

## New Albany Planning Commission Agenda

Monday, April 18, 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. <u>https://us02web.zoom.us/j/83005292541</u> Or dial in using your phone: 646-558-8656 Access Code/ Webinar ID: 830-0529-2541

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

## I. Call To Order

- II. Roll Call
- **III.** Action of Minutes: March 21, 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:

## ZC-40-2022 Zoning Change

Rezoning of 141.8 +/- acres from Agricultural (AG) to Limited General Employment (L-GE) generally located west of Mink Street, south of Jug Street and north of Innovation Campus Way for an area to be known as the "The Mink Street West Zoning District" (PIDs: 095-112080-02.000, 095-112080-00.000, 095-112080-01.000, 095-112416-00.000, 095-112236-00.000, 095-111948-00.000, 095-112188-00.001, 095-112188-00.000, 095-111948-00.001). Applicant: MBJ Holdings LLC c/o Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for - ZC-40-2022.

Motion of approval for application ZC-40-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

## VAR-41-2022 Variance

Variance to Hawksmoor I-PUD zoning text section III(5)(a) to allow a swimming pool to be located in a side yard at 4 Hawksmoor Road (PID: 222-003482). **Applicant: Capital City Pools, Inc.** 

Motion of acceptance of staff reports and related documents into the record for -

VAR-41-2022.

Motion of approval for application VAR-41-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

#### FPL-42-2022 Final Plat

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

Motion of Acceptance of staff reports and related documents into the record for FPL-42-2022.

Motion of approval for application FPL-42-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

## PDP-43-2022 Preliminary Development Plan

Preliminary development plan application for a new commercial development generally located south of Innovation Campus Way West, north of Smith's Mill Road, east of the A&F distribution center and west of AEP (PID: 222-004472). Applicant: Al Never RE, LLC

Motion of Acceptance of staff reports and related documents into the record for PDP-43-2022.

Motion of approval for application PDP-43-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

#### VIII. Other Business

#### 1. Annual Organizational Meeting

- Swear in new members
- Elect Chairperson
- Elect Vice-Chairperson
- Elect Secretary
- Elect Board of Zoning Appeals Liason
- Establish date, time, and location for 2022 regular meetings

\*Standard Rules of Procedure for New Albany Boards and Commissions states attendance of all current serving members of the Commission/Board is encouraged, and three consecutive absences by any member or four absences in any year shall be considered a forfeiture of the membership to the Commission/Board. The forfeiture would occur regardless of the reason for the absences. Attendance would be defined as presence during the hearing and consideration of all applications before that Commission/Board at that meeting. The chairperson would then notify the Clerk of Council so that she can inform Council that a new appointment needs to be made.

#### IX. Poll members for comment

X. Adjournment



Planning Commission met in regular session in the Council Chambers at Village Hall, 99 W. Main Street and was called to order by Planning Commission Vice Chair Mr. David Wallace at 7:03 p.m.

Those answering roll call:

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

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

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

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

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

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

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

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

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

Mr. Wallace asked when the Executive Session would begin.

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

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

## ZC-28-2022 Zoning Amendment

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

Mr. Christian presented the staff report.

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

Mr. Herskowitz stated no comments.

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

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

Mr. Schell stated thank you.

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

Mr. Mayer stated the state collected the sales taxes.

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

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

Mr. Larsen stated it was on area A8.

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

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

Mr. Mayer stated they could report that information back.

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

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

Mr. Shull stated thank you.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Christian presented the staff report.

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

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

Mr. Wallace asked if there were any engineering comments.

Mr. Herskowitz stated no comments.

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

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

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

Mr. Underhill stated it was not prohibited.

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

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

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

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

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

Mr. Underhill stated maybe, it would depend.

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

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

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

Mr. Christian stated yes.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Christian stated yes.

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

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

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

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

Mr. Christian stated yes.

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

Mr. Christian stated right.

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

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

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

Mr. Underhill stated correct.

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

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

#### **Other Business**

#### Annual Organizational Meeting.

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

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

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

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

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

Mr. Wallace stated thank you.

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

Mr. Wallace thanked Mr. Schell for his service.

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

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

## **Poll Members for Comment**

None.

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

Submitted by Josie Taylor.

# APPENDIX



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

## CANINI TRUST CORP OFFICE REQUIREMENT ZONING AMENDMENT

LOCATION:	Canini Trust Corp Zoning District (PIDs: 222-004964, 222-004965, 222- 004887, 222004353, 222-004340, 222-000347, 222-005173, 222-004746, 222- 005166 and 222-004736)
APPLICANT:	City of New Albany
REQUEST:	Zoning Amendment
ZONING:	Infill Planned Unit Development (I-PUD) to Infill Planned Unit Development
	(I-PUD)
STRATEGIC PLAN:	Retail
APPLICATION:	ZC-28-2022

Staff report completed by Chris Christian, Planner

## I. REQUEST AND BACKGROUND

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

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

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

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

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

## III. PLAN REVIEW

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

## A. New Albany Strategic Plan

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

- 1. Parking areas should promote pedestrians by including walkways and landscaping to enhance visual aspects of the development.
- 2. Combined curb cuts and cross access easements are encouraged.
- 3. Curb cuts on primary streets should be minimized and well-organized connections should be created within and between all retail establishments.
- 4. Retail building entrances should connect with the pedestrian network and promote connectivity through the site.
- 5. Integrate outdoor spaces for food related businesses.
- **B.** Use, Site, and Layout
  - 1. The Canini Trust Corp as a whole is zoned to allow a mix of retail, commercial and office uses to support the New Albany Business Park area, and the established residential population throughout the city.
  - 2. The zoning district was established in 2006, when the New Albany Business Park was still in its infancy. At the time of rezoning, there was a big box development proposed for the site, however, the city desired to create neighborhood scaled development within the zoning district. In order to accomplish this, the city partnered with the developer to rezone the property to create a mixture of office and retail uses. In order to ensure the success of the retail area, a minimum office space requirement was put into the text so that employees would be created to support the neighborhood retail. Since the growth of the business park, there has been a demand for additional retail uses within this zoning district and in the immediate area. Through the success of the business park, more employees have been created to support additional retail in the city.
  - 3. While the zoning change removes this minimum office space requirement, it does not eliminate office space as a permitted use therefore it can still be developed in the zoning district if desired.
  - 4. The economic impact of the COVID-19 pandemic is still ongoing. The New Albany submarket saw an office vacancy increase to 19 percent due to a larger tenant subleasing their office space. Overall, there is simply less of a demand for office space in central Ohio at the moment, but showing signs of recovery. Based on these current economic facts and the limited allowable retail space in New Albany, requiring additional office space to be developed within this zoning district is not necessary from a current or future market standpoint.
  - 5. There are no other proposed changes to the existing Canini Trust Corp zoning district standards.

## C. Access, Loading, Parking

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

## **D.** Architectural Standards

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

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

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

## F. Lighting & Utilities

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

#### G. Signage

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

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

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

## V. RECOMMENDATION

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

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

#### VI. ACTION Suggested Motion for ZC-28-2022 (Conditions of approval may be added):

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

#### Approximate site Location:



Source: Google Earth



## CANINI TRUST CORP SUBAREA 8D ZONING AMENDMENT

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

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

Staff report completed by Chris Christian, Planner

## II. REQUEST AND BACKGROUND

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

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

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

## II. SITE DESCRIPTION & USE

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

## **III. PLAN REVIEW**

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

## H. New Albany Strategic Plan

22 0321 DRAFT PC Minutes

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

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

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

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

## J. Access, Loading, Parking

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

## K. Architectural Standards

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

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

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

## M. Lighting & Utilities

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

## N. Signage

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

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

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

## V. RECOMMENDATION

**Basis for Approval:** 

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

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

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



Source: Google Earth



Planning Commission Staff Report April 18, 2022 Meeting

## MINK STREET WEST ZONING DISTRICT ZONING AMENDMENT

LOCATION:	Generally located west of Mink Street, south of Jug Street and north of Innovation Campus Way (PIDs: 095-112080-02.000, 095-112080- 00.000, 095-112080-01.000, 095-112416-00.000, 095-112236-00.000, 095-111948-00.000, 095-112188-00.001, 095-112188-00.000, 095- 111948-00.001)
APPLICANT: REQUEST: ZONING: STRATEGIC PLAN:	MBJ Holdings LLC, c/o Aaron Underhill Zoning Amendment AG Agricultural to L-GE Limited General Employment Employment Center ZC-40-2022
APPLICATION:	ZC-40-2022

Review based on: Application materials received on March 18 and April 6, 2022.

Staff report completed by Chris Christian, Planner.

## I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to city council to rezone 141.8 +/- acres. The applicant proposes to create a new limitation text in the Licking County portion of the New Albany Business Park. This area will be known as the Mink Street West Zoning District, and will be zoned Limited General Employment (L-GE). The property is located directly north of the Innovation East zoning district where the same L-GE uses are permitted to be developed. The proposed limitation text meets the intent of the Strategic Plan's Employment Center land use category by providing compatible general employment uses permitted in the surrounding area.

This new text contains the same list of permitted, conditional, and prohibited General Employment uses as the existing Innovation East zoning district, located directly south of this site. Other development standards of the text are almost identical to the surrounding L-GE zoning districts within the Licking County Business Park.

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

The overall 141.8 +/- acre site consists of multiple parcels located in Licking County. The site has frontage on Mink Street and Jug Street and is generally located north of Innovation Campus Way, south of Jug Street and west of Mink Street. This rezoning area was annexed into the city in 2021 via Ordinances O-33-2021 and O-44-2021 and is currently zoned Agricultural (AG).

C.O. 1111.02 allows a change in zoning to be initiated by motion of Council, or by motion of the Planning Commission. The immediate neighboring zoning districts include the Harrison East L-GE zoning district to the west, the Innovation East zoning district to the south and unincorporated residential located to the east and north. The rezoning area currently contains several single family detached homes.

## **III. PLAN REVIEW**

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

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 the 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. Use, Site and Layout

- 1. The applicant proposes the same development standards from nearby L-GE zoning districts within the Personal Care and Beauty Campus. The immediate neighboring zoning districts include the Harrison East L-GE zoning district to the west, the Mink Innovation East zoning district to the south unincorporated residential properties located to the east and north
- 2. This district has the same list of permitted, conditional, and prohibited General Employment uses as the neighboring Innovation East zoning district and the surrounding Personal Care and Beauty Campus. The Personal Care and Beauty Campus is where companies such as Anomatic, Accel, Axium, and Veepak are located.
- 3. The proposed zoning is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
- 4. The limitation text allows for general office activities, data centers, warehouse & distribution, manufacturing and production and research & production uses. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this zoning district.
- 5. Conditional uses include car fleet and truck fleet parking, and industrial manufacturing and assembly.
- 6. Prohibited uses include industrial product sales and services, mini-warehouses, offpremises signs, vehicle services, radio/television broadcast facilities off-premises signs, and sexually oriented business.

7. The text establishes the following setbacks which are consistent with those established in surrounding L-GE zoning districts:

Perimeter Boundary	Pavement Setback	Building Setback	
Mink Street	50 feet	100 feet	
Jug Street	50 feet	100 feet	
New Public Street	25 feet	50 feet	
All Other Perimeter	25 feet	25 feet	
Boundaries	*50 feet if adjacent to	*50 feet if adjacent to	
	residential	residential	

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

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

## C. Access, Loading, Parking

- 1. The zoning text states that the number, locations and spacing of curb cuts along public rights-of-way will be determined and approved prior to the issuance of an engineering and building permit. The text also states that a maximum of one vehicular access point is permitted along Mink Street.
- 2. The zoning text requires primary vehicular access to and from this zoning district to be from Jug Street, Mink Street and/or a new public street as envisioned in the strategic plan.
- 3. The text requires generally 70 feet of right-of-way to be dedicated along Mink Street which is consistent with the Engage New Albany recommendations for this roadway and Will accommodate future street improvements that are being planned by the city for development projects to the north.
- 4. The text requires generally 40 feet of right-of-way to be dedicated along Jug Street which is consistent with the Engage New Albany recommendations for this roadway and Will accommodate future street improvements that are being planned by the city for development projects to the north.
- 5. The text also requires a maximum 80 foot right-of-way dedication for a new public road planned to be within this zoning district as envisioned in the Engage New Albany Strategic Plan.
- 6. Parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development of the site.
- 7. The text requires an 8-foot-wide leisure trail to be installed all existing and future public streets.

## **D.** Architectural Standards

1. The proposed rezoning seeks to implement many of the same or improved standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements (Chapter 1157).

- 2. The proposed text states that the maximum building height in this zoning district is 65 feet which is consistent with other L-GE zoning districts in the immediate area.
- 3. The proposed text contains the same architectural requirements as surrounding business park zoning districts.
- 4. The City's Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. This zoning text contains specific design requirements for uses not governed by the DGRs, which will ensure the quality design of these buildings.
- 5. The proposed text contains a requirement for complete, four-sided screening of all roofmounted equipment for sight and sound. This provision does not apply to solar panels.
- 6. The proposed text requires all accessory structures, generators, storage tanks, trash receptacles or any other similar improvement to be located behind a building façade that that does not front onto a public road.

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

- 1. Maximum lot coverage for this subarea is 75%. This matches the surrounding zoning districts.
- 2. The proposed zoning text contains the same tree preservation language as the neighboring approved Innovation East L-GE zoning text. The text states that standard tree preservation will be in place to preserve and protect trees during all phases of construction.
- 3. For perimeter boundaries that abut residentially owned and used properties, C.O. 1171.05(C) states that a landscape buffer must be established along property lines to achieve 75% opacity screening and 10 feet in height within 5 years of planting. This requirement is similar to other zoning texts within Licking County where residential uses are adjacent to commercially zoned and used properties. Residential properties exist directly south and north of this site.
- 4. Street trees will be located an average of 1 tree for every 30 feet of road frontage along Mink Street, Jug Street as well as the new public road envisioned for the area. The trees may be grouped or regularly spaced to create a more natural appearance.
- 5. Minimum tree sizes and heights for on-site trees match the standards in the surrounding business districts.
- 6. The text requires the following landscape treatment along Mink Street and Jug Street which is consistent with the requirements of the Innovation East and Harrison West zoning district:
  - a. Within the required minimum pavement setbacks along Mink Street and Jug Street a minimum of ten (10) deciduous trees shall be installed for every 100 feet of frontage on the public right-of- way. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species.
  - b. Where existing healthy and mature trees are found within these pavement setbacks, such trees may be preserved in lieu of installing the trees described in this paragraph, provided that a similar amount of vegetation is being preserved when compared to that which would otherwise be required to be installed.
  - c. A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.
  - d. Mounding shall be permitted within minimum pavement setback areas from these rights-of-way but not required. When utilized, mounding shall have a minimum height of 3 feet and a maximum height of 12 feet. The slope of mounds shall not exceed 3:1 from the crest of the mound extending toward the private site, and shall not exceed a 6:1 slope from the crest of the mound extending toward the public right-of-way.

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

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

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comment. <u>Staff</u> recommends a condition of approval that the city engineer comments are addressed, subject to staff approval.

1. When available, provide documentation indicating that all OEPA and ACOE permitting requirements have been obtained.

## **V. RECOMMENDATION**

## **Basis for Approval:**

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

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

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

## VI. ACTION Suggested Motion for ZC-40-2022:

To recommend approval to Council of Zoning Change application ZC-40-2022 with the following condition (Conditions of approval may be added).

1. The city engineer comments must be addressed, subject to staff approval.

## **Approximate Site Location:**



Permit #	
Board	
Mtg. Date	



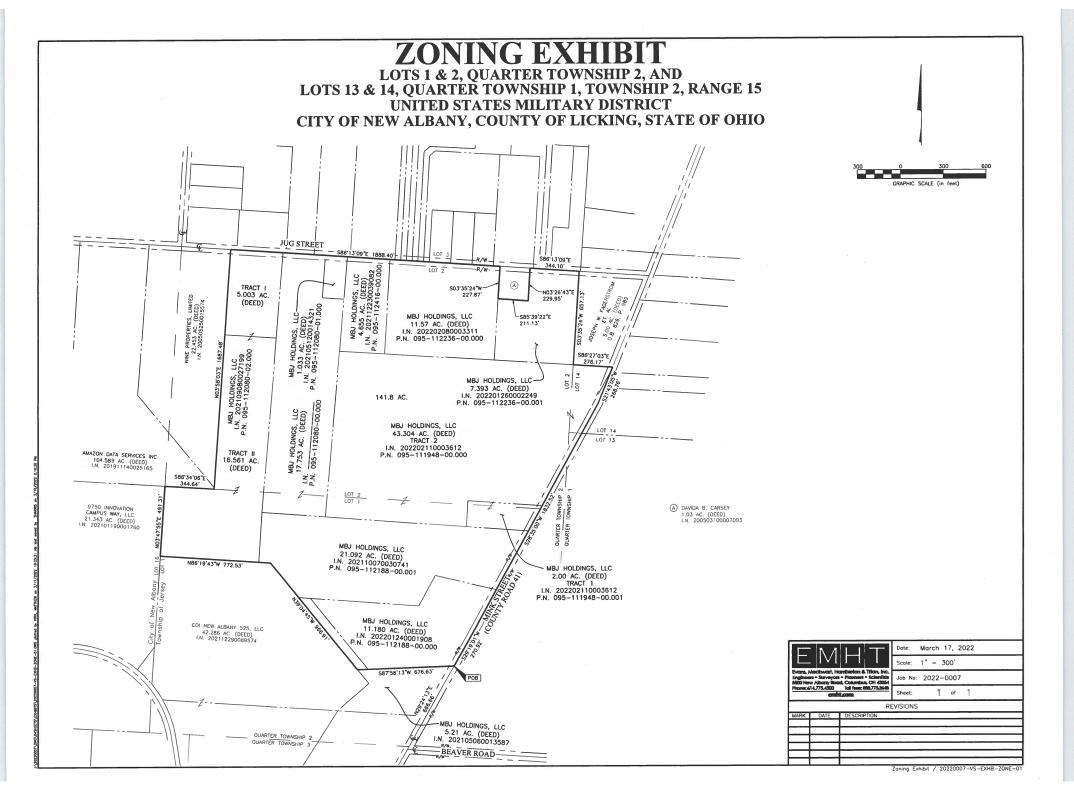
## **Community Development Planning Application**

	Site Address Please see attached list of parcel numbers and corresponding addresses.					
	Parcel Numbers Please see attached list of parcel numbers and corresponding addresses.					
	Acres 141.8 +/- Acres # of lots created					
	Choose Application Type		Circle a	ll Details that Apply		
ion	Certificate of Appropriateness Conditional Use	Preliminary	Final	Comprehensive	Amendment	
Project Information	Plat     Lot Changes	Preliminary Combination	Final Split	Adjustment	Amenument	
et Inf	<ul> <li>Minor Commercial Subdivision</li> <li>Vacation</li> <li>Variance</li> </ul>	Easement		Street		
Proje	□ □Extension Request □ ¤Zoning	Amendment (re	zoning)	Text Modification		
	Description of Request: <u>Request to rezone the subject property from AG, Agricultural to</u> L-GE, Limited General Employment.					
	1 					
	Property Owner's Name: MBJ Hole Address: Underhill & Hodge LLC, 800	dings LLC, c/o Aaro 00 Walton Parkway,				
	City, State, Zip: New Albany, OH 430 Phone number: 614.335.9320	54		Fax: 614.335.93	329	
acts	Email: aaron@uhlawfirm.com		···			
Contacts	Applicant's Name: MBJ Holdings LLC, c/o Aaron L. Underhill Address: Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260					
	City, State, Zip: New Albany, OH 430 Phone number: 614.335.9320	54	·	Fax: 614.335.93	320	
	Email:aaron@uhlawfirm.com			1 ax		
	Site visits to the property by City of N	ew Albany repres	entatives are	e essential to process th	is application.	
Signature	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.					
S	Signature of Owner Aaron L. Ung Signature of Applicant By:	berhill, Attorney for Øvrper lerhill, Attorney for Applican	<u>ll</u>	Date:		

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • Phone 614.939.2254 • Fax 614.939.2234

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

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



141.8 ACRES

Situated in the State of Ohio, County of Licking, City of New Albany, in Lots 1 and 2, Quarter Township 2, and Lots 13 and 14, Quarter Township 1, Township 2, Range 15, United States Military Lands, being comprised of all of the following tracts of land: that 11.180 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202201240001908, that 21.092 acre tract conveyed to MBJ Holdings, Inc. by deed of record in Instrument Number 202110070030741, that 5.003 acre tract and that 16.561 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202109080027199, that 17.753 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number

\_\_\_\_\_\_, that 1.033 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202105120012321, that 4.655 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202112230039082, that 11.57 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202202080003311, that 7.393 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202201260002249, that 43.304 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202202110003612, and that 2.00 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202202110003612, and that 2.00 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202202110003612, and part of that 5.21 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202201240001908 (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

Thence South  $03^{\circ} 35' 24''$  West, with the westerly line of said 5.00 acre tract, a distance of 657.13 feet to the southwesterly corner thereof;

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

Thence with said centerline the following courses and distances:

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

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

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

#### **APPLICANT:**

**PROPERTY OWNER:** 

#### SURROUNDING PROPERTY OWNERS:

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

Kathie Frost 12228 Jug Street Road Johnstown, OH 43031

Jeremy Kimble 12206 Jug Street Road Johnstown, OH 43031

Jenny Davidson 12190 Jug Street Johnstown, OH 43031

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

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

Larry and Teresa Thompson 12020 Jug Street Road Johnstown, OH 43031 MBJ Holdings LLC c/o Aaron Underhill Underhill & Hodge LLC 8000 Walton Parkway, Suite 260 New Albany, OH 43054

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

Thomas and Pavana Stetzik 2001 Mink Street Johnstown, OH 43031

Rusmisel LLC 12455 Jug Street Road Johnstown, OH 43031

Stephen and Gay Allender 12312 Jug Street Johnstown, OH 43031

Luke Wickline 12204 Jug Street Road Johnstown, OH 43031

Paul Swickard 12180 Jug Street NW Johnstown, OH 43031

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

Chris and Colleen Anderson 12030 Jug Street Johnstown, OH 43031

Jeff Peterman 11824 Jug Street Johnstown, OH 43031 9750 Innovation Campus Way LLC P.O. Box 847 Carlsbad, CA 92018

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

Jared Writesel 12276 Jug Street Johnstown, OH 43031

Brenda Hiles 12196 Jug Street Johnstown, OH 43031

Aaron Artis 12210 Jug Street Road Johnstown, OH 43031

George and Dorrie Mayer 941 Elaire Road Columbus, OH 43227

Michael and Renee Sides 12026 Jug Street Johnstown, OH 43031

Joseph Fagerstrom, et al. 2721 Mink Street Johnstown, OH 43031 Charles Salisbury 2652 Mink Street Johnstown, OH 43031

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

Mary Jo Smith 11366 Beaver Road Johnstown, OH 43031 Janet and Milburn Whitt 750 Fieldson Drive Heath, OH 43056

Francis Green 2560 Mink Street Johnstown, OH 43031

COI New Albany 525 LLC 950 Goodale Blvd., Suite 100 Columbus, OH 43212 Davida Carsey 12077 Jug Street Road Johnstown, OH 43031

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



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

P: 614.335.9321 F: 614.335.9329 aaron@uhlawfirm.com

March 18, 2022

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

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

Dear Chris:

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

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

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

Sincerely,

-L. Undel. 19

Aaron L. Underhill Attorney for the Applicant

## INNOVATION EAST ZONING DISTRICT

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

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

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

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

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

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

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

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

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

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

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

## MINK STREET WEST ZONING DISTRICT

#### LIMITATION (L-GE) TEXT

#### April 6, 2022

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

I. <u>Zoning Designation</u>: L-GE, Limited General Employment District

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

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

#### III. Lot and Setback Commitments:

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

#### B. Setbacks:

1. <u>Mink Street:</u> There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from Mink Street right-of-way.

2. <u>Jug Street</u>: There shall be a minimum There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from Mink Street right-of-way.

3. <u>New Public Street</u>. There shall be a minimum pavement setback of 25 feet and a minimum building setback of 50 feet from the new public street that is referenced in this text and recommended by the Engage New Albany strategic plan.

4. <u>Perimeter Boundaries:</u> There shall be a minimum pavement and building setback of 25 feet from all perimeter boundaries for which another setback requirement is not provided in this text, except that the minimum pavement and building setback shall be 50 feet from any such perimeter boundary that is adjacent to property where residential uses are permitted.

5. <u>Elimination of Setbacks</u>: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this Zoning District (i) come under common ownership or control, (ii) are zoned to allow compatible non-residential uses, and (iii) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels.

## IV. Architectural Standards:

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

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

#### C. Building Design:

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

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

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

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

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

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

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

8. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building façade that does not front on a public right-of-way.

#### D. Building Form:

1. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

2. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

#### E. Materials:

1. Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.

2. Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.

3. Generally, the quantity of materials selected for a building shall be minimized.

4. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

5. <u>Additional Standards for Uses Not Governed by DGRs</u>: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of warehousing and/or distribution uses are not subject to the DGRs and can present challenges in meeting the community

standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complimentary to the architecture that will be found elsewhere in this Zoning District.

Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide guidelines and suggestions for designing buildings that are not subject to the DGRs in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

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

a. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while taking into account the unique nature of the use(s) that will be found therein.

b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.

d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.

e. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

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

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

A. <u>Street Improvements:</u> The developer shall work with the City Manager or their designee to determine the appropriate timing and phasing of street improvements at entrances from Mink Street and Jug Street.

B. <u>Access Points:</u> Subject to other provisions in this text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curbcuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District. Primary vehicular access to and from this Zoning District shall occur from Mink Street, Jug Street, and/or the new public street contemplated in the New Albany strategic plan and/or may occur on Innovation Campus Way if property within this Zoning District is combined into a single parcel with adjacent property that has frontage on Innovation Campus Way. Along Mink Street, no more than one vehicular access point shall be permitted to serve this Zoning District.

C. A public street shall be provided within this Zoning District to connect to Mink Street and/or Jug Street in accordance with the recommendations of the Engage New Albany strategic plan recommendations. Such a street shall be located and shall have specifications as detailed in an approved final plat.

D. <u>Parking and Loading</u>: Parking and loading spaces shall be provided for each use per Chapter 1167 of the Codified Ordinances of the City of New Albany.

E. <u>Right-of-Way:</u>

1. Mink Street: The developer shall dedicate right-of-way to the city for a distance of generally 70 feet as measured from the centerline of Mink Street. The distance shall be sufficient to accommodate future street improvements that are being planned by the City to facilitate development projects to the north of this zoning district.

2. Jug Street: The developer shall dedicate right-of-way to the city for a distance of generally 40 feet as measured from the centerline of Jug Street. The distance shall be sufficient to accommodate future street improvements that are being planned by the City to facilitate development projects to the north of this zoning district.

3. Future Street: The developer shall dedicate to the city a maximum 80 feet of right-of-way for the street that will extend in a curvilinear manner from Jug Street to Mink Street as envisioned in the city strategic plan.

F. <u>Easements</u>: The developer and/or property owner shall grant easements to the City which are adjacent to the aforementioned rights-of-way to the minimum extent necessary to provide for the installation and maintenance of streetscape improvements and/or utilities.

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

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

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

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

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

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

F. <u>Pedestrian Circulation</u>: An 8-foot-wide asphalt leisure trail is required to be installed along the all public street frontages of the Zoning District.

H. <u>Minimum On-Site Tree Sizes:</u> Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half  $(2 \frac{1}{2})$  inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

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

K. <u>Landscaping Along Mink Street:</u> Landscaping within the pavement setbacks along Jug Street shall be coordinated and consistent throughout this zoning district and adjacent zoning districts. Landscaping, when installed within these setbacks, shall be provided in accordance with the following standards:

1. Within the required minimum pavement setbacks along Mink Street a minimum of ten (10) deciduous trees shall be installed for every 100 feet of frontage on the public right-of- way. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species.

2. Where existing healthy and mature trees are found within these pavement setbacks, such trees may be preserved in lieu of installing the trees described in this

paragraph, provided that a similar amount of vegetation is being preserved when compared to that which would otherwise be required to be installed.

3. Mounding shall be permitted but not required. When utilized, mounding shall have a minimum height of 3 feet and a maximum height of 12 feet. The slope of mounds shall not exceed 3:1 from the crest of the mound extending toward the private site, and shall not exceed a 6:1 slope from the crest of the mound extending toward the public right-of-way.

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

5. Notwithstanding the foregoing and if proposed by the developer, the City's Landscape Architect shall be permitted to approve deviations from the planting requirements that are detailed in the immediately preceding paragraph. Such deviations shall be permitted to provide variations in the landscape treatment of long street frontages, when it is desirable to create or preserve viewsheds into any portion of the site where architectural or natural features within the site add visual character or aesthetic appeal when viewed from the street, and/or to protect the health of vegetation or the safety or people or property.

B. <u>Landscaping Along Jug Street</u>: Landscaping within the pavement setbacks along Jug Street shall be coordinated and consistent throughout this zoning district and adjacent zoning districts. Landscaping, when installed within these setbacks, shall be provided in accordance with the following standards:

1. A minimum of ten (10) deciduous trees shall be installed for every 100 feet of frontage on the public right-of-way. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species.

2. Where existing healthy and mature trees are found within these pavement setbacks, such trees may be preserved in lieu of installing the trees described in this paragraph, provided that a similar amount of vegetation is being preserved when compared to that which would otherwise be required to be installed.

3. Mounding shall be permitted but not required. When utilized, mounding shall have a minimum height of 3 feet and a maximum height of 12 feet. The slope of mounds shall not exceed 3:1 from the crest of the mound extending toward the private site, and shall not exceed a 6:1 slope from the crest of the mound extending toward the public right-of-way.

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

C. <u>Landscaping Required Adjacent to Residential Uses</u>: For those perimeter boundaries which abut residentially zoned and used properties (if two contiguous properties have an intervening public street right-of-way between them, they shall still be considered to be abutting) that are not owned by the developer, then the required landscaping and/or mounding (or some combination thereof) within minimum required pavement setback areas shall be enhanced to provide an opacity of 75% on the date that is five (5) years after planting to a total height of 10 feet above ground level when viewed from off-site. Existing trees may be utilized to meet this

## Mink Street West Zoning District 7 of 8

opacity requirement.

VII. Lighting:

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

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

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

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

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

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

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

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

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



## 4 HAWKSMOOR DRIVE POOL LOCATION VARIANCE

LOCATION:	4 Hawksmoor Drive (PID: 222-003432).
APPLICANT:	Capital City Pools, Inc.
REQUEST:	(A) Variance to Hawksmoor zoning text section II(5)(a) to allow a swimming pool to be located in a side yard at 4 Hawksmoor Drive.
ZONING:	Hawksmoor I-PUD Zoning District
STRATEGIC PLAN:	Residential
APPLICATION:	VAR-41-2022

Review based on: Application materials received March 17, 2022.

*Staff report prepared by Chris Christian, Planner* 

## I. REQUEST AND BACKGROUND

The applicant requests a variance to Hawksmoor zoning text section II(5)(a) to allow a swimming pool to be located in a side yard at 4 Hawksmoor Drive.

## II. SITE DESCRIPTION & USE

The property is .73 acres in size contains a newly built single-family home and is located in the Hawksmoor subdivision. The original platted lots 4 & 5 were combined by the property owner into this single lot in 2020.

## III. EVALUATION

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

## Criteria

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

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

- 1. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.
- 2. Whether the variance is substantial.
- 3. Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."
- 4. Whether the variance would adversely affect the delivery of government services.
- 5. Whether the property owner purchased the property with knowledge of the zoning restriction.

PC 22 0418 4 Hawksmoor Pool Location Variance VAR-41-2022

- 6. Whether the problem can be solved by some manner other than the granting of a variance.
- 7. Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.

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

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

## III. RECOMMENDATION

## Considerations and Basis for Decision

## (A) Variance to Hawksmoor zoning text section II(5)(a) to allow a swimming pool to be located in a side yard at 4 Hawksmoor Drive.

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

- 1. The Hawksmoor zoning text states "all swimming pools/spas shall be located in the rear yard within the building line of sight and shall be completely enclosed by fencing and screened from adjoining properties."
- 2. The applicant proposes to install a swimming pool in the side yard, therefore a variance is required.
- 3. The proposed pool is to be located in the side yard, setback further from the public street than the principle structure within a code compliant fence. Additionally, the applicant proposes to install a 7-8 foot tall evergreen landscape hedge around the entire pool area to provide screening. In addition to this screening, there is an existing 7 foot tall evergreen landscape hedge that runs along the site frontage nearest to the pool, providing more screening on top of what is proposed.
- 4. It does not appear that the essential character of the neighborhood would be altered if the variance request is granted. The applicant states that they will install arborvitae around the proposed pool area to provide screening for adjacent properties.
- 5. The variance meets the spirit and intent of the zoning text requirement which is to ensure that swimming pools/spas are screened from adjacent properties and public rights-of-way. While the applicant proposes to locate the swimming pool in a side yard, they are providing substantial landscape screening from adjacent properties and public rights-of-way thereby meeting the intent of the zoning text requirement.
- 6. The variance does not appear to be substantial. All other code requirements including setbacks from adjacent properties and pool fencing are being met. In addition, the base city code requirements for pools do not state that pools cannot be located in a side yard therefore the applicant is still meeting the base pool location zoning requirements found in city code.
- 7. It does not appear that this problem may be solved in another manner other than granting the variance request. The existing house was built in 2007. The lots within the
- PC 22 0418 4 Hawksmoor Pool Location Variance VAR-41-2022

Hawksmoor subdivision are small and in order to meet the setback and landscaping requirements the property owner used the neighboring lot that they purchased in 2020 to accommodate additional recreational amenities for their enjoyment.

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

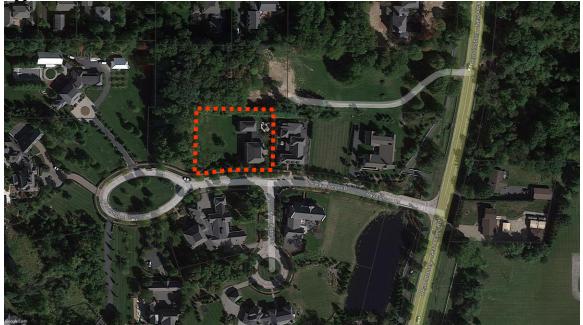
## IV. RECOMMENDATION

Staff recommends approval of the requested variance should the Planning Commission find that the application has sufficient basis for approval. While the applicant proposes to install a swimming pool in a side yard, they are proposing to install a 7-8-foot evergreen hedge around the perimeter of the entire pool area which meets the intent of the zoning requirement to screen these areas from adjacent properties and public rights-of-way. Additionally, there is an existing 7-foot-tall evergreen shrub row along the entire front of the lot, providing three layers of screening to ensure that the intent of the code requirement is substantially met. The proposed pool will be enclosed by a code compliant fence and is meeting all other code requirements.

## V. ACTION

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

Move to approve application VAR-41-2022 based on the findings in the staff report (conditions of approval may be added).



## **Approximate Site Location:**

Source: Google Earth

Permit #	
Board	
Mtg. Date	



MAR 17 2022

**Community Development Planning Application** 

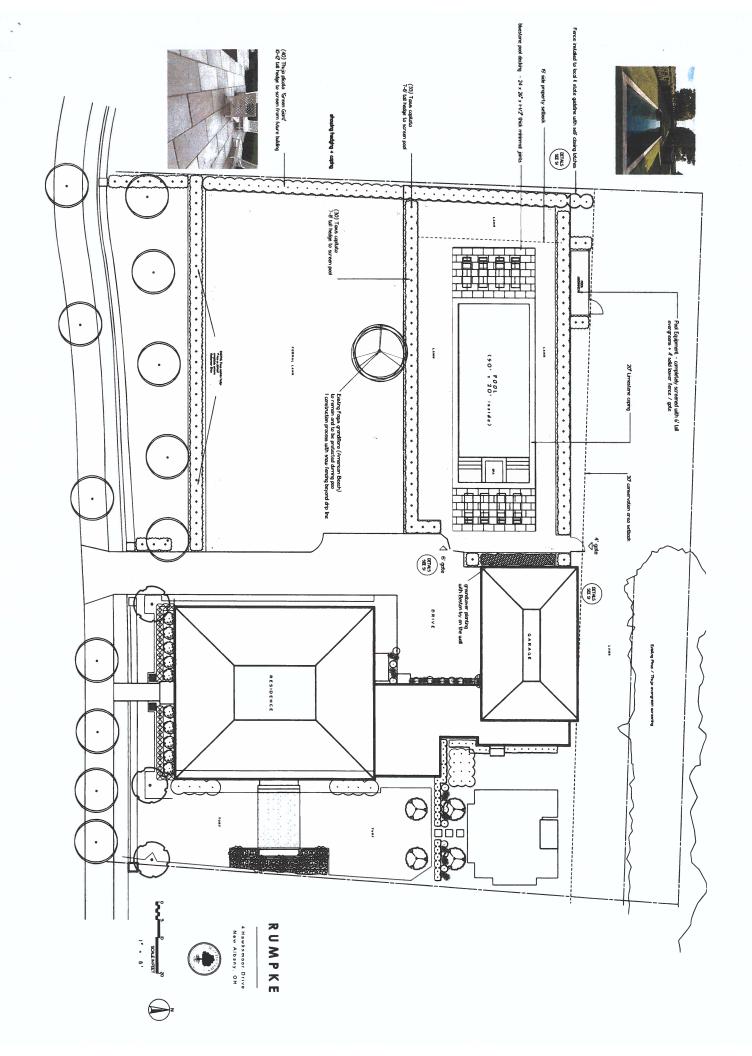
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Signature	Site visits to the property by City of N The Owner/Applicant, as signed below employees and appointed and elected described in this application. I certify true, correct and complete.	w, hereby authoriz officials to visit, p	es Village hotograph	of New Albany represented and post a notice on t	sentatives, he property is application is te: <u>3/17/12/</u>

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • Phone 614.939.2254 • Fax 614.939.2234

	Plat – Subdivision	Final			
		Planning		650.00	
			Plus each lot	15.00 / each	
		Engineering fee	1-25 lots		
		Duration and for	(minimum fee \$1,000.00)	155.00 /each	
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	Transfer Price	\$0 CP			
	Instrument Type Parcel Count	CB 1			
	2021 TAX STATUS				
	Property Class	R - Residentia	1		
	Land Use	510 - ONE-FA	MILY DWLG ON PLATTED LOT		
	Tax District School District		TWP-NEW ALBANY CORP ALBANY-PLAIN LSD [SD Income Tax]		
	City/Village	NEW ALBAN			
	Township	PLAIN TWP			
	Appraisal Neighborhood Tax Lien	05102 No			
	CAUV Property	No			
	Owner Occ. Credit Homestead Credit	2021: Yes 202 2021: No 202			
	Rental Registration	No			
	Rental Exception	No			
	Board of Revision	No 43054			
	Zip Code	43034			

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## Adjacent 4 Hawksmoor Neighbors

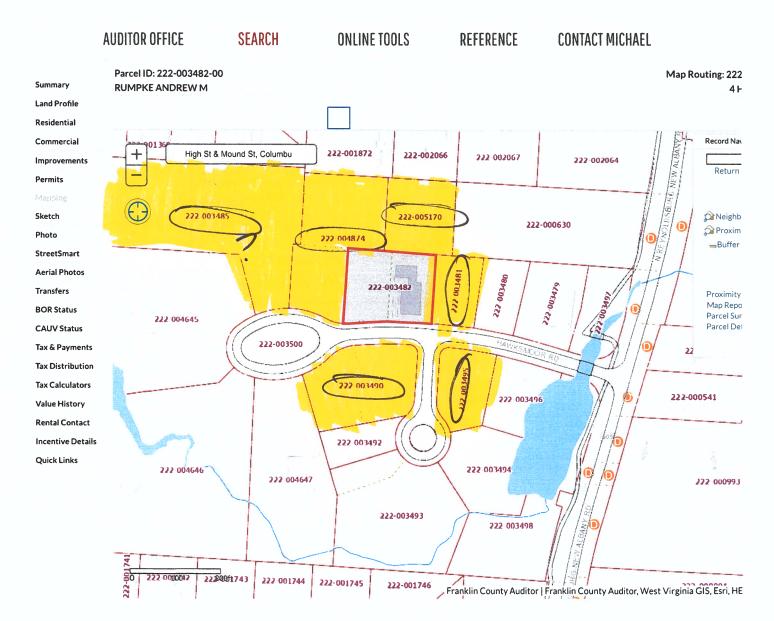
-3 Hawksmoor Drive 222-003481-00 (Patrick Fehring 18133 Mission Pt Northville, MI 48168)

-6 Hawksmoor Drive 222-004874-00 (Jeffrey Peters 4381 Antmon Round Columbus, OH 43054)

-7 Hawksmoor Drive 222-003485-00 (Phil Derrow 7 Hawksmoor Drive New Albany, OH 43054)

-12 Hawksmoor Drive 222-003490-00 (Rick Kolaska 12 Hawksmoor Drive New Albany, OH 43054)

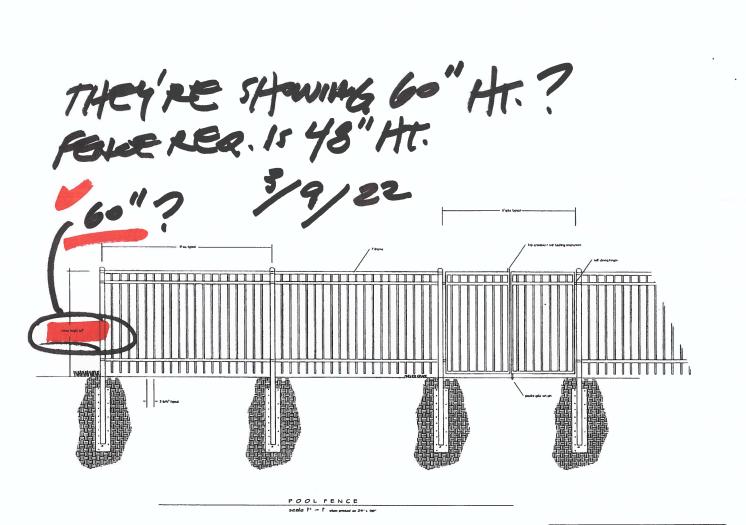
-17 Hawksmoor Drive 222-003495-00 (Hawksmoor 17 LTD 230 West St Ste# 200 Columbus, OH 43215>>> currently rented by Trevor Woods 17 Hawksmoor Drive New Albany, OH 43054)



NED LIST of CONTIGUOUS Property owners, parcer Jumbers, ADDRESSES, ATHO CONTACT (PHOHE, OR E.MAR)



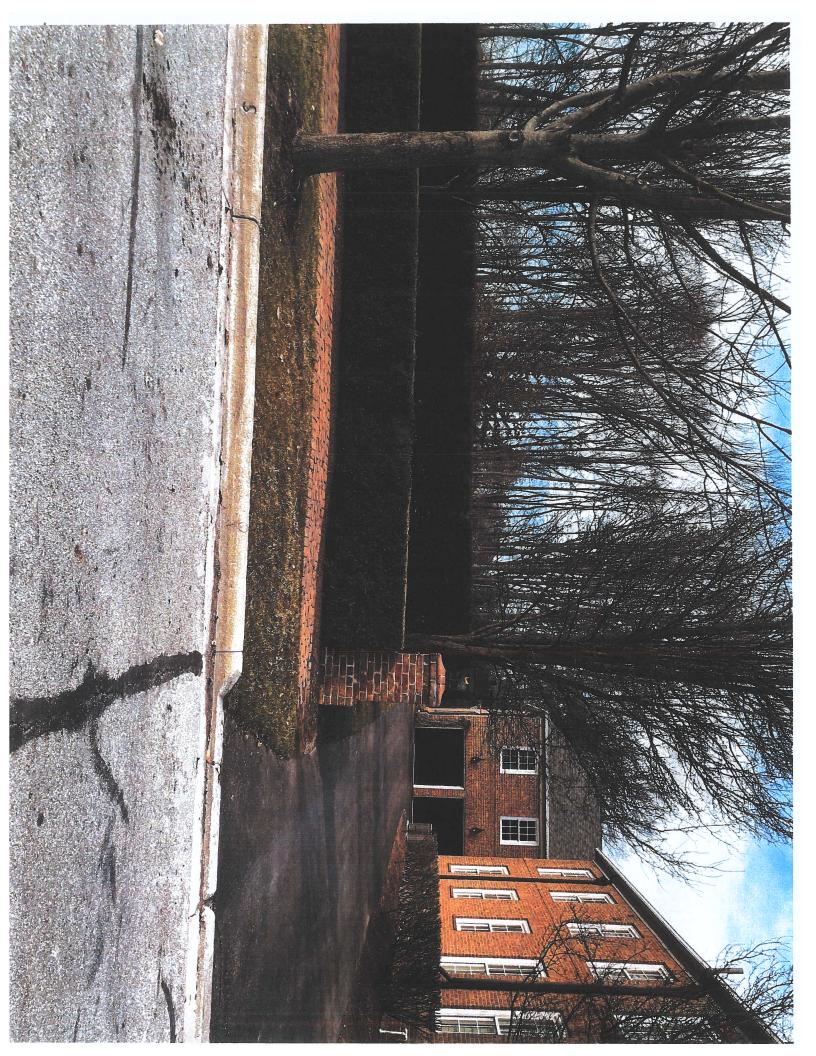
# Rumpke, 4 Hawksmoor Drive, New Albany, OH





. N	RUMPKE RESIDENCE 4 Hawksmoor New Albany, OH		
stale   <sup>1</sup> =   <sup>1</sup>	930.20	revision	
nmccullough	checked by	danta / Si	









Planning Commission Staff Report April 18, 2022 Meeting

## GANTON PARKWAY WEST PHASE II PRELIMINARY AND FINAL PLAT

LOCATION:Generally located west of Beech Road, north of Morse Road and south of<br/>Worthington RoadAPPLICANT:City of New AlbanyREQUEST:Preliminary and Final PlatZONING:Limited General Employment (L-GE)STRATEGIC PLAN:Office CampusAPPLICATION:FPL-42-2022

Review based on: Application materials received March 29, 2022.

Staff report completed by Anna van der Zwaag, Planner.

## I. REQUEST AND BACKGROUND

The application is for a combined preliminary and final plat to dedicate of right-of-way for the second phase of Ganton Parkway West. The Ganton Parkway extension and connection are recommended in the Engage New Albany strategic plan to facilitate additional connections within the New Albany International Business Park. The extension and connection of Ganton Parkway West will provide access to existing and new development sites in the future.

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

The proposed right-of-way dedication extends westward from Ganton Parkway West Phase 1, which created a curb-cut on Beech Road to provide additional connections within the New Albany International Business Park. The Amgen site is currently under constriction directly north of the proposed right-of-way area. The property is zoned L-GE and allows the same uses as the Personal Care and Beauty Park such as office, distribution, and warehousing uses.

## **III. PLAN REVIEW**

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

- The Planning Commission and City Council approved a final plat for the Ganton Parkway West Phase 1 in March 2021 and April 2021, respectively. The right-of-way is being phased in order to allow for flexibility regarding development opportunities. Additional phases will be platted as new development occurs in the area.
- This plat dedicates right-of-way to the City of New Albany for the extension of Ganton Parkway West. The dedication extension consists of approximately 1,378+/- linear feet of new right-of-way west of Beech Road for a total of 3.163 acres. There are no reserves being platted or lots being created within this new road extension.
- Similar to the recent Innovation Campus Way extension and Newton Court, the requirements of 1187.08 are eliminated since the purpose of the road is intended for commercial use and the design allows for the road to be extended in the future.
- The Planning Commission and City Council approved rezonings on the west side of Beech Road that correspond to a future extension of this roadway. The rezoning boundaries were

meant to align with a future roadway and appear to generally match what is shown on the preliminary plat.

- This proposed street dedication location is also identified as a future connection in the Engage New Albany strategic plan. Similar to the development of other roads within the New Albany Business Park, this road will be extended in the future to provide connection to Worthington Road and is envisioned to ultimately connect back to Johnstown Road in the Village Center, leveraging the freeway frontage in between and providing roadway connections for future development parcels.
- The plat dedicates 100' of right-of-way. The street extends through the Beech Interchange and Winding Hollow L-GE zoning districts. Both of the zoning texts contain provisions for this roadway and contemplate the general alignment shown on the plat. The texts require the developers of these properties to dedicate an amount of right-of-way as mutually agreed upon by the city and the developer for the construction of a public street. The city is supportive of the 100 feet of right-of-way and the zoning requirements are being met.
- Ganton Parkway West is identified as a minor arterial road typology in the Engage New Albany strategic plan. The plan indicates the road should be designed at a larger scale in order to accommodate heavier traffic traveling into the business park. The 100 feet of right-of-way is consistent with the 115-foot recommendation in the Engage New Albany Strategic Plan. There are existing streetscape and utility easements on both side of the street that were recorded via separate instruments to ensure all of the desired street improvements can be accommodated.

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

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

## **V. RECOMMENDATION**

## **Basis for Approval:**

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

## VI. ACTION Suggested Motion for FPL-42-2022 (conditions may be added):

Move to approve FPL-42-2022.

## **Approximate Site Location:**



## Source: Google Earth

PC 22 0418 Ganton Parkway West Phase II Final Plat FPL-42-2022

Permit # <u>FP 4'2-</u>2077 Board \_\_\_\_\_ Mtg. Date \_\_\_\_\_



**Community Development Planning Application** 

	Site Address NIV
	Parcel Numbers PIP: 094, 108192-00.000 + 094-106 49400.002
	Acres <u>3.103</u> # of lots created
Project Information	Choose Application Type       Circle all Details that Apply         Appeal       Certificate of Appropriateness         Conditional Use       Preliminary         Development Plan       Preliminary         Plat       Preliminary         OLot Changes       Combination         Minor Commercial Subdivision       Split         Vacation       Easement         Street       Street         Variance       Amendment (rezoning)         Text Modification       Description of Request:
Contacts	Property Owner's Name:
Signature	Site visits to the property by City of New Albany representatives are essential to process this application.The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.Signature of Owner Signature of ApplicantPYAN OHY / CTT of New Albany Date: $03 - 29 - 2022$ Date: $03 - 29 - 2022$

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • Phone 614.939.2254 • Fax 614.939.2234

# **GANTON PARKWAY WEST DEDICATION PHASE 2**

Situated in the State of Ohio, County of Licking, City of New Albany, and in Section 16, Township 2, Range 15, United States Military Lands, containing 3.163 acres of land, more or less, said 3.163 acres being comprised of a part of each of those tracts of land conveyed to MBJ HOLDINGS, LLC by deeds of record in Instrument Numbers 200212230049294 and 201805020008526, Recorder's Office, Licking County, Ohio.

The undersigned, MBJ HOLDINGS, LLC, a Delaware limited liability company, by BRENT B. BRADBURY, Treasurer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "GANTON PARKWAY WEST **DEDICATION PHASE 2"**, does hereby accept this plat of same and dedicates to public use, as such, all of Ganton Parkway shown hereon and not heretofore dedicated.

In Witness Whereof, BRENT B. BRADBURY, Treasurer of MBJ HOLDINGS, LLC, has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_.

Signed and Acknowledged In the presence of:

**MBJ HOLDINGS, LLC** 

BRENT B. BRADBURY, Treasurer

State of Ohio

STATE OF OHIO **COUNTY OF FRANKLIN** ss:

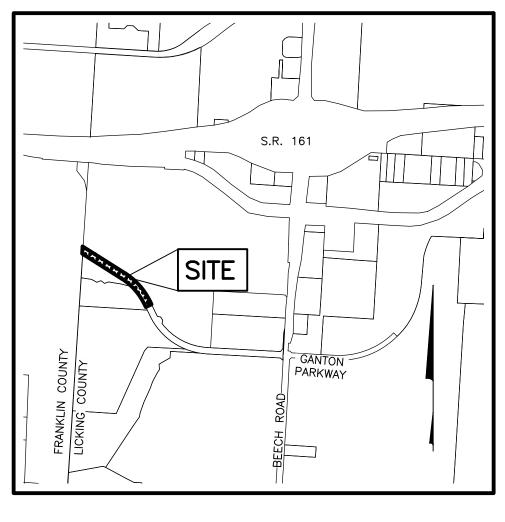
Before me, a Notary Public in and for said State, personally appeared **BRENT B. BRADBURY**, Treasurer of **MBJ HOLDINGS**, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said MBJ HOLDINGS, LLC for the uses and purposes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

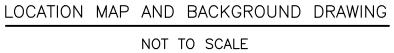
In Witness Thereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_.

My commission expires \_\_\_\_\_ Notary Public,

Approved this New Albany, Ohio Approved this \_\_\_\_ Day of \_\_\_\_ City Engineer, New Albany, Ohio Approved this \_\_\_\_\_ Day of \_\_ 20 Council Representative to Planning Commission. New Albany, Ohio Approved this \_\_\_\_\_ Day of \_\_\_\_ Chairperson, Planning Commission, New Albany, Ohio Approved this \_\_\_\_\_ Day of \_\_\_\_\_ Finance Director, New Albany, Ohio 20\_\_\_\_ Approved and accepted by Resolution No. Approved and accepted by Resolution No. \_\_\_\_\_, passed \_\_\_\_\_, 20\_\_\_, wherein all of Ganton Parkway shown dedicated hereon is accepted, as such, by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior \_\_\_, 20\_\_\_. Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 20 . Auditor, Licking County, Ohio Filed for record this \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_\_at \_\_\_\_\_M. Fee \$\_\_\_\_\_\_ Licking County, Ohio Recorder,

Instrument No.





## SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portions of the centerline of Beech Road, having a bearing of North 03°08'02" East, is designated the "basis of bearing' for this plat.

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

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

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

> SURVEYED & PLATTED RY



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

O = Iron Pin (See Survey Data)

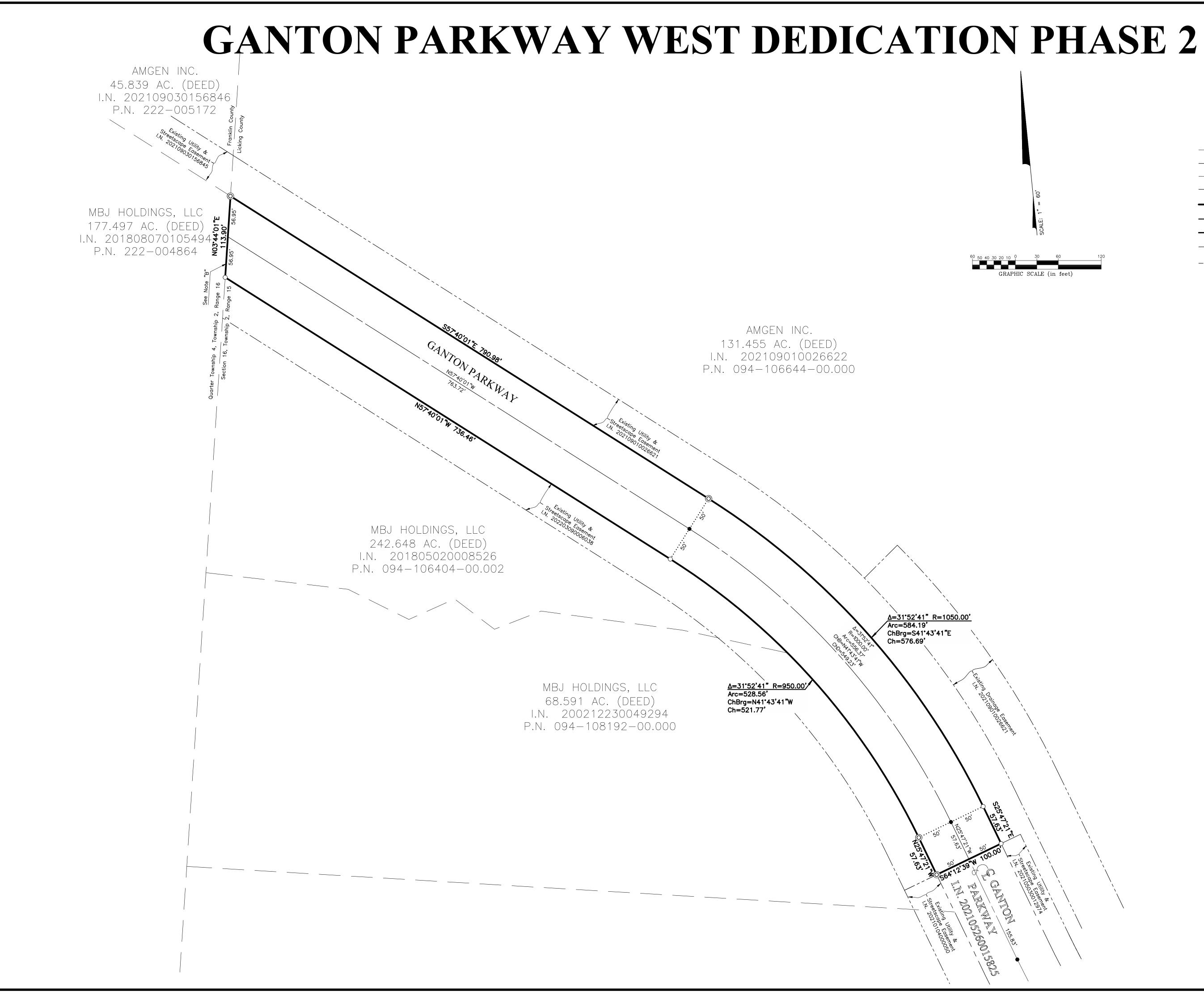
 $\bullet$  = MAG Nail to be set

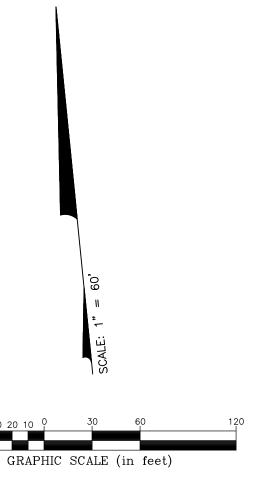
 $\bigcirc$  = Permanent Marker (See Survey Data)

By

Professional Surveyor No. 7865

Date





Line Type Legend			
Existing Property Line			
——————————————————————————————————————			
Existing R/W Centerline			
Existing Easement Line			
Proposed Lot Line			
Proposed R/W Line			
Proposed R/W Centerline			
Proposed Easement Line			

**NOTE "A" - ACREAGE BREAKDOWN**: Ganton Parkway West Dedication Phase 2 is out of the following Licking County Parcel Numbers:

Parcel Number 094-108192-00.000 Parcel Number 094-106494-00.002

0.735 Ac. 2.428 Ac.

NOTE "B": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.





Planning Commission Staff Report April 18, 2022 Meeting

## NEW ALBANY COMMERCE II PRELIMINARY DEVELOPMENT PLAN

LOCATION:	South of Innovation Campus Way West, north of Smith's Mill Road, east of the A&F distribution center and west of AEP (PID: 222-004472).
APPLICANT:	Al. Neyer RE, LLC
REQUEST:	Preliminary Development Plan under the requirements of the limitation
	text
ZONING:	L-GE (Limited General Employment), Blacklick District Subarea D
	Zoning Text
STRATEGIC PLAN:	Employment Center District
APPLICATION:	PDP-43-2022

Review based on: Application materials received on March 18, 2022.

Staff report completed by Chris Christian, Planner.

## I. REQUEST AND BACKGROUND

The applicant requests review of a preliminary development plan for a warehouse and distribution center. The area which contains the subject property was rezoned from GE (General Employment) to L-GE in 1999.

Variances needed to develop the property as proposed are to be heard by the Board of Zoning Appeals on April 25, 2022. These variances are to the Blacklick District Subarea D Zoning Text Section 1.05 to reduce the required building setback and screening requirements along the northern property line.

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

The site is located on 25.85+/- acres on the north side of Smith's Mill Road, south of Innovation Campus Way West and immediately east of the Abercrombie and Fitch distribution center. This property is directly across the street from the Lower.com office campus. The site is currently undeveloped.

This parcel is zoned L-GE, Limited General Employment. Permitted uses within this L-GE district includes manufacturing and production, warehouse and distribution, research and production, general office activities, personal service, retail product sales and service.

## **III. PLAN REVIEW**

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

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

(a) That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;

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

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

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

PC 22 0418 New Albany Commerce II Preliminary Development Plan PDP-43-2022

*l. Provide for innovations in land development, especially for affordable housing and infill development.* 

## A. New Albany Strategic Plan

The site is located within the Employment Center future land use district. 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 the 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. Use, Site and Layout

- 1. The 25.85 acre development site contains approximately 218,400 square foot warehouse and distribution building. The building is oriented towards the north and south sides of the property and the dock doors face the side property lines thereby not fronting any public street.
- 2. The site is relatively flat and open. Existing trees and a small stream are to be preserved within a conservation easement and incorporated in to the site design.
- 3. The stormwater management plan is still under development. The site plan shows detention basins along the Smith's Mill Road frontage and the western property line.
- 4. The loading dock area is located on the western portion of the building and they will not be visible from Smith's Mill Road.

Perimeter Boundary	Required Setback	Proposed Setback
Smith's Mill Road	95 foot pavement from c/l	142+/- foot pavement
	145 foot building from c/l	[requirement met]
		145 +/- foot building
		[requirement met]
Northern Property Line	50 foot pavement	55 +/- foot pavement
	100 foot building	[requirement met]
		60+/- foot building
		[requirement not met, variance
		requested]
East and west property lines	For any structure or service area, the	100 +/- feet (west)
	required side yard shall be not less	544 +/- feet (east)
	than twenty-five (25) feet from any	[requirements met]
	interior lot line.	

5. Zoning text section 1d.01(4) requires the following setbacks:

6. The maximum lot coverage for structures and paved areas within the LI or GE Districts the maximum lot coverage shall be seventy-five percent (75%). The remainder of the site shall be landscaped in natural vegetation. The applicant states the lot coverage is 34.86%.

## C. Access, Loading, Parking

Parking

 The parking calculation for this warehousing and distribution uses is two parking spaces for each three employees during work shift having greatest number of employees, plus one for each vehicle maintained on the premises. The applicant proposes to install 128 spaces with and additional area identified on the plan where future parking spaces may be added if needed or desired.

Loading and service areas

2. Based on the square footage of the proposed building, five (3) loading spaces are required. The proposal includes 75 trailer spaces.

## Access and circulation

- 3. Section 1.03 of the limitation text requires all entry drives be coordinated with improvement in road rights-of-way and landscaping.
- 4. The property is proposed to be serviced by two entrances/exits on Smith's Mill Road. This entry drives will be located on either side of the building and will connect to the parking areas on the site.
- 5. Smith's Mill Road is a four lane street built provide a good system to service the New Albany business park.
- 6. C.O. 1165.06(b) requires leisure trail to be installed along the entire Smith's Mill Road frontage. The applicant shows a leisure trail connection along the frontage of the site up to the eastern drive where it currently terminates. There is an existing conservation easement on this eastern portion of the site. This conservation easement runs all the way up to the right-of-way line and there is a drop in grade where there is a stream. The applicant is designing a leisure trail within the right-of-way that will not impact the conservation easement. The alignment will be reviewed by the city staff prior to the issuance of any engineering or building permits. Staff recommends a condition of approval that leisure trail be added across the entire frontage of the site.

## **D.** Architectural Standards

- 1. The zoning text requires warehouse/distribution buildings be designed to be harmonious in character to other warehouse/distributions on the campus. Façade colors and materials shall be coordinated to complement each other.
  - a. The building is using the same menu of materials as the A&F distribution center to the west and the Lower.com site to the east by utilizing a mixture of pre-cast concrete, decorative metal canopies, well defined entrances, and varied designs to break up the massing of the building.
- 2. Section 1.02(5) of the Blacklick Subarea D Zoning Text which limits building to a maximum height of 60 feet. The applicant has affirmed that the building will have a maximum height of 45 feet.
- 3. The text requires any external mechanical equipment on the rooftop or ground to be totally screened all four sides with materials that are similar to or are the same as the majority of the buildings. The applicant is providing four-sided screening for visuals and sound. Roof-top screening is provided for the future office areas with four-foot tall parapet walls and at the corners equipment will utilize a pre-fabricated screening system.

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

- 1. The zoning text requires the parking area have an interior landscaping that is a minimum 8% of the total parking area. The applicant is providing the full 8% interior landscaping area by breaking up the parking lots with tree islands.
- 2. The zoning text requires one street tree per 30 feet of frontage along Smith's Mill Road. The site has 1,350 feet of frontage along Smith's Mill Road therefore 45 trees are required to be provided and this requirement is met.
- 3. Section 1.05(5) of the zoning text states that within the 50-foot pavement setback along the northern property line, there shall be screening to a height of 6 feet and 100% opacity. Additionally, the text requires all existing trees within the 100-foot building and pavement setback along the northern property line to be preserved. The applicant has

requested a variance from these requirements which will be evaluated by the Board of Zoning Appeals during their April 25, 2022 meeting.

- 4. Section 1.05(2)(c) requires a minimum of one tree for every five thousand (5,000) square feet of ground coverage and a total tree planting equal to twenty-five (25) inches plus one-half inch in tree trunk size for every four thousand (4,000) square feet over fifty thousand (50,000) square feet in ground coverage. Staff has historically interpreted this to mean the over fifty thousand (50,000) square feet in ground coverage only applies to the trunk size requirement. In this case 77 trees are required (384,200/5,000 = 76.84) and 66.80" of total tree trunk DBH. There are currently 89 new trees with a total DBH of 419 inches proposed and this requirement is met.
- 5. The zoning text requires all service areas including loading docks, exterior storage of materials, supplies, equipment, or trash containers shall be totally screened at ground level from all public roads and adjacent properties. The applicant notes that that service area dumpsters locations have not been determined at this. Staff will evaluate the location and design of these items during the review of a building permit.

## F. Lighting & Signage

- 1. Signage is not included in the submittal. Signage for the site will be reviewed by city staff.
- 2. The zoning text specifies standards for the design of exterior lighting. The text requires that light fixtures be no taller than 28 feet, that lighting levels be a minimum of .5 foot candles and maximum of 8 foot candles in parking areas and that lighting levels be no greater than .1 foot candles measured 10 feet outside of the property line.
  - a. The applicant has submitted a photometric plan that meets the lighting requirements.
  - b. The proposed lighting fixtures meet the requirements and are proposed to be 28 feet high however the pole color was not specified. <u>Staff recommends a condition of</u> <u>approval that the parking lot lighting poles and fixtures are colored black to match</u> <u>the surrounding fixtures at neighboring sites.</u>

## G. Other Considerations

1. The proposed preliminary development plan is required under the zoning text for the property. The zoning text does not require review of a final development plan for this property. Additionally, staff recommends that future development does not need to return for Planning Commission approval.

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

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07 (b)(2) and has issued the following review comments below. <u>Staff recommends a condition of approval that these comments be addressed, subject to staff approval.</u>

- 1. In accordance with code sections 1159.07 (b)(2) J and K, provide ACOE permitting documentation when available.
- 2. We will evaluate storm water management, sanitary sewer collection and roadway construction related details once construction plans become available

## **V. RECOMMENDATION**

## **Basis for Approval:**

Staff recommends approval since the development plan is consistent with the purpose, intent and standards of the limitation text. The proposed development integrates with the existing warehouse and distribution center use found in the immediate area. The building is designed to have a similar level of finish on all four sides and properly addresses Smith's Mill Road. The site plan has been carefully laid out to properly address the public right-of-way and existing conditions on the site.

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval with the conditions of the approval listed below. PC 22 0418 New Albany Commerce II Preliminary Development Plan PDP-43-2022

## VI. ACTION Suggested Motion for PDP-43-2022:

Move to approve preliminary development plan application PDP-43-2022 based on the findings in the staff report with the following conditions:

- 1. Approval of the preliminary development plan is contingent on the approval of V-44-2022 by the Board of Zoning Appeals or the development plan is modified to eliminate the need for the requested variances.
- 2. A leisure trail is installed along the entire frontage of Smith's Mill Road.
- 3. Signage is subject to staff approval.
- 4. The parking lot lighting poles and fixtures are colored black to match the surrounding fixtures at neighboring sites.
- 5. The city engineer comments are addressed subject to staff approval.

## **Approximate Site Location:**



Source: Google Earth

Permit #	
Board	
Mtg. Date	



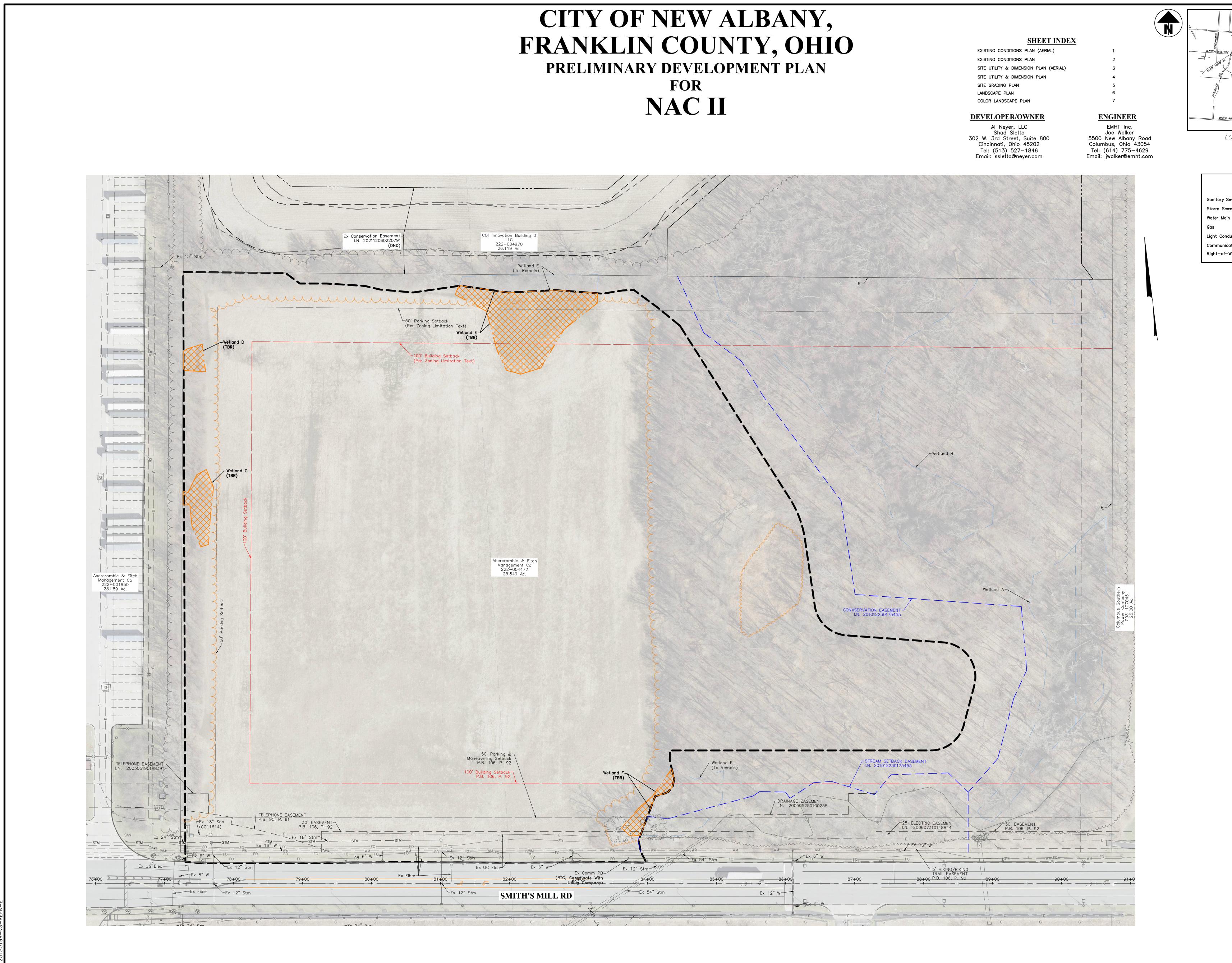
## **Community Development Planning Application**

	Site Address Smiths Mills Road		
	Parcel Numbers 222-004472-00 Acres 25.85 # of lots created 1 Chaose Application Type Circle all Details that Apply		
<b>Project Information</b>	Choose Application Type         Appeal         Certificate of Appropriateness         Conditional Use         Development Plan         Plat         Lot Changes         Minor Commercial Subdivision         Vacation         Variance         Extension Request         Zoning	Preliminary Fina Preliminary Fina Combination Spli Easement Amendment (rezonin	al Adjustment Street ag) Text Modification
	Property Owner's Name: <u>Abercro</u> Address: <u>6301 Fitch Path</u> City, State, Zip: New Albany, OH 430	mbie & Fitch Management	Co
	Phone number: (614) 283-6500	-	Fax:
Contacts	11	er RE, LLC. 02 W. 3rd Street, Suite 800 2	), Attention Shad Sletto
Signature	The Owner/Applicant, as signed below employees and appointed and elected	v, hereby authorizes Vil officials to visit, photog	
S	Signature of Owner Signature of Applicant		Date: Date:

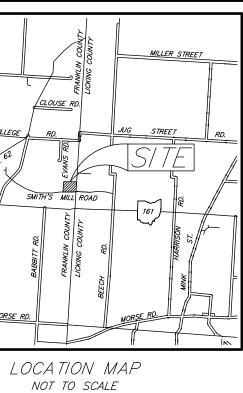
Anneal			250.00	
Appeal Certificate of Appr	onriateness		250.00	
Connicate of Appr		wo family residential	100.00	
	_	sidential or commercial	300.00	
	ARB - Signage	sidential of commercial	75.00	
Conditional Use	ARD - Signage		600.00	
	Dualinging my DUD	Comments an aire	000.00	
Development Plan	<ul> <li>Preliminary PUD of Planning fee</li> </ul>	First 10 acres	750.00	
	I failing fee	Each additional 5 acres or part thereof	50.00 / each	
	Engineering fee	1-25 lots	155.00 / each	
	Eligineering iee	Minimum fee	1000.00	
	En sin serie s for	26 - 50 lots	3875.00	
	Engineering fee			
	Б С	Each additional lot over 26	75.00 / each	
	Engineering fee	Over 51 lots	5750.00	
		Each additional lot over 51	50.00 / each	
Development Plan		<b>F</b> '	(50.00	
	Planning fee	First 10 acres	650.00	
		Each additional 5 acres or part thereof	50.00	
	Engineering fee	1-25 lots	155.00 /1	
	Engineering	(minimum fee \$1,000.00)	155.00 / each	
	Engineering fee	26 – 50 lots		
		Each additional lot over 26	75.00 / each	
	Engineering fee	Over 51 lots	5750.00	
		Each additional lot over 51	50.00 / each	
Development Plan			300.00	
-	/ Text Amendment		600.00	
Plat – Road Prelim	•			
	Planning fee		350.00	
	Engineering fee	no lots on either side of street	1.00 / LF	
		lots on one side of street	.50 / LF	
		Minimum fee	1,000.00	
Plat – Road Final				
	Planning fee		350.00	
	Engineering fee	no lots on either side of street	1.00 / LF	
		lots on one side of street	.50 / LF	
		Minimum fee	1,000.00	
Plat – Subdivision	Preliminary			
	Planning		650.00	
		Plus each lot	50.00 / each	
	Engineering fee	1-25 lots		
	-	(minimum fee \$1,000.00)	155.00 / each	
	Engineering fee	26 – 50 lots	3875.00	
		Each lot over 26	75.00 / each	
	Engineering fee	Over 51 lots	5750.00	
		Each lot over 51	50.00 / each	

Plat – Subdivision Final							
Plan	ning		650.00				
1 iuii	ling	Plus each lot	15.00 / each	—			
Engi	neering fee	1-25 lots	15.00 / eden	—			
Liigi	licering ice	(minimum fee \$1,000.00)	155.00 /each				
Engi	neering fee	26-50 lots	3875.00	—			
C	U	Each lot over 26	75.00 / each	—			
Engi	neering fee	Over 51 lots	5750.00	—			
C	U	Each lot over 51	50.00 / each				
Lot Changes			200.00	—			
Minor Commercial Subd	ivision		200.00				
Vacation (Street or Easer	ment)		1200.00				
Variance	,						
Non-single fam:	ily, commercia	l, subdivision, multiple properties	600.00				
Single Family re	esidence		250.00				
In conjunction v	with Certificati	on of Appropriateness	100.00				
Extension Request			0.00				
Zoning							
•	oning - First 10	acres	700.00				
	ining Thist To	Each additional 5 acres or part thereof	50.00 / each				
Rezo	ning to Rocky	Fork Blacklick Accord	250.00				
	Modification		600.00	—			
Easement Encroachment			800.00	—			
				—			

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • Phone 614.939.2254 • Fax 614.939.2234



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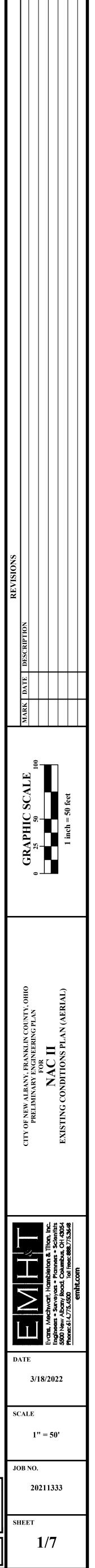


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NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE March 18, 2022





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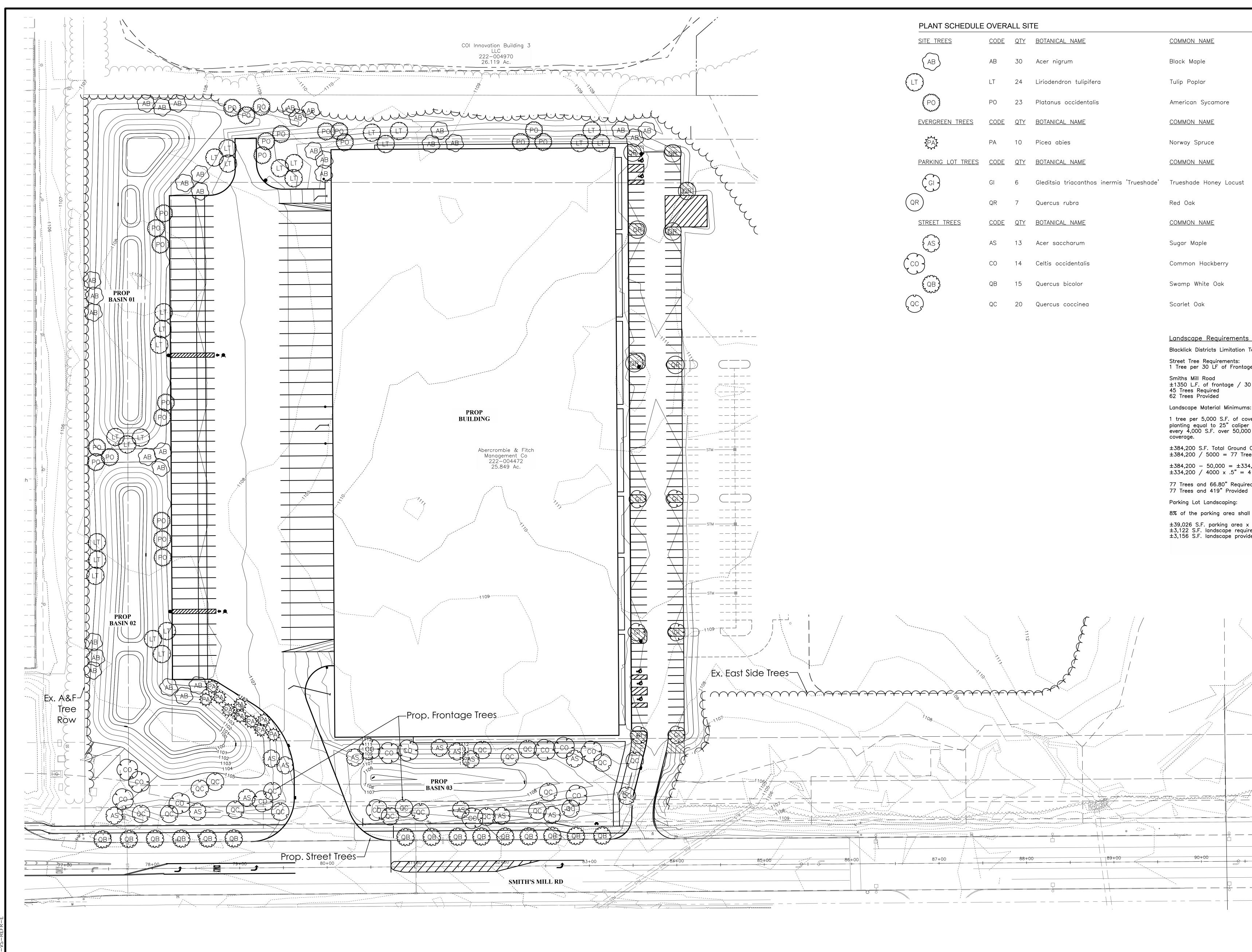
Sanitary Sewer Storm Sewer Water Main Gas Light Conduit Communication Right—of—Way Contours

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REVISIONS	RARK DATE DESCRIPTION						
DA	CITY OF NEW ALRANY, FRANKLIN COUNTY, OHIO	PRELIMINARY ENGINEERING PLAN		Everation metabolicitie and interface and in	5500 New Alborry Road, Columbus, OH 43054 EXISTING CONDITIONS PLAN	$\frac{1100000014}{100000000000000000000000000$	
	AI	е 1'	18/2 '' =				
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**PRELIMINARY** NOT TO BE USED FOR CONSTRUCTION

> PLAN SET DATE March 18, 2022



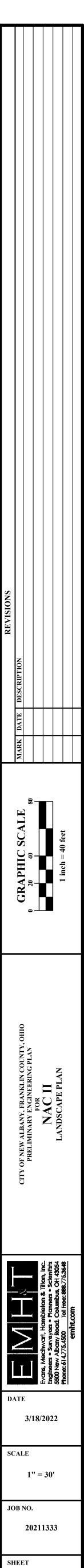
SCHEDULE OVER	ALL SI	TE	
<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME
AB	30	Acer nigrum	Black Maple
LT	24	Liriodendron tulipifera	Tulip Poplar
PO	23	Platanus occidentalis	American Sycamore
EN TREES CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME
PA	10	Picea abies	Norway Spruce
LOT TREES CODE	<u>QTY</u>	BOTANICAL NAME	<u>COMMON NAME</u>
GI	6	Gleditsia triacanthos inermis 'Trueshade'	Trueshade Honey Locust
QR	7	Quercus rubra	Red Oak
TREES <u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME
AS	13	Acer saccharum	Sugar Maple
CO	14	Celtis occidentalis	Common Hackberry
QB	15	Quercus bicolor	Swamp White Oak
QC	20	Quercus coccinea	Scarlet Oak
LOT TREES CODE TREES CODE AS CODE AS CO QB	10 QTY 6 7 <u>QTY</u> 13 14 15	Picea abies BOTANICAL NAME Gleditsia triacanthos inermis 'Trueshade' Quercus rubra BOTANICAL NAME Acer saccharum Celtis occidentalis Quercus bicolor	Norway Spruce <u>COMMON NAME</u> Trueshade Honey Loo Red Oak <u>COMMON NAME</u> Sugar Maple Common Hackberry Swamp White Oak

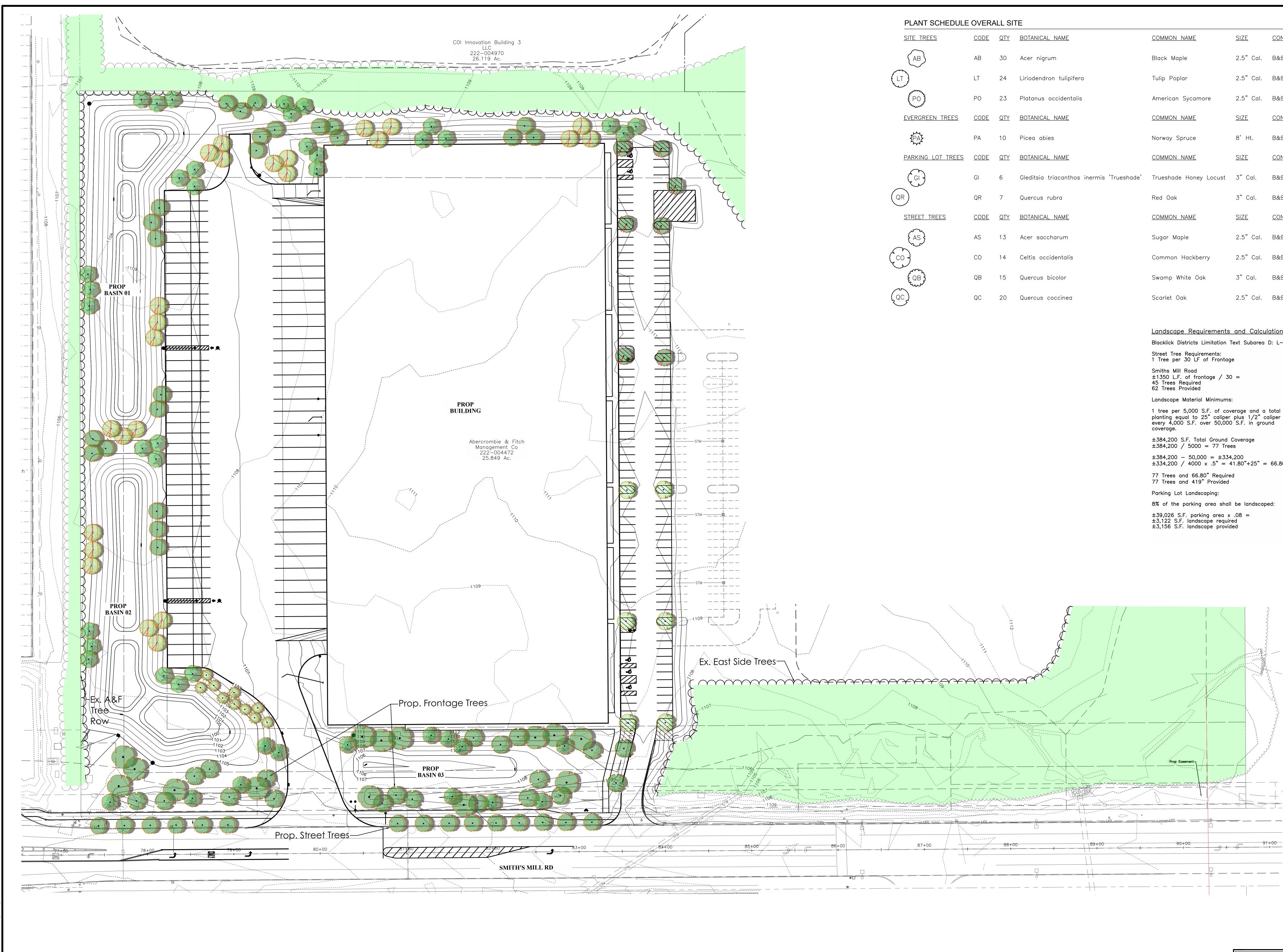
Blacklick Districts Limitation Street Tree Requirements: 1 Tree per 30 LF of Frontage

SIZE	CONDITION		
2.5" Cal.	B&B		
2.5" Cal.	B&B		
2.5" Cal.	B&B		
<u>SIZE</u>	<u>CONDITION</u>		
8' Ht.	B&B		
<u>SIZE</u>	<u>CONDITION</u>		
st 3" Cal.			
3" Cal.			
	<u>CONDITION</u>		
2.5" Cal.			
2.5" Cal.			
3" Cal.			
2.5" Cal.	B&B		
nts and Calculd on Text Subarea [			
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/ 30 =		REVISIONS	
ums: coverage and a liper plus 1/2" ca 9,000 S.F. in grour	total tree liper for nd		SCRIPTION
und Coverage Trees ±334,200 = 41.80"+25" =	66.80"		MARK DATE DESCRIPTION
= 41.80 +25 = quired ded	66.60		MA
shall be landscape	:d:		ĽE "
ea x .08 = equired rovided			<b>GRAPHIC SCALE</b>
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			CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO PREI IMINARY ENGINEERING PLAN
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PRELIMINARY ••••• NOT TO BE USED FOR CONSTRUCTION PLAN SET DATE March 18, 2022

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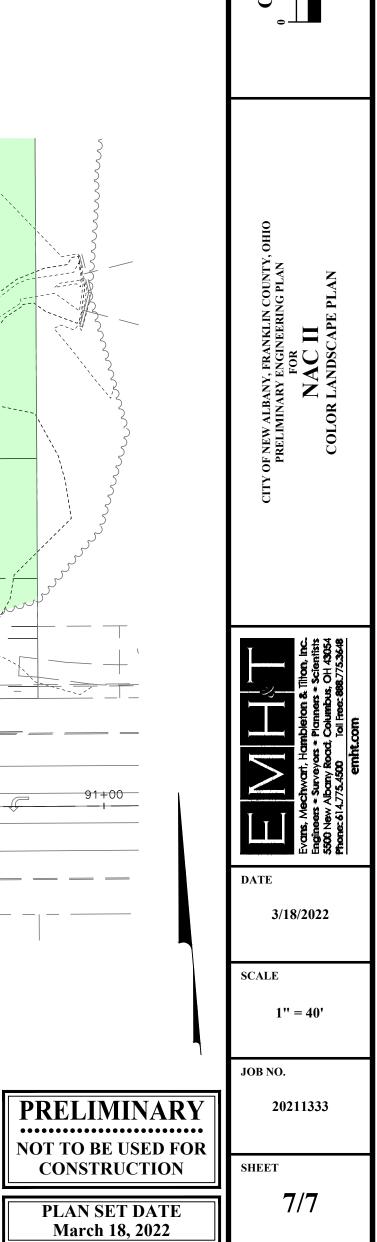




SCHEDULE OVER	ALL SI	TE	
<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME
AB	30	Acer nigrum	Black Maple
LT	24	Liriodendron tulipifera	Tulip Poplar
PO	23	Platanus occidentalis	American Sycamore
EN TREES CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME
PA	10	Picea abies	Norway Spruce
LOT TREES CODE	<u>QTY</u>	BOTANICAL NAME	<u>COMMON NAME</u>
GI	6	Gleditsia triacanthos inermis 'Trueshade'	Trueshade Honey Locust
QR	7	Quercus rubra	Red Oak
TREES <u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME
AS	13	Acer saccharum	Sugar Maple
CO	14	Celtis occidentalis	Common Hackberry
QB	15	Quercus bicolor	Swamp White Oak
QC	20	Quercus coccinea	Scarlet Oak
LOT TREES CODE IREES CODE AS CODE AS CO QB	10 QTY 6 7 <u>QTY</u> 13 14 15	Picea abies BOTANICAL NAME Gleditsia triacanthos inermis 'Trueshade' Quercus rubra BOTANICAL NAME Acer saccharum Celtis occidentalis Quercus bicolor	Norway Spruce <u>COMMON NAME</u> Trueshade Honey Loo Red Oak <u>COMMON NAME</u> Sugar Maple Common Hackberry Swamp White Oak

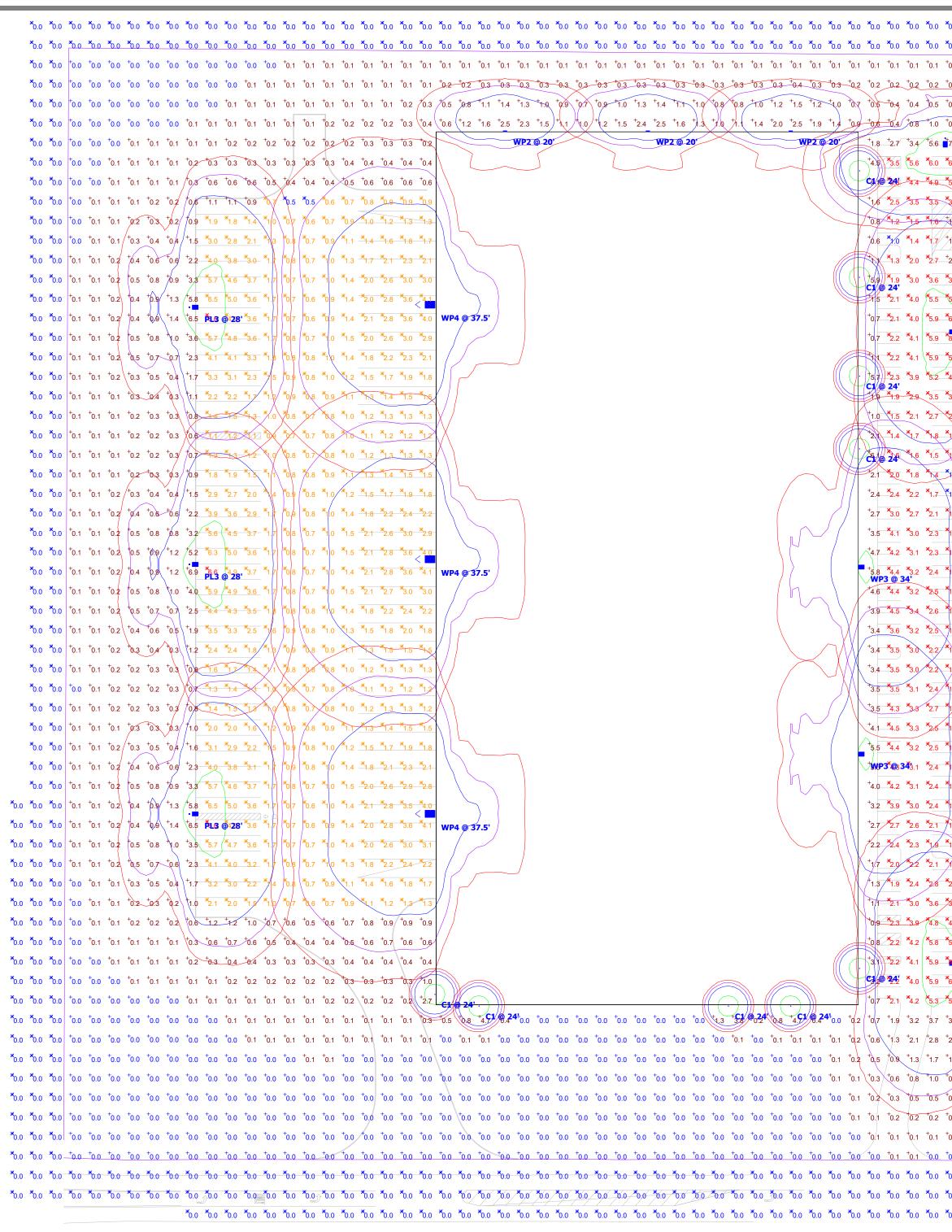
Blacklick Districts Limitation Street Tree Requirements: 1 Tree per 30 LF of Frontage Smiths Mill Road ±1350 L.F. of frontage / 30 45 Trees Required 62 Trees Provided Landscape Material Minimums 1 tree per 5,000 S.F. of cov planting equal to 25" caliper every 4,000 S.F. over 50,000 coverage. ±384,200 S.F. Total Ground ( ±384,200 / 5000 = 77 Tree  $\pm 384,200 - 50,000 = \pm 334$  $\pm 334,200 / 4000 \times .5" = 4$ 77 Trees and 66.80" Required 77 Trees and 419" Provided 8% of the parking area shall

	<u>SIZE</u>	CONDITION	
	2.5" Cal.	B&B	
	2.5" Cal.	B&B	
	2.5" Cal.	B&B	
	<u>SIZE</u>	<u>CONDITION</u>	
	8' Ht.	B&B	
	<u>SIZE</u>	<u>CONDITION</u>	
st	3" Cal.	B&B	
	3" Cal.	B&B	
	<u>SIZE</u>	CONDITION	
	2.5" Cal.	В&В	
	2.5" Cal.	В&В	
	3" Cal.	B&B	
	2.5" Cal.	B&B	
on Te ntage / 30 ums: cove iper ,000 und C Tree: =334,	= erage and a t plus 1/2" cal S.F. in groun coverage s 200 1.80"+25" =	otal tree iper for id	BEALENDAR
shall		d:	



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## Plan View Scale - 1'' = 60ft

Notes: floor. grade.

## Disclaimer:

Visual Professional has made great efforts to ensure the accuracy of their program, however Kraft Electric & Visual Professional assume no liability for the decisions made with the assistance of these design programs. Acutual light levels generated by installed luminaires may differ from the light levels predicted by Visual Professional for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions.

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+ <sub>2.</sub>	7 +0	.8 +0	).4 +	0.4 <sup>+</sup> 0	.2 +0.	.1 <sup>+</sup> 0.1	+0.1	+0.0	+0.0 +	+0.0 +0.0	.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +	+0.0 +0.0	+0.0	+0.0 +0	0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	0.0 +0.	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 +0.0	•0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	+0.0 +	0.0 <sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0 *	•0.0 <sup>**</sup> 0.0
; *3.	8 1	2 +0	0.5 +0		.3 +0.	.1 <sup>+</sup> 0.1	+0.1	+0.0	+0.0 +	+0.0 +0.0	0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +	+0.0 +0.0	+0.0	+0.0 +	0.0 <sup>+</sup> 0.0	o <sup>+</sup> 0.0	+0.0	+0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	0.0 <sup>+</sup> 0.	.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	o <sup>+</sup> 0.0 <sup>-</sup>	<sup>+</sup> 0.0 <sup>+</sup> 0.	0 +0.0	+0.0 +	0.0 <sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0 *	€0.0 <sup>**</sup> 0.0
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		$\left  \right\rangle$																																		
	[ ]	- Y	()			.2 <sup>+</sup> 0.1				<sup>+</sup> 0.0 <sup>+</sup> 0.0				0.0	0.0 0.0	0.0	0.0 (	0.0 0.0	0.0	0.0	0.0 0.0	0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0	0.0 '0.	.0 0.0	0.0 0.	0.0 0.0	0.0 0.	0 '0.0	0.0 (	0.0 0.0	0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	<i>"</i> 0.0 <i>"</i>	0.0 0.0
*8.	2 / <sup>+</sup> 3 /PL	5 o <sup>†</sup>	1.1) <sup>+</sup> ( <b>28</b> '	0 <sup>†</sup> 8.C	0.3 <sup>+</sup> 0.	.2 <sup>+</sup> 0.1	+0.0	+0.0	+0.0 +	+0.0 +0.0	.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0	+0.0 +(	0.0 +0.0	0.0 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0	0.0 +0.	.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 0.0	0.0 <sup>+</sup> 0.	0 <sup>+</sup> 0.0	+0.0 +(	0.0 +0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0	6.0 <sup>*</sup> 0.0
										+0.0 +0.0				+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0	+0.0 +0	0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	0.0 +0.	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	+0.0 +	0.0 +0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0	6.0 <sup>*</sup> 0.0
*4.	4 +1	.5 +0	).6 <sup>+</sup> (	5.7 <sup>+</sup> ¢	.3 +0	.1 <sup>+</sup> 0.1	+0.0	+0.0	+0.0 +	+0.0 +0.0	0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0	0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 0.0	•0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	+0.0 +	0.0 <sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0 *	€0.0 <sup>**</sup> 0.0
; <b>*</b> 3.	6 1	1 <sup>+</sup> 0	0.5 (	0.5 0	.3 +0.	.1 <sup>+</sup> 0.1	+0.0	+0.0	+0.0 +	+0.0 +0.0	.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +	+0.0 +0.0	+0.0	+0.0 +	0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	0.0 <sup>+</sup> 0.	.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	+0.0 +0.	0.0 <sup>+</sup> 0.0	+0.0 +	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0.0	*0.0 *	€0.0 <sup>**</sup> 0.0
*	5/+0	ه∕ +ر	م 4 <sup>+</sup> ر	h⊿ +o	12 +0	1 +0 1	+0.0	+0.0	+00 +	+0.0 +0.0	0 +00	o <sup>+</sup> o o	+0.0	+00 +	±00 ±00	+0.0	+0.0 +	00 <sup>+</sup> 00	o <sup>+</sup> o o	+0.0	+ 0 0 + 0 0	n <sup>+</sup> ∩ ∩	+00 +00	+00 +	0 0 <sup>+</sup> 0	0 +00	+00 +0	n <sup>+</sup> n n <sup>-</sup>	±00 ±0	0 +0 0	+00 +	n <sup>+</sup> n n	+00 +	+0.0 +0.0	*00 *	‱*∩∩
	$\times$ (	/	$\sim$							+0.0 +0.0																								+0.0 +0.0		
$\checkmark$	Ι/ χ														0.0 <sup>-</sup> 0.0								<sup>+</sup> 0.0 <sup>+</sup> 0.0													
X	2/'0	.5 '0	).3 '(	0.2 '0	0.1 '0.	.1 <sup>+</sup> 0.0	0.0	<sup>+</sup> 0.0	0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	.0 '0.0	0.0	'0.0	0.0	0.0 0.0	0.0	<sup>+</sup> 0.0 <sup>+</sup> (	0.0 '0.0	0.0	0.0	0.0 0.0	0.0	0.0 0.0	0.0	0.0 0.	.0 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 0.0	0.0 0.	0 0.0	'0.0 '(	0.0 0.0	0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	°0.0 ″	0.0 0.0
×1.	<mark>0</mark> ∕ <sup>+</sup> 0	. <b>5</b> <sup>+</sup> 0	).2 <sup>+</sup> (	D.1 <sup>+</sup> 0	0.1 +0	.1 <sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0 +	0.0 +0.0	.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0 +0	0.0 +0.0	0.0 <sup>+</sup> 0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0	0.0 +0.	.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 0.0	0.0 +0.	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup>	0.0 +0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0	6.0 <sup>*</sup> 0.0
· \ <b>*</b> 1.	0 \+0	.5 +0	0.2 +0	0.1 +0	0.1 +0	.1 <sup>+</sup> 0.0	+0.0	+0.0	+0.0 +	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 +0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0 +0	0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	0.0 +0.	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 0.0	0.0 +0.	0.0 <sup>+</sup> 0.0	+0.0 +	0.0 +0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0 *	6.0 <sup>**</sup> 0.0
*1.	2 +0	. <b>5</b> ⁺0	0.2 +0	D.1 <sup>+</sup> 0	0.1 +0.	.1 <sup>+</sup> 0.0	+0.0	+0.0	+0.0 +	+0.0 +0.0	0.0 0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0	+0.0 +0.0	+0.0	+0.0 +0	0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 0.0	0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	+0.0 +	0.0 <sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0 *	€0.0 <sup>₩</sup> 0.0
×1.	2 +0	.4 <sup>+</sup> 0	).2 +	D.1 <sup>+</sup> 0	0.1 <sup>+</sup> 0.	.0 +0.0	+0.0	+0.0	+0.0 +	+0.0 +0.0	.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +	+0.0 +0.0	+0.0	+0.0 +	0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	0.0 <sup>+</sup> 0.	.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	+0.0 +	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0.0	*0.0 *	€0.0 <sup>**</sup> 0.0
*	2 +0	.5 <sup>+</sup> 0	).2 +	0.1 <sup>+</sup> 0	0.1 <sup>+</sup> 0.	.0 +0.0	+0.0	+0.0	+0.0 +	<sup>+</sup> 0.0 <sup>+</sup> 0. <sup>4</sup>	.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +	<sup>+</sup> 0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0	0.0 <sup>+</sup> 0.0	0.0	+0.0	+0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	0.0 <sup>+</sup> 0.	.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	o <sup>+</sup> 0.0 <sup>-</sup>	<sup>+</sup> 0.0 <sup>+</sup> 0.	0 +0.0	+0.0 +	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0.0	*0.0 *	€0.0 <sup>**</sup> 0.0
																																		<sup>+</sup> 0.0 <sup>+</sup> 0.0		
$\searrow$																																		<sup>+</sup> 0.0 <sup>+</sup> 0.0		
;_ <b>*</b> ];	4 <sup>+</sup> 0	.6 <sup>+</sup> 0	).2 <sup>+</sup> (	).1 <sup>+</sup> 0	).1 <sup>+</sup> 0.	.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup>	0.0 0.0	.0 <sup>+</sup> 0.0	0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup>	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0	<sup>+</sup> 0.0 <sup>+</sup> (	0.0 +0.0	0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0	0.0 <sup>+</sup> 0.	.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0	°0.0 <sup>+</sup> 0.	0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> (	0.0 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0	0.0 *0.0
<b>*</b> 1.	5 0	.† †c	).2 +(	D.1 <sup>+</sup> 0	0.1 <sup>+</sup> 0.	.0 <sup>+</sup> 0.0	+0.0	+0.0	+0.0 +	0.0 +0.0	.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0 +(	0.0 +0.0	0.0 <sup>+</sup> 0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0	+0.0 +0.0	0.0 +	0.0 +0.	.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0 <sup>+</sup> 0.0	+0.0 +(	0.0 +0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0 *	€0.0 <sup>**</sup> 0.0
*1.	4 +0	d +c	0.3 +0	D.1 <sup>+</sup> 0	0.1 <sup>+</sup> 0.	.0 <sup>+</sup> 0.0	+0.0	+0.0	+0.0 +	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0 +0	0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	0.0 +0.	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	+0.0 +	0.0 +0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0 *	€0.0 <sup>**</sup> 0.0
*1	4 +0	a ⁺c	).3 <sup>+</sup> (	D.1 <sup>+</sup> 0	0.1 <sup>+</sup> 0.	.0 +0.0	+0.0	+0.0	+0.0 +	+0.0 +0.1	0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0	+0.0 +0.0	+0.0	+0.0 +	0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	.0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 +0.0	+0.0 +0.	0.0 <sup>+</sup> 0.0	+0.0 +	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0.0	*0.0 *	€0.0 <sup>₩</sup> 0.0
×1.	4 1/0	, + .7 +0	).3 <sup>+</sup> (	0.1 <sup>+</sup> 0	0.1 <sup>+</sup> 0.	.0 +0.0	+0.0	+0.0	+0.0 +	<sup>+</sup> 0.0 <sup>+</sup> 0.0	.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +	+0.0 +0.0	+0.0	+0.0 +0	0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	0.0 <sup>+</sup> 0.	.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0 +0.0	+0.0 +	0.0 <sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0 *	• 0.0 <sup>**</sup> 0.0
. *	+0	6 <sup>+</sup> 0	12 +	01 <sup>+</sup> 0	1 +0	0 +0 0	+0.0	+0.0	+00 +	+00 +07	0 +00	0 <sup>+</sup> 0 0	+0.0	+00 +	+ 00 +00	+0.0	+00 +0	00 <sup>+</sup> 00	o <sup>+</sup> o o	+0.0	+ 0 0 + 0 0	n <sup>+</sup> n n	+00 +00	+00 +	0 0 <sup>+</sup> 0	0 +00	+00 +0	n <sup>+</sup> n n <sup>-</sup>	±00 ±0	0 +0 0	+00 +	າດ <sup>+</sup> ∩ ດ	+00 +	+0.0 +0.0	*00 *	‱*∩∩
																																				• • • *0.0
																																		<sup>+</sup> 0.0 <sup>+</sup> 0.0		
<b>*</b> 1.	2 <sup>+</sup> 0	.5 +0	).2 <sup>+</sup> (	D.1 <sup>+</sup> 0	0.1 <sup>+</sup> 0.	.0 <sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0	+0.0 +	0.0 +0.0	.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0 +0	0.0 +0.0	0.0 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup>	0.0 +0.	.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 0.0	0.0 +0.	0.0 <sup>+</sup> 0.0	+0.0 +	0.0 +0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0 *	6.0 <sup>*</sup> 0.0
<b>*</b> 1.	2 +0	.5 +0	).2 +0	D.1 <sup>+</sup> 0	0.1 +0	.1 <sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0	+0.0 +	<sup>+</sup> 0.0 <sup>+</sup> 0.0	.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0 +0	0.0 +0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	0.0 +0.	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	+0.0 +	0.0 +0.0	+0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	*0.0 *	6.0 <sup>*</sup> 0.0
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1.	s, )⁺0	.6 +0	0.2 +	0.1 <sup>+</sup> 0	0.1 +0.	.1 <sup>+</sup> 0.0	+0.0	+0.0	+0.0 +	+0.0 +0.1	.0 +0.0	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0	+0.0 +	+0.0 +0.0	+0.0	+0.0 +0	0.0 <sup>+</sup> 0.0	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0.0	0.0 <sup>+</sup> 0.0	+0.0 +0.0	+0.0 +	0.0 <sup>+</sup> 0.	.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.	0.0 <sup>+</sup> 0.0	+0.0 +	0.0 <sup>+</sup> 0.0	+0.0	+0.0 +0.0	*0.0 *	€0.0 <sup>**</sup> 0.0
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NOTES:	
1. Fixture Type 'CL1' is downlight only accent mounted at 24'-0"	above finished

2. Fixture Type 'WP4' on West side of building mounted at 37'-6" above finished

3. Fixture Type 'WP3' on East side of building mounted at 34' above finished grade. 4. Fixture Type 'WP2' on North side of building mounted at 20' above finished grade. 5. Fixtures on poles modeled at 28'-0" above finished grade (25' pole, 3' base) 6. ISO-Lines are shown at 0.25(Red), 0.5(Pumple), 1.0(Blue) 7. Light levels at all property lines and beyond is at 0.0 fc

8. Property line is indicated by magenta line

## Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens Per Lamp	Light Loss Factor	Wattage						
$\bigcirc$	<b>C1</b>	9	WAC LIGHTING	DC-WE06-N40S-WT	3635	0.95	34.3933						
	PL3	5	Lithonia Lighting	DSX2 LED P8 40K T3M MVOLT	47777	0.95	431						
	PL3-H         1           WP3         2		Lithonia Lighting	DSX2 LED P8 40K T3M MVOLT HS	38715	0.95	431						
			Lithonia Lighting	DSX2 LED P8 40K T3M MVOLT	47777	0.95	431						
	WP4	3	Lithonia Lighting	DSX2 LED P8 40K T4M MVOLT	48144	0.95	431						
	WP2	3	Lithonia Lighting	DSXW2 LED 20C 1000 40K T2M MVOLT	7466	0.95	73						

H

COMMERCE

BANY

A

NEW

Symbol	Avg	Max	Min	Max/Min	Avg/Min
+	0.4 fc	8.2 fc	0.0 fc	N/A	N/A
<b>Ж</b>	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
<b>Ж</b>	3.0 fc	8.2 fc	1.0 fc	8.2:1	3.0:1
Ж	1.9 fc	6.6 fc	0.5 fc	13.2:1	3.8:1
	+ X X	+       0.4 fc         X       0.0 fc         X       3.0 fc	+       0.4 fc       8.2 fc         X       0.0 fc       0.0 fc         X       3.0 fc       8.2 fc	+         0.4 fc         8.2 fc         0.0 fc           X         0.0 fc         0.0 fc         0.0 fc           X         3.0 fc         8.2 fc         1.0 fc	+       0.4 fc       8.2 fc       0.0 fc       N/A         X       0.0 fc       0.0 fc       0.0 fc       N/A         X       3.0 fc       8.2 fc       1.0 fc       8.2:1

Designer Date 03/17/2022 Scale Not to Scale Drawing No. Summary



March 25, 2022

Mr. Stephen Mayer Planning Manager New Albany 90 West Main Street New Albany, OH 43054

## Re: Community Development Planning Application – Architectural Design New Building – New Albany Commerce 2 (North Site)

Dear Mr. Mayer:

Please note the following building design synopsis demonstrating compliance to New Albany zoning ordinance Section 1.04(2):

**<u>Project</u>**: Project is a speculative warehouse/office designed for optimal flexibility consistent with this market and similar adjacent projects:

- Building is approximately 218,460 sf.
- Building construction will be site-cast or precast concrete panels with medium textured paint finish (decorative reveals), conventional steel frame roof structure, membrane roof and storefront/curtainwall glazing.
- 32' clear height, which yields top of wall of 42'-0" at building ends, and 32'-6" at dock wall.
- Single-loaded building with truck court and fully equipped docks with levelers and dock stairs.
- Auto parking along east side of building (anticipated office areas) with pedestrian walk.
- Prefinished metal gutters/downspouts along west dock walls.

## Architectural Standard Compliance:

- Building is designed in context to previously approved Al. Never building located across the street at 7915 Smith Mill Road. While similar, it will be only a single-loaded building, docks on one side, and replicate the design features, scale and materials to promote harmonious street view.
- Building, as designed, is a departure from the standard prototypical speculative warehouse, whereby each façade is asymmetrical (no bookend corners), which creates visual energy and diverse design.
- Utilizing a combination of decorative reveals, varied heights of panels, accent colors and architectural "blocking" of key features, the design avoids uninterrupted facades and manages scale, proportion and rhythm to enhance overall design composition.
- Primary and secondary corners address static "bookend" approach by offering varied facades, introducing wider extent of decorative reveals, parapet walls to break up the massing of the building.

- Southeast and northeast corners are anticipated to be future office and as such, have additional features to engage occupants:
  - o Enhanced reveal pattern and colors.
  - o Full-height curtainwall to add transparency and define entrance.
  - o Decorative metal canopy to create shadow lines and protection from elements.
  - Pre-finished metal "fin" to outline main corner, adding shadow line and material differential.
- Roof-top screening is provided at future office areas with parapet walls (at primary office corners). Warehouse roof-top equipment will be screened using pre-fabricated screening system (Envisor Screening Systems as basis of design). We feel this addresses screening, while providing flexibility with the uncertainty of future tenant's roof-top equipment needs.
- Between the building corners, and along the dock elevations, the building design incorporates 4' wide accent panels with clearstory windows, pre-finished metal gutters/downspouts and metal exit stairs to provide additional visual interest and rhythm.

We appreciate your review and consideration for approval. Please feel free to call and discuss prior to our April 18<sup>th</sup> Planning Commission Meeting.

Sincerely, A.N. ARCHITECTS, INC.

Patrick G. Moore, AIA, NCAB, LEED AP Vice President of Architecture A.N. Architects, Inc.





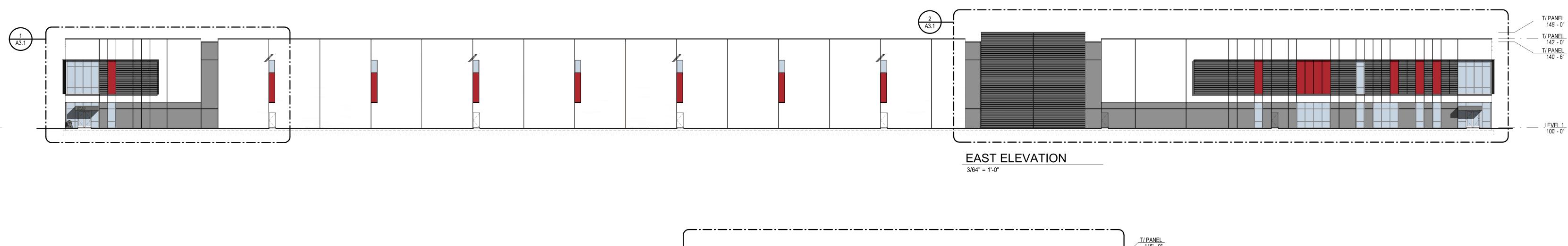
# NEW ALBANY COMMERCE II

PRELIMINARY DESIGN | NEW ALBANY, OH | 2022 FEBRUARY, 10

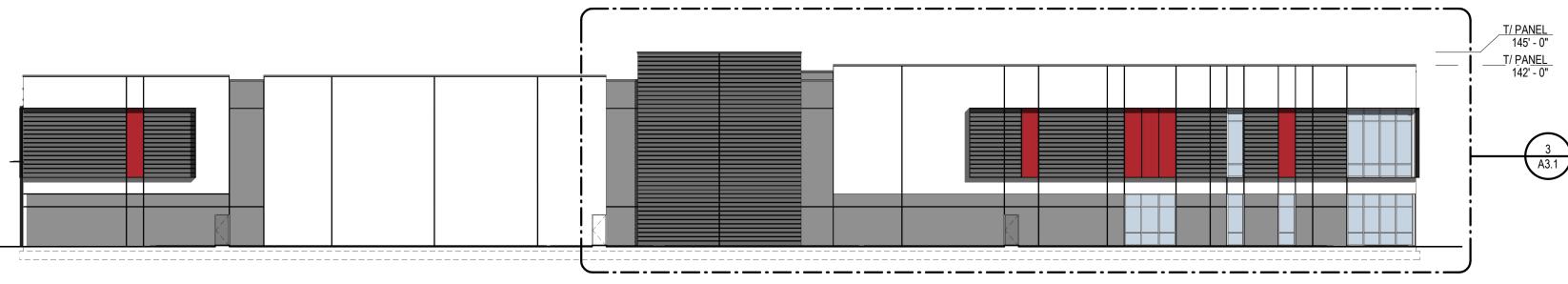


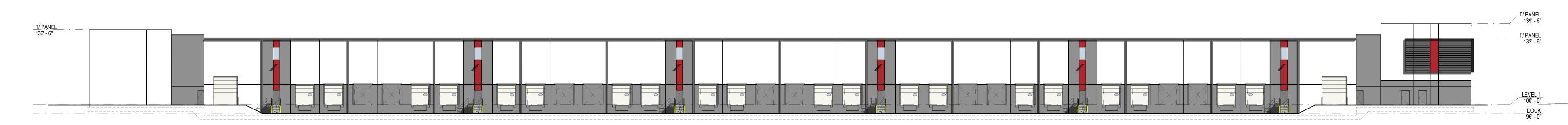


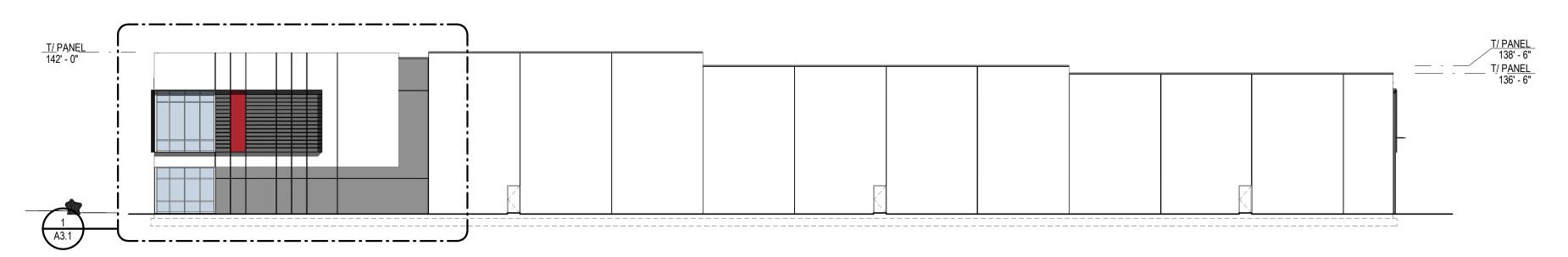
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<u>T/</u> PAN<u>EL</u> 139' - 6"







# NEW ALBANY COMMERCE II

PRELIMINARY DESIGN | NEW ALBANY, OH | 2022 FEBRUARY, 10

BIM 360://R20 Preliminary Projects/P3773\_Abercrombie North.rvt



WEST ELEVATION 3/64" = 1'-0"

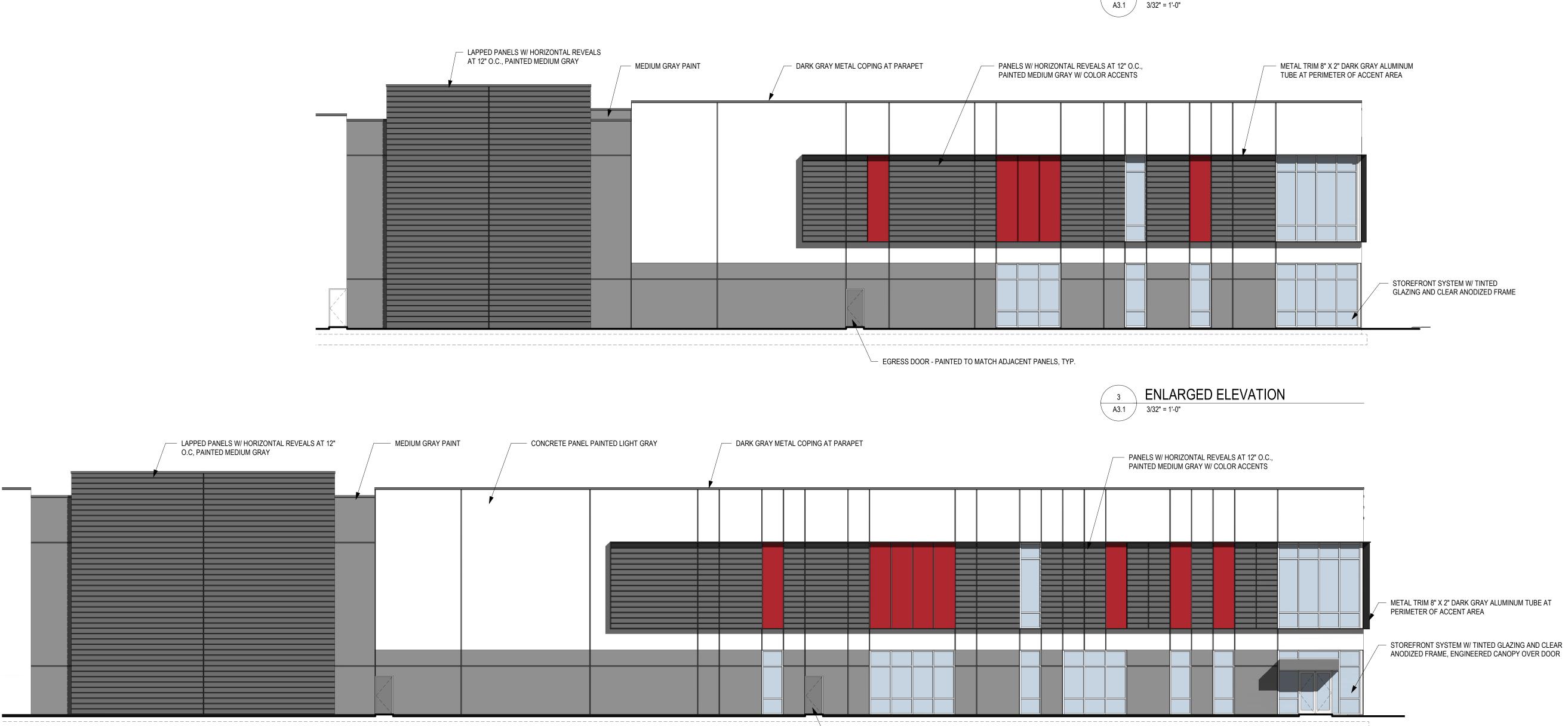
NORTH ELEVATION 3/64" = 1'-0"

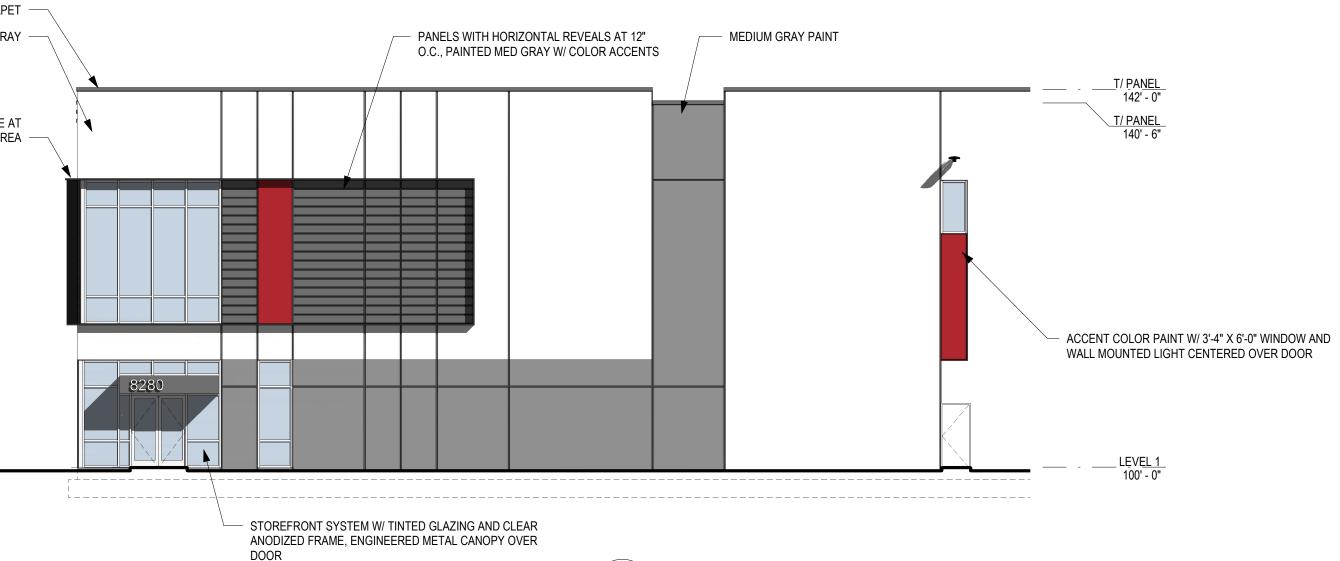




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## NEW ALBANY COMMERCE II



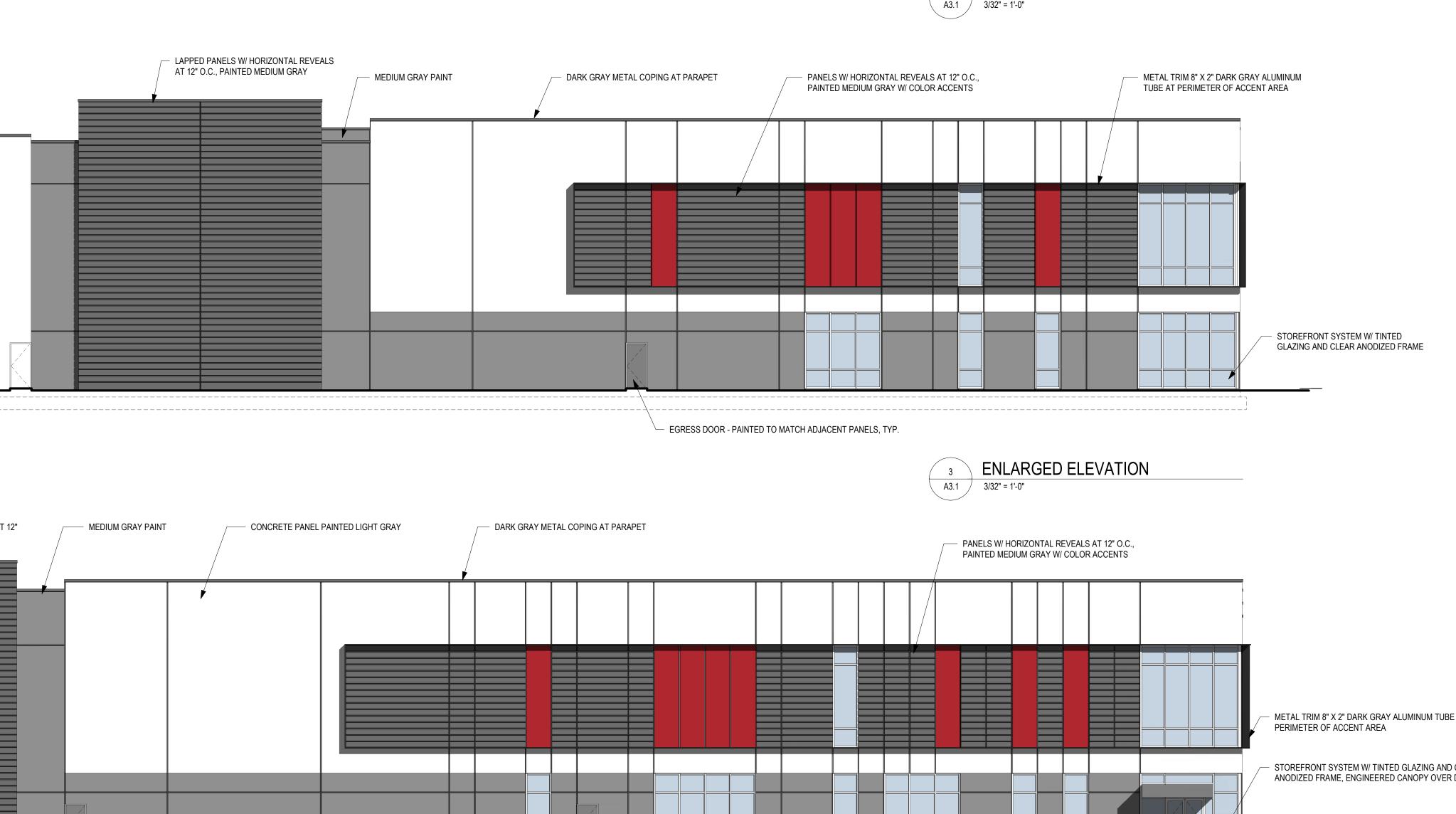


1

ENLARGED ELEVATION

DARK GRAY METAL COPING AT PARAPET CONCRETE PANELS PAINTED LIGHT GRAY

METAL TRIM 8" X 2" DARK GRAY ALUMINUM TUBE AT PERIMETER OF ACCENT AREA



- EGRESS DOOR - PAINTED TO MATCH ADJACENT PANELS, TYP.

2

ENLARGED ELEVATION A3.1 3/32" = 1'-0"



A3.1

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