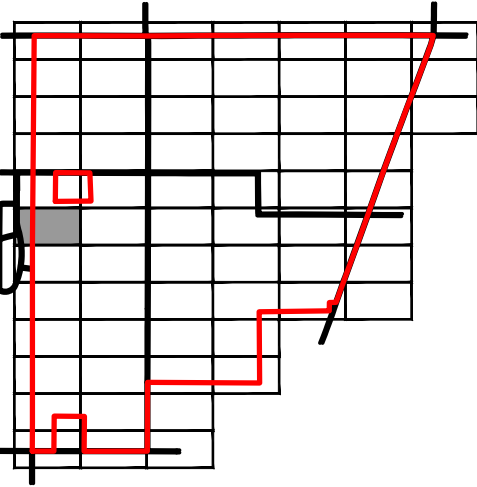
KING, RYAN D  
11242 MILLER RD

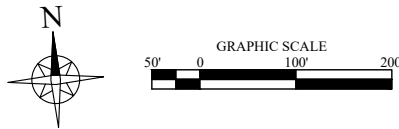
HEIMERL, BRADLEY J  
11184 MILLER RD NW



**LEGEND**

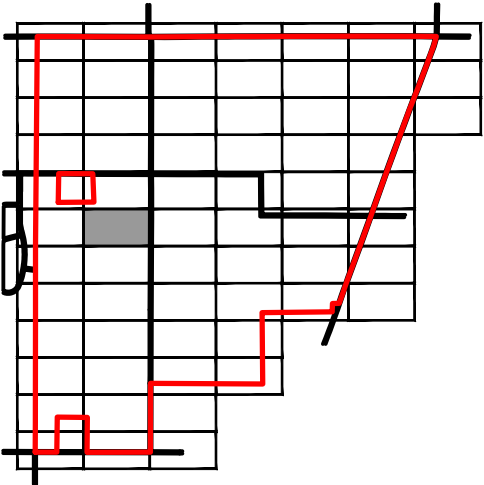
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream





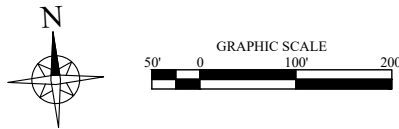
LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



PHYLLIS L. KLAMFOTH TRUST,  
MILLER RD

D / M



LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

CLOVER VALLEY RD NW

THOMSON, MONICA J &  
ASHBROOK, DANIEL N  
3784 CLOVER VALLEY RD NW

PHYLLIS L KLAMFOTH TRUST,  
MILLER RD

HULL, DAVID  
3780 CLOVER VALLEY RD NW

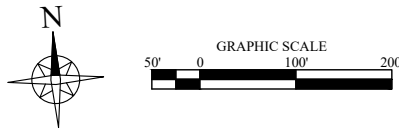
DAFFIN III, HOWARD H  
12283 MILLER RD NW

BAGGERLY, DUANE D & CUSHING, JAMES D  
12245 MILLER RD NW

BAGGERLY, DUANE D &  
CUSHING, JAMES D  
12245 MILLER RD NW

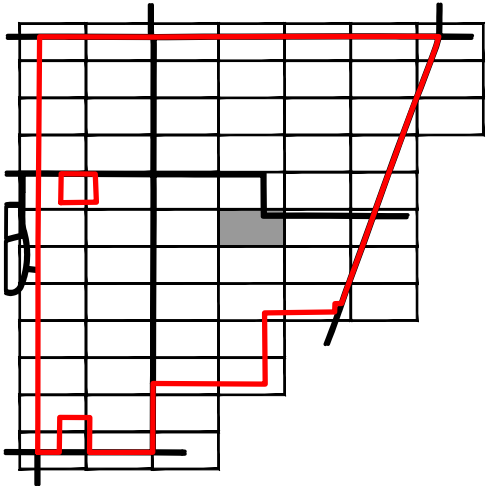
MCVGCM  
HOLDINGS LLC,  
12165 MILLER  
RD NW



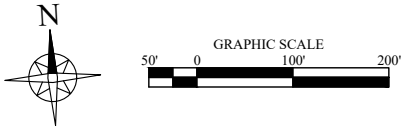


LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



New Albany, Ohio



HEIMERL ETAL, JAMES R  
MILLER RD

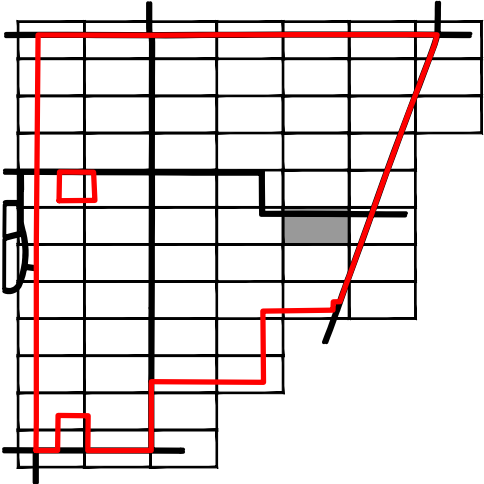
JAMES R HEIMERL ETAL,  
MINK ST NW

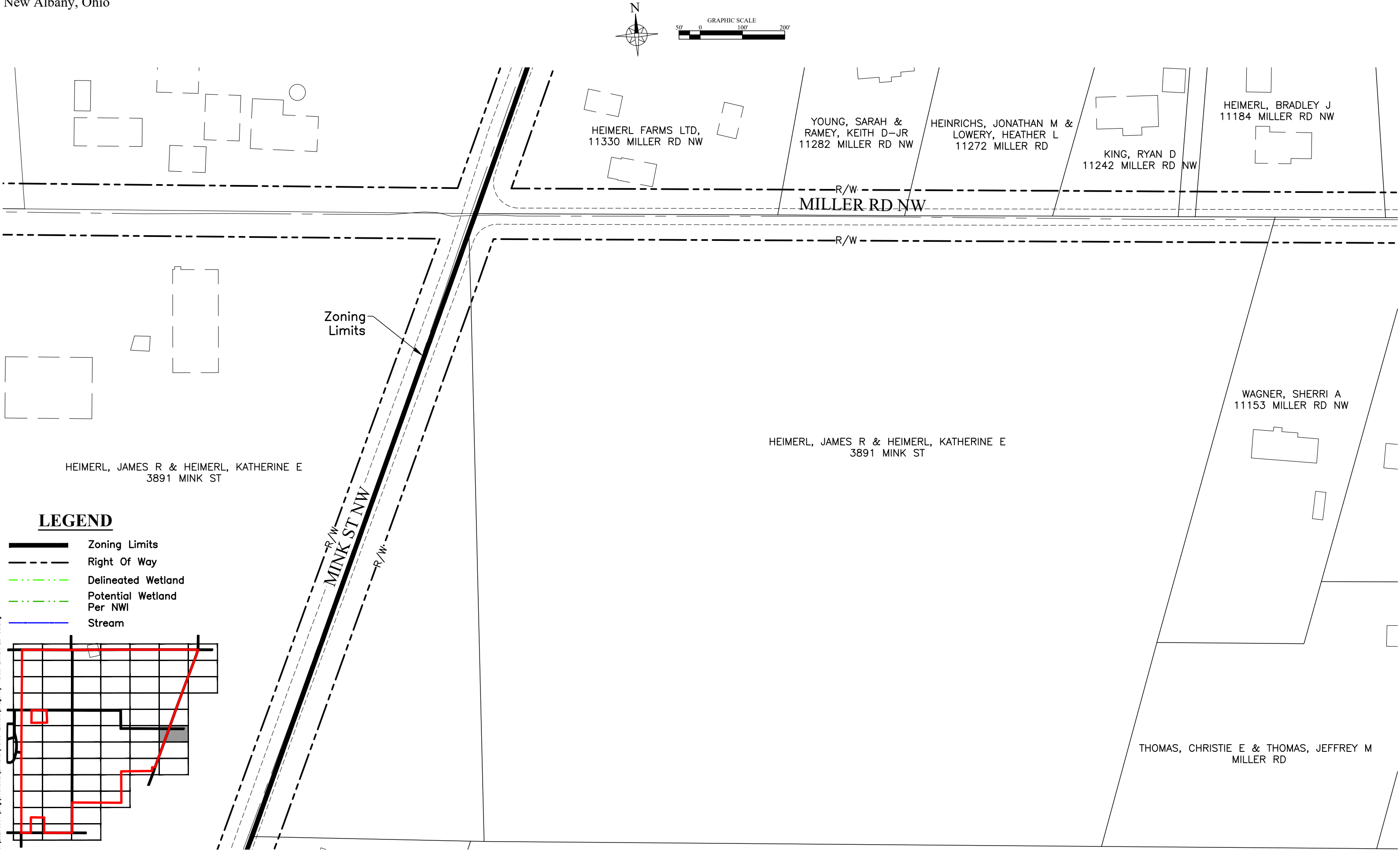
—R/W—  
MILLER RD NW

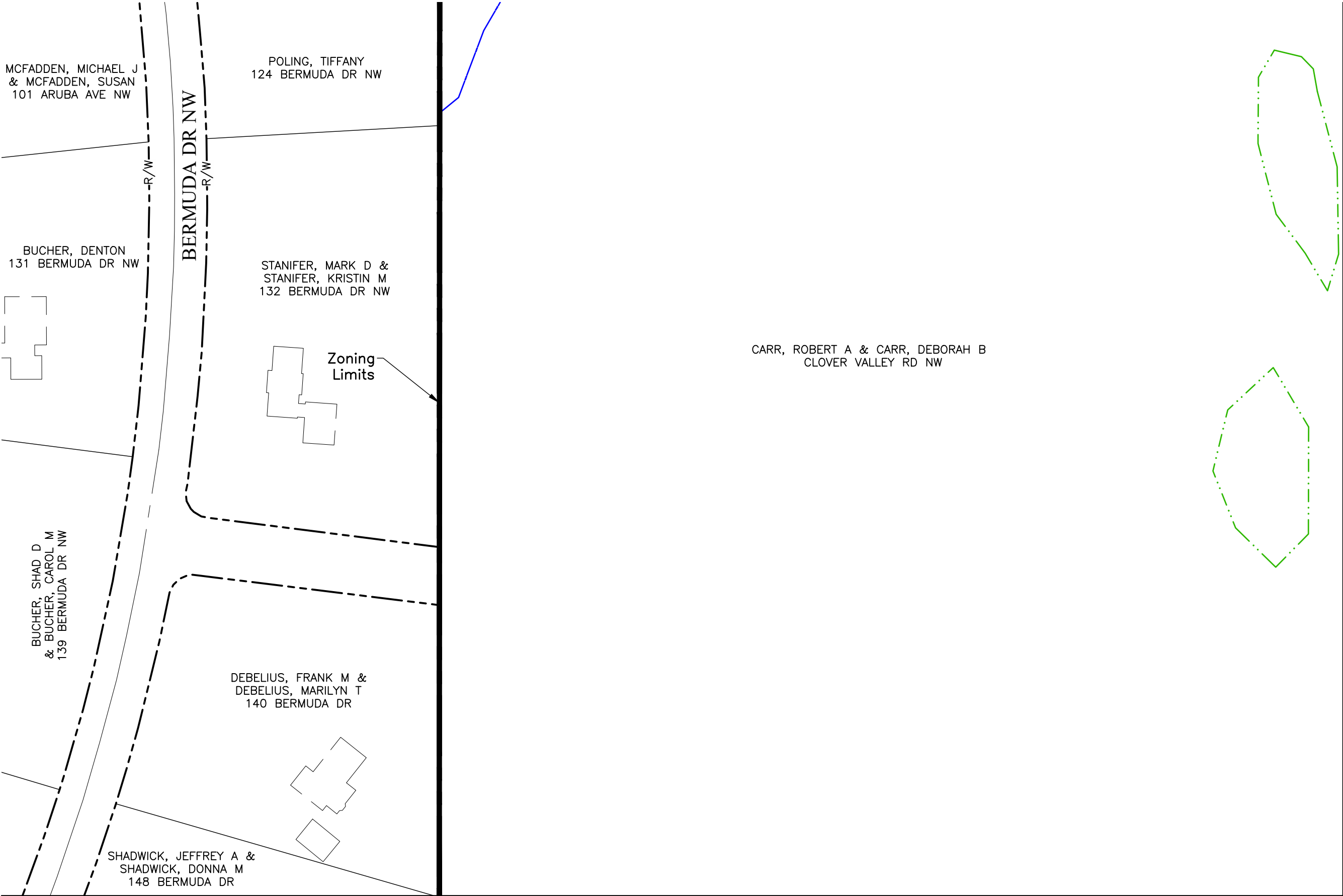
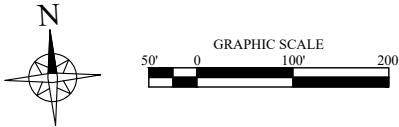
HEIMERL, JAMES R & HEIMERL, KATHERINE E  
3891 MINK ST

**LEGEND**

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

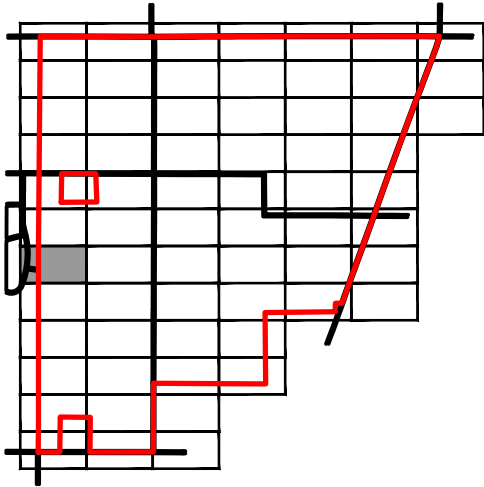


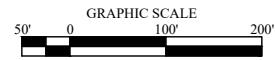




**LEGEND**

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream








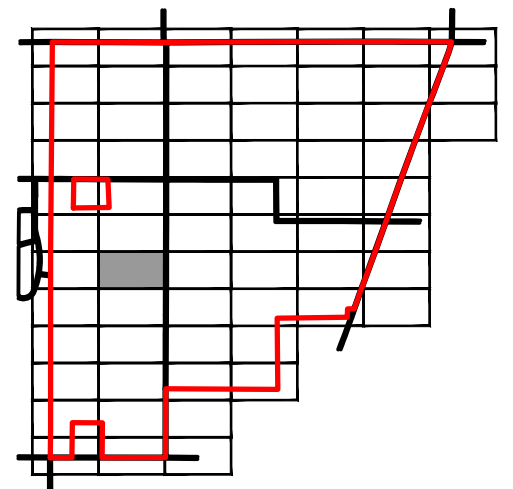


SHEPHERD TR, CAROLYN E  
3447 CLOVER VALLEY RD

PHYLLIS L KLAMFOTH TRUST,  
MILLER RD

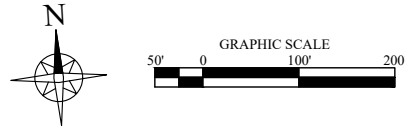
## LEGEND

-  Zoning Limits  
 Right Of Way  
 Delineated Wetland  
 Potential Wetland Per NWI  
 Stream



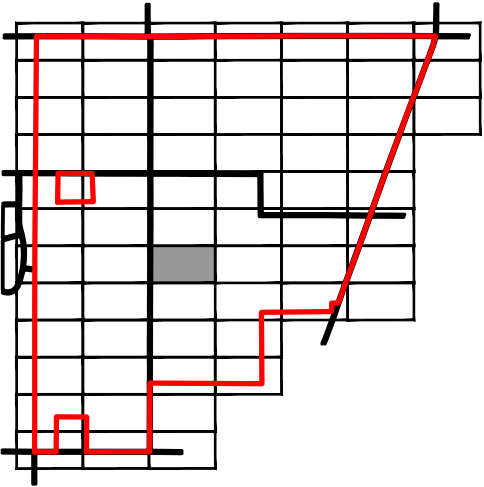


New Albany, Ohio



**LEGEND**

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

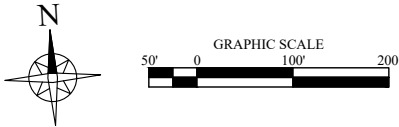


COOK, MICHAEL S  
CLOVER VALLEY RD NW

NUMBER — 3704 CLOVER VALLEY ROAD LLC,  
3704 CLOVER VALLEY RD NW

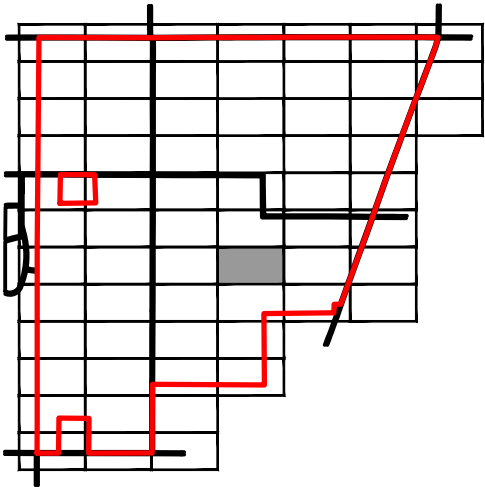
FOSTER, JOHN C & FOSTER, JOSEPH D  
CLOVER VALLEY RD NW

New Albany, Ohio



LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



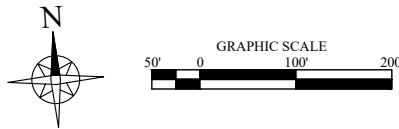
NUMBER – 3704 CLOVER VALLEY ROAD LLC,  
3704 CLOVER VALLEY RD NW

HEIMERL, JAMES R & HEIMERL, KATHERINE E  
3891 MINK ST

FOSTER, JOHN C & FOSTER, JOSEPH D  
CLOVER VALLEY RD NW

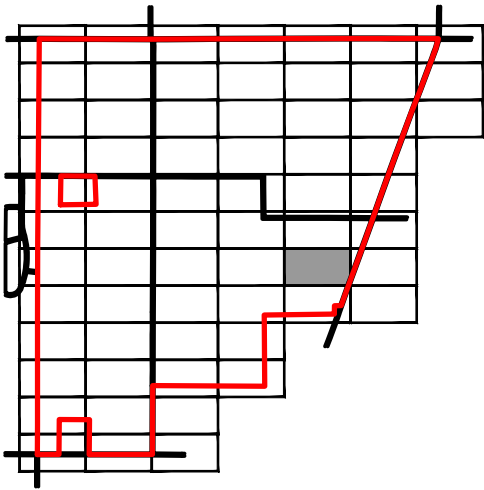
ERDY, TIMOTHY L  
MINK ST

New Albany, Ohio



LEGEND

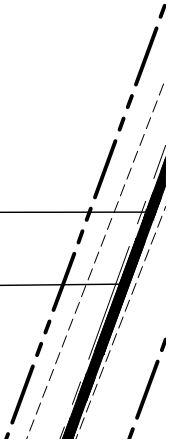
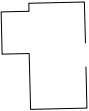
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



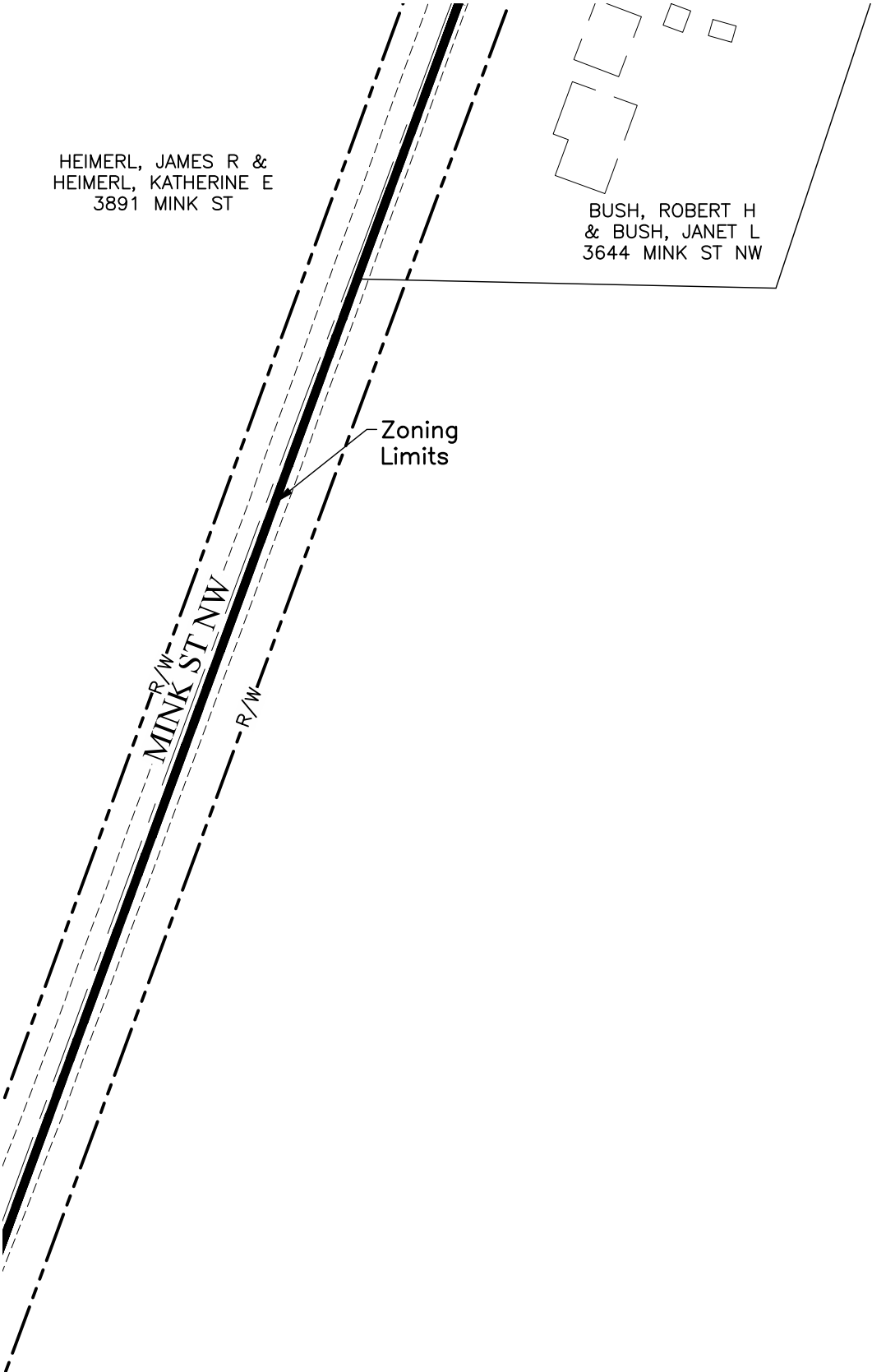
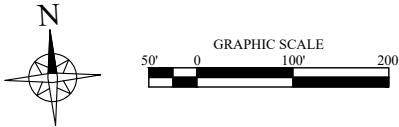
HEIMERL, JAMES R & HEIMERL, KATHERINE E  
3891 MINK ST

ERDY, TIMOTHY L  
MINK ST

SMITH, BARBARA A  
3505 MINK ST NW

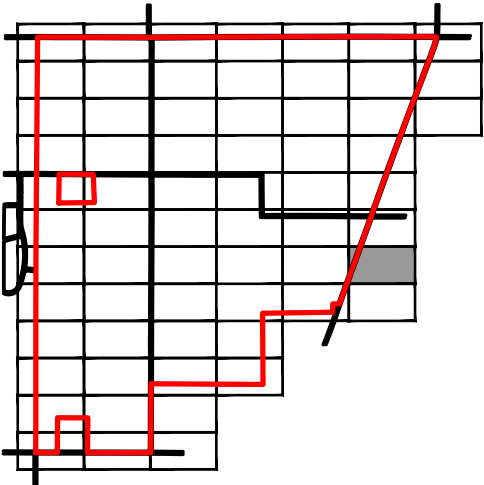


New Albany, Ohio



**LEGEND**

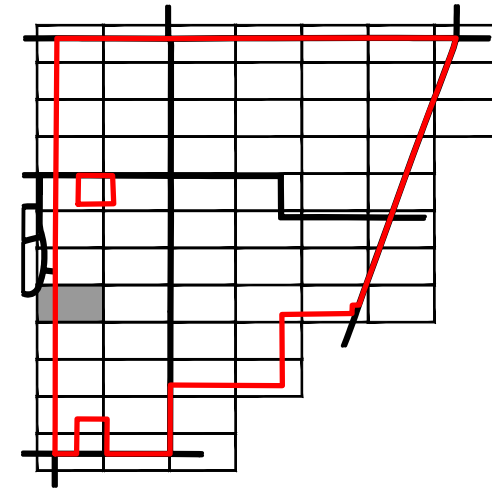
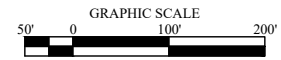
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream








# TMD - P<sub>PANEL</sub> 46

Date: March 22, 2022

New Albany, Ohio



## LEGEND

- |   |                              |
|---|------------------------------|
|  | Zoning Limits                |
|  | Right Of Way                 |
|  | Delineated Wetland           |
|  | Potential Wetland<br>Per NWI |
|  | Stream                       |

SHEPHERD TR, CAROLYN E  
3447 CLOVER VALLEY RD

SHADWICK, JEFFREY A &  
SHADWICK, DONNA M  
148 BERMUDA DR

DRISCOLL, SCOTT & BECKNELL, KRISTIN  
156 BERMUDA DR

CARR, ROBERT A & CARR, DEBORAH B  
CLOVER VALLEY RD NW

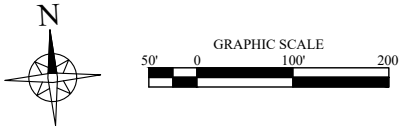
## Zoning-Limits

ARMENTROUT, MICHAEL W  
& ARMENTROUT, JENIFER M  
160 BERMUDA DR

MBJ HOLDINGS LLC,  
JUG STREET RD NW

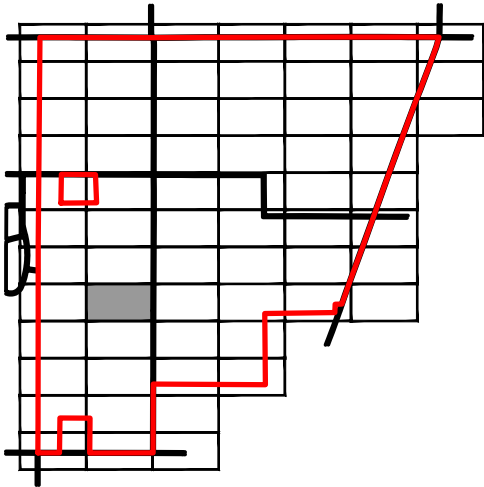
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LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



SHEPHERD TR, CAROLYN E  
3447 CLOVER VALLEY RD

PHYLLIS L KLAMFOTH TRUST,  
MILLER RD

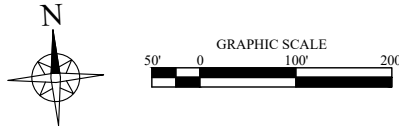
CUPPS, CINDY W  
3445 CLOVER VALLEY RD NW

CARR, ROBERT A & CARR, DEBORAH B  
CLOVER VALLEY RD NW

MASH, RONALD & MASH, LINDA  
3439 CLOVER VALLEY RD NW

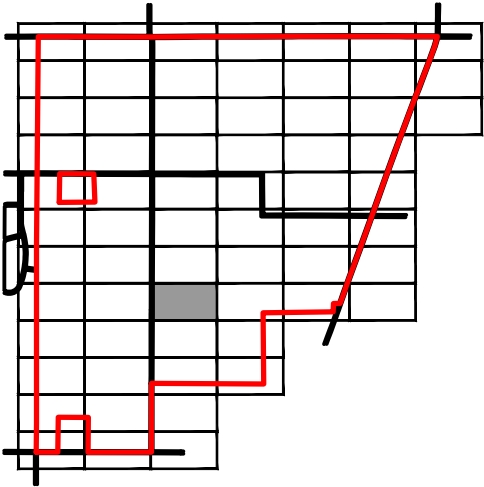
R/W

New Albany, Ohio



LEGEND

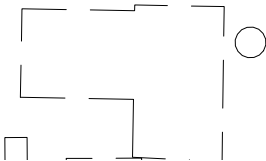
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



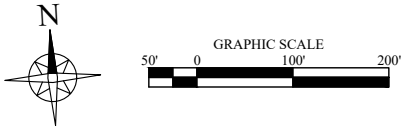
FOSTER, JOHN C & FOSTER, JOSEPH D  
CLOVER VALLEY RD NW

CLOVER VALLEY RD NW

R/W

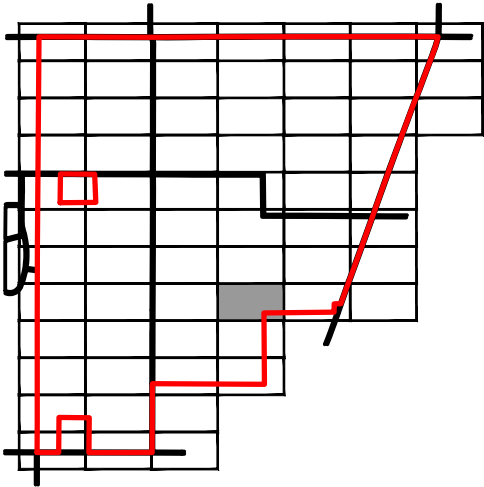


New Albany, Ohio



LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



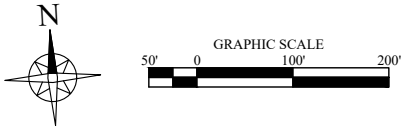
FOSTER, JOHN C & FOSTER, JOSEPH D  
CLOVER VALLEY RD NW

ERDY, TIMOTHY L  
MINK ST

FOSTER, JOHN C & FOSTER, JOSEPH D  
3356 CLOVER VALLEY RD NW

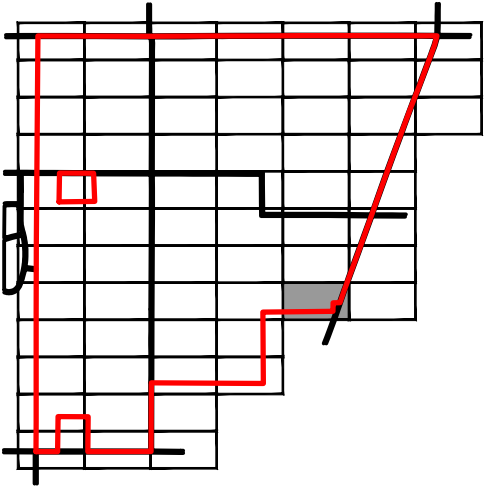
GALE, ALAN R & GALE, CHRISTINE D  
3089 MINK ST NW

New Albany, Ohio



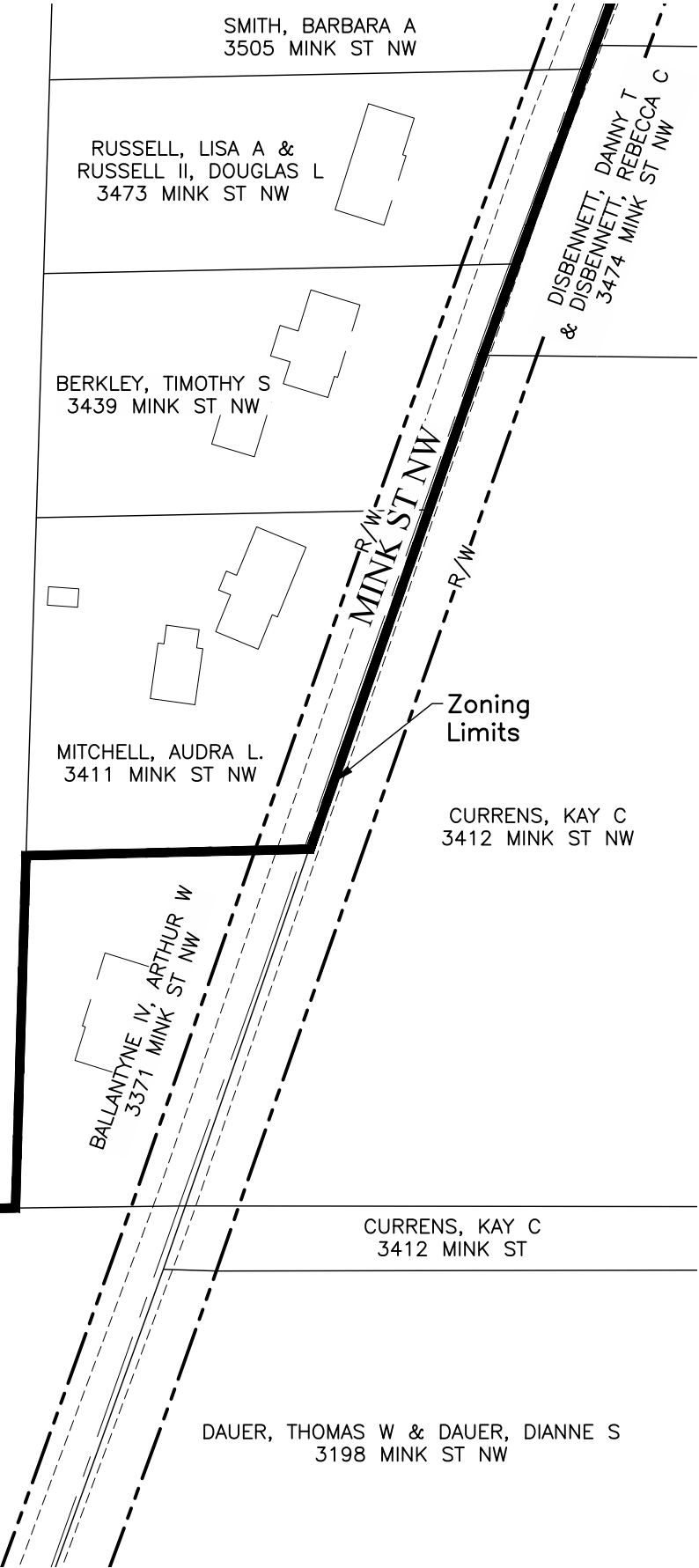
LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

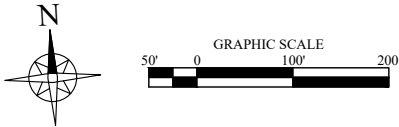


ERDY, TIMOTHY L  
MINK ST

GALE, ALAN R & GALE, CHRISTINE D  
3089 MINK ST NW

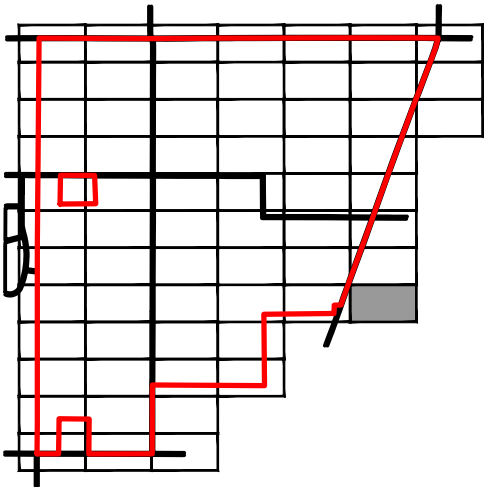


New Albany, Ohio



LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



DISBENNETT, DANNY T & DISBENNETT, REBECCA C  
3474 MINK ST NW

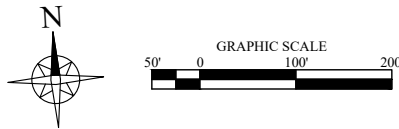
CURRENS, KAY C  
3412 MINK ST NW

GREEN CHAPEL PROPERTIES LLC,  
3628 MINK ST

CURRENS, KAY C  
3412 MINK ST

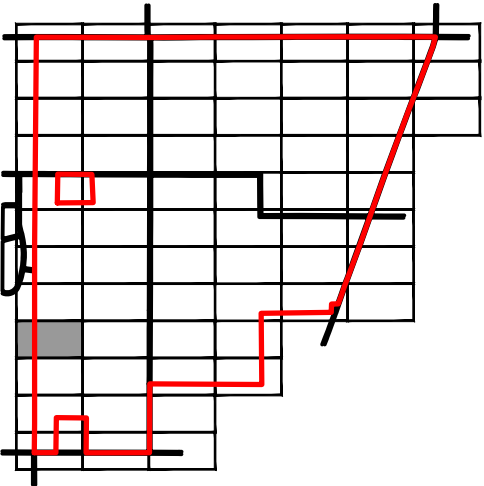
DAUER, THOMAS W & DAUER, DIANNE S  
3198 MINK ST NW

JULIAN FARMS LLC,  
11272 JUG STREET RD NW



LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

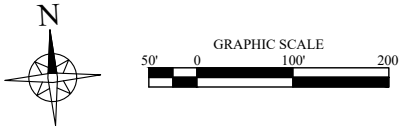


CARR, ROBERT A & CARR, DEBORAH B  
CLOVER VALLEY RD NW

Zoning  
Limits

CARR, ROBERT A & CARR, DEBORAH B  
CLOVER VALLEY RD NW

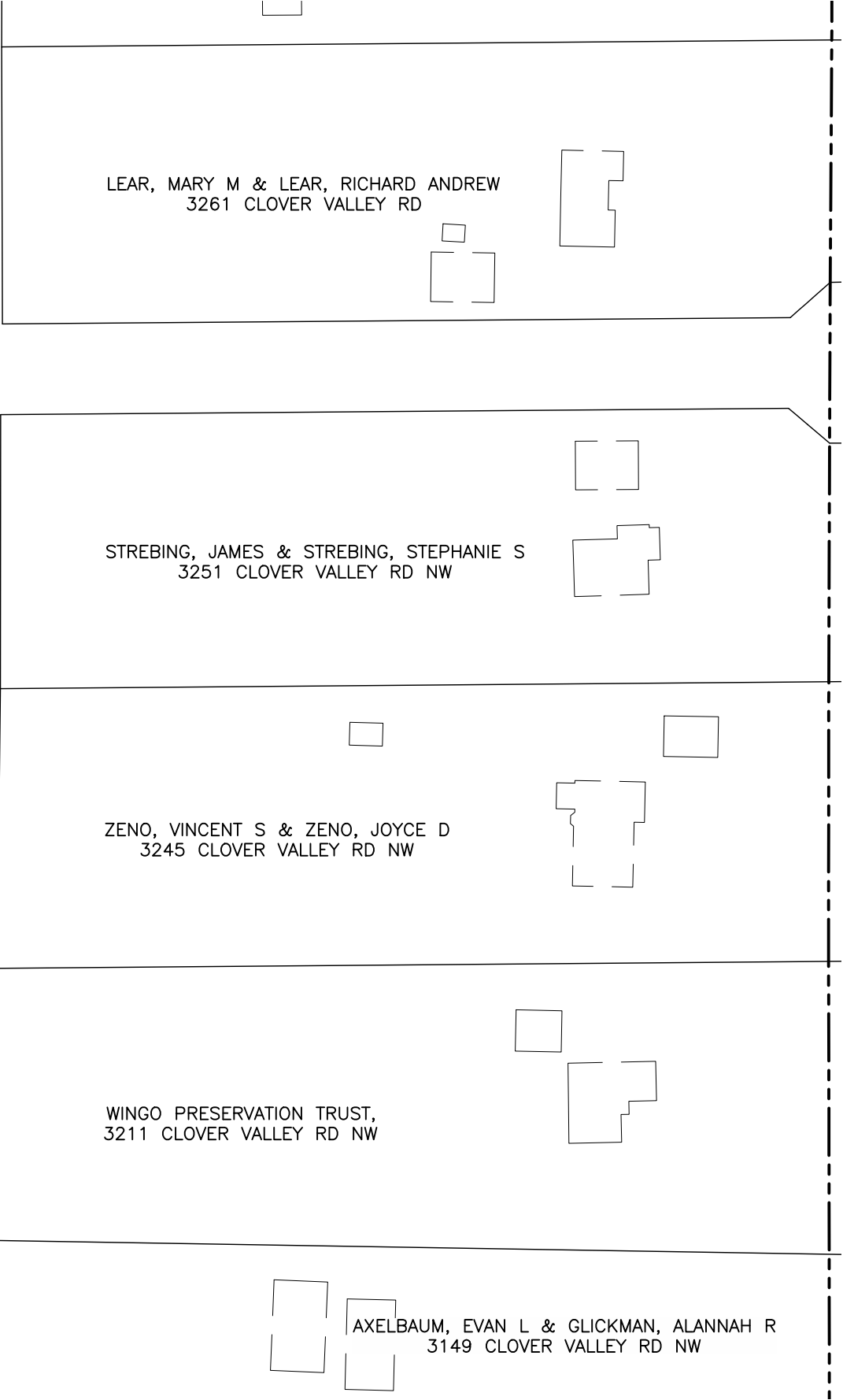
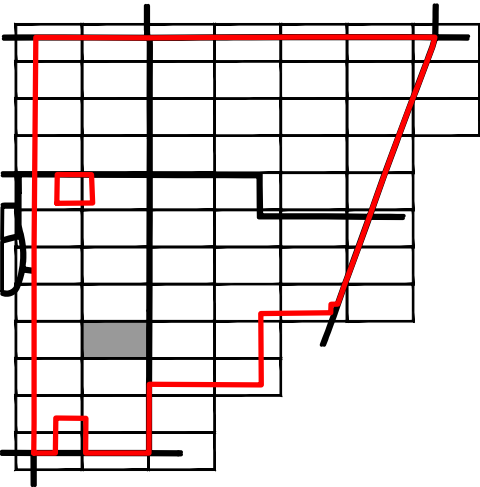




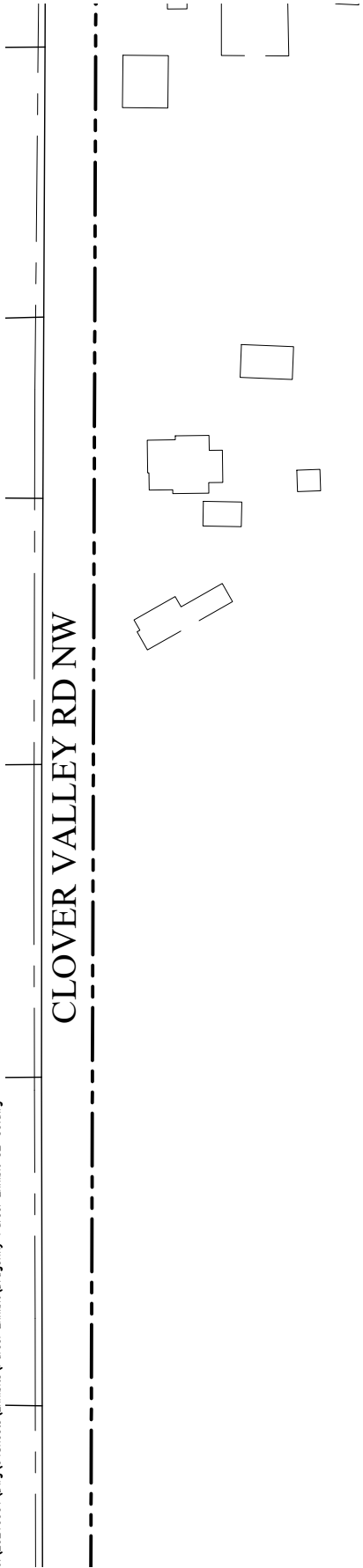
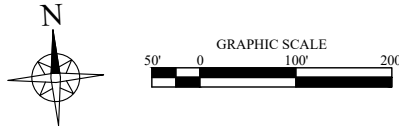
CARR, ROBERT A & CARR, DEBORAH B  
CLOVER VALLEY RD NW

LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



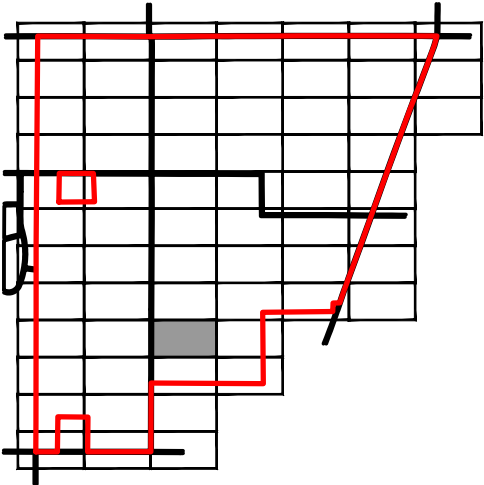
New Albany, Ohio

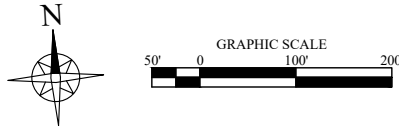


FOSTER, JOHN C & FOSTER, JOSEPH D  
3356 CLOVER VALLEY RD NW






**LEGEND**

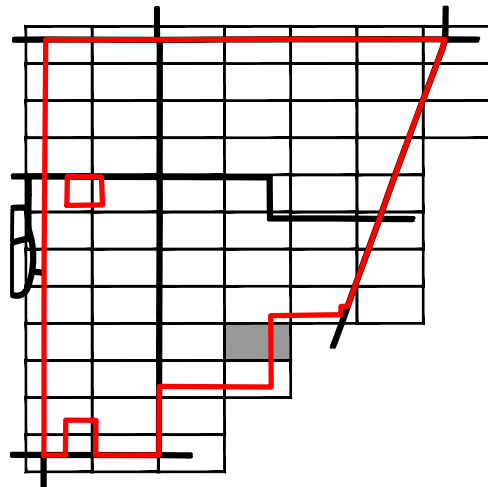
- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream





**LEGEND**

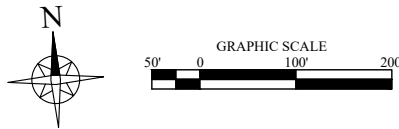
-  Zoning Limits
-  Right Of Way
-  Delineated Wetland
-  Potential Wetland Per NWI
-  Stream



FOSTER, JOHN C & FOSTER, JOSEPH D  
3356 CLOVER VALLEY RD NW

GALE, ALAN R & GALE, CHRISTINE D  
3089 MINK ST NW

POWELL, LOUIS R-TR & POWELL, LINDA S-TR  
3113 MINK ST NW



CARR, ROBERT A & CARR, DEBORAH B  
CLOVER VALLEY RD NW

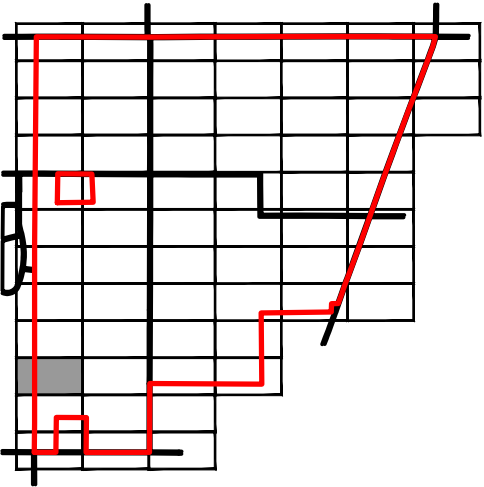
Zoning  
Limits

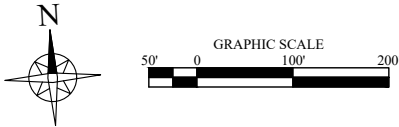
CARR, ROBERT A & CARR, DEBORAH B  
CLOVER VALLEY RD NW

LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream

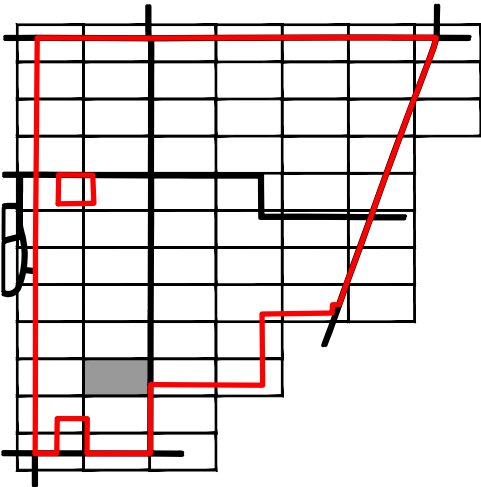
ROEHRENBECK, PAUL J & ROEHRENBECK, ANGELA M  
13030 JUG STREET RD NW





LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



CARR, ROBERT A & CARR, DEBORAH B  
CLOVER VALLEY RD NW

AXELBAUM, EVAN L & GLICKMAN, ALANNAH R  
3149 CLOVER VALLEY RD NW

DECENZO, MICHAEL L & DECENZO, MARY  
3101 CLOVER VALLEY RD NW

LANE, JEFFREY A  
3063 CLOVER VALLEY RD NW

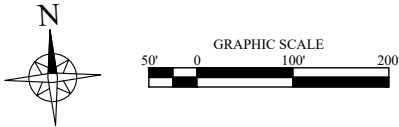
CARR, ROBERT A & CARR, DEBORAH B  
JUG STREET RD NW



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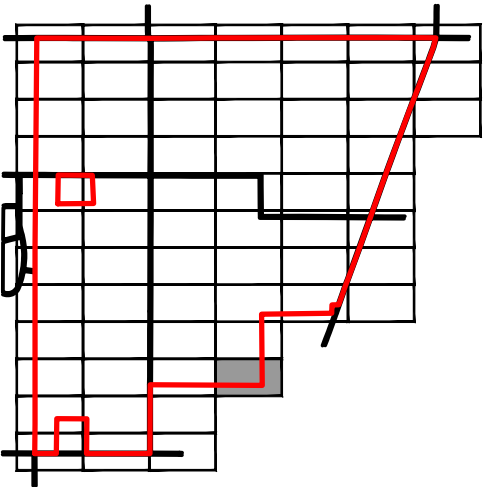


New Albany, Ohio



LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



FOSTER, JOHN C & FOSTER, JOSEPH D  
3356 CLOVER VALLEY RD NW

POWELL, LOUIS R-TR & POWELL, LINDA S-TR  
3113 MINK ST NW

CARR, ROBERT A & CARR, DEBORAH B  
3011 MINK ST

ANDERSON, CHRIS A & ANDERSON, COLLEEN F  
12030 JUG STREET RD NW

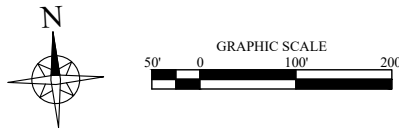
CAMPBELL, GERALDINE M  
2983 MINK ST NW

HILES, BRENDA L  
12196 JUG STREET RD NW

DAVIDSON, JENNY L  
12190 JUG STREET RD NW

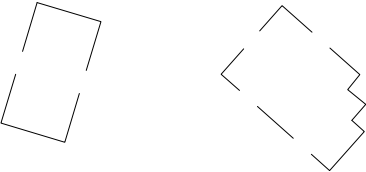
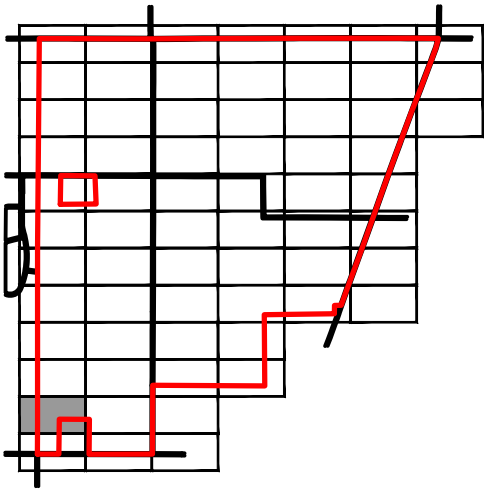
DOBOSH, ANDREW & DOBOSH, AMANDA  
12038 JUG STREET RD NW

WICKLINE, LUKE E  
12204 JUG STREET RD NW



LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



MBJ HOLDINGS LLC,  
JUG STREET RD NW

ROEHRENBECK, PAUL J & ROEHRENBECK, ANGELA M  
13030 JUG STREET RD NW



Zoning  
Limits

Zoning  
Limits

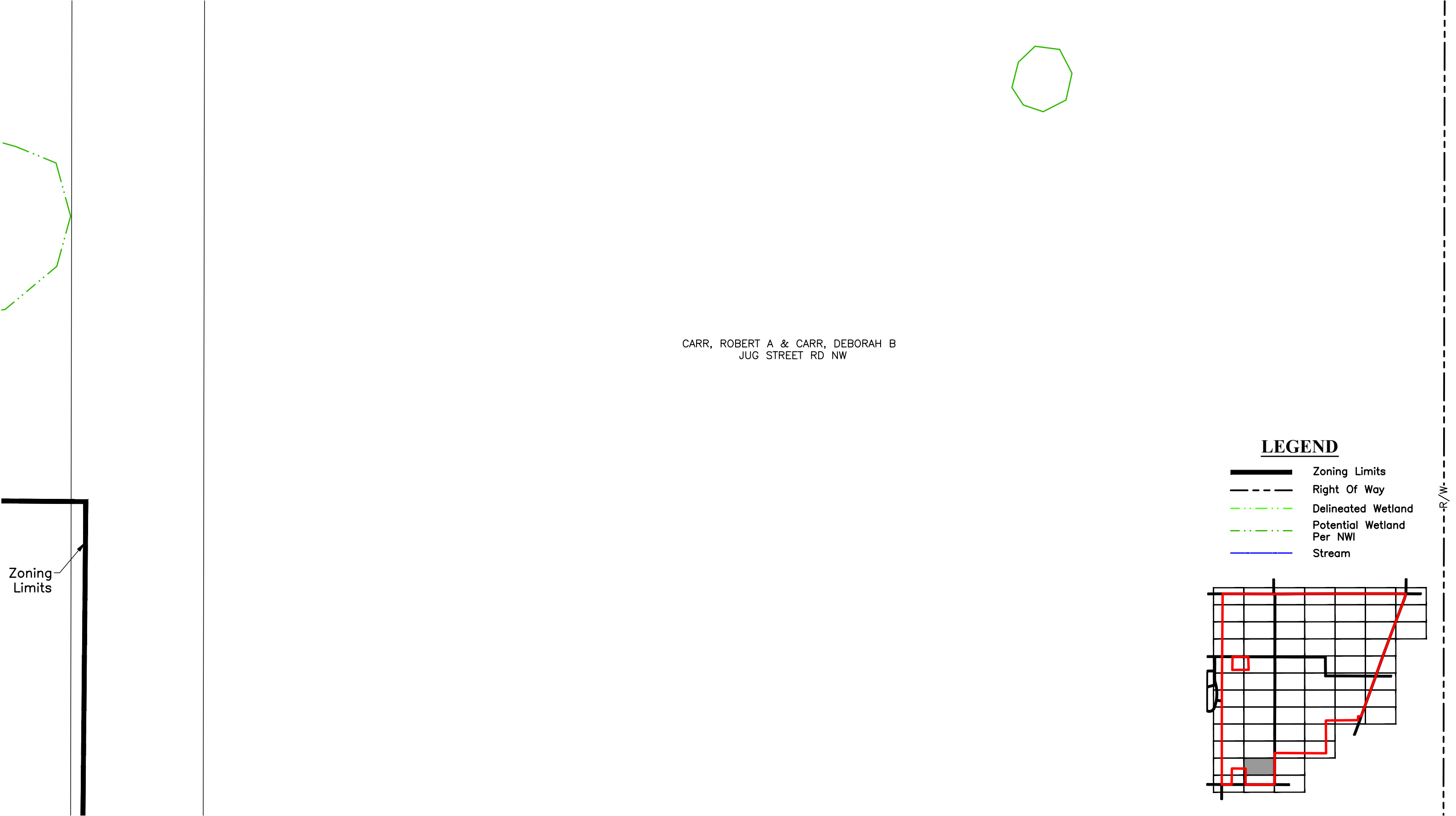
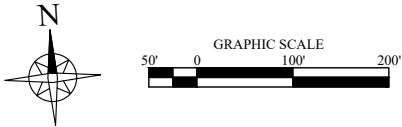
MBJ HOLDINGS LLC,  
13094 JUG STREET RD NW

CASTLE LUST, JENNIFER L  
12934 JUG STREET RD NW

BANKS, STEVEN W &  
BANKS, JONI K  
12910 JUG STREET RD NW

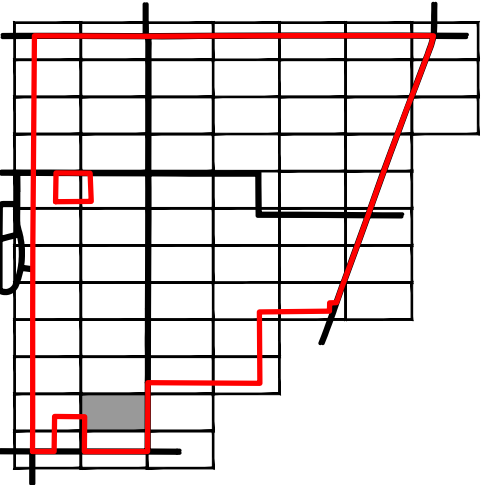
BENDER, STEVEN B  
12852 JUG STREET RD NW



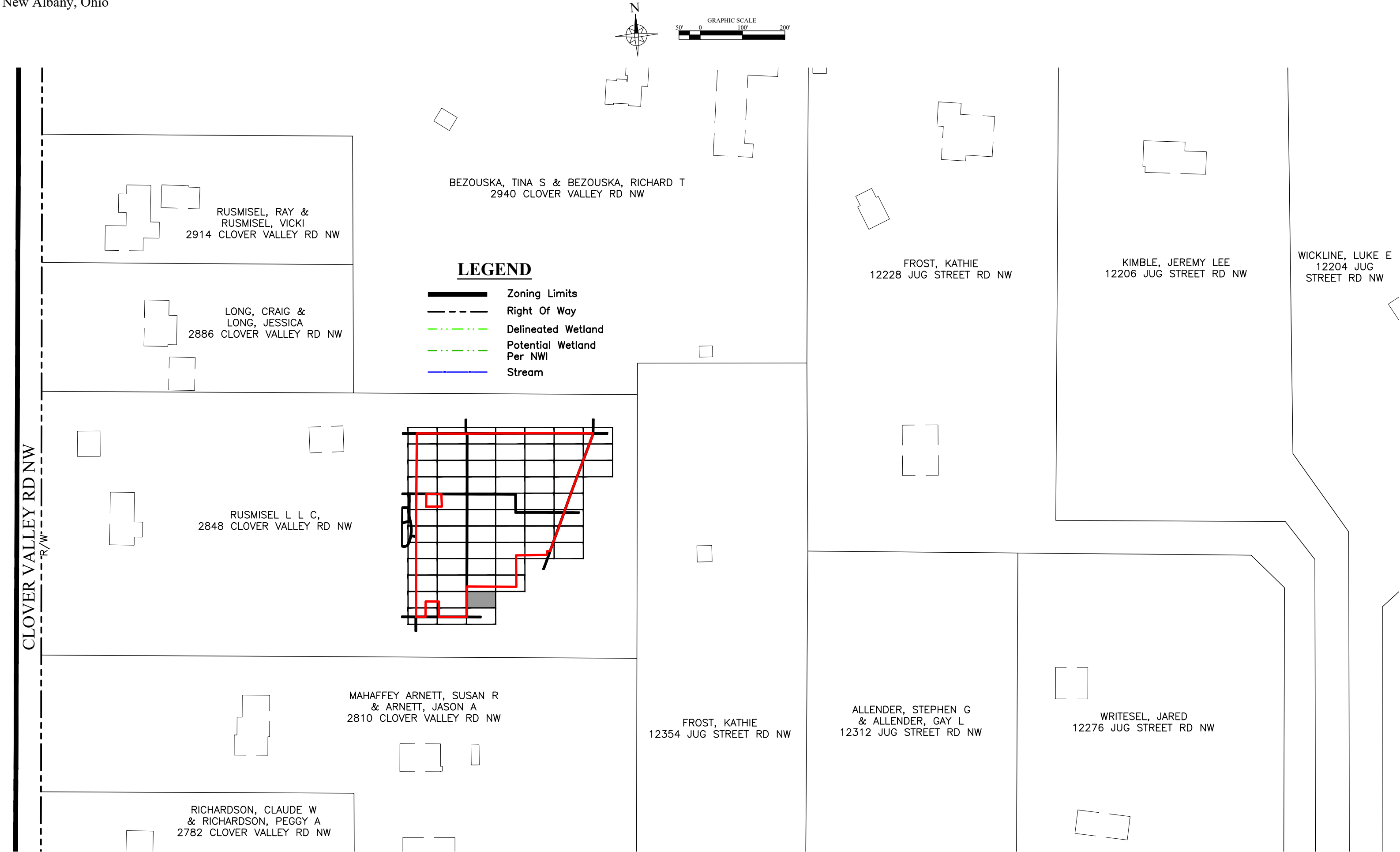


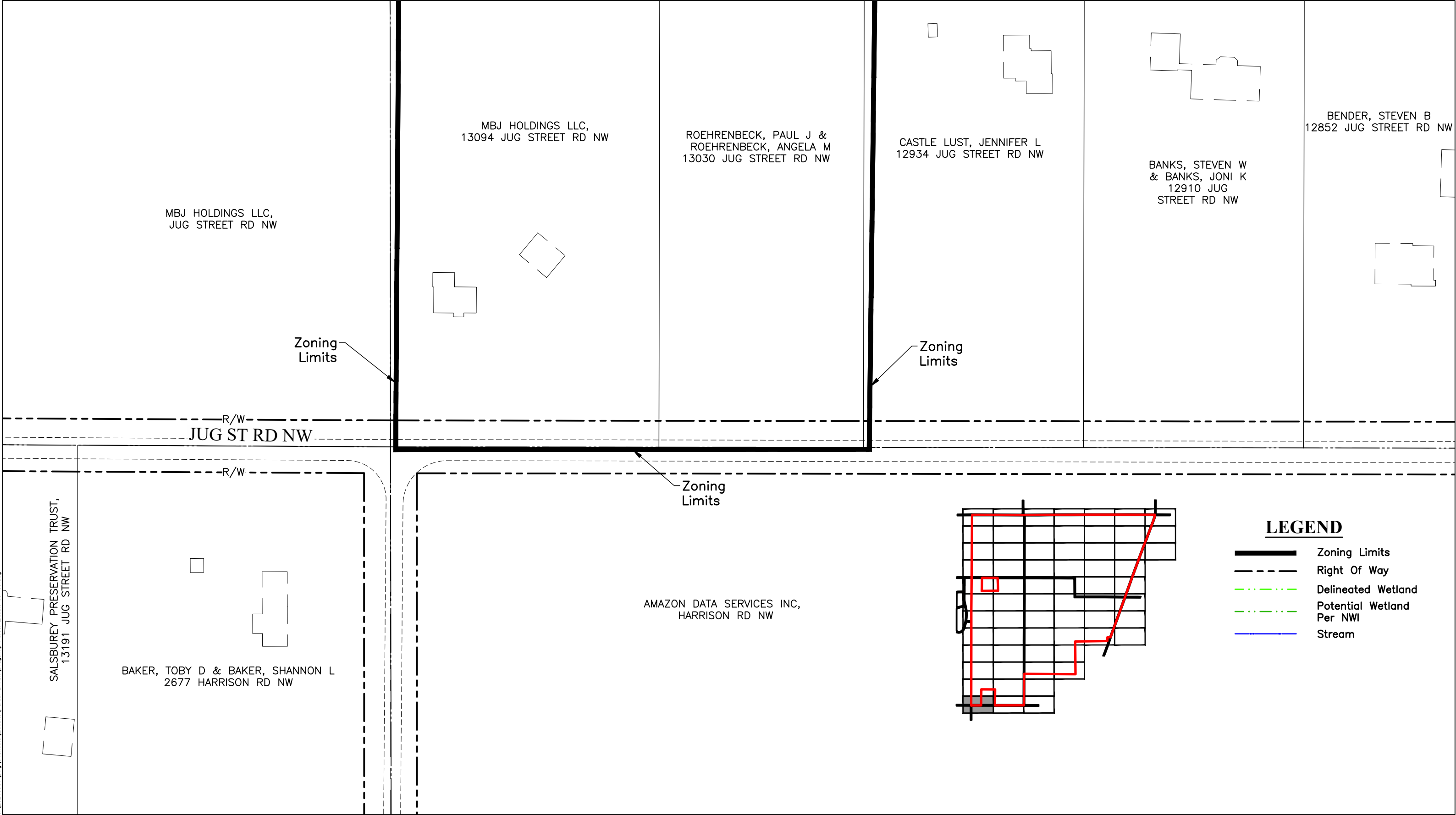
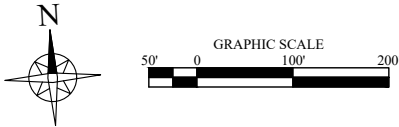
**LEGEND**

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream



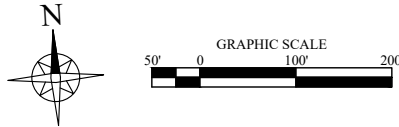
Zoning Limits





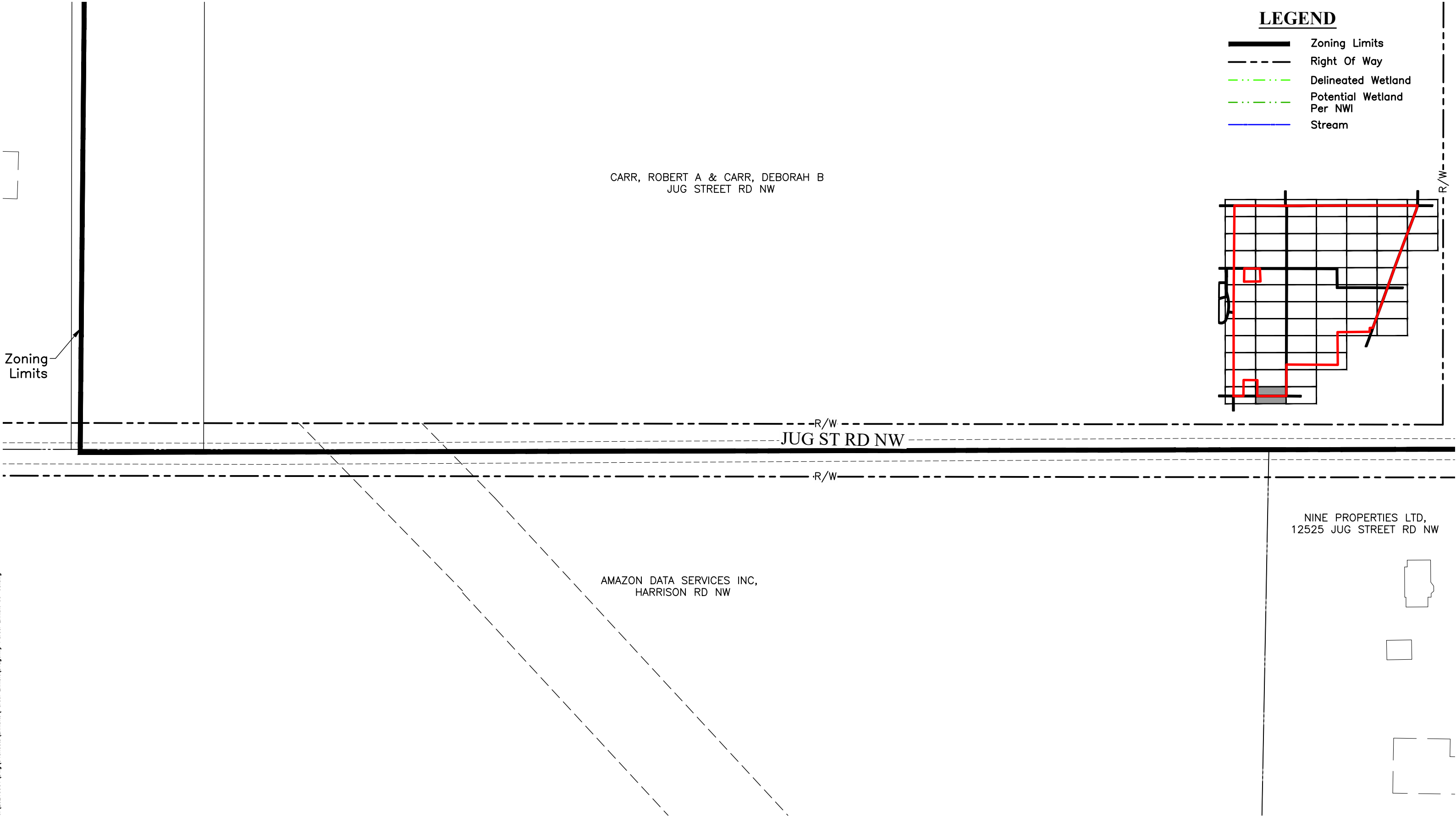
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New Albany, Ohio



LEGEND

- Zoning Limits
- Right Of Way
- Delineated Wetland
- Potential Wetland Per NWI
- Stream





New Albany, Ohio

