

Permit # _____
 Board _____
 Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information	Site Address <u>New Albany Condit Road, New Albany, OH 43054</u> Parcel Numbers <u>222-005258 and 222-005259</u> Acres <u>12.737 +/- Acres</u> # of lots created _____																																																																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Choose Application Type</th> <th colspan="5" style="text-align: center;">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td colspan="2">Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td colspan="3">Adjustment</td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td colspan="3">Street</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Zoning</td> <td colspan="2" style="border: 2px solid black; text-align: center;">Amendment (rezoning)</td> <td colspan="3">Text Modification</td> </tr> </tbody> </table>	Choose Application Type	Circle all Details that Apply					<input type="checkbox"/> Appeal						<input type="checkbox"/> Certificate of Appropriateness						<input type="checkbox"/> Conditional Use						<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment		<input type="checkbox"/> Plat	Preliminary	Final				<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment			<input type="checkbox"/> Minor Commercial Subdivision						<input type="checkbox"/> Vacation	Easement		Street			<input type="checkbox"/> Variance						<input type="checkbox"/> Extension Request						<input checked="" type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	
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Description of Request: <u>To rezone 12.737+/- acres from I-PUD, Infill Planned Development, to L-GE, Limited General Employment district.</u>																																																																								
Contacts	Property Owner's Name: <u>Cornerstone Academy Community School</u> Address: <u>c/o Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>614.335.9320</u> Fax: <u>614.335.9329</u> Email: <u>aaron@uhlfirm.com</u>																																																																							
	Applicant's Name: <u>The New Albany Company, LLC c/o Aaron L. Underhill, Esq.</u> Address: <u>Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>614.335.9320</u> Fax: <u>614.335.9329</u> Email: <u>aaron@uhlfirm.com</u>																																																																							
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																																							
	By: Signature of Owner <u>Aaron L. Underhill, Attorney for Owner</u> Date: <u>10/18/2023</u> Signature of Applicant By: <u>Aaron L. Underhill, Attorney for Applicant</u> Date: <u>10/18/2023</u>																																																																							

**NORTH CITY BUSINESS
ZONING DISTRICT (L-GE)**

**Information concerning specific Code requirements for
rezoning submittal by The New Albany Company LLC**

Per C.O. 1111.04(c) and (d), a written statement of the existing use and zoning district a written statement of the proposed use and zoning district.

Response: There is no existing use of the property it is undeveloped but subject to an I-PUD, Infill Planned Unit Development zoning classification that was intended to facilitate the development of a school campus. The proposed zoning district is L-GE, Limited General Employment, to facilitate the development of uses that are found throughout the New Albany International Business Park.

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

Response: The site consists of 12.737+/- acres located at the northwest corner of the intersection of New Albany Road East and New Albany-Condit Road in New Albany. The subject property is in an area that includes a variety of uses, such as the Nottingham Trace neighborhood to the north and its associated City-owned park, the Canine Companions for Independence campus to the northeast, the Pharma Force facility to the east, and existing and future employment generating development to the west. The Discover Financial facility is located immediately to the south. The rezoning of this property is a good transitional use given the existing surrounding uses.

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

Response: The property is already subject to The New Albany Business Park CCRs and is part of The New Albany Business Park Association.

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

Response: Development of the site will occur based on market demand after final zoning approval is received.

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

Response: No such application is required.

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

Response: No such application is required.

APPLICANT:

The New Albany Company, LLC
c/o Aaron L. Underhill, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, OH 43054

PROPERTY OWNER:

Cornerstone Academy Community
School
6015 Walnut Street
Westerville, OH 43081

ATTORNEY:

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

SURROUNDING PROPERTY OWNERS:

Cornerstone Academy
Community School
5022B Pinecreek Drive
Westerville, OH 43081

Discover Properties LLC
2500 Lake Cook Road
Riverwoods, IL 60015

City of New Albany
8000 Walton Parkway, Suite 120
New Albany, OH 43054

TJX Companies, Inc.
770 Cochituate Road
Framingham, MA 01701

Bashar Alawad
5660 Harlem Road
New Albany, OH 43054

American Regent, Inc.
960 Crupper Road
Shirley, NY 11967


AFFIDAVIT OF FACTS

I, Aaron L. Underhill, in my capacity as attorney for the applicant listed on the zoning application pertaining to 12.737+/- acres known as Franklin County Parcel Numbers 222-005259 and 222-005258, being first duly sworn, do hereby state and depose the following:

That accompanying this affidavit is a list of all property owners located within two hundred (200) feet of the parcel(s) that are the subject of the application and their addresses as appearing on the Franklin County Auditor's current tax list; and

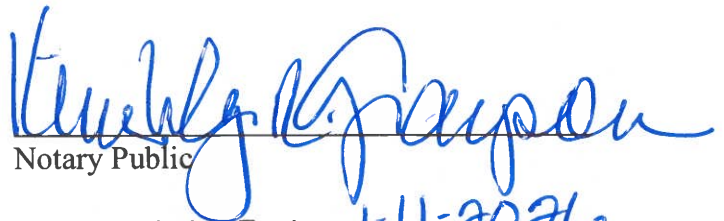
That said list is based solely on the records of the Office of the Auditor of Franklin County, Ohio, as provided on its website on or about the date of this affidavit.

Further Affiant sayeth not.

By: 
Aaron L. Underhill
Attorney, Underhill & Hodge LLC

STATE OF OHIO
COUNTY OF FRANKLIN SS.

The foregoing instrument was acknowledged before me on the 18th day of October 2023, by Aaron L. Underhill, who acknowledged the foregoing signature to be his voluntary act and deed.


Notary Public
My Commission Expires: 1-11-2026



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

CITY OF NEW ALBANY
NO PLAT REQUIRED
APPROVED


Signature

5-23-2022
Date

12.737 ACRES

LS - 2022 - 0056

Situated in the State of Ohio, County of Franklin, City of New Albany, lying in Lot 15, Section 8, Quarter Township 2, Township 2, Range 16, United States Military District, being part of that 11.751 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 201010070133764 and part of that 15.735 acre tract conveyed to The New Albany Company LLC by deed of record in Instrument Number 200910010142138 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of New Albany Road East (100 feet in width) and New Albany-Condit Road (State Route 605; width varies), as dedicated by Plat Book 86, Page 78, being in the line common to said Farm Lot 15, Quarter Township 2 and Farm Lot 16, Quarter Township 1;

Thence North 86° 24' 55" West, with the centerline of said New Albany Road East, a distance of 99.95 feet to a point;

Thence North 03° 35' 05" East, across said New Albany Road East, a distance of 50.00 feet to an iron pin set at the intersection of the northerly right-of-way line of said New Albany Road East with the westerly right-of-way line of New Albany-Condit Road, being the southerly common corner of said 11.751 acre tract and that 0.707 acre tract conveyed as Parcel No. 22 WD to the State of Ohio by deed of record in Instrument Number 199908230213995, being the TRUE POINT OF BEGINNING;

Thence North 86° 24' 55" West, with the northerly right-of-way line of said New Albany Road East, the southerly line of said 11.751 acre tract, a distance of 45.66 feet to an iron pin set at a point of curvature;

Thence continuing with said northerly right-of-way line, said southerly line, with the arc of a curve to the left, (passing an iron pin set at an arc length of 572.32 feet), having a central angle of 24° 40' 46", a radius of 1350.00 feet, an arc length of 581.50 feet, a chord bearing of South 81° 14' 42" West and chord distance of 577.01 feet to an iron pin set;

Thence North 20° 30' 38" West, across said 11.751 and 15.735 acre tracts, a distance of 273.41 feet to an iron pin set;

Thence North 03° 48' 19" East, across said 15.735 acre tract, a distance of 568.32 feet to an iron pin set in the southerly line of that subdivision entitled "Nottingham Trace Phase 1", of record in Plat Book 124, Page 15;

Thence South 85° 58' 00" East, with the northerly line of said 15.735 and 11.751 acre tracts, the southerly line of said "Nottingham Trace Phase 1", (passing an iron pin set at a distance of 71.84 feet) a total distance of 728.52 feet to an iron pin set at an angle point in the westerly right-of-way line of said New Albany-Condit Road, being the northerly common corner of said 11.751 and 0.707 acre tracts;

Thence with said westerly right-of-way line, the line common to said 11.751 and 0.707 acre tracts, the following courses and distances:


South 29° 13' 56" East, a distance of 92.76 feet to an iron pin set;

South 03° 35' 05" West, a distance of 116.47 feet to an iron pin set;

South 16° 19' 37" West, a distance of 45.34 feet to an iron pin set;

South 03° 35' 05" West, a distance of 400.24 feet to an iron pin set at a point of curvature; and

CITY OF NEW ALBANY
NO PLAT REQUIRED
APPROVED

 5-23-2022
Signature Date

LS-2022-0056

12.737 ACRES
-2-

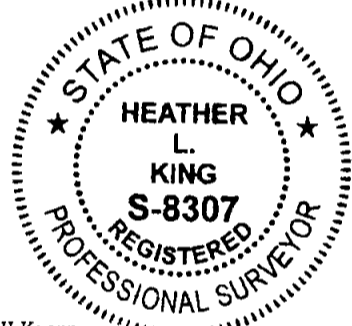
With the arc of a curve to the right, having a central angle of 89° 59' 12", a radius of 50.00 feet, an arc length of 78.53 feet, a chord bearing of South 48° 34' 41" West and chord distance of 70.70 feet to the TRUE POINT OF BEGINNING, containing 12.737 acres, more or less, of which 11.692 acres are part of said 11.751 acre tract (Auditor Parcel Number 222-001945) and 1.045 acres are part of said 15.735 acre tract (Auditor Parcel Number 222-002127).

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

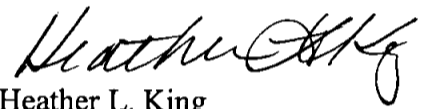
The bearings herein are based on a portion of the centerline of New Albany Road East having a bearing of North 86° 24' 55" West as shown on the plat entitled "New Albany Road East, Central College Road and New Albany-Condit Road Dedication and Easements", of record in Plat Book 86, Page 78.

This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307, in March of 2021.



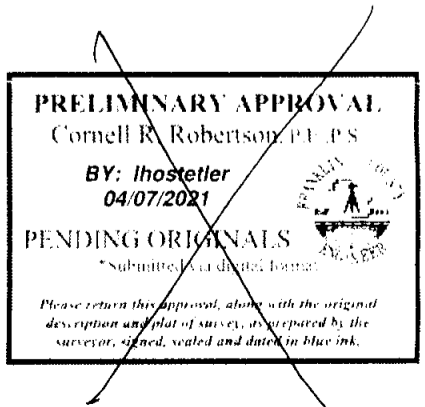
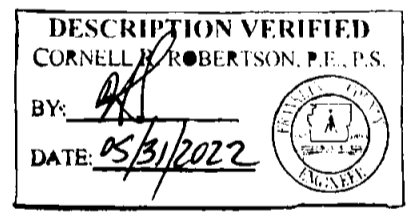
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EVANS, MECHWART, HAMBLETON & TILTON, INC.


Heather L. King
Professional Surveyor No. 8307

3/7/21
Date

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1.045 ACRES
OUT OF
(222)
002127





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

P: 614.335.9321
F: 614.335.9329
aaron@uhlfirm.com

October 18, 2023

Ms. Chelsea Nichols
Planner
City of New Albany
99 W. Main Street
New Albany, Ohio 43054

RE: School Impact of Zoning of 12.737+/- Acres located at the northwest corner of the intersection of New Albany Road East and New Albany-Condit Road in New Albany by The New Albany Company

Dear Chelsea:

Cornerstone Academy Community School owns certain real property (the "Property") located at the northwest corner of the intersection of New Albany Road East and New Albany-Condit Road in New Albany. The New Albany Company LLC is in contract to acquire ownership of the Property. This letter accompanies an application to rezone the Property from I-PUD, Infill Planned Unit Development to L-GE, Limited General Employment. The purpose of this letter is to analyze the impact of this zoning on the New Albany Plain Local School District.

Today the site is undeveloped. It is zoned I-PUD, Planned Unit Development to accommodate the use and development of a public charter school. By rezoning the site to an L-GE, Limited General Employment district this rezoning will expand the uses that may be operated and developed thereon and will eliminate the school use as being permitted on the Property. It presents an opportunity to provide new revenue from improved taxable value on the Property without the need to educate students.

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

Sincerely,

Aaron L. Underhill
Attorney for the Applicant

NORTH CITY BUSINESS ZONING DISTRICT

LIMITATION (L-GE) TEXT

November 6, 2023

I. Summary: The North City Business Zoning District (hereinafter, the “Zoning District”) consists of 12.737+/- acres located to the northwest of and adjacent to the intersection of New Albany-Condit Road and New Albany Road East. The property is presently undeveloped and is generally bisected from southwest to northeast by a 110-foot wide gas line easement. To the north is the Nottingham Trace residential subdivision, including a 23+ acre park that is to the northwest of and adjacent to the subject site. To the north of and adjacent to this zoning district is a tract of property that is zoned to allow future development of retail and service uses, and to the east across New Albany-Condit Road is the Canine Companions for Independence campus. An undeveloped property is located to the west, and across New Albany Road East to the south is the Discover Financial call center facility.

The New Albany Company LLC (“NACO”) is the applicant and seeks to apply the L-GE, Limited General Employment zoning designation to the subject property. In 2021, this property was approved with an I-PUD zoning designation (Cornerstone Academy I-PUD District) to facilitate the development and operation of a public charter school campus for Cornerstone Academy. After that rezoning was approved, Cornerstone entered into a lease with the owner of an existing building located at 7525 West Campus Road, formerly known as NACOT I and located to the southwest of this proposed Zoning District. The intent was to provide a temporary location for Cornerstone High School until such time as the new campus could be developed on the property that is the subject of this application. However, the use of the building was a great fit for the school, and Cornerstone Academy has now determined that it would like to remain on that site permanently and also acquire an adjacent building and other improved and unimproved real property to develop its campus at that other location. As part of that plan, Cornerstone Academy is acquiring an undeveloped parcel that is owned by NACO in exchange for the transfer of the property within this Zoning District to NACO. NACO seeks to rezone the property it is acquiring into the L-GE zoning classification, which was the zoning of the property before the approval of the Cornerstone Academy I-PUD.

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

III. Permitted Uses: The permitted and conditional uses contained and described in the Codified Ordinances of the City of New Albany, GE, General Employment District, Sections 1153.02 and 1153.03 shall be allowed to be developed and operated in this Zoning District, 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)).

IV. Lot and Setback Commitments:

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

B. Setbacks:

1. New Albany-Condit Road: There shall be a minimum pavement and building setback of 125 feet from the right-of-way of New Albany-Condit Road.

2. New Albany Road East: There shall be a minimum pavement and building setback of 125 feet from the right-of-way of New Albany Road East.

3. Other Perimeter Boundaries: There shall be a minimum pavement and building setback of 25 feet from all perimeter boundaries of this zoning district that are not adjacent to a public right-of-way.

4. Interior Setbacks: There shall be a zero-setback requirement for pavement and buildings from property lines that are interior to this zoning district (i.e., those property lines which are not perimeter boundary lines).

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

V. Architectural Standards:

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

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

C. Building Design:

1. Building designs shall not mix architectural elements or ornamentation from different styles.
2. Buildings shall be required to employ a comparable use of materials on all elevations.
3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.
4. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.

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.

5. 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.

6. 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. A single material selection for the independent building components of roof, wall and accents is permitted (i.e., Architectural Grade shingle roof with Brick Masonry wall and EIFS Cornice and Accents).

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

5. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of data centers, 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 consider 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 considering the unique nature of the use(s) that will be found therein.

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

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

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

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

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

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

A. Street Rights-of-Way: Right-of-way shall be dedicated to the City for a distance of 50 feet as measured from the centerline of New Albany-Condit Road and for a distance of 50 feet as measured from the centerline of New Albany Road East.

B. Vehicular Access: The developer shall work with the City Manager or their designee to determine the need for appropriate timing and phasing of street improvements to serve this Zoning District. 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.

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

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

A. Tree Preservation: Reasonable and good faith efforts will be made to preserve existing trees and tree rows occurring within perimeter and stream setbacks in this subarea. 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. New Albany-Condit Road and New Albany Road East Landscape Treatments: A landscape treatment consisting of an average of 10 trees per 100 lineal feet of road frontage shall be installed and maintained along New Albany-Condit Road and New Albany Road East within a distance of 55 feet from the right-of-way, unless otherwise prohibited by an existing gas line easement that runs through the property. These trees shall consist of a mix of deciduous and evergreen species that are native to Ohio, with the locations, number, and spacing to be reviewed as part of a final development plan. Mounds shall be installed where possible, subject to the city landscape architect, and trees shall be installed on a mound that has a slope not to exceed 6:1 on the side facing the public street. The mound shall be a minimum of 3 feet and a maximum of 12 feet in height, and its design shall be reviewed as part of a final development plan. 70% of required trees shall be planted on the street side of the mound, and no trees shall be located within the upper quartile crest of the mound.

C. Parking Lot Landscaping: 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. The landscaped areas shall be arranged in such a manner so as to visually break up large expanses of pavement and provide landscaped walking paths between parking lots and the main buildings.

D. Leisure Trails: An existing asphalt leisure trail with a width of 8 feet has been constructed along the zoning district's frontage along New Albany Road East. An asphalt leisure trail with a width of 8 feet shall be constructed by the applicant/developer along the zoning district's frontage on New Albany-Condit Road. This leisure trail shall be constructed to connect to the existing leisure trail that is located along the site's frontage on New Albany Road East.

E. White Horse Fence: A four-board white horse fence has been installed along the zoning district's frontage along New Albany Road East. A four-board white horse fence shall be installed along the zoning district's frontage on New Albany-Condit Road. The existing four-board white horse fence along New Albany Road East shall remain.

F. Stream Corridor: A Stream Corridor Protection Zone shall be provided along the stream that generally runs east-west along the northern boundary line of this Zoning District. It shall be a minimum of 50 feet in width as measured southward from the centerline of the stream, it being the intent that a similar protection zone shall be provided by the property owners located to the north of the stream. Within the Stream Corridor Protection Zone, no improvements shall be permitted other than landscaping, and an asphalt leisure path running east-west with a location to be approved by City staff. Such leisure path shall connect to New Albany-Condit Road on the east and shall stub to the existing off-site public park to the northwest of this Zoning District.

G. Street Trees: Existing street trees along New Albany Road East shall remain and be maintained. Street trees shall be installed on New Albany-Condit Road at the rate of 4 trees per 100 linear feet. Notwithstanding the foregoing, tree spacing on public streets may deviate from this spacing requirement if necessary or appropriate to provide a desirable streetscape, as approved by City staff. Street trees shall be a minimum of 3 inches in caliper at installation. Trees shall not obstruct sight distance or signage, subject to staff approval. All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation.

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

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

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

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

D. Landscape uplighting from a concealed source shall be subject to staff approval. All uplighting fixtures must be screened by landscaping. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

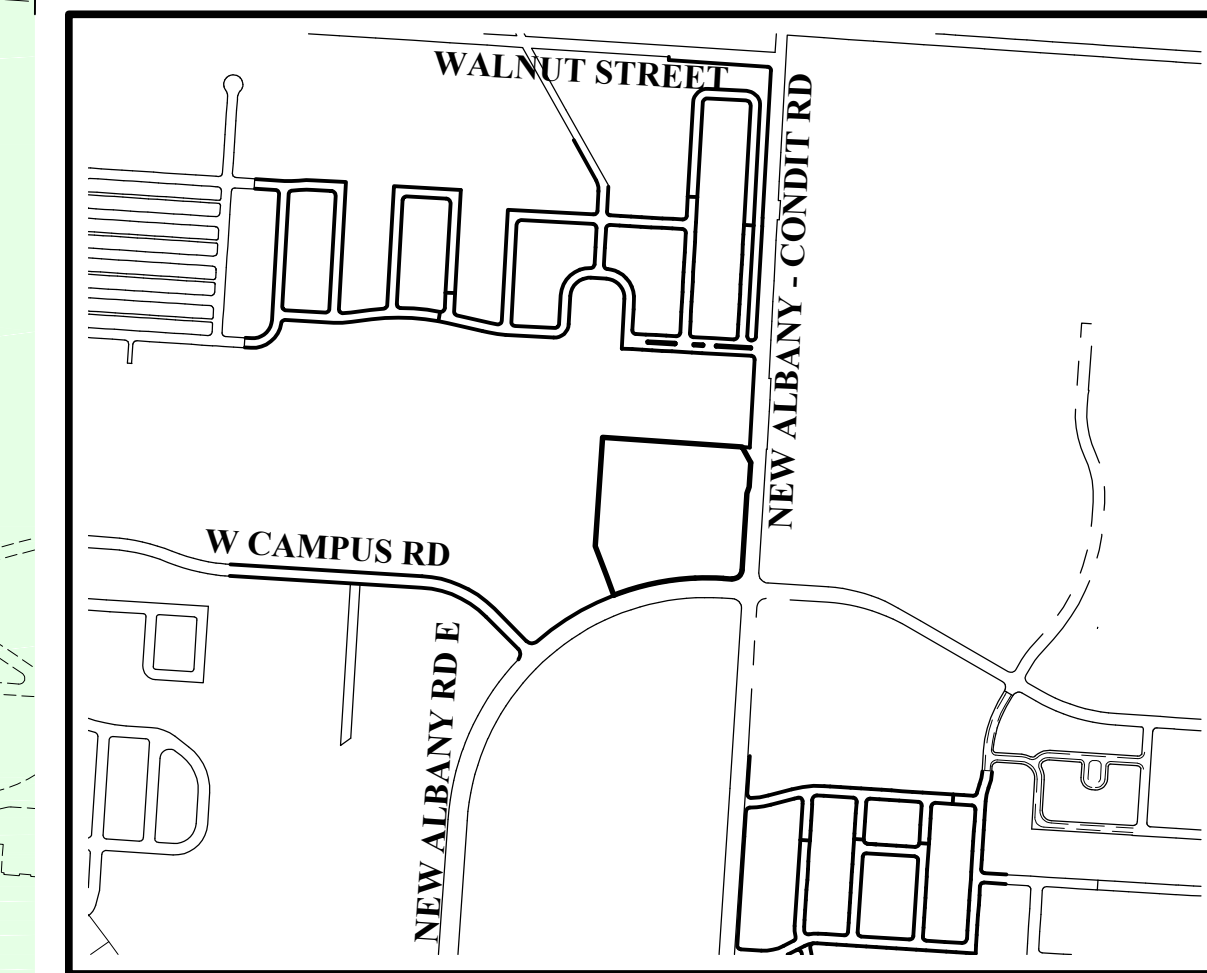
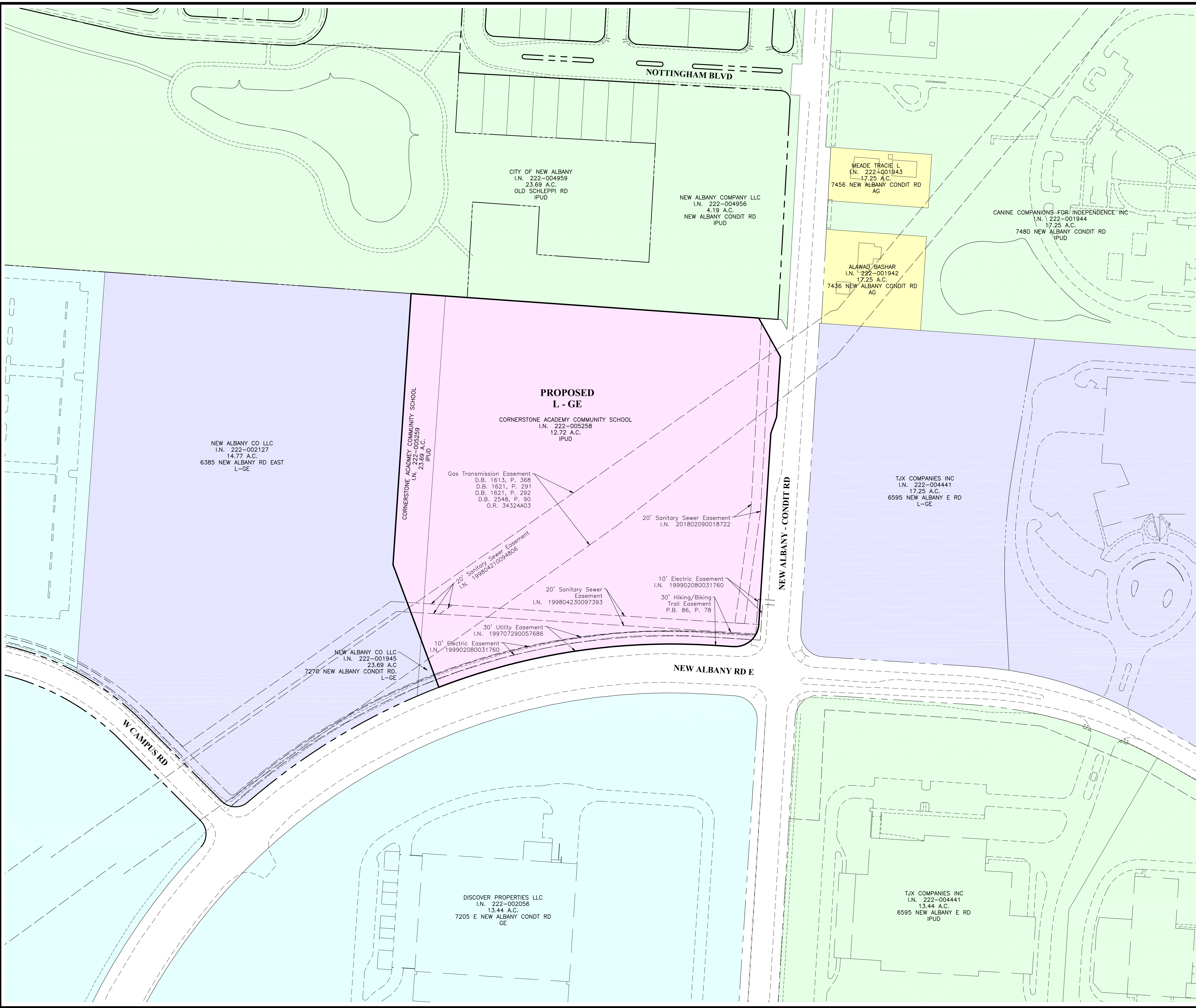
E. No permanent colored lights or neon lights shall be used on the exterior of any building.

F. Security lighting shall be of a motion sensor type.

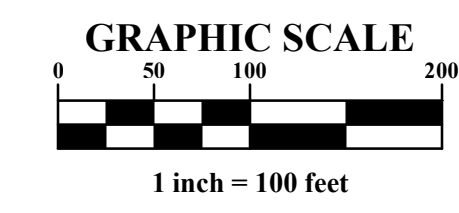
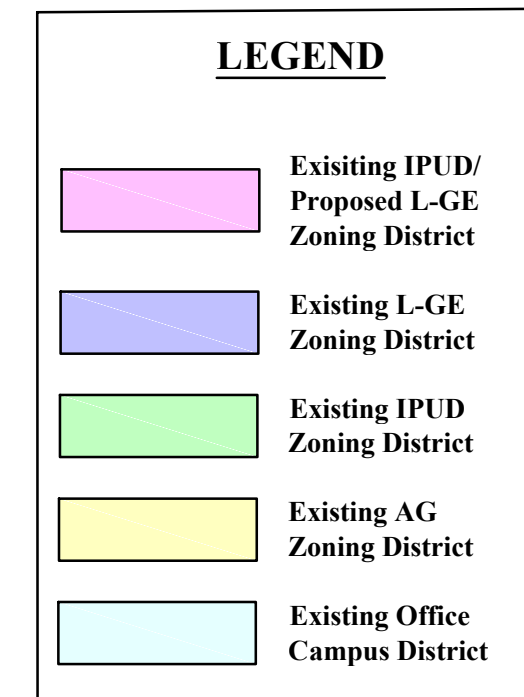
G. All other lighting on the site shall be in accordance with City Code. Street lighting must meet the City standards and specifications.

H. Utilities: All new utilities installed solely to serve this Zoning District shall be installed underground. Solar Panels may be incorporated and installed as appropriate.

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LOCATION MAP
Not to Scale



MARK	DATE	DESCRIPTION

REVISIONS

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
 EXHIBIT
NORTH CITY BUSINESS ZONING DISTRICT
 ZONING EXHIBIT

EMHT
 Survey, Mechanical, Electrical & Plumbing Engineers
 Engineers • Surveyors • Planners • Scientists
 5800 New Albany Road, Columbus, OH 43254
 Phone: 614.775.5500 Fax: 614.775.5501
 emht.com

DATE
November 1, 2023

SCALE
1" = 100'

JOB NO.
20230023

SHEET
1/1