



**New Albany Planning Commission Agenda**  
Monday, December 4, 2023 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 the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

**I. Call to order**

**II. Roll call**

**III. Action on minutes:** None

**IV. Additions or corrections to agenda**

Administration of oath to all witnesses/applicants/staff who 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**

**VI. Cases:**

**FDP-87-2023 Final Development Plan**

Final development plan review and approval of a 151 lot, age-restricted residential housing development on 63.5+/- acres for the subdivision known as the Courtyards at Haines Creek located at 8390 and 8306 Central College Road in Franklin County.

**Applicant: EC New Vision Ohio LLC, c/o Aaron L. Underhill, Esq.**

*Motion of Acceptance of staff reports and related documents into the record for FDP-87-2023.*

*Motion of approval for application FDP-87-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**FPL-88-2023 Preliminary and Final Plat**

Preliminary and final plat for phase one of the Courtyards at Haines Creek located at 8390 and 8306 Central College Road in Franklin County.

**Applicant: EC New Vision Ohio LLC, c/o Aaron Underhill, Esq.**

*Motion of acceptance of staff reports and related documents into the record for - FPL-88-2023.*

*Motion of approval for application FPL-88-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**FPL-91-2023 Preliminary and Final Plat**

Preliminary and final plat for phase two of the Courtyards at Haines Creek located at 8390 and 8306 Central College Road in Franklin County.

**Applicant: EC New Vision Ohio LLC, c/o Aaron Underhill, Esq.**

*Motion of acceptance of staff reports and related documents into the record for - FPL-91-2023.*

*Motion of approval for application FPL-91-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**FPL-92-2023 Preliminary and Final Plat**

Preliminary and final plat for phase three of the Courtyards at Haines Creek located at 8390 and 8306 Central College Road in Franklin County.

**Applicant: EC New Vision Ohio LLC, c/o Aaron Underhill, Esq.**

*Motion of acceptance of staff reports and related documents into the record for - FPL-92-2023.*

*Motion of approval for application FPL-92-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**ZC-107-2023 Rezoning**

Request to rezone 12.737 acres located at 7270 New Albany Condit Road in Franklin County from Infill Planned Development (I-PUD) to Limited General Employment (L-GE) for an area to be known as the North City Business Zoning District (PIDs: 222-005258 and 222-005259).

**Applicant: The New Albany Company, LLC c/o Aaron L. Underhill, Esq.**

*Motion of acceptance of staff reports and related documents into the record for ZC-107-2023.*

*Motion of approval for application ZC-107-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**ZC-110-2023 Rezoning**

Request to rezone 5.23 acres located on three parcels located at 6734 through 6800 Bevelhimer Road in Franklin County from Residential (R-1) to Infill Planned Development (I-PUD) for an area to be known as the Walton Farms Zoning District (PIDs: 222-000619, 222-000620, 222-000621).

**Applicant: Stephen Butler**

*Motion of acceptance of staff reports and related documents into the record for ZC-110-2023.*

*Motion of approval for application ZC-110-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**FPL-114-2023 Preliminary and Final Plat**

Preliminary and final plat for phase 5 of the Nottingham Trace subdivision which includes 42 lots on 9.001 +/- acres (PID: 222-005265).

**Applicant: EMH&T c/o Curtis Prill**

*Motion of acceptance of staff reports and related documents into the record for FPL-114-2023.*

*Motion of approval for application FPL-114-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*



**FPL-115-2023 Preliminary and Final Plat**

Preliminary and final plat for phase 6 of the Nottingham Trace subdivision which includes 44 lots on 9.430 +/- acres (PID: 222-004443).

**Applicant: EMH&T c/o Curtis Prill**

*Motion of acceptance of staff reports and related documents into the record for FPL-115-2023.*

*Motion of approval for application FPL-115-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VII. Other business**

**VIII. Poll members for comment**

**IX. Adjournment**

**Planning Commission Staff Report  
December 4, 2023 Meeting**

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**COURTYARDS AT HAINES CREEK SUBDIVISION  
FINAL DEVELOPMENT PLAN & FINAL PLATS**

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**LOCATION:** Generally located at the northwest corner of the intersection at Central College Road and Jug Street Rd NW (PIDs: 222-005156, 222-005157, 222-005158, 222-005159).  
**APPLICANT:** EC New Vision Ohio LLC, c/o Aaron L. Underhill, Esq.  
**REQUEST:** Final Development Plan  
**ZONING:** Courtyards at Haines Creek I-PUD Zoning District  
**STRATEGIC PLAN:** Residential District  
**APPLICATION:** FDP-87-2023 (and all three associated Plats)

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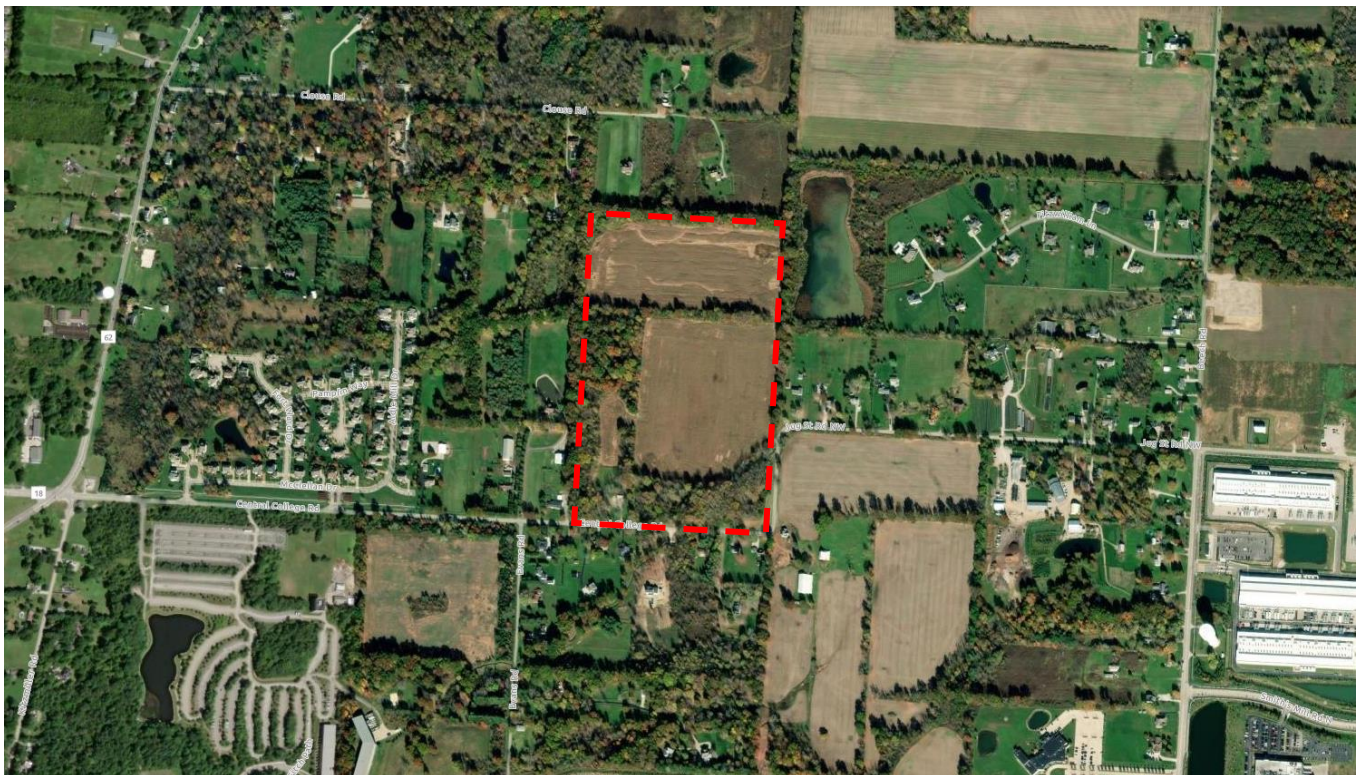
Review based on: Application materials received November 7, 2023.

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*Staff report completed by Chelsea Nichols, Planner.*

The applicant requests that the Courtyards at Haines Creek final development plan and all associated plat applications be tabled at the December 4<sup>th</sup> Planning Commission meeting.

**Approximate Site Location:**



Source: ArcGIS



**Planning Commission Staff Report  
December 4, 2023 Meeting**

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**NORTH CITY BUSINESS ZONING DISTRICT  
ZONING AMENDMENT**

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LOCATION: 7270 New Albany Condit Road (PIDs: 222-005258 and 222-005259)  
APPLICANT: The New Albany Company, LLC c/o Aaron L. Underhill, Esq.  
REQUEST: Zoning Amendment  
ZONING: I-PUD Infill Planned Development to L-GE Limited General  
Employment  
STRATEGIC PLAN: Employment Center  
APPLICATION: ZC-107-2023

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Review based on: Application materials received October 20, 2023 and November 6, 2023.

*Staff report completed by Chelsea Nichols, Planner.*

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**I. REQUEST AND BACKGROUND**

The applicant requests a review and recommendation to rezone approximately 12.737 acres. The request creates a new limitation text for the area known as the “North City Business Zoning District” by zoning the area to Limited General Employment (L-GE). The proposed rezoning facilitates the development of uses found throughout the New Albany International Business Park.

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. 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.

The site is located in the Engage New Albany strategic plan’s Employment Center future land use district. The zoning district meets the recommended use and development standards found in the Engage New Albany strategic plan. The text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts that are also zoned Limited General Employment (L-GE). This rezoning extends the same or similar zoning and development standards to this property as currently apply to its neighboring commercially zoned property in the general vicinity.

This application is solely for rezoning the site. The Rocky Fork-Blacklick Accord reviewed and recommended approval of the application on November 16, 2023 by a 9-0 vote.

## II. SITE DESCRIPTION & USE

The overall site consists of 2 parcels and is located within Franklin County. The site is 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.

Neighboring uses and zoning districts include Office Campus District, Limited General Employment, Agriculture, and Infill Planned Unit Development. The site does not directly abut any residential parcels; however, there is a home located in the agricultural zoned property located immediately to the northeast of the site across New Albany-Condit Road. Subarea “B” of the Nottingham Trace subdivision is located on the north side of the property. This subarea is slated for commercial development at a later date. Reserve “C” of the Nottingham Trace subdivision is located diagonally to the northwest of the site and includes 23.7 acres of parkland.

## 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 a recommendation to City Council. The property owners within 200 feet of the property in question have been notified.

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 underlined text.

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

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

### A. New Albany Strategic Plan

The Engage New Albany 2020 strategic plan lists the following development standards for the Employment Center:

- 1. No freeway/pole signs are allowed.
- 2. Heavy landscaping is necessary to buffer these uses from adjacent residential areas [a landscaping plan can be submitted at a later date].
- 3. Plan office buildings within context of the area, not just the site, including building heights within development parcels.
- 4. All office developments are encouraged to employ shared parking or be designed to accommodate it.
- 5. All office developments should plan for regional stormwater management.
- 6. All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
- 7. Any periphery security should integrate with the existing landscape and maintain and enhance the character of the road corridor.
- 8. Combined curb cuts and cross-access easements are encouraged.
- 9. The use of materials, colors, and texture to break up large-scale facades is required.
- 10. Maximum building height is 80’.
- 11. Streetscape Roadway Character Classification is Business Park for New Albany Road East and Business Park Transitional for New Albany-Condit Road (see Table 1, below).
- 12. Parking should be located in rear of building and shared parking.

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

1. The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
2. The applicant proposes the same development standards from nearby L-GE zoning districts within the New Albany International Business Park. Due to the proximity of this site to adjacent commercially zoned land in the existing business park, the site appears to be appropriate for commercial development.
3. This district has the same list of permitted, conditional, and prohibited General Employment uses as the neighboring L-GE zoning districts.
  - 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.
  - Conditional uses include industrial manufacturing and assembly, car fleet/truck fleet parking, and limited educational institutions.
  - Prohibited uses include industrial product sales and services, mini-warehouses, off-premises signs, vehicle services, radio/television broadcast facilities, and sexually oriented businesses.
4. The text establishes the following setbacks:
  - There shall be a minimum pavement and building setback of 125 feet from the right-of-way of New Albany-Condit Road and New Albany Road East.
  - 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.
  - 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. 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.
6. The primary challenge of the site is the location of the 110' gas easement which runs diagonally from the northeast to southwest corner of the site and bisects the site. No development can occur in this easement, other than access drives which must cross the easement precisely at 90 degrees. This easement, along with the large 125' building and pavement setbacks, limit the size and type of development that can occur on this site.
7. The standards incorporated into the zoning text are compatible with the surrounding area. The proposed zoning text will allow development to occur that will utilize the space available for development and leaves the remainder open for landscaping and green space.

## **C. Access, Loading, Parking**

1. The zoning text states that the number, locations and spacing of curb cuts along public rights-of-way shall be determined and approved at the time that a certificate of appropriateness is issued for a project in this zoning district.
2. The proposed text requires right-of-way to 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.
  - The city engineer comments that this amount of right-of-way is already provided along New Albany Road East but an additional 10 feet of public right-of-way is needed to be dedicated along New Albany-Condit Road where 50 feet is not already provided. Staff recommends a condition of approval that all city engineer's comments be addressed, subject to staff approval (condition #1).
3. In addition to right-of-way amounts, the city staff is recommending a condition of approval that the text be revised to require the property owner to grant easements

adjacent to the right-of-way in order to install and maintain streetscape improvements and/or utilities. The proposed right-of-way widths and easement requirements are to be sufficient to accommodate the city street capital improvement projects (condition #2).

4. Parking is required be provided per code requirements (Chapter 1167) and will be evaluated at the time of development of the site.
5. 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.

#### **D. Architectural Standards**

6. The proposed rezoning implements many of the same standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements (Chapter 1157). However, the city Design Guidelines and Requirements (DGRs) do not provide architectural standards for warehouse and distribution type of 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 limitation text contains specific design requirements for uses not governed by the DGRs as those in other subareas of the business park, which ensures the quality design of these buildings throughout this portion of the business park.
7. The zoning text section V.A. permits 65-foot-tall buildings, subject to Section 1165.03 of the Codified Ordinances. The General Employment district does not typically have a height limitation. However, there are other L-GE districts that do implement a height restriction usually allowing up to 85-foot tall buildings. There are some L-GE districts that require a height maximum of 65 feet when adjacent to residential uses.
8. Section I.E.6 of the zoning text requires complete screening of all roof-mounted equipment on all four sides of the building using materials that are consistent and harmonious with the building's façade and character. The text indicates that the screening is provided to screen equipment from off-site view but also to buffer sound generated by the equipment.
9. The city staff recommends a condition of approval that the zoning text be updated to require building color palettes be as simple and unobtrusive as possible and that buildings shall avoid overly bright or jarring colors. The addition of this language will ensure constancy within the business park as this language has been established for other zoning districts where L-GE uses are also permitted (condition #3).

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

1. Maximum lot coverage for this zoning district is 75%. This matches what has been established for other zoning districts where L-GE uses are also permitted
2. The proposed zoning text states 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.
3. The zoning text requires 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 plan at the time of permitting.
4. 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. Seventy percent 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.
5. 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.
  6. The zoning text requires a Stream Corridor Protection Zone to 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.
  7. 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. Street trees shall be a minimum of 3 inches in caliper at installation.
  8. The zoning text requires all new utilities that are installed in this zoning district be located underground.

#### **F. Lighting & Signage**

1. All signage shall conform to the standards set forth in Codified Ordinance Section 1169.
2. The text requires that 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. 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.
3. No permanent colored lights or neon lights shall be used on the exterior of any building. Security lighting shall be of a motion sensor type.
4. All other lighting on the site shall be in accordance with City Code. Street lighting must meet the City standards and specifications.
5. 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.

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

The City Engineer, E.P. Ferris reviewed the proposed rezoning application and provided the following comments. Staff recommends a condition of approval that the comments of the city engineer comments are addressed and incorporated into the zoning text as appropriate, subject to staff approval (condition #1).

1. A Traffic Impact Study will be required for review and approval once a development project is identified for this site.
2. The rezoning text states that 50' of public r/w as measured from road centerline will be provided along NA Road East and SR 605. This condition is already met along NA Road East. An additional 10' of public r/w will need to be dedicated along SR 605 where 50' is not already provided.

## **V. SUMMARY**

This property had previously been zoned L-GE prior to the Cornerstone I-PUD rezoning. The proposed limitation text contains many of the same requirements as the previous L-GE text. It also contains a few improvements and clarifications learned from the Cornerstone rezoning regarding the gas easement and trail along the creek to the north of the site.

The limitation text provides for stricter limitations in use and design than the straight General Employment zoning districts and retains many of the requirements found in other existing and previously approved L-GE zoning texts. Due to the proximity of this location adjacent to commercially zoned land in the existing New Albany Business Park, the site appears to be appropriate for commercial development.

It appears that the proposed zoning text meets or exceeds a majority of the development standards found in both the Engage New Albany Strategic Plan.

1. The rezoning results 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 allows for the development of businesses that generate revenue for the school district while eliminating residential units having a positive impact on the school district (1111.06(h)).

## **VI. ACTION**

### **Suggested Motion for ZC-107-2023:**

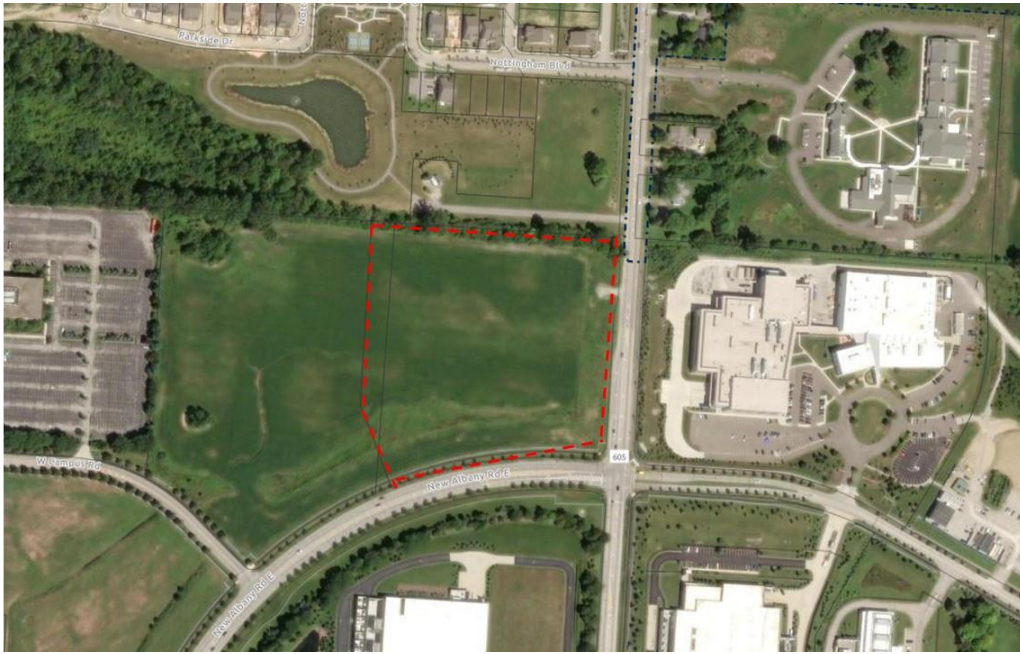
Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate:

### **Move to recommend approval to city council of application ZC-107-2023, based on the findings in the staff report, with the following conditions:**

1. The comments of the city engineer shall be addressed and incorporated into the zoning text as appropriate, subject to staff approval.
2. The text shall be revised to require the property owner to grant easements adjacent to the right-of-way in order to install and maintain streetscape improvements and/or utilities. The proposed right-of-way widths and easement requirements are to be sufficient enough to accommodate the city street capital improvement projects.
3. The zoning text be updated to require building color palettes be as simple and unobtrusive as possible and that buildings shall avoid overly bright or jarring colors.



**Approximate Site Location:**



Source: ArcGIS

401.60-149  
November 8, 2023

To: Chelsea Nichols  
City Planner

From: Matt Ferris, P.E., P.S., Consulting City Engineer  
By: Jay M. Herskowitz, P.E., BCEE

Re: Cornerstone -  
Rezoning

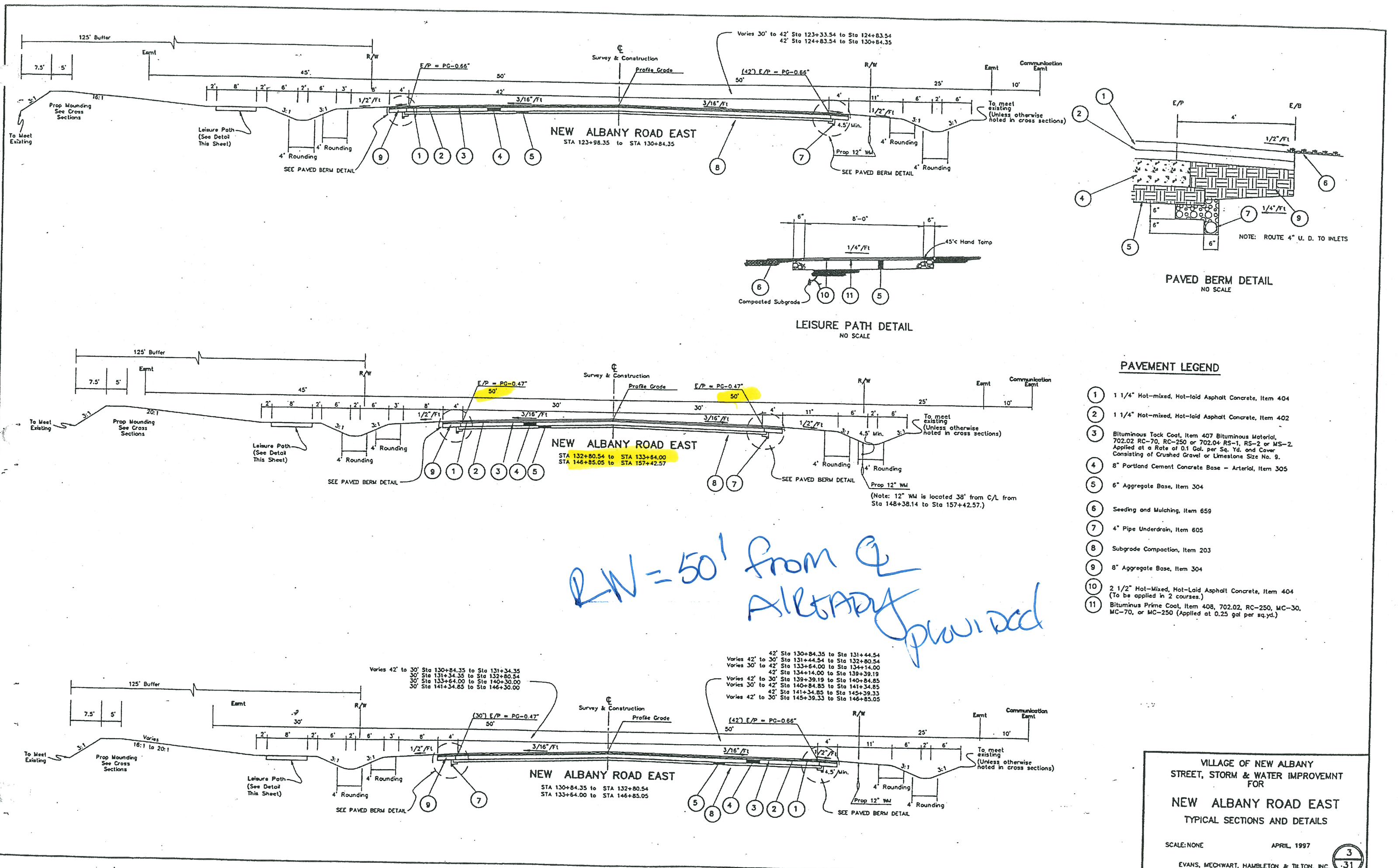
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Our review comments are as follows:

- 1) We will require a Traffic Impact Study for review and approval once a development project is identified for this site.
- 2) The rezoning text states that 50' of public r/w as measured from road centerline will be provided along NA Road East and SR 605. This condition is already met along NA Road East. An additional 10' of public r/w will need to be dedicated along SR 605 where 50' is not already provided.

MEF/JMH

CC: Cara Denny, Engineering Manager  
Josh Albright, Development Engineer  
Dave Samuelson, P.E., Traffic Engineer



### PAVEMENT LEGEND

- 1 1 1/4" Hot-mixed, Hot-laid Asphalt Concrete, Item 404
- 2 1 1/4" Hot-mixed, Hot-laid Asphalt Concrete, Item 402
- 3 Bituminous Tack Coat, Item 407 Bituminous Material, 702.02 RC-70, RC-250 or 702.04 RS-1, RS-2 or MS-2 Applied at a Rate of 0.1 Gal. per Sq. Yd. and Cover Consisting of Crushed Gravel or Limestone Size No. 9.
- 4 8" Portland Cement Concrete Base - Arterial, Item 305
- 5 6" Aggregate Base, Item 304
- 6 Seeding and Mulching, Item 659
- 7 4" Pipe Underdrain, Item 605
- 8 Subgrade Compaction, Item 203
- 9 8" Aggregate Base, Item 304
- 10 2 1/2" Hot-Mixed, Hot-Laid Asphalt Concrete, Item 404 (To be applied in 2 courses.)
- 11 Bituminous Prime Coat, Item 408, 702.02, RC-250, MC-30, MC-70, or MC-250 (Applied at 0.25 gal per sq.yd.)

VILLAGE OF NEW ALBANY  
STREET, STORM & WATER IMPROVEMENT FOR  
NEW ALBANY ROAD EAST  
TYPICAL SECTIONS AND DETAILS

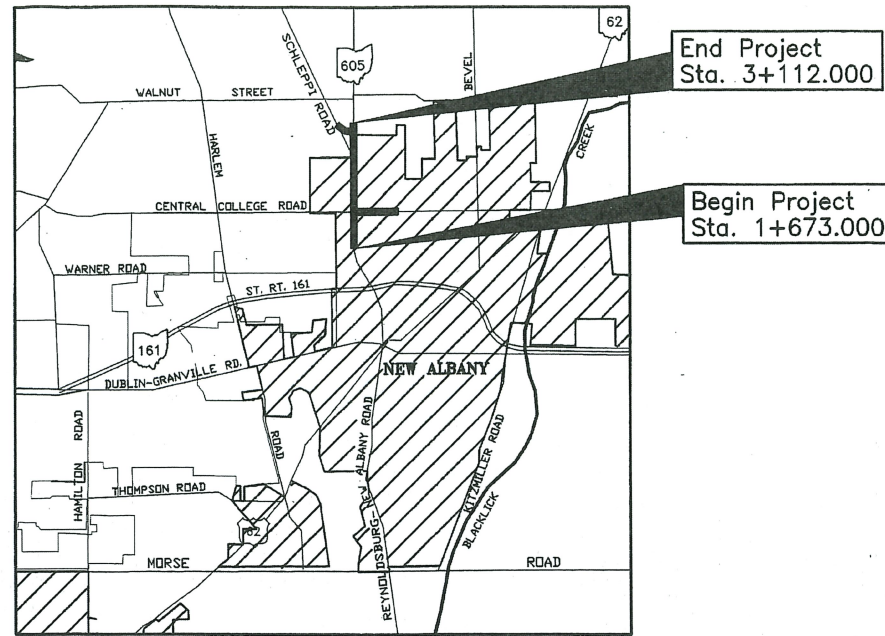
SCALE: NONE APRIL, 1997

EVANS, MECHWART, HAMBLETON & TILTON, INC.









LOCATION MAP

LATITUDE: N40°06'10" LONGITUDE: W82°48'45"



PORTION TO BE IMPROVED	
DIVIDED HIGHWAYS	
STATE & U.S. ROUTES	
TOWNSHIP & COUNTY ROADS	
OTHER ROADS	

DESIGN DESIGNATION  
(SEE SCHEMATIC PLAN, SHEET 2)

EARTH DISTURBED AREA SUMMARY  
(CARRIED FROM SHEET 24)

PROJECT EARTH DISTURBED AREA = 3.969 HA  
ESTIMATED CONTRACTOR EARTH DISTURBED AREA = 0.101 HA  
NOTICE OF INTENT EARTH DISTURBED AREA = 4.070 HA

DESIGN EXCEPTIONS  
NONE REQUIRED

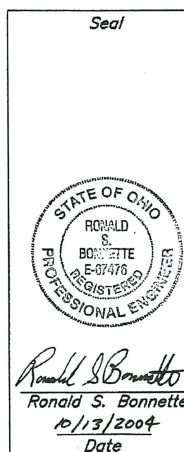
**UNDERGROUND UTILITIES**

TWO WORKING DAYS  
**BEFORE YOU DIG**

CALL **1-800-362-2764** (TOLL FREE)

OHIO UTILITIES PROTECTION SERVICE  
NON-MEMBERS  
MUST BE CALLED DIRECTLY

PLAN PREPARED BY  
**EVANS, MECHWART, HAMBLETON & TILTON, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
170 MILL STREET  
GAHANNA, OHIO 43230



SUPPLEMENTAL PRINTS OF STANDARD CONSTRUCTION DRAWINGS										SUPPLEMENTAL SPECIFICATIONS	
OHIO DEPARTMENT OF TRANSPORTATION											
BP-3.1	7-16-04	CB-1.2	7-19-02	HL-10.12	4-19-02	MT-97.11	4-19-02	TC-71.10	4-19-02	802	7-19-02
BP-4.1	7-16-04	CB-2.1	7-19-02	HL-10.13	1-17-03	MT-99.20M	1-30-95	TC-81.20	1-16-04	832	4-17-04
BP-5.1	7-28-00	HW-2.2	7-19-02	HL-20.11	4-19-02	MT-101.60	10-18-02	TC-82.10	4-19-02	833	2-12-03
		I-1.2	7-19-02	HL-30.11	4-19-02	MT-105.10	10-18-02	TC-83.10	5-01-00	872	10-30-03
GR-1.1	7-16-04	MH-1.1	7-19-02	HL-30.22	4-19-02	MT-105.11	10-18-02	TC-83.20	1-16-04	908	4-18-03
GR-2.1	1-16-04	MH-1.2	7-19-02	HL-40.10	4-19-02	MT-120.00	3-01-00	TC-85.10	4-19-02		
GR-4.2	10-17-03			HL-60.11	1-16-04			TC-85.20	5-01-00		
GR-5.1	4-18-03	DM-1.1	7-18-03	HL-60.12	7-20-01	TC-21.20	1-19-01				
GR-5.2	1-16-04	DM-1.2	7-19-02	HL-60.31	7-20-01	TC-41.20	1-19-01			SPECIAL PROVISIONS	
GR-5.3	1-16-04	DM-3.1	7-19-02			TC-41.40	7-16-04				
		DM-4.3	7-19-02	MT-35.10	4-20-01	TC-42.20	7-16-04			NWP-14	9-20-99
RM-4.2M	4-18-03	DM-4.4	7-19-02	MT-95.31	7-16-04	TC-52.10	4-20-01				
				MT-95.32	7-16-04	TC-65.10	10-19-01				
CB-1.1	7-19-02	HL-10.11	1-16-04	MT-97.10	4-19-02	TC-65.12	10-19-01				

STATE OF OHIO  
DEPARTMENT OF TRANSPORTATION  
**FRA 605-0.96**  
VILLAGE OF NEW ALBANY  
PLAIN TOWNSHIP  
FRANKLIN COUNTY

INDEX OF SHEETS

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PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF WIDENING THE EXISTING PAVEMENT TO ADD A CENTER LEFT TURN LANE AND RIGHT TURN LANES AT TWO LOCATIONS.

THE LENGTH OF PROJECT IS 1.439 KILOMETERS WITH AN ADDITIONAL LENGTH OF 0.203 KILOMETERS OF WORK ALONG CENTRAL COLLEGE ROAD.

2002 SPECIFICATIONS

THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS IMPROVEMENT.

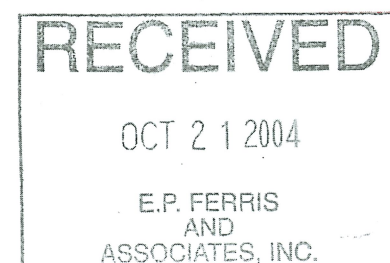
I HEREBY APPROVE THESE PLANS AND DECLARE THAT THE MAKING OF THIS IMPROVEMENT WILL NOT REQUIRE THE CLOSING TO TRAFFIC OF THE HIGHWAY AND THAT PROVISIONS FOR THE MAINTENANCE AND SAFETY OF TRAFFIC WILL BE AS SET FORTH ON THE PLANS AND ESTIMATES.

APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_ ADMINISTRATOR, CITY OF COLUMBUS  
DIVISION OF WATER

APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_ DIRECTOR, DEPARTMENT OF  
PUBLIC UTILITIES

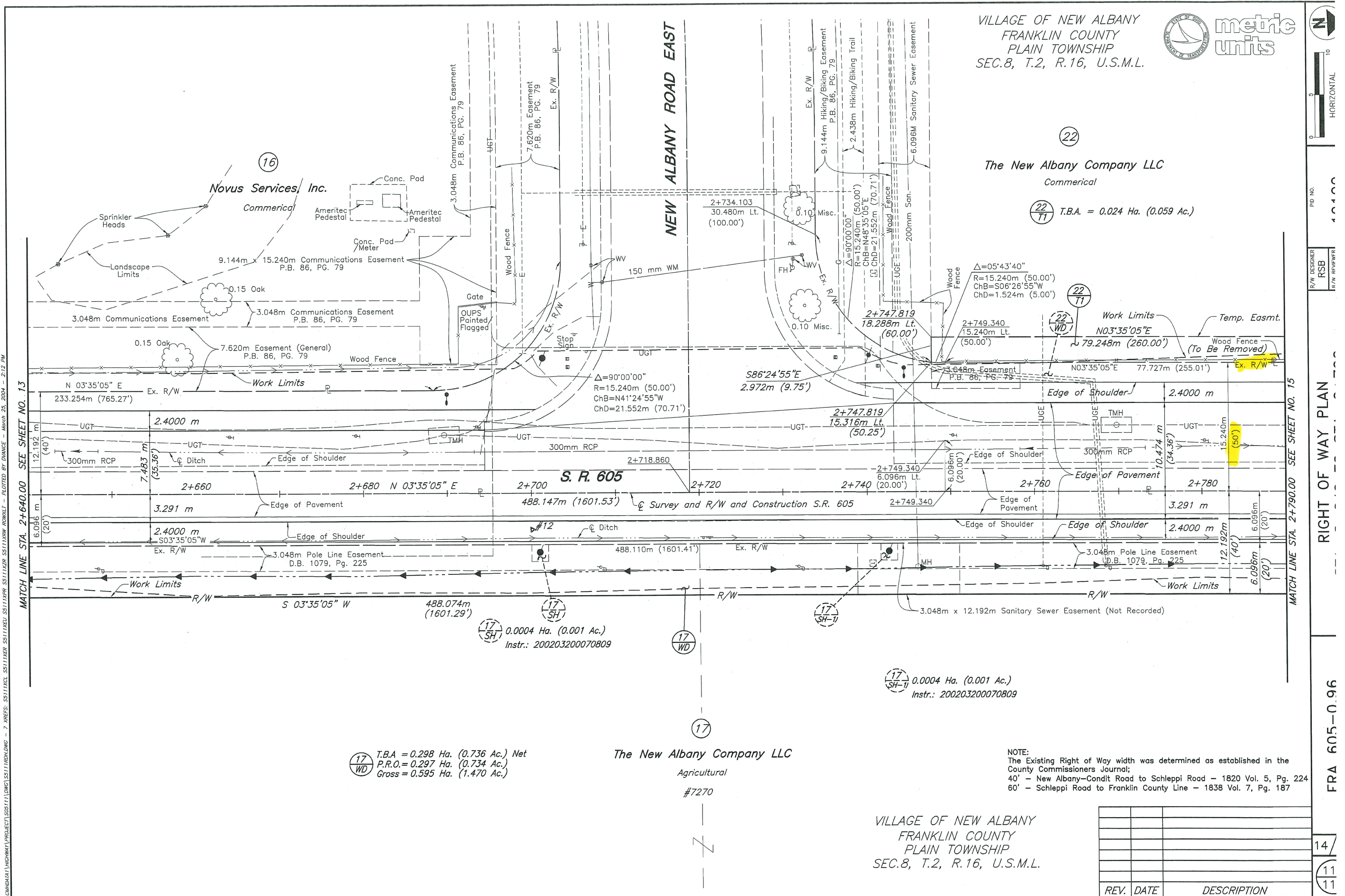
APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_ DISTRICT DEPUTY DIRECTOR

APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_ DIRECTOR, DEPARTMENT OF  
TRANSPORTATION



PLANS CERTIFIED BY:  
NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
DISTRICT 6  
OHIO DEPT. OF TRANSPORTATION







VILLAGE OF NEW ALBANY  
FRANKLIN COUNTY  
PLAIN TOWNSHIP  
SEC.8, T.2, R.16, U.S.M.L.



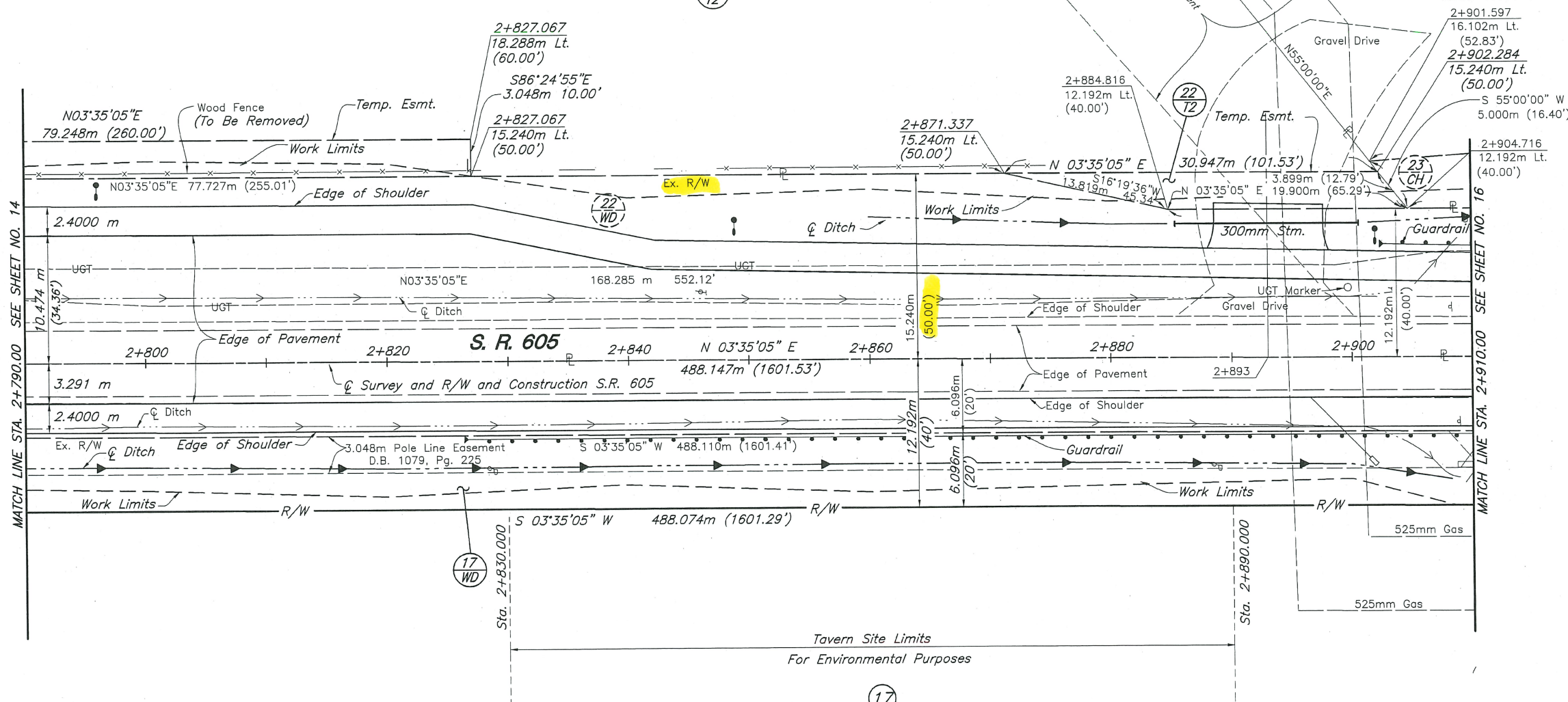
(22)  
The New Albany Company LLC  
Commerical

(22)  
WD 0.286 Ha. (0.707 Ac.)  
Instr.: 199908230213995

(22)  
T.B.A. = 0.008 Ha. (0.020 Ac.)

(23)  
Duke Realty Ohio  
Commerical  
(SEE SHEET 15)

(23)  
CH 0.010 Ha. (0.026 Ac.)  
Instr.: 199909170235579



(17)  
The New Albany Company LLC  
Agricultural  
#7270  
(See Sheet 5)

VILLAGE OF NEW ALBANY  
FRANKLIN COUNTY  
PLAIN TOWNSHIP  
SEC.8, T.2, R.16, U.S.M.L.

NOTE:  
The Existing Right of Way width was determined as established in the  
County Commissioners Journal;  
40' - New Albany-Condit Road to Schleppi Road - 1820 Vol. 5, Pg. 224  
60' - Schleppi Road to Franklin County Line - 1838 Vol. 7, Pg. 187

REV.	DATE	DESCRIPTION

FRA 605-0 96

RIGHT OF WAY PLAN

R/W DESIGNER  
RSB  
R/W REVIEWER

HORIZONTAL

15/  
11  
11



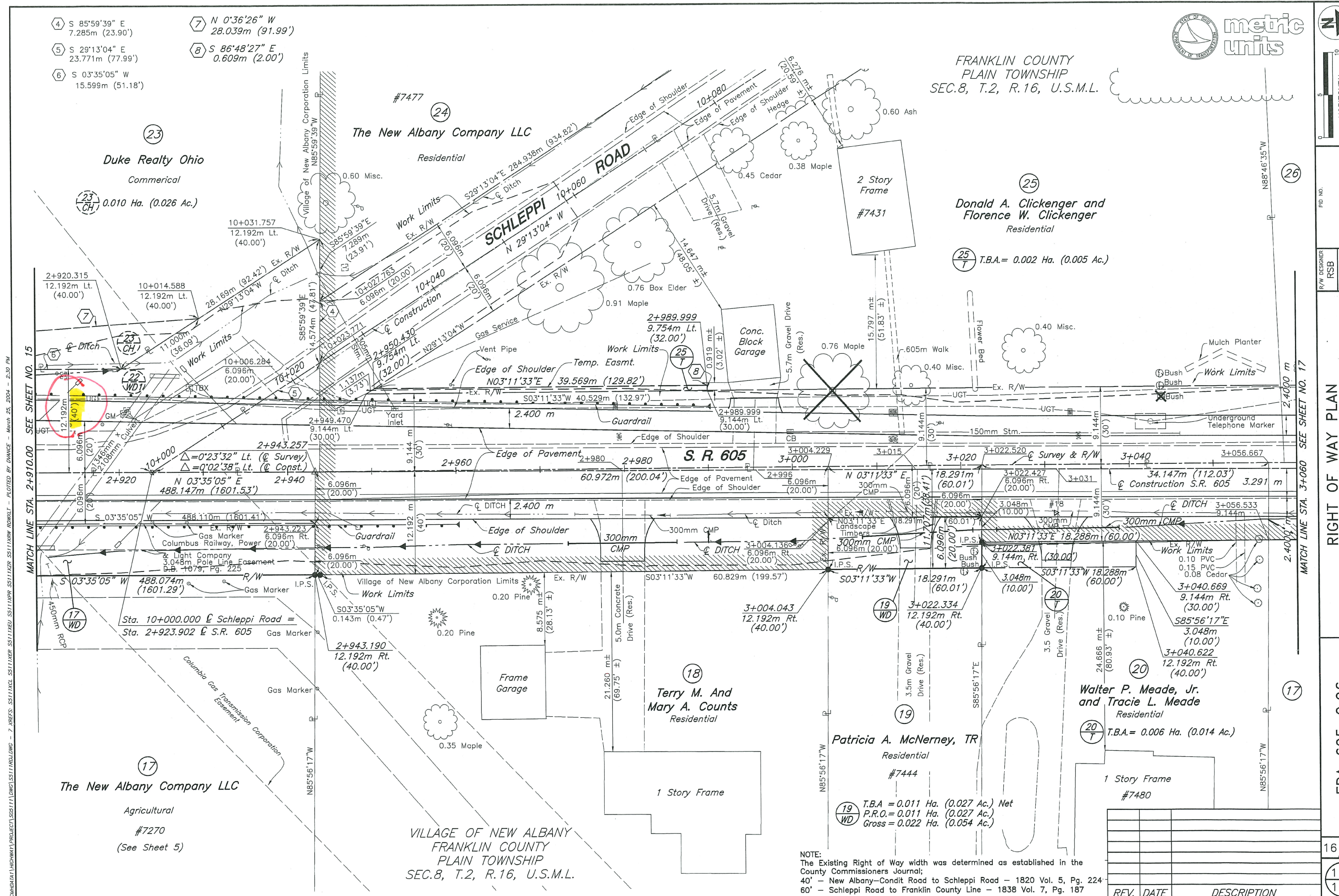


R/W DESIGNER RSB	PID NO.
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## RIGHT OF WAY PLAN

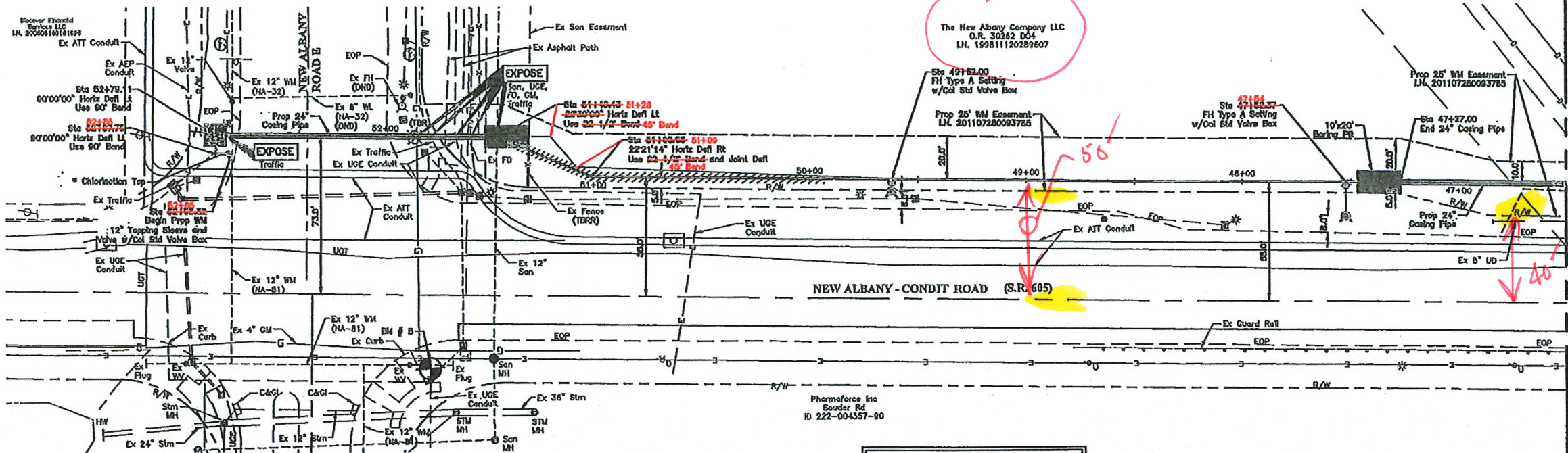
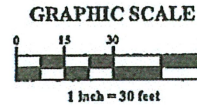
FRA 605-0.96

	16
	$\frac{1}{1}$





SEE SURVEY COORDINATE TABLE SHEET 4



**EXHIBIT BORE:**

The Contractor shall be responsible to vacuum excavation and locate the existing utilities prior to completing the bore. The intent of this is to verify elevation of the existing utility. Surface features shall be carefully reformed. Cost of this effort shall be included in the prior Bld for Item 508.

**EXPOSE EX UTILITY**  
CONTRACTOR TO EXPOSE DENOTED UTILITY TO VERIFY LOCATION AND ELEVATION PRIOR TO WATER MAIN INSTALLATION. NOTIFY DESIGN ENGINEER IMMEDIATELY IF CONFLICTS EXIST.

**NOTES**

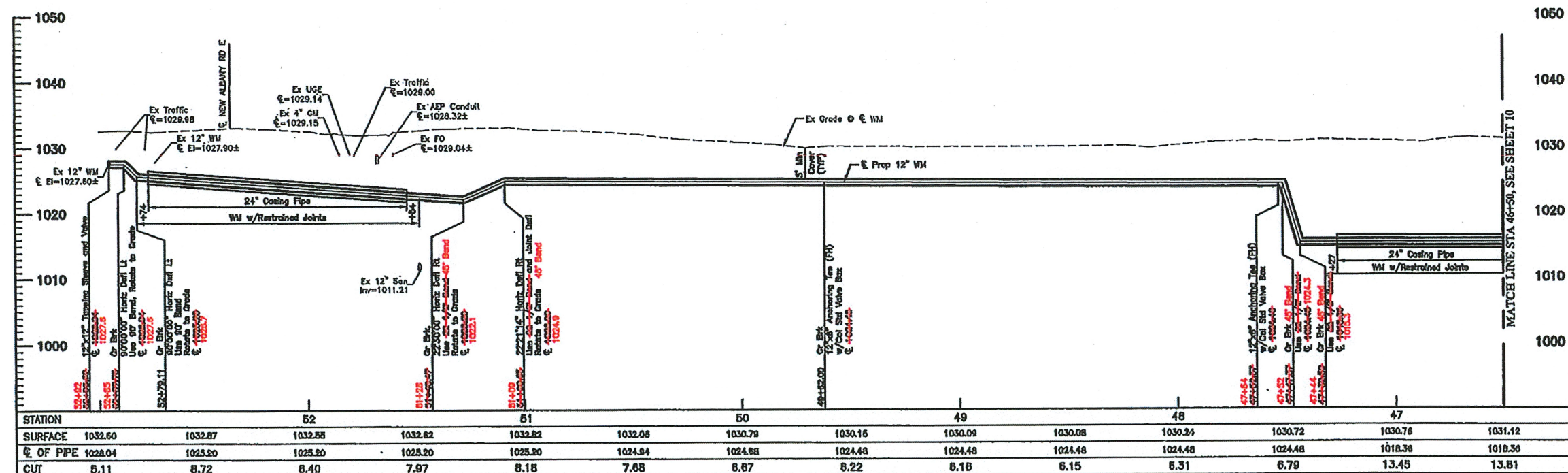
Where conflicts exist between the proposed water mains and gravity sewers, the water main shall be lowered. The Contractor shall expose all utilities in advance of laying proposed water mains per CISO Section 108.06. Payment for this work shall be included in the various water main items.

The Contractor is fully responsible for providing bedding to the extent sufficient to guarantee the operation of the pipe under both the test and design pressures.

Reference applicable City of Columbus Standard Construction Drawings L-8310, L-8311, L-8312, L-7001 for concrete bedding requirements.

Elevations shown in profile are centerline of pipe, cut depths are from surface to bottom of pipe.

\* Contractor shall notify CDO/DOPW (Water) to appropriately size both Chlorination Taps and Temporary Blow-Offs. Locations shown are assumed. Coordinate with DOPW for exact location prior to installation.



REVISIONS
DATE
DESCRIPTION

CITY OF NEW ALBANY

RESEARCH AND INFORMATION DISTRICT  
SOUDEK ROAD 12" WATER MAIN EXTENSION  
PLAN AND PROFILE  
STA 46+50 TO 52+57.07

EMHIT  
Brown, Macchewitz, Harnish & Brown, Inc.  
Engineers - Surveyors - Planners - Scientists  
10000 Old Albany Road, Albany, OH 45706  
Phone: 614-271-4400 Fax: 614-271-4401  
emhit.com

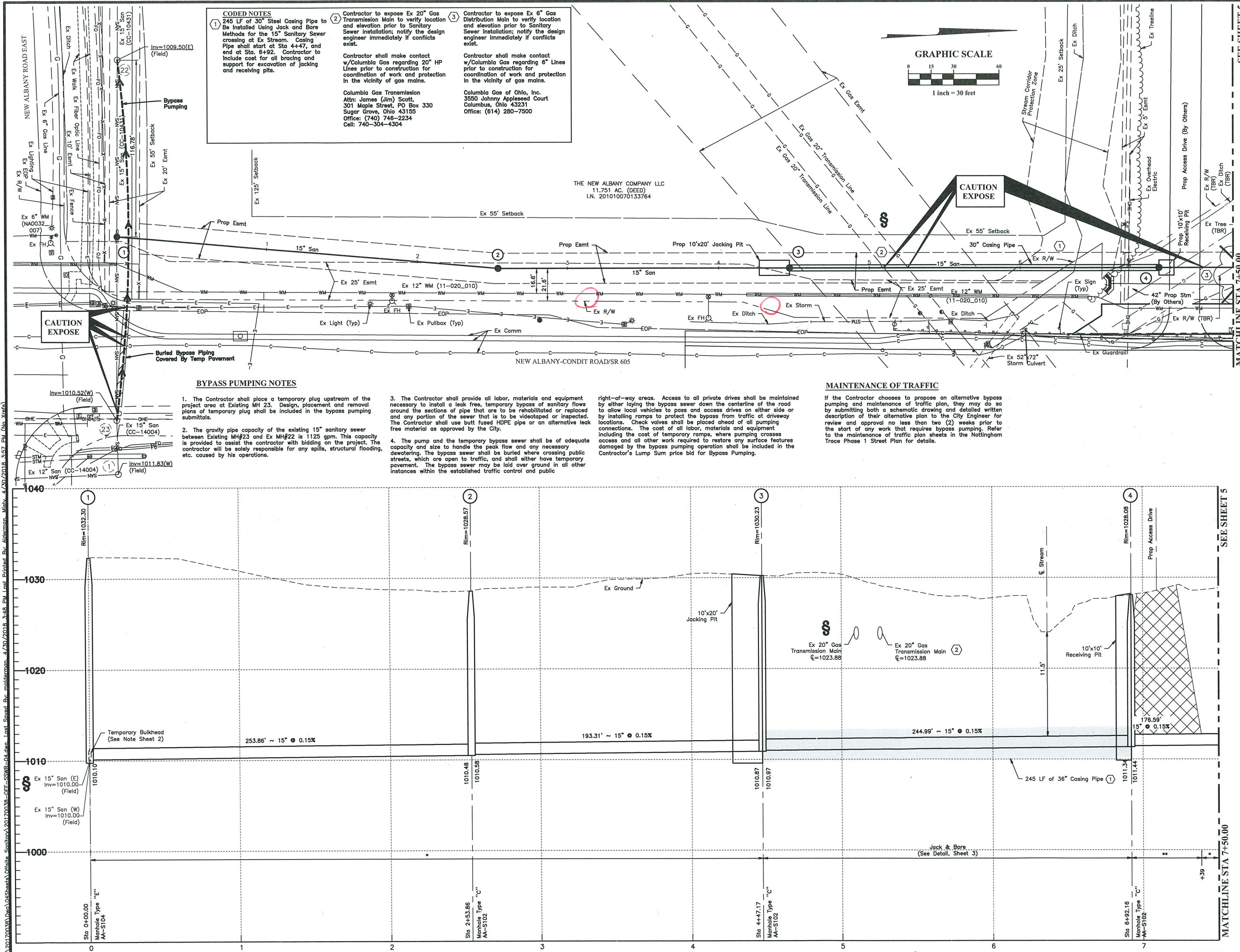
DATE  
August 2011

SCALE  
Horizontal: 1" = 30'  
Vertical: 1" = 10'

JOB NO.  
2010-0549

SHEET  
11/14





**CODED NOTES**

1. 245 LF of 30" Steel Casing Pipe to be installed using Jack and Bore Methods for the 15" Sanitary Sewer crossing at Ex Stream. Casing Pipe shall start at Sta 4+47, and end at Sta. 6+92. Contractor to include cost for all bracing and support for excavation of jacking and receiving pits.

2. Contractor to expose Ex 20" Gas Transmission Main to verify location and elevation prior to Sanitary Sewer installation; notify the design engineer immediately if conflicts exist.

3. Contractor to expose Ex 6" Gas Distribution Main to verify location and elevation prior to Sanitary Sewer installation; notify the design engineer immediately if conflicts exist.

Contractor shall make contact w/Columbia Gas regarding 20" HP Lines prior to construction for coordination of work and protection in the vicinity of gas mains.

Columbia Gas Transmission  
Attn: James (Jim) Scott,  
301 Maple Street, PO Box 330  
Sugar Grove, Ohio 43155  
Office: (740) 746-2234  
Cell: 740-304-4304

Columbia Gas of Ohio, Inc.  
3550 Johnny Apples Court  
Columbus, Ohio 43231  
Office: (614) 280-7500

**BYPASS PUMPING NOTES**

- The Contractor shall place a temporary plug upstream of the project area at Existing MH 23. Design, placement and removal plans of temporary plug shall be included in the bypass pumping submittals.
- The gravity pipe capacity of the existing 15" sanitary sewer between Existing MH#23 and Ex MH#22 is 1125 gpm. This capacity is provided to assist the contractor with bidding on the project. The contractor will be solely responsible for any spills, structural flooding, etc. caused by his operations.
- The Contractor shall provide all labor, materials and equipment necessary to install a leak free, temporary bypass of sanitary flows around the sections of pipe that are to be rehabilitated or replaced and any portion of the sewer that is to be videotaped or inspected. The Contractor shall use butt fused HDPE pipe or an alternative leak free material as approved by the City.
- The pump and the temporary bypass sewer shall be of adequate capacity and size to handle the peak flow and any necessary dewatering. The bypass sewer shall be buried where crossing public streets, which are open to traffic, and shall either have temporary pavement. The bypass sewer may be laid over ground in all other instances within the established traffic control and public

right-of-way areas. Access to all private drives shall be maintained by either laying the bypass sewer down the centerline of the road to allow local vehicles to pass and access drives on either side or by installing ramps to protect the bypass from traffic at driveway locations. Check valves shall be placed ahead of all pumping connections. The cost of all labor, materials and equipment including the cost of temporary ramps, where pumping crosses access and all other work required to restore any surface features damaged by the bypass pumping operation shall be included in the Contractor's Lump Sum price bid for Bypass Pumping.

**MAINTENANCE OF TRAFFIC**

If the Contractor chooses to propose an alternative bypass pumping and maintenance of traffic plan, they may do so by submitting both a schematic drawing and detailed written description of their alternative plan to the City Engineer for review and approval no less than two (2) weeks prior to the start of any work that requires bypass pumping. Refer to the maintenance of traffic plan sheets in the Nottingham Trace Phase 1 Street Plan for details.

**LEGEND**

- SanServ San MH Proposed Sanitary Sewer
- Water Serv WM (BO) Watermain (BO)
- Stm MH Storm Sewer (BO)
- ExStm ExCB Existing Storm Sewer
- SanServ San ExMH Existing Sanitary Sewer
- ExWater Serv ExFH Existing Watermain
- Ex Gas Serv Existing Gas
- Ex Comm Existing Comm
- FO Existing Fiber Optic Line
- E Existing Electric
- Existing Ditch
- Existing Utility Poles
- Existing Communication Pedestal
- EOP Edge of Pavement
- TBR To be removed
- Contractor to verify invert and location of existing utility before construction.

**NOTE**

The Contractor shall field verify the line and grade of all the existing manhole prior to the start of construction. Verification shall be performed sufficiently in advance of construction so that if the field verified information is in conflict with the proposed design, the Engineer can be contacted to coordinate any necessary plan revisions and associated approvals.

All backfill should be compacted to min. max. 95% of the surrounding ground unless otherwise noted.

\* Compacted Backfill Per Item 911.  
\*\* Compacted Granular Material Per Item 912, (Type 1 only)  
Denoted Thus:

All elevations on this plan are based on NAVD 1988 Datum, unless otherwise noted.

Backfill shall be placed in accordance with CMSC Item 901.17.

Pipe with watertight joints is to be used from structure to structure at all storm crossings with the sanitary; this applies to sanitary mains and laterals.

Contractor shall provide minimum 18" vertical clearance between all utility crossings.

Structure Coordinate Table And Sanitary Sewer Table Located On Sheet 3.

**REVISIONS**

MARK	DATE	DESCRIPTION

**NOTTINGHAM TRACE OFFSITE SANITARY PLAN & PROFILE SHEET**

**EMHIT**  
Evans, Machynay, Hamblen & Iltis, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43254  
Phone: 614-775-7300  
emhit.com

DATE: APRIL 2018

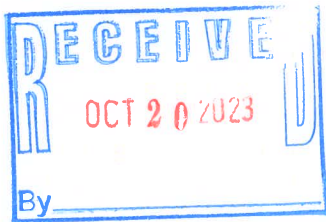
SCALE: Horiz: 1" = 30' Vert: 1" = 5'

JOB NO.: 20170038

SHEET: 4/7

CC-17904





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



### 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 _____																																																						
Choose Application Type	Circle all Details that Apply																																																						
	<table border="0"><tr><td><input type="checkbox"/> Appeal</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Certificate of Appropriateness</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Conditional Use</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Development Plan</td><td>Preliminary</td><td>Final</td><td>Comprehensive</td><td>Amendment</td></tr><tr><td><input type="checkbox"/> Plat</td><td>Preliminary</td><td>Final</td><td></td><td></td></tr><tr><td><input type="checkbox"/> Lot Changes</td><td>Combination</td><td>Split</td><td>Adjustment</td><td></td></tr><tr><td><input type="checkbox"/> Minor Commercial Subdivision</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Vacation</td><td>Easement</td><td></td><td>Street</td><td></td></tr><tr><td><input type="checkbox"/> Variance</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Extension Request</td><td></td><td></td><td></td><td></td></tr><tr><td><input checked="" type="checkbox"/> Zoning</td><td>Amendment (rezoning)</td><td></td><td>Text Modification</td><td></td></tr></table>	<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment	<input type="checkbox"/> Plat	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input checked="" type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification
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<input type="checkbox"/> Extension Request																																																							
<input checked="" type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																				
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 &amp; Hodge LLC, 8000 Walton Parkway, Suite 260</u>																																																						
City, State, Zip:	<u>New Albany, OH 43054</u>																																																						
Phone number:	<u>614.335.9320</u>																																																						
Fax:	<u>614.335.9329</u>																																																						
Email:	<u>aaron@uhlfirm.com</u>																																																						
Applicant's Name:	<u>The New Albany Company, LLC c/o Aaron L. Underhill, Esq.</u>																																																						
Address:	<u>Underhill &amp; Hodge LLC, 8000 Walton Parkway, Suite 260</u>																																																						
City, State, Zip:	<u>New Albany, OH 43054</u>																																																						
Phone number:	<u>614.335.9320</u>																																																						
Fax:	<u>614.335.9329</u>																																																						
Email:	<u>aaron@uhlfirm.com</u>																																																						
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																						
	By: <u>Aaron L. Underhill</u> Signature of Owner <u>Aaron L. Underhill, Attorney for Owner</u> Date: <u>10/18/2023</u> Signature of Applicant <u>Aaron L. Underhill</u> Date: <u>10/18/2023</u> By: <u>Aaron L. Underhill, Attorney for Applicant</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.

<b>APPLICANT:</b>	The New Albany Company, LLC c/o Aaron L. Underhill, Esq. Underhill & Hodge LLC 8000 Walton Parkway, Suite 260 New Albany, OH 43054	
<b>PROPERTY OWNER:</b>	Cornerstone Academy Community School 6015 Walnut Street Westerville, OH 43081	
<b>ATTORNEY:</b>	Aaron L. Underhill Underhill & Hodge LLC 8000 Walton Parkway, Suite 260 New Albany, OH 43054	
<b>SURROUNDING PROPERTY OWNERS:</b>	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 18<sup>th</sup> 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  $86^{\circ} 24' 55''$  West, with the centerline of said New Albany Road East, a distance of 99.95 feet to a point;

Thence North  $03^{\circ} 35' 05''$  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  $86^{\circ} 24' 55''$  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  $24^{\circ} 40' 46''$ , a radius of 1350.00 feet, an arc length of 581.50 feet, a chord bearing of South  $81^{\circ} 14' 42''$  West and chord distance of 577.01 feet to an iron pin set;

Thence North  $20^{\circ} 30' 38''$  West, across said 11.751 and 15.735 acre tracts, a distance of 273.41 feet to an iron pin set;

Thence North  $03^{\circ} 48' 19''$  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  $85^{\circ} 58' 00''$  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  $29^{\circ} 13' 56''$  East, a distance of 92.76 feet to an iron pin set;


South  $03^{\circ} 35' 05''$  West, a distance of 116.47 feet to an iron pin set;

South  $16^{\circ} 19' 37''$  West, a distance of 45.34 feet to an iron pin set;

South  $03^{\circ} 35' 05''$  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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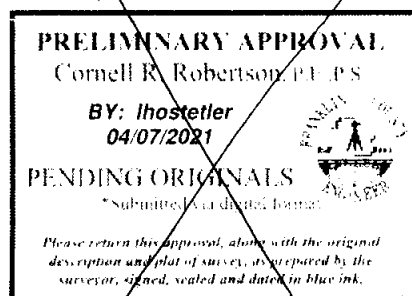
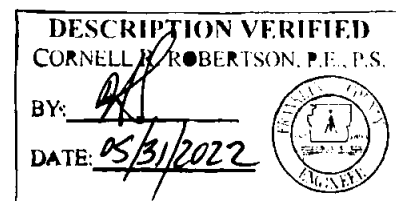
EVANS, MECHWART, HAMBLETON & TILTON, INC.

  
Heather L. King  
Professional Surveyor No. 8307

3/7/21  
Date

0-073-F  
ALL OF  
(222)  
001945

±  
SPLIT  
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.

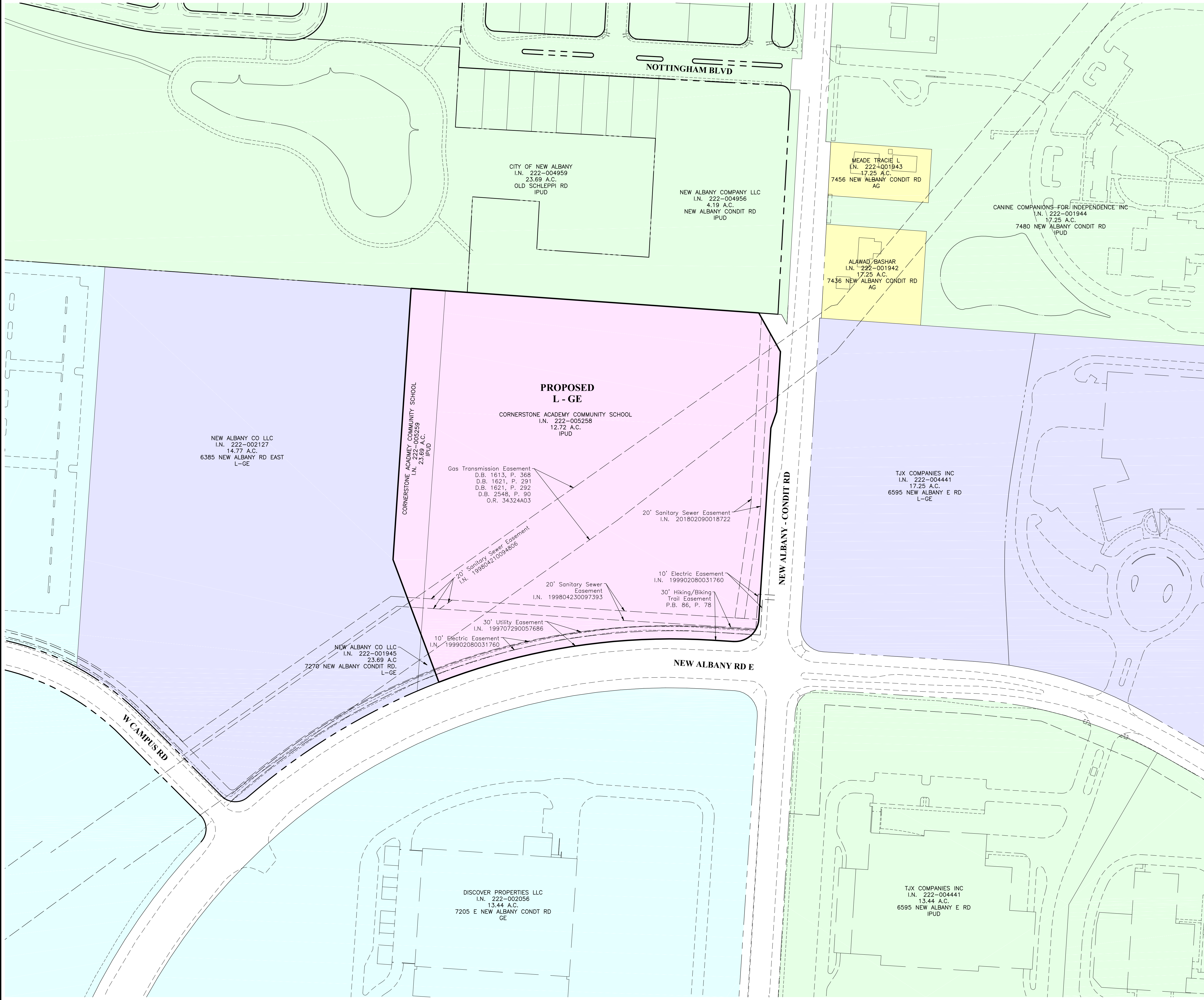
E. No permanent colored lights or neon lights shall be used on the exterior of any building.

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.

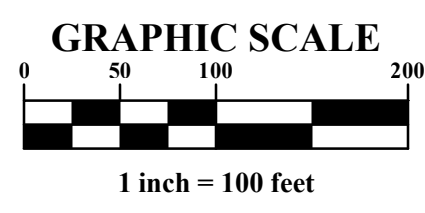
\\emht.com\root\Non-Project\20095001\Draw\Exhibits\Business Park Central College\BPCG-A\Cornerstones\2023-10-30\2023-10-30 North City Business Zoning District.dwg, Last Saved By: jebvan, 11/1/2023, 5:45 AM, Last Printed By: O'Brien, Jesse, 11/1/2023, 5:48 AM, (No Xrefs)



LOCATION MAP  
Not to Scale

LEGEND

- Existing IPUD/  
Proposed L-GE  
Zoning District
- Existing L-GE  
Zoning District
- Existing IPUD  
Zoning District
- Existing AG  
Zoning District
- Existing Office  
Campus District



REVISIONS		
MARK	DATE	DESCRIPTION

NACO

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

**EMHT**  
EARTH & MECHANICAL ENGINEERING, INC.  
Engineers • Surveyors • Planners • Scientists  
5900 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



**Planning Commission Staff Report  
December 4, 2023 Meeting**

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**WALTON FARMS ZONING DISTRICT  
ZONING AMENDMENT**

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LOCATION: 6734 through 6800 Bevelhymer Road (PIDs: 222-000619, 222-000620, 222-000621)  
APPLICANT: Stephen Butler  
REQUEST: Zoning Change  
ZONING: Residential (R-1) to Infill Planned Unit Development (I-PUD)  
STRATEGIC PLAN: Residential  
APPLICATION: ZC-110-2023

Review based on: Application materials received on November 3, 2023 and November 21, 2023.

*Staff report completed by Chelsea Nichols, Planner*

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**I. REQUEST AND BACKGROUND**

The applicant requests review and recommendation to the city council to rezone 5.23+/- acres to Infill Planned Unit Development (I-PUD) from Residential (R-1). This application proposes to rezone three parcels located northeast of the intersection of Bevelhymer Road and Walton Parkway, and north of the intersection of Walton Parkway and US-62, to create a new zoning district to be known as the Walton Farms Zoning District.

The proposed text allows for all uses within C-1, such as offices, personal services and retail, nursery schools and day care facilities, religious facilities, and veterinary offices (not including kennels). Swim schools shall also be permitted. This zoning district serves as a transitional area between the more intensive commercial uses to the south and the existing residential to the north.

This application is solely for rezoning the site. A preliminary site plan was submitted with this application but is subject to final review and approval as part of a final development plan application that will be evaluated by the Planning Commission at a later date.

The Rocky Fork-Blacklick Accord reviewed and recommended approval, with one condition, of the application on November 16, 2023 by a 9-0 vote. The condition of approval is that the applicant shall attempt to preserve existing trees.

**II. SITE DESCRIPTION & USE**

The zoning district is located on east side of Bevelhymer road, northeast of the intersection of Bevelhymer Road and Walton Parkway, and north of the intersection of Walton Parkway and US-62 in Franklin County. The neighboring uses and zoning districts include I-PUD to the south and west; as well as residential to the north, east and west. The site currently consists of three lots. The northern and southern most lots each contain one single-family home. The middle lot is undeveloped.

**III. PLAN REVIEW**

Planning Commission's review authority of the zoning amendment application is found under C.O. Sections 1107.02 and 1159. Upon review of the proposed amendment to the zoning map, the Commission is to make a recommendation to the city council. Staff's review is based on City

plans and studies, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

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. Engage New Albany Strategic Plan**

The 2020 Engage New Albany strategic plan designates the area as Residential future land use category. However, given the proposed rezoning, staff has evaluated this proposal against the Retail standards. The strategic plan lists the following development standards for the Employment Center land use category:

- 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. Combined curb cuts and cross-access easements between parking areas are preferred between individual buildings.
- 5. Retail building entrances should connect with pedestrian network and promote connectivity through the site.
- 6. Integrate outdoor spaces for food related businesses.

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

- 1. The proposed text rezones a total of 5.23+/- acres Residential (R-1) to Infill Planned Unit Development (I-PUD).
- 2. The 2020 Engage New Albany Strategic Plan designates the area as Residential future land use category. However, given the proposed rezoning, staff has evaluated this proposal against the Retail standards. The development's location is a transitional area between the more intensive commercial uses to the south and the existing residential to the north. In addition, the district allows commercial uses serving the regular day-to-day needs of nearby residents.
- 3. The proposed use is consistent with the zoning in the surrounding areas. Due to the proximity of this site to the State Route 161/Johnstown Road interchange and its location adjacent to commercially zoned land in Walton-62 I-PUD Zoning District, and other retail and restaurant uses within the Canini Trust Corp., the site is appropriate for retail development.
- 4. The proposed text allows for all uses within C-1, such as offices, personal services and retail, nursery schools and day care facilities, religious facilities, and veterinary offices (not including kennels). Swim schools shall also be permitted.
- 5. The following uses shall be prohibited in the development:
  - a. Billboards and other off-premises signs, subject to the regulations of Section 1169.08(e).
  - b. Armory.
  - c. Sexually Oriented Businesses.
  - d. Self-service laundries.
  - e. Commercial radio transmitting or television station and appurtenances.
  - f. Funeral Parlor.

- g. Gasoline service stations, or retail convenience stores selling gasoline as an ancillary activity.
  - h. Kennels.
  - i. Residential uses.
4. The applicant is proposing the following setbacks. All setbacks are measured from right-of-way unless otherwise noted.
- a. Bevelhymer Road: There shall be a minimum pavement setback of 45 feet and a minimum building setback of 50 feet from Bevelhymer Road right-of-way. Patios, porches, awnings, and similar architectural elements can encroach up to 5 feet into the building setbacks.
    - o The Engage New Albany Strategic Plan classifies this section of Bevelhymer Road as transitioning from rural roadway to business park roadway characteristics. Due to the proximity of adjacent commercially zoned and used properties, the street improvements in front of this site shall follow the recommended business park roadway characteristics found on page 106 of the strategic plan. The proposed setback within the zoning text accomplishes the plan's recommendations.
  - b. Perimeters: There shall be a minimum pavement setback of 10 feet and a minimum building setback of 25 feet from all perimeter boundary lines of this Zoning District.
    - o The neighborhood roadway characteristic must be achieved for the proposed road along the eastern boundary of the site. The proposed setbacks facilitate in achieving this.
  - c. Interior Boundaries: Setbacks along all internal property boundaries between adjoining parcels within this Zoning District shall be zero for all buildings and pavement unless otherwise specified in this text.
    - o This meets requirements of the Engage New Albany Strategic Plan as combined curb cuts and cross-access easements between parking areas are preferred between individual buildings.

### **C. Access, Loading, Parking**

- 1. Vehicular access to the zoning district is provided from two full access curb cuts on Bevelhymer Road. However, the northern most access point is required be removed, if/when the future public road to the north and adjacent to the development is constructed. This meets standards of the Engage New Albany strategic plan as it calls for curb cuts on primary streets to be minimized and well-organized connections should be created within and between all retail establishments.
- 2. The developer shall dedicate right-of-way along Bevelhymer Road to the city of New Albany for a distance of 40 feet as measured from the centerline of Bevelhymer Road. The developer shall grant easements to the city of New Albany adjacent to the rights of way in order to install and maintain streetscape improvements and/or utilities. The proposed right-of-way width and easements are to be sufficient enough to accommodate the City street capital improvement projects. The City Engineer reviewed the public right-of-way commitments and has indicated that they are appropriate.
- 3. The text requires the construction of a new public street on the east side of the site. The proposed public road connects the existing street stub located to the south and a potential future road connection to the north. Per the zoning text, the developer shall dedicate 50 feet of right-of-way. Two full access curb cuts are proposed from this proposed public street.
- 4. The neighborhood roadway characteristic must be achieved for the proposed road along the eastern boundary of the site. This roadway characteristic is described in the Engage New Albany strategic plan. The following commitments are included for this roadway in the proposed zoning text for the site:
  - a. Fifty feet of right-of-way shall be provided;



- b. Within the right-of-way, a 6' tree lawn and 5' wide concrete sidewalk shall be provided on both sides of the road as development occurs; and
  - c. A 10-foot pavement and 25-foot building setback shall be provided as measured from the right-of-way line of this new roadway.
- 5. Vehicular circulation within the development generally shall be provided in accordance with the preliminary development plan that accompanies this text, with locations to be finalized at the time of final development plan approval. Internal drives may be provided as approved as part of a final development plan to provide efficiency of traffic movement within individual parcels.
- 6. Parking will be provided per the city's parking code requirements (Chapter 1167).
- 7. An 8-foot-wide asphalt leisure trail is required to be installed along the Bevelhymer Road frontage of the site.
- 8. A 5-foot wide concrete sidewalk shall be installed on the west side of the new public street and is to be constructed generally along or parallel to the drive as it runs along the rear boundary. The city staff recommends a condition of approval that the zoning text be updated to clarify this requirement (condition #4).
- 9. Individual parcels within the development shall establish at least one pedestrian connection to the sidewalk in some form, to be reviewed at the time of final development plan. Each building shall have a concrete sidewalk between its front façade and adjacent parking areas.
- 10. Per the zoning text, bicycle parking shall be provided on each parcel at the rate of one space per 2,500 square feet of gross building floor area located on that parcel, provided that in no circumstance shall any parcel be required to provide more than 10 bicycle parking spaces. The city staff recommends a condition of approval that the zoning text be updated to clarify that this requirement is per parcel and per each business within the development (condition #5).

#### **D. Architectural Standards**

- 1. The City's Design Guidelines and Requirements shall apply to this Zoning District. Any variation from the DGRs will require a variance application to be heard by the Planning Commission with a final development plan application.
- 2. The proposed zoning limits any single retail user space to 14,100 square feet of gross floor area of a building.
- 3. Buildings shall be designed to be seen from 360 degrees with the same caliber of finish on all facades/elevations.
- 4. The maximum building height (as measured per the Codified Ordinances) shall not exceed 35 feet. The maximum number of stories shall not exceed one and a half stories. This restriction on the number of stories is appropriate given this rezoning serves as a transitional area between the more intensive commercial uses to the south and the existing residential to the north.
- 5. The same palette of exterior finishes and color shall be used on all sides of a building. Brick, brick veneer, metal, cementitious products such as Hardiplank or its equivalent, wood, EIFS and composite material may be used as exterior wall finish materials where approved. Vinyl as an exterior material is prohibited. This is consistent with other I-PUD zoning districts in the area. This also meets city code and the city's DGRs.
- 6. The city's DGRs require an operable and active front door to be provided along all public roads.

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

- 1. There shall be a maximum impervious lot coverage of 80% in this zoning district, which is the same requirement as other nearby commercially zoned I-PUD zoning districts.
- 2. Deciduous street trees are required within the rights-of-way along Bevelhymer Road. Trees are to be a minimum of two-inch caliper and shall be provided at an average of 1 tree for every 30 linear feet of frontage on center.

3. Along the unnamed public road connection on the east side of the development, a double row of street trees shall be provided on the West side of the public road.
4. A four-board white horse fence shall be installed along Bevelhymer Road, except where vehicular or pedestrian access points for the development are provided. The white horse fence shall be extended along the entire frontage of Bevelhymer Road.
5. Any surface parking areas adjacent to Bevelhymer Road shall be screened from the respective rights-of-way with a minimum of a 30-inch tall continuous planting hedge, fence, wall or earth mound or any combination of the foregoing. The 30-inch height shall be measured from the adjacent parking area. This same screening shall apply to the new public street on the east side of the street. The city staff recommends a condition of approval that the text be updated to reflect such requirement (condition #3).
6. Within the required minimum pavement setback area along Bevelhymer Road, there shall be a minimum of 6 trees per 100 lineal feet.
7. The required amount of interior landscaping shall be a minimum of eight percent (8%) of the total area of parking lot pavement. The landscaping areas shall include both shrubs and parking lot trees as required by Codified Ordinance 1171.06(a)(3) and be arranged in such a manner so as to visually break up large expanses of pavement.
8. The applicant proposes a storm water basin on site. The city's landscape architect, MKSK, has reviewed the preliminary plan and their comments can be found on a separate memo that is attached. MKSK suggests a condition of approval that the applicant increase planting adjacent to the storm water basin. The tree should be planted in randomized spacing and species in groups of 3 to 9 trees (condition #1).

#### **F. Lighting**

1. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Lighting along private drives internal to this subarea (if any) shall be presented for review and approval as part of a final development plan. Light poles within this subarea shall be black or New Albany green and constructed of metal. Parking lot lighting shall not exceed 18 feet in height. Parking lot lighting shall be from a controlled source in order to eliminate light spillage beyond the boundaries of the development. For any proposed development that is adjacent to property located outside of this Zoning District where residential uses exist or are permitted, a photometric plan demonstrating zero light spillage onto such properties shall be submitted for review and approval by the Planning Commission as part of a final development plan.
2. Landscape uplighting from a concealed source shall be permitted. Any ground lighting that is permitted shall be shielded and landscaped.
3. No permanent colored lights or neon lights shall be used on the exterior of any building. Security lighting, when used, shall be of a motion-sensor type. Exterior lighting fixtures shall be similar in appearance throughout this subarea.
4. All other lighting on the site shall be in accordance with the City's Codified Ordinances.

#### **G. Signage**

1. Permitted sizes, designs, colors, shapes, and other specifications for ground and building signs shall be consistent with the 2013 Trust Corp Signage Recommendations Plan which was approved by the City in 2013 for the real property located on the south side of U.S. Route 62/Johnstown Road. Any changes or deviations from that plan shall require the review and approval of the Planning Commission.
2. Two ground identification signs shall be permitted along each public street within this zoning district. One ground sign shall be permitted at each vehicular access point into this zoning district from a public street in order to identify users within this Zoning District. The ground signs shall be dual identification.
3. All signage shall conform to the standards set forth in Section 1169 of the Codified Ordinances.

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



The City Engineer, E.P. Ferris reviewed the proposed rezoning application and provided the following comments. Staff recommends a condition of approval that the comments of the city engineer are addressed and incorporated into the zoning text as appropriate, subject to staff approval (condition #2).

1. Refer to sheet CP3. Per City Code, the proposed sanitary sewer shown on this sheet must be extended to the upper most limits of the development parcel and must be 10' offset from the existing public water line. We will further evaluate sanitary sewer collection to serve this development once detailed construction plans become available.
2. Refer to sheets C4-C5. Spot elevations along parcel lines (e.g., at 50' intervals) adjacent to the development project along with contour information outside of the development parcel boundary are required to evaluate surface drainage during the 100-year storm event and to determine if offsite drainage is impeded in any way.
3. Sheet 3 of 9 of the development text states that an additional 10' of public r/w will be dedicated along the parcel frontage which will result in a total dedication of 40' as measured from the road center line. This is consistent with the dedication provided with the Bevelhymer Church project located north of the proposed development site.
4. Refer to sheet L-1, Landscape Plan. Provide intersection site distance triangles at each of the proposed Bevelhymer Road curb cuts and remove obstructions that may impede motorist view.
5. In accordance with code sections 1159.07(b)(2) J. and K., provide documentation indicating that all Army Corps of Engineer and Ohio EPA requirements have been met.
6. We reviewed a Traffic Impact Study associated with this site dated April 27, 2023 and a revision to this study dated June 14, 2023. Our concerns regarding traffic circulation have been adequately addressed.
7. Photometric analysis and fire truck turning radius analysis will be required as the project moves forward.
8. We will further evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once detailed construction plans become available.

## **V. SUMMARY**

The proposed zoning text for the new retail district is appropriate due to the proximity of other commercial and residential uses, the proximity of the Johnstown Road and S.R. 161 interchange, and the continued growth of amenities for the City. The rezoning serves as a transition from commercial to residential by requiring lower building heights not to exceed one and a half stories and permitting only low-intensity retail uses. The development provides strong pedestrian and vehicular connectivity by extending the street and stubbing it for potential future connection. The applicant commits to removing the northern most curb cut from Bevelhymer Road if and when the property to the north or east is redevelopment.

The proposed permitted and conditional uses and development standards are consistent with existing I-PUD district in the area, as well as the Engage New Albany Strategic Plan's retail land use category. The proposal matches the recommendations found in the city's 2020 Engage New Albany Strategic Plan. Land that has direct access to the expressway should be designated for office or commercial use.

The proposed district not only places additional commercial uses near the U.S. 161/Johnstown Road interchange, it also allows retail uses serving the regular day-to-day needs of nearby residents. The land is a transitional area between the more intensive commercial uses to the south and the existing residential to the north.

## **VI. ACTION**

**Suggested Motion for ZC-110-2023:**

Move to recommend approval to Council of the rezoning application ZC-110-2019, subject to the following conditions:

1. The applicant shall increase planting adjacent to the storm water basin. The tree should be planted in randomized spacing and species in groups of 3 to 9 trees.
2. The comments of the city engineer shall be addressed and incorporated into the zoning text as appropriate, subject to staff approval.
3. The zoning text shall be updated to require surface parking areas adjacent to the new public road to be screened from the respective rights-of-way with a minimum of a 30-inch tall continuous planting hedge.
4. The zoning text shall be revised to clarify the requirement that the A 5-foot wide concrete sidewalk is to be installed on the west side of the public drive and to be constructed generally along or parallel to the drive as it runs along the rear boundary.
5. The zoning text shall be updated to clarify that the bicycle parking

**Approximate site Location:**



Source: ArcGIS

404.663-01

November 8, 2023

To: Chelsea Nichols  
City Planner

From: Matt Ferris, P.E., P.S.  
By: Jay M. Herskowitz, P.E., BCEE

Re: Walton Farms Rezoning  
ZC-110-2023

We reviewed the referenced submittal in accordance with Code Section 1159.07 (b)(2) PDP.  
Our review comments are as follows:

1. Refer to sheet CP3. Per City Code, the proposed sanitary sewer shown on this sheet must be extended to the upper most limits of the development parcel and must be 10' offset from the existing public water line. We will further evaluate sanitary sewer collection to serve this development once detailed construction plans become available.
2. Refer to sheets C4-C5. Spot elevations along parcel lines (e.g., at 50' intervals) adjacent to the development project along with contour information outside of the development parcel boundary are required to evaluate surface drainage during the 100-year storm event and to determine if offsite drainage is impeded in any way.
3. Sheet 3 of 9 of the development text states that an additional 10' of public r/w will be dedicated along the parcel frontage which will result in a total dedication of 40' as measured from the road center line. This is consistent with the dedication provided with the Bevelhymer Church project located north of the proposed development site.
4. Refer to sheet L-1, Landscape Plan. Provide intersection site distance triangles at each of the proposed Bevelhymer Road curb cuts and remove obstructions that may impede motorist view.
5. In accordance with code sections 1159.07(b)(2) J. and K., provide documentation indicating that all Army Corps of Engineer and Ohio EPA requirements have been met.
6. We reviewed a Traffic Impact Study associated with this site dated April 27, 2023 and a revision to this study dated June 14, 2023. Our concerns regarding traffic circulation have been adequately addressed.
7. Photometric analysis and fire truck turning radius analysis will be required as the project moves forward.
8. We will further evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once detailed construction plans become available.


MEF/JMH

cc: Cara Denny, Engineering Manager  
Joshua Albright, Development Engineer  
Dave Samuelson, P.E., Traffic Engineer

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



## Community Development Planning Application

Project Information	Site Address <u>6734 thru 6800 Bevelhymer Road</u>				
	Parcel Numbers <u>222-000619, 222-000620, 222-000621</u>				
	Acres <u>5.23+/-</u> # of lots created <u>5</u>				
Choose Application Type	Circle all Details that Apply				
	<input type="checkbox"/> Appeal				
<input type="checkbox"/> Certificate of Appropriateness					
<input type="checkbox"/> Conditional Use					
<input checked="" 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		
Description of Request:	<u>We are requesting the 3 parcels to be re-zoned to I-PUD. The intent is to combine the parcels and re-plat to 4 commercial lots plus a lot for the retention basin.</u>				
	<u>We have attached a preliminary development plan in addition to the re-zoning request.</u>				
Contacts	Property Owner's Name: <u>BEVEL NEW ALBANY LLC</u>				
	Address: <u>1209 HILL ROAD N, SUITE 200</u>				
Applicant's Name:	CITY, STATE, ZIP: <u>PICKERINGTON, OHIO 43147</u>				
	Phone number: _____ Fax: _____				
Email:	Email: <u>EESKANDER@NELEARNINGGROUP.COM</u>				
	Address: <u>2440 DAYTON XENIA ROAD, SUITE B</u>				
City, State, Zip:	CITY, STATE, ZIP: <u>BEAVERCREEK, OHIO 45434</u>				
	Phone number: <u>937.490.9460</u> Fax: _____				
Email:	Email: <u>SBUTLER@COMMUNITYCIVILENGINEERS.COM</u>				
	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					Date: <u>10/19/2023</u>
	Signature of Applicant				Date: <u>10/19/2023</u>



October 31, 2023

Ms. Chelsea Nichols  
Community Development Department  
99 West Main Street  
New Albany, Ohio 43054

RE: Walton Farms  
6734 Bevelhymer Road

Dear Chelsea:

Community Civil Engineers is pleased to provide some additional information as noted in your email received 10/25/2023. Listed below is our response (in blue) and the information requested.

- 12 paper copies attached
- Legal descriptions attached
- Affidavit attached
- *A school impact statement. The written statement should be regarding the potential impact of the proposed use on the student population of the local school districts.*  
It is unlikely that this development will add to the student population of the local school districts. This development is designed to serve needs within the community, such as a daycare with a curriculum to give the up and coming students entering the school district a head start in education.
- *Any deed restrictions, easement, covenants and encumbrances to be imposed to control the use, development and maintenance of the are to be rezoned.*  
The proposed uses will have to adhere to the zoning text of the development, controlling uses and building materials. The development also intends to have a mutual shared ingress/egress, utility and parking agreements. The development will also construct a public drive along the eastern property line with a fifty-foot right-of-way.
- *An estimate of the utility requirements of the area, should the amendment be adopted, including sewer, water, and electricity. The provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness. All utility services shall be underground.*  
Required utilities for the development are generally in the immediate area; water main is on the East edge of Bevelhymer fronting the development.  
Electric is located along the surrounds the site to along the south property line and along the East edge of Bevelhymer Road.  
Sanitary Sewer is located on the west side of Bevelhymer Road. It will be necessary, at the developers cost, to extend the sanitary approximately 500' +/- from its current location to the northern edge of the development.

Storm sewer will be installed as part of the development with a network of curb inlets and storm sewer being routed to the detention basin on the southern edge of the development.

- *A written statement of the following:*
- *The existing use and zoning district, the proposed use and zoning district, how the proposed amendment will impact adjacent and proximate properties, The relationship of the development to existing and future land use in the surrounding areas, the street system, community facilities, services and other public improvements.*

The current zoning district is R-1.

The proposed zoning district is I-PUD, this matches the zoning district to the south. The development is bounded to the north by Single Family residential, to the East a wooded vacant lot zoned R-1, the south by commercial uses zoned I-PUD and to the West both commercial and residential. The intent of this rezoning is to provide a transition from the residential to the North to the business park to the South and follow the New Albany 2020 Strategic Plan.

- *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).*

This item is not required

- *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.*

This item is not required.

- *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.*

It is the intent to submit final development plans once the preliminary plan and the rezoning are approved. It would be the intent to break ground as soon as possible, There is no intent to keep the existing structures however, we do intend to preserve trees along the eastern property line as construction permits.

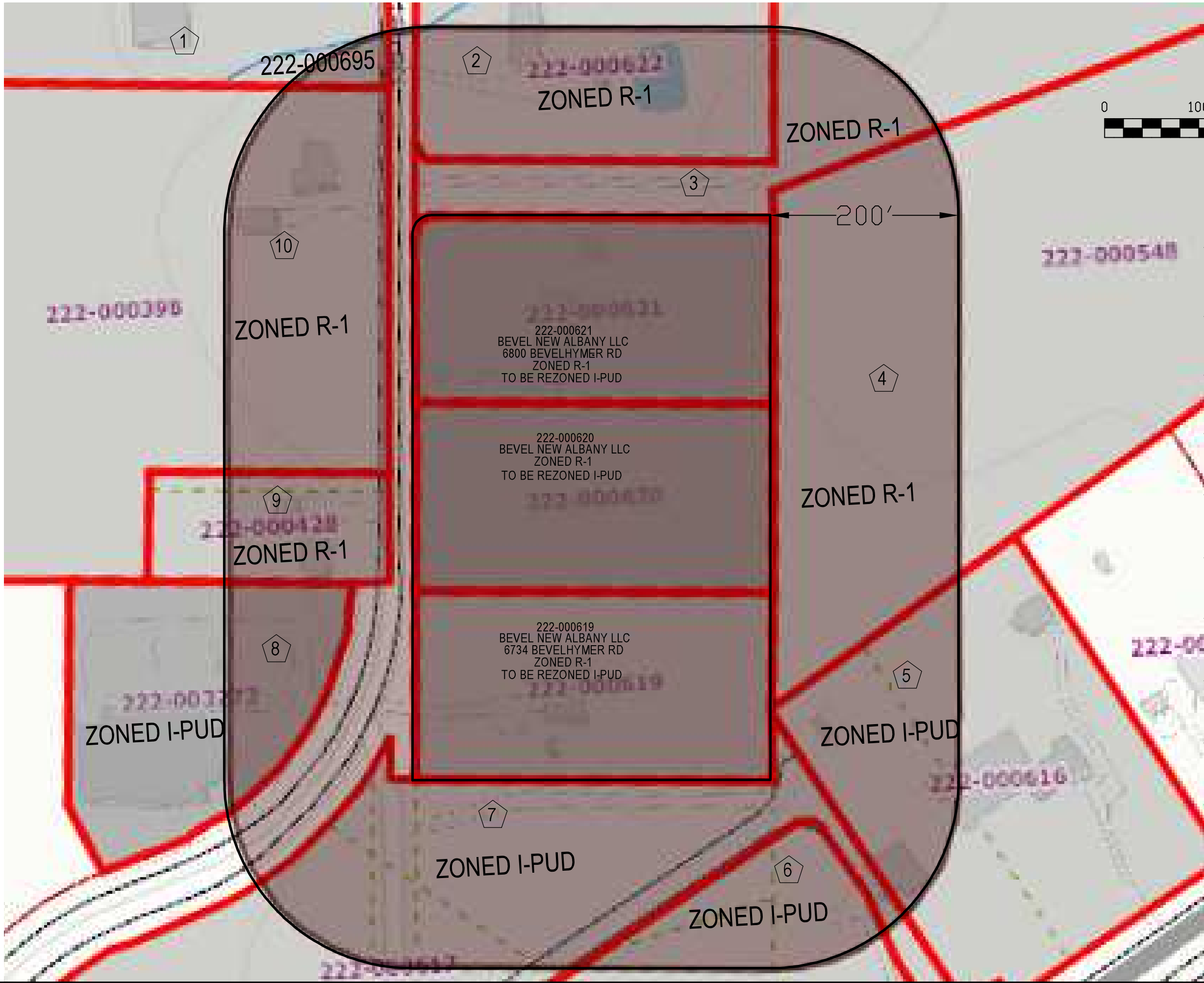
Please contact me at your convenience at 937.903.8553 if you have any concerns or require any additional information.

Sincerely,



Stephen Butler  
President





1111.03 (e)



REVISIONS

- 1 222-000695  
MELE MATTHEW  
SHOCKEY ALANA  
6851 BEVELHYMER ROAD  
ZONED R-1
- 2 222-000622  
LANE JEFFREY  
6850 BEVELHYMER RD  
ZONED R-1
- 3 222-000624  
STEPHENS KAREN J  
ZONED R-1  
6828 BEVELHYMER RD
- 4 222-000548  
PUCKETT CYNTHIA MEEKS  
PUCKETT STEVEN M  
ZONED R-1
- 5 222-000616  
SULLY RIZ LLC  
9999 JOHNSTOWN RD  
ZONED I-PUD
- 6 222-005117  
ALDI INC (OHIO)  
9895 JOHNSTOWN RD  
ZONED I-PUD
- 7 222-000617  
NEW ALBANY COMPANY LLC  
9887 JOHNSTOWN RD  
ZONED I-PUD
- 8 222-003272  
BROADWAY BOUND DANCE CENTRE  
6701 BEVELHYMER RD  
ZONED I-PUD
- 9 222-000428  
BEVELHYMER ROAD LLC  
6735 BEVELHYMER RD  
ZONED R-1
- 10 222-000398  
BEVELHYMER ROAD LLC  
6821 BEVELHYMER RD  
ZONED R-1

**COE**  
Community Civil Engineers, LLC  
2440 DAYTON-XENIA ROAD, SUITE B  
BEAVERCREEK, OHIO 45434  
TEL. 937.490.9460 FAX 937.426.9798

**ADJOINERS MAP**  
**BEVEL NEW ALBANY**  
**NEW ALBANY**  
6734 BEVELHYMER ROAD  
NEW ALBANY  
FRANKLIN COUNTY, OHIO 43054

DESIGN: SMB	DATE: 10/10/2023
DRAWN: KDC	
CHECK: SMB	<b>AJ1</b>
JOB #: 22-522	

MATTHEW MELE &  
ALANA SHOCKEY  
6851 BEVELHYMER RD  
NEW ALBANY OH 43054  
222-000695-00

JEFFREY LANE  
6850 BEVELHYMER RD  
NEW ALBANY OH 43054  
222-000622-00

KAREN J STEPHENS  
6828 BEVELHYMER RD  
NEW ALBANY OH 43054  
222-000622-00

CYNTHIA MEEKS PUCKETT  
& STEVEN M PUCKETT  
709 S 5TH ST  
COLUMBUS OH 43206  
222-000548-00

SULLY RIZ LLC  
73 WILSON BLVD STE 103  
FISHERVILLE VA 29939  
222-000616-00

ALDI INC (OHIO)  
4400 S. CHARLESTON PIKE  
SPRINGFIELD OH 45502  
222-005117-00

NEW ALBANY COMPANY LLC  
8000 WALTON PKWY, STE 120  
NEW ALBANY OH 43054  
222-000617-00

BROADWAY BOUND DANCE CENTRE  
6701 BEVELHYMER RD  
NEW ALBANY OH 43054  
222-003272-00

BEVELHYMER ROAD LLC  
170 N SUNBURY RD  
WESTERVILLE, OH 43081  
222-000428-00 & 222-000398-00

BEVEL NEW ALBANY LLC  
1209 HILL RD N STE #200  
PICKERINGTON OH 43147  
222-000622-00



## Winton Farms Affidavit

I, Stephen Butler, applicant for the re-zoning of the three parcels totaling 5.23+/- acres, with Franklin County parcel numbers 222-000619, 222-000620, 222-000621 do hereby affirm;

All property owners within 200 feet of the three parcels proposed to be rezoned, and their tax mailing addresses as appearing on the Franklin County Auditor's current tax list as of October 16<sup>th</sup>, 2023, have been provided with this application. This list is based solely on the records of the Office of the Auditor of Franklin County, Ohio, as provided on its website.

By:   
Stephen Butler  
Community Civil Engineers, LLC

STATE OF OHIO  
COUNTY OF FRANKLIN SS.

Subscribed and sworn to before me this 31 day of October, 2023.



Amber K. Porter  
Notary Public, State of Ohio  
My Commission Expires 07-05-2026

  
Notary Public

My Commission Expires: 7-5-2026

DO NOT DETACH

<div><div> Instrument Number: 202110050178808 Recorded Date: 10/05/2021 9:55:00 AM</div><div> Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 <a href="http://Recorder.FranklinCountyOhio.gov">http://Recorder.FranklinCountyOhio.gov</a> <a href="mailto:Recorder@FranklinCountyOhio.gov">Recorder@FranklinCountyOhio.gov</a></div></div>		
<div>Return To (Mail Envelope): LAND AND MORTGAGE TITLE AGENCY</div>		
Mail Envelope		
<div>Transaction Number: T20210125936 Document Type: DEED Document Page Count: 3</div>		
<div>Submitted By (Mail): LAND AND MORTGAGE TITLE AGENCY</div>		
Mail		
<div>First Grantor: LAMAR HOLDING CO LLC , TR</div>	<div>First Grantee: BEVEL NEW ALBANY LLC</div>	
<div>Fees: Document Recording Fee: \$34.00 Additional Pages Fee: \$8.00 Total Fees: \$42.00 Amount Paid: \$42.00 Amount Due: \$0.00</div>	<div>Instrument Number: 202110050178808 Recorded Date: 10/05/2021 9:55:00 AM</div>	

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TRANSFERRED

OCT 04 2021

MICHAEL STINZIANO  
AUDITOR  
FRANKLIN COUNTY, OHIO

22807

Conveyance	
Mandatory:	400.00
Permissive:	800.00 RD
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR	

## GENERAL WARRANTY DEED BY A LIMITED LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS, that LAMAR HOLDING CO. LLC., TRUSTEE an Ohio Limited Liability Company, the Grantor(s), for valuable consideration paid, grants with general warranty covenants to Bevel New Albany LLC

Tax mailing address is: 1209 Hill Road North, Suite 200 Pickerington Ohio 43147  
The following REAL PROPERTY:

See Exhibit "A"


Subject to taxes and assessments which are now or hereafter become liens on said premises and except conditions, restrictions and easements and oil and gas leases, if any, contained in former instruments of record for said premises, subject to all of which this conveyance is made.

Parcel No: 222-000620-00 & 222-000621-00

Property Address: 6800 Bevelhymer Road, New Albany Ohio 43054

Prior Instrument Number: 202103160047420

Signed this 14<sup>th</sup> day of September 2021

  
Lamar Holding Co. LLC, Trustee  
Mark E. Creamer  
Authorized Member

Land and Mortgage  
Title Box

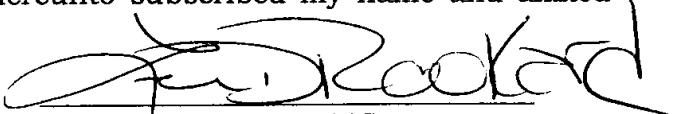
210200003

State of Ohio

County of Franklin

BE IT REMEMBERED, That on this 14<sup>th</sup> day of September, 2021 before me, the subscriber, a notary public in and for said state, personally herein, came, Lamar Holding Co. LLC, Trustee By. Mark E. Creamer, Authorized Member, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

  
NOTARY PUBLIC



LISA D. ROOKARD  
Notary Public, State of Ohio  
My Commission Expires 12-04-2021

This Instrument was prepared by:

David Douglas, Attorney at Law, 600 E. Rich Street, Columbus, Ohio 43215

---

Auditor's and Recorder's Stamps

## EXHIBIT 'A'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE  
TOWNSHIP OF PLAIN:

Being Lot Number Thirty Two (32) and Thirty-Three (33) of PLAIN VIEW FARMS  
NO. 2 as the same is numbered and delineated upon the recorded plat thereof,  
of record in Plat Book 34, page 22, Recorder's Office, Franklin County, Ohio.

Parcel Number: 222-000620-00 & 222-000621-00

Property Address: 6800 Bevelhymer Road New Albany Ohio 43054

DO NOT DETACH

<div><div><p>Instrument Number: 202202090022716 Recorded Date: 02/09/2022 10:03:43 AM</p><div></div><p>Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 <a href="http://Recorder.FranklinCountyOhio.gov">http://Recorder.FranklinCountyOhio.gov</a> <a href="mailto:Recorder@FranklinCountyOhio.gov">Recorder@FranklinCountyOhio.gov</a></p></div></div>		
<div>Return To (Mail Envelope): LAND AND MORTGAGE TITLE AGENCY</div>		
Mail Envelope		
<div>Transaction Number: T20220016593 Document Type: DEED Document Page Count: 3</div>		
<div>Submitted By (Mail): LAND AND MORTGAGE TITLE AGENCY</div>		
Mail		
<div>First Grantor: LAMAR HOLDING CO LLC</div>	<div>First Grantee: BEVEL NEW ALBANY LLC</div>	
<div>Fees: Document Recording Fee: \$34.00 Additional Pages Fee: \$8.00 Total Fees: \$42.00 Amount Paid: \$42.00 Amount Due: \$0.00</div>	<div>Instrument Number: 202202090022716 Recorded Date: 02/09/2022 10:03:43 AM</div>	

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COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



3  
2/4

TRANSFERRED

FEB 08 2022

MICHAEL STINZIANO  
AUDITOR  
FRANKLIN COUNTY, OHIO

90001372

CONVEYANCE TAX EXEMPT	
m	SEL
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR	

GENERAL WARRANTY DEED BY A LIMITED  
LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS, that Lamar Holding Co LLC, an Ohio Limited Liability Company, the Grantor(s), for valuable consideration paid, grants with general warranty covenants to Bevel New Albany LLC


Tax mailing address is: 1209 HILL RD. N. PICKERINGTON, OH  
The following REAL PROPERTY: 43147

See Exhibit "A"

Subject to taxes and assessments which are now or hereafter become liens on said premises and except conditions, restrictions and easements and oil and gas leases, if any, contained in former instruments of record for said premises, subject to all of which this conveyance is made.

Parcel No:0222-000619-00  
Property Address: 6734 Bevelhymer Road, New Albany Ohio 43054  
Prior Instrument Number: 202103160047604  
Signed this 17th day of February 2021

mcl  
Lamar Holding Co LLC  
File Date

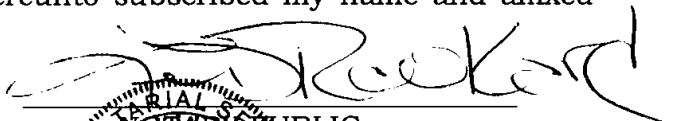

  
Lamar Holding Co LLC  
By: Mark E. Creamer, Member

State of Ohio

County of Franklin

BE IT REMEMBERED, That on this 7<sup>th</sup> day of February 2022 before me, the subscriber, a notary public in and for said state, personally herein, came, Mark E. Creamer Member of Lamar Holding Company LLC, an Ohio Limited Liability Company, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

  
LISA D. ROOKARD  
Notary Public, State of Ohio  
My Commission Expires 12-04-2024

This Instrument was prepared by:

Robert G. Kennedy, Attorney at Law, 600 E. Rich Street, Columbus, Ohio 43215

---

Auditor's and Recorder's Stamps

EXHIBIT 'A'

Situated in the State of Ohio, County of Franklin, and in the Township of Plain:

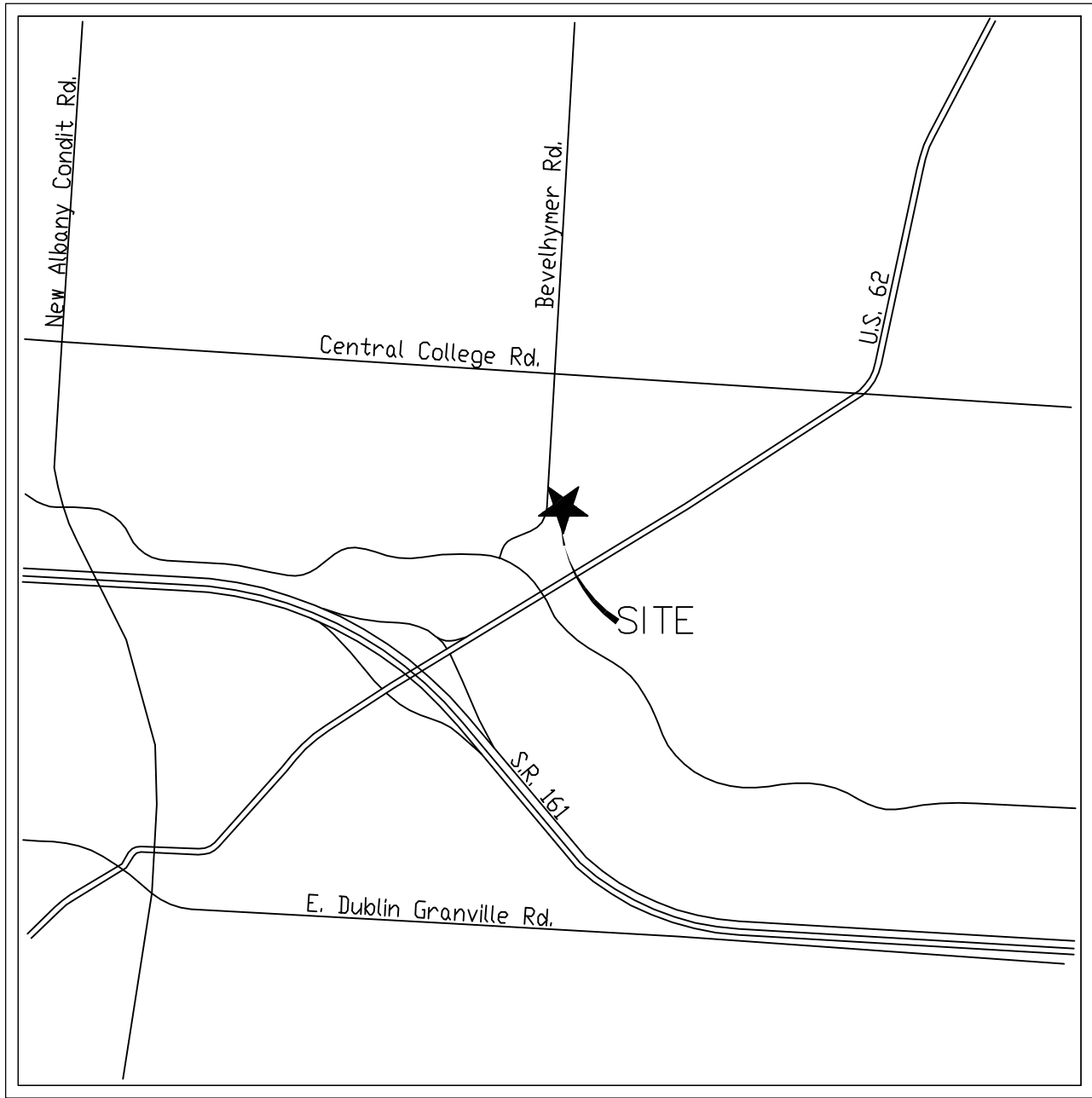
Being Lot Number Thirty-One (31) of PLAIN VIEW FARMS ADDITION NO.2, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 34, Page 22, Recorder's Office, Franklin County, Ohio

Parcel Number: 222-000619-00

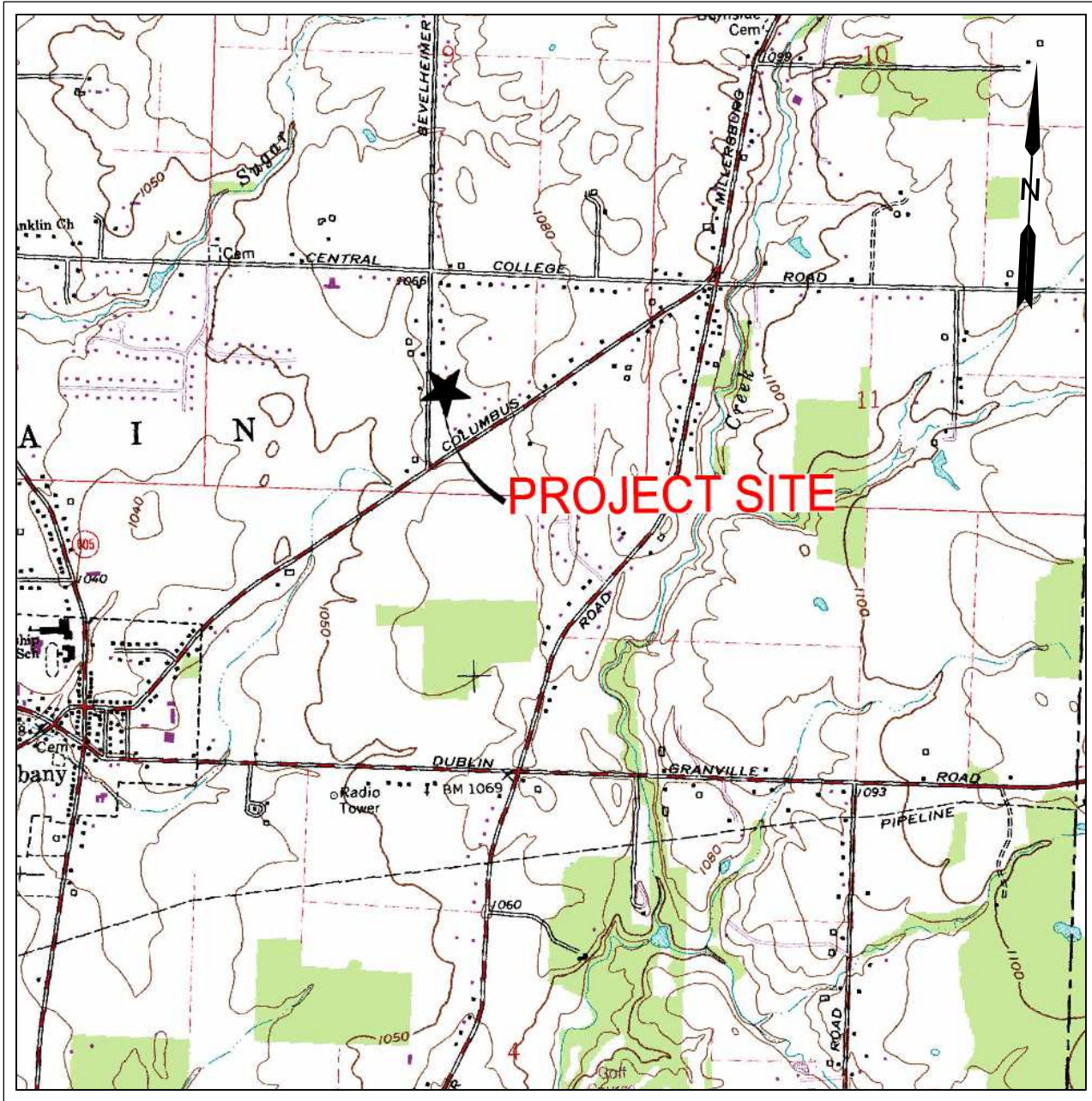
Property Address: 6734 Bevelheimer Road, New Albany, Ohio 43054

# WALTON FARMS OF NEW ALBANY

INFILL PLANNED UNIT DEVELOPMENT (IPUD)  
6734 BEVELHYMER ROAD  
NEW ALBANY  
FRANKLIN COUNTY OHIO



VICINITY MAP  
NO SCALE



USGS MAP  
SCALE: 1" = 2,000'

## INDEX OF SHEETS

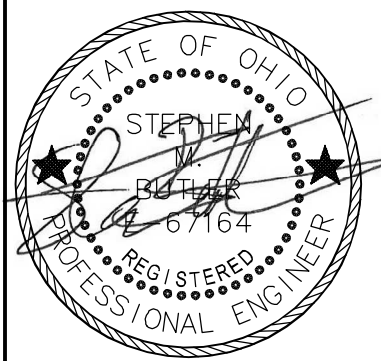
TITLE SHEET	C1.0
ALTA SURVEY	C2.0
SITE & UTILITY PLAN	C3.0
DEVELOPEMENT MASS GRADING	C4.0
DRAINAGE PLAN	C5.0
LANDSCAPE PLAN	L1.0

REVISIONS

PREPARED FOR:



**TITLE SHEET**  
**WALTON FARMS**  
**NEW ALBANY**  
6734 BEVELHYMER ROAD  
NEW ALBANY  
FRANKLIN COUNTY, OHIO 43054



DESIGN: SM  
DATE: 10/31/2023  
DRAWN: KOE  
CHECK: SM  
JOB #: 21-474  
**C1**



\*\*\*  
ENCROACHMENT NOTES:  
POSSIBLE ENCROACHMENT #1 - GAS LINE AND WATER LINE LEAVE EASEMENT

#### SCHEDULE BI EXCEPTIONS:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 210200002 AND NO. 210200003, BOTH WITH AN EFFECTIVE DATE OF JANUARY 25, 2021 TO BE CONSIDERED A PART OF THIS SURVEY.

#### LOT 31 PLAIN VIEW FARMS ADDITION NO. 2

11 EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC OF RECORD IN VOLUME 2365, PAGE 294 AND VOLUME 2548, PAGE 546, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (VOL. 2365, PG. 294 APPEARS TO AFFECT, CAN NOT BE DETERMINED, EASEMENT IS UNREADABLE, VOL. 2548, PG. 546, AFFECTS, PLOTTED)

12 BUILDING SETBACK LINES AND UTILITY EASEMENTS, AS SHOWN ON THE RECORDED SUBDIVISION PLAT. (P.B. 34, PG. 22 AFFECTS, PLOTTED)

BUT, HOWEVER, DELETING ANY COVENANT, CONDITION OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(c).

#### LOT 32 AND 33 PLAIN VIEW FARMS ADDITION NO. 2

11 EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC OF RECORD IN VOLUME 2365, PAGE 294 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (APPEARS TO AFFECT, CAN NOT BE DETERMINED, EASEMENT IS UNREADABLE)

12 EASEMENT GRANTED TO COLUMBIA GAS OF OHIO, INC. OF RECORD IN VOLUME 2920, PAGE 336, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (CAN NOT BE DETERMINED, EASEMENT IS UNREADABLE)

13 BUILDING SETBACK LINES AND UTILITY EASEMENTS, AS SHOWN ON THE RECORDED SUBDIVISION PLAT. (P.B. 34, PG. 22 AFFECTS, PLOTTED)

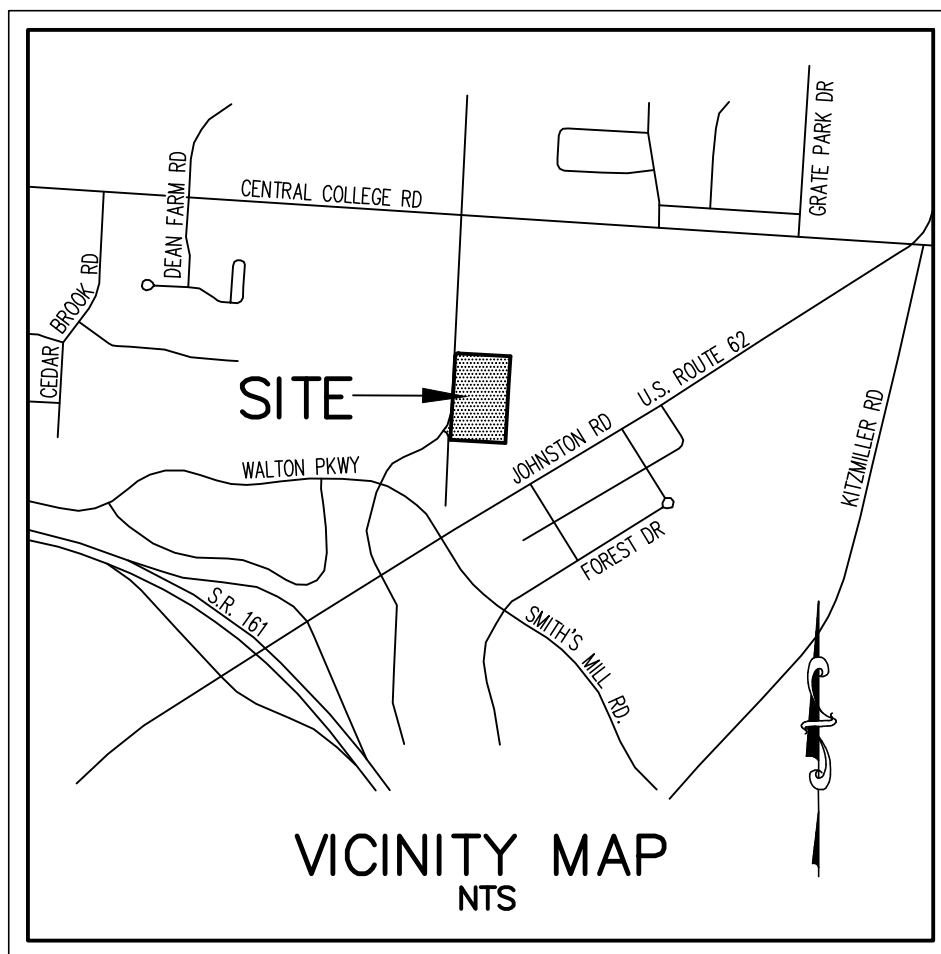
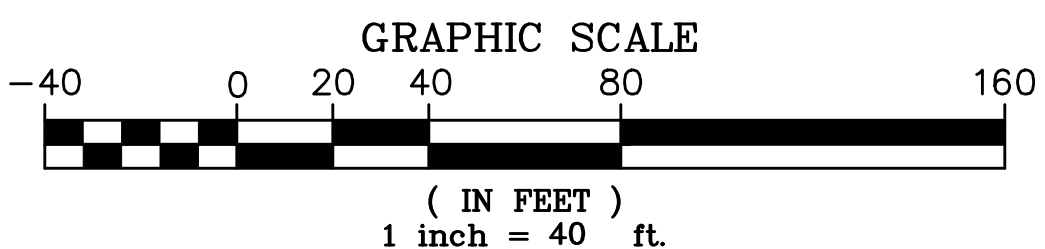
BUT, HOWEVER, DELETING ANY COVENANT, CONDITION OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(c).

#### NOTES:

- 1) THE ADDRESS OF THE SUBJECT TRACT IS:  
6734 AND 6800 BEVELHEIMER ROAD, NEW ALBANY, OHIO 43054
- 2) SITE APPEARS ON FEMA MAP NO. 39049C0206K WITH AN EFFECTIVE DATE OF JUNE 17, 2008 AND 39049C0208K WITH AN EFFECTIVE DATE OF JUNE 17, 2008 AND ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 3) SITE IS ZONED: R-1 (RESIDENTIAL ESTATE DISTRICT)  
NO ZONING REPORT PROVIDED.
- 4) THERE WERE NO PUBLIC PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF THIS SURVEY.
- 5) THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF THIS SURVEY.
- 6) THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET WORK OR SIDEWALK CONSTRUCTION ON THE SUBJECT TRACT AT THE TIME OF THIS SURVEY.
- 7) THERE WAS NO OBSERVED EVIDENCE OF RECENT FIELD WETLAND DELINEATION ON THE SUBJECT TRACT AT THE TIME OF THIS SURVEY.
- 8) THE SUBJECT PROPERTIES HAVE DIRECT ACCESS TO BEVELHEIMER ROAD BY PRIVATE DRIVES.
- 9) THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLAN HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS. IT IS BELIEVED THAT THEY ARE ESSENTIALLY CORRECT, BUT THE SURVEYOR DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHOULD VERIFY LOCATIONS WITH THE UTILITY COMPANIES AND/OR THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 NOT LESS THAN 48 HOURS BEFORE STARTING ANY DEMOLITION OR EXCAVATION ACTIVITIES.

#### SURVEY LEGEND:

EX CROSS NOTCH FOUND	EX. GAS METER
EX 5/8" IRON PIN FOUND	EX. GUY WIRE
EX 1" IRON PIPE FOUND	EX. GAS VALVE
EX CONCRETE MONUMENT FOUND	EX. LIGHT POLE
EX PK NAIL FOUND	EX. POWER POLE
EX RAILROAD SPIKE FOUND	EX. TRANSFORMER
EX. BOLLARD	EX. WATER METER PIT
EX. CATCH BASIN	EX. WELL
EX. CURB INLET	IRON PIN SET (5/8" DIA, 30" LONG)
EX. FIRE HYDRANT	CONCRETE MONUMENT SET
EX. MANHOLE	PK NAIL SET
EX. WATER VALVE	CROSS NOTCH SET
EX. AIR CONDITIONING UNIT	(S.P.) STATE PLANE COORDINATE SYSTEM
EX R/W	BOUNDARY LINE
EX WTR	RIGHT-OF-WAY LINE
EX SAN	EXISTING EASEMENT
EX GAS	EXISTING WATER LINE
EX TEL	EXISTING SANITARY SEWER LINE
EX FIBER	EXISTING GAS LINE
EX ASPHALT	EXISTING TELEPHONE LINE



BASIS OF BEARING  
BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY  
LINE OF BEVELHEIMER ROAD AS TAKEN FROM THE  
NAD 83 OHIO STATE PLANE COORDINATE SYSTEM,  
GRID SOUTH ZONE 3402, GEOD 2012A.  
(N032102'E)

#### DESCRIPTIONS:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NO. 210200002

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS  
FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND  
TOWNSHIP OF PLAIN:

BEING LOT NUMBER THIRTY TWO (31) OF PLAIN VIEW FARMS  
ADDITION NO. 2, AS THE SAME IS NUMBERED AND DELINEATED  
UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK  
34, PAGE 22, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

PARCEL NUMBER: 222-000619-00  
PROPERTY ADDRESS: 6734 BEVELHEIMER ROAD  
NEW ALBANY, OHIO 43054

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NO. 210200003

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS  
FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND  
TOWNSHIP OF PLAIN:

BEING LOT NUMBER THIRTY TWO (32) AND THIRTY THREE (33) OF  
PLAIN VIEW FARMS NO. 2, AS THE SAME IS NUMBERED AND  
DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN  
PLAT BOOK 34, PAGE 22, RECORDER'S OFFICE, FRANKLIN COUNTY,  
OHIO.

PARCEL NUMBER: 222-000621-00 AND 222-000620-00  
PROPERTY ADDRESS: 6800 BEVELHEIMER ROAD  
NEW ALBANY, OHIO 43054

#### CERTIFICATION:

TO: BEVEL NEW ALBANY, LLC AND OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON  
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021  
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND  
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND  
NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a)(b1), 8, 9,  
11(b), 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS  
COMPLETED ON NOVEMBER 23, 2022.

VANATTA ENGINEERING

PRELIMINARY

JEFFREY A. VAN ATTA  
PROFESSIONAL OHIO REGISTERED  
SURVEYOR #7354

DATE



2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

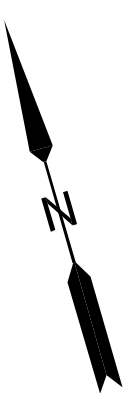
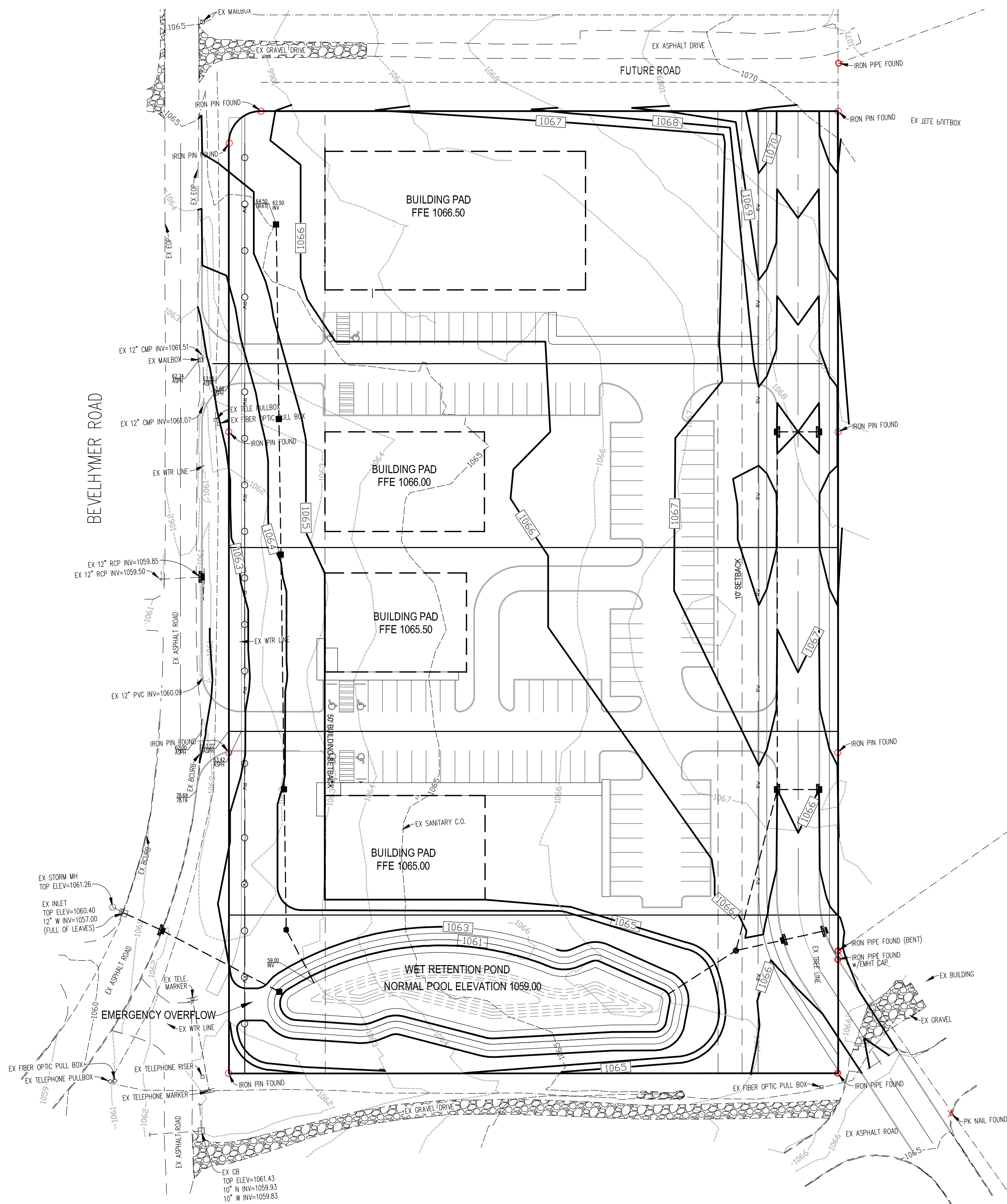
ALTA/NSPS LAND TITLE SURVEY  
LOTS 31, 32 AND 33  
PLAIN VIEW FARMS No. 2  
5.2317 ACRES  
LOCATED IN  
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

DATE: DEC. 14, 2022  
SCALE: 1"=40'  
PROJECT No. 7930  
FILE No.  
SHEET No.









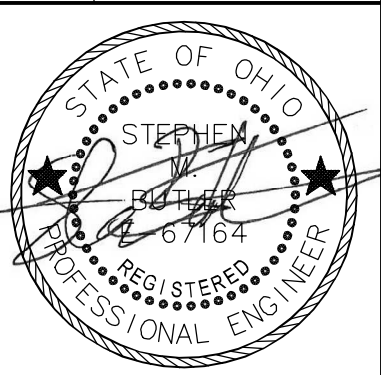
REVISIONS	

PREPARED FOR:	



**Community Civil Engineers, LLC**  
2440 DAYTON-XENIA ROAD, SUITE B  
BEAVERCREEK, OHIO 45424  
TEL. 937.490.9460 FAX 937.426.9798

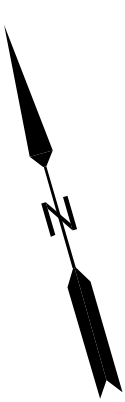
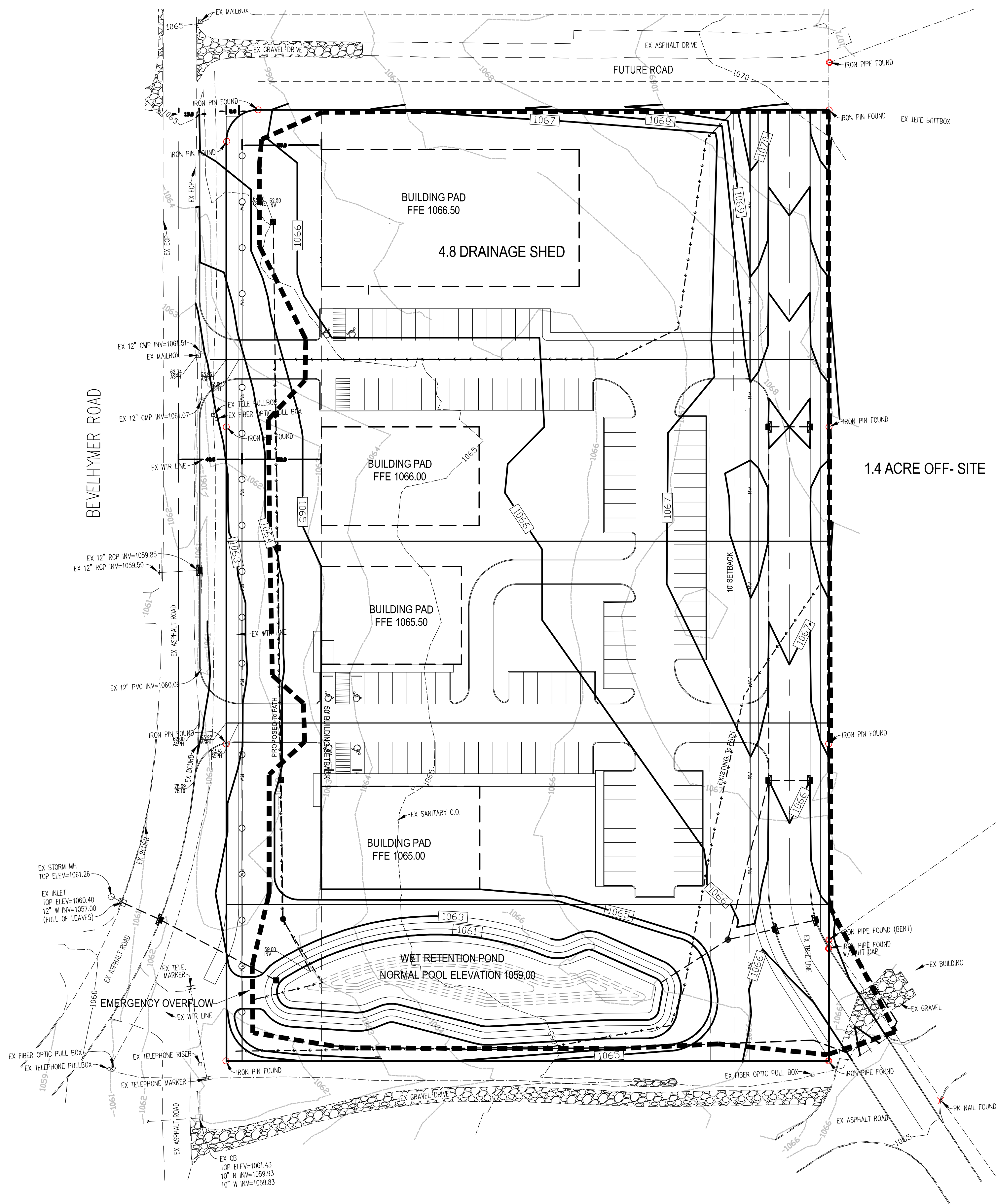
**PRELIMINARY MASS GRADING**  
**WALTON FARMS**  
**NEW ALBANY**  
6734 BEVELHYMER ROAD  
NEW ALBANY, OHIO 43054  
FRANKLIN COUNTY, OHIO 43054



DESIGN: SMH	DATE: 10/31/2023
DRAWN: KCE	
CHECK: SMH	
JOB # 22-522	

C4





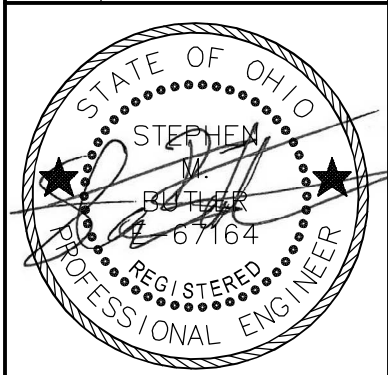
REVISIONS	

PREPARED FOR:



**Community Civil Engineers, LLC**  
2440 DAYTON-XENIA ROAD, SUITE B  
BEAVERCREEK, OHIO 45424  
TEL. 937.490.9460 FAX 937.426.9798

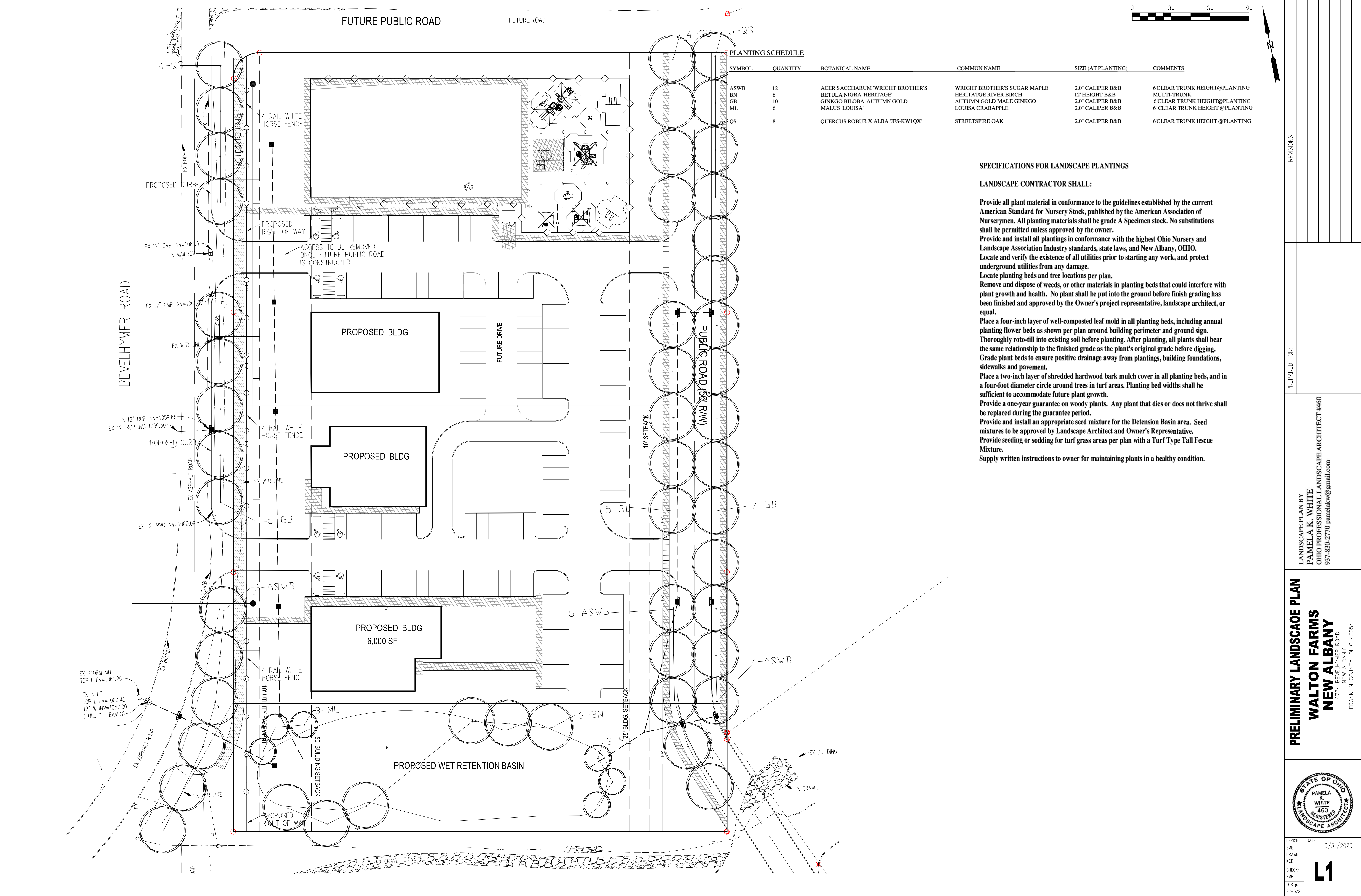
**DRAINAGE PLAN**  
**WALTON FARMS**  
**NEW ALBANY**  
6734 BEVELHYMER ROAD  
NEW ALBANY  
FRANKLIN COUNTY, OHIO 43054



DESIGN: SMH	DATE: 10/10/2023
DRAWN: KCE	
CHECK: SMH	
JOB # 22-522	

C5





REVISIONS

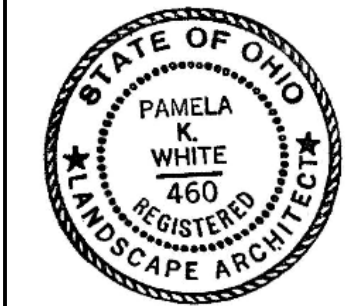
PREPARED FOR:

LANDSCAPE PLAN BY  
PAMELA K. WHITE  
OHIO PROFESSIONAL LANDSCAPE ARCHITECT #460  
937-830-2770 pamelakw@gmail.com

PRELIMINARY LANDSCAPE PLAN

WALTON FARMS  
NEW ALBANY

6734 BEVELHYMER ROAD  
NEW ALBANY, OHIO 43054  
FRANKLIN COUNTY, OHIO 43054



DESIGN: SHM DATE: 10/31/2023

DRAWN: KOE

CHECK: SHM

JOB # 22-522

L1



## **WALTON FARMS ZONING DISTRICT**

### **I-PUD**

**November 21, 2023**

The Walton Farms Zoning District consists of 5.23+/- acres located at 6734 thru 6800 Bevelhymer Road. The development is bounded to the north by Single Family residential, to the East a wooded vacant lot zoned R-1, the south by commercial uses zoned I-PUD and to the West both commercial and residential. The intent of this rezoning is to allow for commercial development on real property which is presently zoned R-1 in accordance with standards which are uniform across the property that is the subject of this text. The intent is also to provide a transition from the residential to the North to the business park to the South and follow the New Albany 2020 Strategic Plan.

Unless otherwise specified in the submitted drawings or in this written text, the development standards of Part Eleven, Title Five of the Codified Ordinances of the City of New Albany shall apply to this Zoning District. In the event of a conflict between the standards contained in this text and those which are contained in the Codified Ordinances, this text shall govern. Where this text is silent on any standard, the standard contained in the Codified Ordinances shall be applied.

#### **I. Walton Farms Zoning District:**

**A. Summary:** The rezoning is for the entire 5.23+/- acres with frontage on Bevelhymer Road.

**B. Permitted Uses:** The following uses shall be permitted in Walton Farms Zoning District:

Except as expressly prohibited below, the permitted uses contained in the Codified Ordinances of the City of New Albany, C-1 Neighborhood Business District-, Section 1145.02 shall be permitted. Swim schools shall also be permitted.

Conditional uses contained in Section 1145.03 of the Codified Ordinances shall be allowed in this subarea, provided that the conditional uses comply with and are reviewed in accordance with Chapter 1115 of the Codified Ordinances. The following uses shall be prohibited in the development:

1. Billboards and other off-premises signs, subject to the regulations of Section 1169.08(e).
2. Armory.
3. Sexually Oriented Businesses.
4. Self-service laundries.
5. Commercial radio transmitting or television station and appurtenances.
6. Funeral Parlor.
7. Gasoline service stations, or retail convenience stores selling gasoline as an ancillary activity.
8. Kennels.
9. Residential uses.

## II. DEVELOPMENT STANDARDS:

### **A. Lot and Setback Commitments**

1. Minimum Parcel Size and Frontage: Each parcel within this Zoning District shall be a minimum of 0.75 acres in size and shall have a minimum of 95 feet of frontage on a public street.
2. Limitation on Single Retail Users: No single retail user in this Zoning District shall occupy more than 14,100 square feet of gross floor area of a building.
3. Bevelhymer Road: There shall be a minimum pavement setback of 45 feet and a minimum building setback of 50 feet from Bevelhymer Road right-of-way. Patios, porches, awnings, and similar architectural elements can encroach up to 5 feet into the building setbacks.
4. Perimeters: Except as provided in the immediately preceding Section II.A.5 below, there shall be a minimum pavement setback of 10 feet and a minimum building setback of 25 feet from all perimeter boundary lines of this Zoning District.
5. Interior Boundaries: Setbacks along all internal property boundaries between adjoining parcels within this Zoning District shall be zero for all buildings and pavement unless otherwise specified in this text.
6. Lot Coverage: There shall be a maximum impervious lot coverage of 80% in this Zoning District. Individual parcels may exceed this limitation provided that the overall lot coverage in the development does not exceed this percentage.

### **B. Access, Loading, Parking and Other Traffic Commitments**

1. Vehicular Parking: Vehicular parking for each use shall be provided per Section 1167 of the Codified Ordinances unless otherwise approved with a shared parking plan as part of a final development plan. In the event that a particular use does not have a parking requirement defined by such section of the Codified Ordinances, the Planning Commission shall review and approve the amount of parking required for that use as part of a final development plan considering customary parking ratios for similar uses and/or data from the proposed user in support of the number of spaces being provided. The development has shared parking agreements and may utilize parking of the entire development spaces throughout the entire development. Cross access easements between sites shall be provided.
2. Bicycle Parking: Bicycle parking shall be provided on each parcel at the rate of one space per 2,500 square feet of gross building floor area located on that parcel, provided that in no circumstance shall any parcel be required to provide more than 10 bicycle parking spaces.

3. Vehicular Access: Vehicular access to the Zoning District shall be provided from (a) two full movement access points on Bevelhymer Road, whereas the most northern access point shall be removed, once the future public road, North and adjacent to the development and connecting to Bevelhymer is constructed;(b) two full access curb cuts from a public road connecting the commercial development to the South, and the future public road to the North and adjacent to the development, once the public road is constructed.

Vehicular circulation within the development generally shall be provided in accordance with the circulation plan that accompanies this text, with locations to be finalized at the time of final development plan approval. Internal drives which are in addition to those which are shown on the circulation plan may be provided as approved as part of a final development plan to provide efficiency of traffic movement within individual parcels.

A declaration of reciprocal easements or a reciprocal easement agreement shall be recorded against the real property within this Development prior to the issuance of the first building permit in the Zoning District in order to provide for perpetual vehicular and pedestrian cross access easements, cross utility easements, and other easements which are necessary or desirable for the efficient development of Walton Farms. Maintenance of private drives and sidewalks internal to this Zoning District shall be the responsibility of the owners of property within this Zoning District. A copy of the relevant recorded instrument as contemplated by this paragraph shall be submitted to the City along with the first application for a building permit in this Zoning District.

4. Pedestrian Access: An 8-foot-wide asphalt leisure trail is required to be installed along the Bevelhymer Road frontage of the site. A 5-foot wide concrete sidewalk shall be installed on the west side of the public drive to be constructed generally along or parallel to the private drive that runs along the rear boundary. Sidewalks shall be installed at such time as private site development occurs. Individual parcels within the development shall establish at least one pedestrian connection to the sidewalk in some form, to be reviewed at the time of final development plan. If such connection crosses a parking area it shall be striped. Each building shall have a concrete sidewalk between its front façade and adjacent parking areas.

5. Rights-of-Way: The developer shall dedicate right-of-way along Bevelhymer Road to the city of New Albany for a distance of 40 feet as measured from the centerline of Bevelhymer Road. The developer shall grant easements to the city of New Albany adjacent to the rights of way in order to install and maintain street scape improvements and/or utilities. The proposed right-of-way width and easements are to be sufficient enough to accommodate the City street capital improvement projects.

Additionally, the developer shall dedicate right-of-way to the city of New Albany for a distance of 50 feet for a public street to be constructed as part of this development measured from the existing rear boundary line. Within the right-of-way a 6' tree lawn and 5' wide sidewalk shall be provided on both sides of the road. The developer shall grant easements to the city of New Albany adjacent to the rights of way in order to install and maintain street scape improvements and/or utilities. The proposed right-of-way width

and easements are to be sufficient enough to accommodate the City street capital improvement projects.

6. Loading and Service Areas: Loading and service areas shall be fully screened from off-site view by the use of walls, fences, and/or landscaping.

**C. Architectural Standards:**

1. Application of DGRs: Except as otherwise set forth in this text, the City's Design Guidelines and Requirements shall apply to this Zoning District, provided, however, that deviations from them shall be permitted if approved as part of a separate variance application reviewed by Planning Commission in conjunction with a final development plan application.

2. Style: Buildings shall be designed to be seen from 360 degrees with the same caliber of finish on all facades/elevations. Building additions, whether attached or detached, shall be of similar design, materials, and construction.

3. Height: The maximum building height (as measured per the Codified Ordinances) shall not exceed 35 feet. The maximum number of stories shall not exceed one and a half stories. Otherwise, architectural elements such as monitors, chimneys, and cupolas may exceed the height limitations of this text as permitted by the Codified Ordinances.

4. Features: The following architectural features shall be required and shall be scaled according to the size of the individual tenant. These features may be scaled to a group of smaller side-by-side tenants when architecturally appropriate:

- a. Roofs may be sloped or flat, provided that flat roofs utilize a heavy cornice;
- b. Roof elements that emphasize and reduce the building scale at the building storefront such as, but not limited to, dormers, cupolas, roof spires, and hip and gable roofs;
- c. Complete screening of all roof-mounted equipment shall be required on all 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 grade level off-site view and to buffer sound generated by such equipment; and
- d. Complete screening of all ground-mounted mechanical and other equipment at ground level by walls, fencing, or landscaping that is consistent and harmonious with the materials and character of the nearest primary building shall be required.

5. Exterior Elevations: All exterior elevations of each building shall be required to have the following characteristics:



- a. Consistency of Finish: The same palette of exterior finishes and color shall be used on all sides of a building. Unfinished rear facades of buildings shall be prohibited.
- b. Exterior Wall Finish: Brick, brick veneer, metal, cementitious products such as Hardiplank or its equivalent, wood, EIFS and composite material may be used as exterior wall finish materials where approved. Vinyl as an exterior material is prohibited. Exterior wall finish materials must be used to complete massing elements. The application of brick or brick veneer to a single building façade is prohibited. Tinted glass shall be permitted, reflective or mirrored glass shall be prohibited as approved.
- c. Roofs: General roof massing shall incorporate pitched or flat roofs. If a flat roof is used, strong cornice lines must be integrated. Acceptable roof materials include dimensional asphalt shingles, natural and synthetic slate, cedar shake, and standing seam metal.
- d. Parapets: Parapets shall use a classical cornice with molded shapes made of any of the following durable materials: stone, cast stone, architectural pre-cast concrete, gypsum fiber reinforced concrete, expanded insulation finish system (EIFS), or similar materials.
- e. Fascias: Roof fascias shall be proportioned to the scale of the roof element and shall employ classical molding details such as crown molding. The same material shall be used for fascias and cornices.
- f. Gutters and Downspouts: Sloped roofs shall be required to employ gutters and downspouts for drainage. All gutters shall be of a metal type and shall be painted to match fascias.
- g. Exterior Doors: All exterior doors other than doors whose primary purpose is for the entry or exit of customers shall be made of a heavy gauge metal.
- h. Prefabricated Buildings: Prefabricated metal buildings, untreated masonry block structures, and buildings featuring an exterior finish entirely of glass are prohibited.

6. Operable Doors: The City's Design Guidelines and Requirements require an operable and active front door to be provided along all public roads.

**D. Buffering, Landscaping, Open Space and Screening Commitments**

- 1. Landscape Standards Along Public Rights-of-Way:

a. Street Trees: Deciduous street trees are required within the rights-of-way along Bevelhymer Road. Trees are to be a minimum of two-inch caliper and shall be provided at an average of 1 tree for every 30 linear feet of frontage on center. Along the unnamed public road connection on the East side of the development, a double row of street trees shall be provided on the West side of the public road. Final street design and quantity shall be reviewed at the time of the final development plan. Any trees requiring removal or which are damaged or destroyed during construction of this development shall be replaced in the same locations. Street trees shall not obstruct site distance or signage, subject to staff approval.

b. Fencing: A four-board white horse fence shall be installed along Bevelhymer Road, except where vehicular or pedestrian access points for the development are provided. The white horse fence shall be extended along the entire frontage of Bevelhymer Road.

c. Screening of Parking: Any surface parking areas adjacent to Bevelhymer Road shall be screened from the respective rights-of-way with a minimum of a 30-inch tall continuous planting hedge, fence, wall or earth mound or any combination of the foregoing. The 30-inch height shall be measured from the adjacent parking area. Within the required minimum pavement setback area there shall be a minimum of 6 trees per 100 lineal feet. Trees may be deciduous, ornamental, evergreens, or any combination thereof as approved. This planting requirement shall not apply in areas where pedestrian or vehicular ingress and/or egress are provided, or where existing trees are found.

3. General.

a. Minimum Tree Size.

<u>Tree</u>	<u>Perimeter Minimum Tree Size</u>	<u>Parking Lot Minimum Tree Size</u>
Ornamental Tree	2" Caliper	2" Caliper
Deciduous Shade Trees	2" Caliper	2" Caliper
Evergreen Trees	6' – 8' tall	4' tall

b. Perimeter Shrubbery. Deciduous and evergreen shrubs are permitted and shall be a minimum size of 24 inches in height at installation.

c. Interior Landscaping. The required amount of interior landscaping shall be a minimum of eight percent (8%) of the total area of parking lot pavement. The landscaping areas shall include both shrubs and parking lot trees as required by Codified Ordinance 1171.06(a)(3) and be arranged in such a manner so as to visually break up large expanses of pavement.

**E. Dumpsters, Lighting, Outdoor Display Areas and other Environmental Commitments**

1. Mechanical Equipment: Any external mechanical equipment shall be screened at ground level from all adjacent public streets and from properties which are outside of but adjacent to this development with materials that are similar to or the same as used on the majority of the building, or with fencing or landscaping. 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. The screening of the mechanical equipment should be coordinated with the rest of the architecture so as to avoid being seen as an "add-on".

2. Service Areas and Dumpsters: All service areas (including, without limitation, loading docks) and dumpsters shall be fully screened from all public roads and from adjacent properties located outside of this Zoning District at ground level with walls, fencing, or landscaping. Walls shall be of the same materials and design used on the building walls and shall be complemented with landscaping. Exterior storage of materials, supplies, equipment, or products is prohibited.

3. Lighting:

a. Street Lighting: Public street lights may be removed, relocated, replaced, and/or supplemented if necessary to accommodate the installation and operation of access points onto public streets and to adequately light these areas, as approved as part of a final development plan. New street lights shall be the same or substantially similar style, color, and specifications as existing street lights.

b. Parking Lots and Driveways: All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Lighting along private drives internal to this subarea (if any) shall be presented for review and approval as part of a final development plan. Light poles within this subarea shall be black or New Albany green and constructed of metal. Parking lot lighting shall not exceed 18 feet in height. Parking lot lighting shall be from a controlled source in order to eliminate light spillage beyond the boundaries of the development. For any proposed development that is adjacent to property located outside of this Zoning District where residential uses exist or are permitted, a photometric plan demonstrating zero light spillage onto such properties shall be submitted for review and approval by the Planning Commission as part of a final development plan.

c. Ground-Mounted Lighting: Landscape uplighting from a concealed source shall be permitted. Any ground lighting that is permitted shall be shielded and landscaped.

- d. Prohibited Lighting: No permanent colored lights or neon lights shall be used on the exterior of any building.
- e. Security Lighting: Security lighting, when used, shall be of a motion-sensor type.
- f. Consistent Appearance: Exterior lighting fixtures shall be similar in appearance throughout this subarea. All exterior lighting mounted to a building shall be located on the first floor only. Uplighting of a building is prohibited.
- g. Other Requirements: All other lighting on the site shall be in accordance with the City's Codified Ordinances.

**F. Graphics and Signage Commitment**

- 1. Locations; Master Sign Plan: Locations for ground signs and building signs will be unique to specific user and therefore shall be presented for review and approval by the Planning Commission as part of a final development plan.
- 2. Specifications: Permitted sizes, designs, colors, shapes, and other specifications for ground and building signs shall be consistent with the 2013 Trust Corp Signage Recommendations Plan which was approved by the City in 2013 for the real property located on the south side of U.S. Route 62/Johnstown Road. Any changes or deviations from that plan shall require the review and approval of the Planning Commission.
- 3. Entry Signs: Two ground identification signs shall be permitted along each public street within this zoning district. One ground sign shall be permitted at each vehicular access point into this zoning district from a public street in order to identify users within this Zoning District. The ground signs shall be dual identification.
- 4. Illumination: Backlighting of individual letters on wall-mounted signage shall be permitted. Internally illuminated wall-mounted and ground-mounted signage shall be prohibited.
- 5. Prohibited Signs: No signs shall be painted directly on the surface of the building, wall or fence. No wall murals shall be allowed. No roof signs or parapet signs shall be permitted nor shall a sign extend higher than the roof of a building. No flashing, traveling animated or intermittently illuminated signs or banners, tethered balloons or pennants shall be used. Temporary interior window advertisements are prohibited. Gas station pricing signs shall not be permitted to be digital.

The following signs are not permitted as permanent signs: Banner or streamers, sidewalk or curb signs (sandwich type), portable displays or mobile signs, gas filled devices, roof-mounted signs, revolving or rotating signs, neon signs, and signs installed on gas station fueling area canopies.

- 6. Other Requirements: All signage shall conform to the standards set forth in Section 1169 of the Codified Ordinances, unless otherwise stated above.

**G. Utilities.** All new utilities in this subarea shall be installed underground.

**H. Appeals and Variances:**

**1. Appeals:**

- (a) Taking of Appeals: Appeals to the Board of Zoning Appeals concerning interpretation or administration of the text or the underlying zoning ordinance by the Zoning Officer or any other administrative official may be taken by any person aggrieved, including a tenant, or by a governmental officer, department, board, or bureau. Such appeal shall be taken within twenty days after the date of the decision by filing a notice of appeal specifying the grounds thereof with the officer from whom the appeal is taken and the Board of Zoning Appeals.
  - (b) Imminent Peril: An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Zoning Officer certifies to the Board of Zoning Appeals, after notice of appeal shall have been filed with them, that by reason of facts stated in the application a stay would, in their opinion, cause imminent peril to life or property. In such case, the proceeding shall not be stayed other than by a restraining order which may, on due cause shown, be granted by the Board of Zoning Appeals, after notice to the Zoning Officer or by judicial proceedings.
2. Nature of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of the PUD portion of this text or the Zoning Ordinance unreasonable and, therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.
3. Variance Process: The procedures and requirements of Chapter 1113, Variances of the Codified Ordinances of the City of New Albany shall be followed in cases of variances. The Planning Commission shall hear requests for variances in this zoning district.

# Bevelhymmer Mixed Commercial Development

## Traffic Impact Study

Prepared for: Alt Architecture

June 14, 2023



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## I. Purpose of Report & Study Objectives

The purpose of this traffic analysis and report is to document the potential traffic impacts of a mixed commercial development located in New Albany, OH. This traffic impact study (TIS) is required by the City of New Albany as part of the development approval process.

## II. Proposed Development

### A. Off-Site Developments

The study area includes the proposed site access point and the intersections of Bevelhymer Road with Central College Road and Walton Parkway as well as the intersection of Johnstown Road & Sheetz Access.

The surrounding area is largely developed with residential developments to the north, and retail developments on all other sides. Several retail developments are located along US-62 immediately southeast of the proposed site. These include Sheetz, Aldi, Dunkin Donuts, and Valvoline. The existing site is currently developed as a single-family residence and is located opposite the Broadway Bound Dance Center along Bevelhymer Road.

### B. On-Site Development

#### Location

The site is located on the east side of Bevelhymer Road, approximately 1000 feet north of Walton Parkway. **Figure 1** shows the location of the proposed site in central Ohio and **Figure 2** shows the study area.

*Figure 1 – Location in Central Ohio*

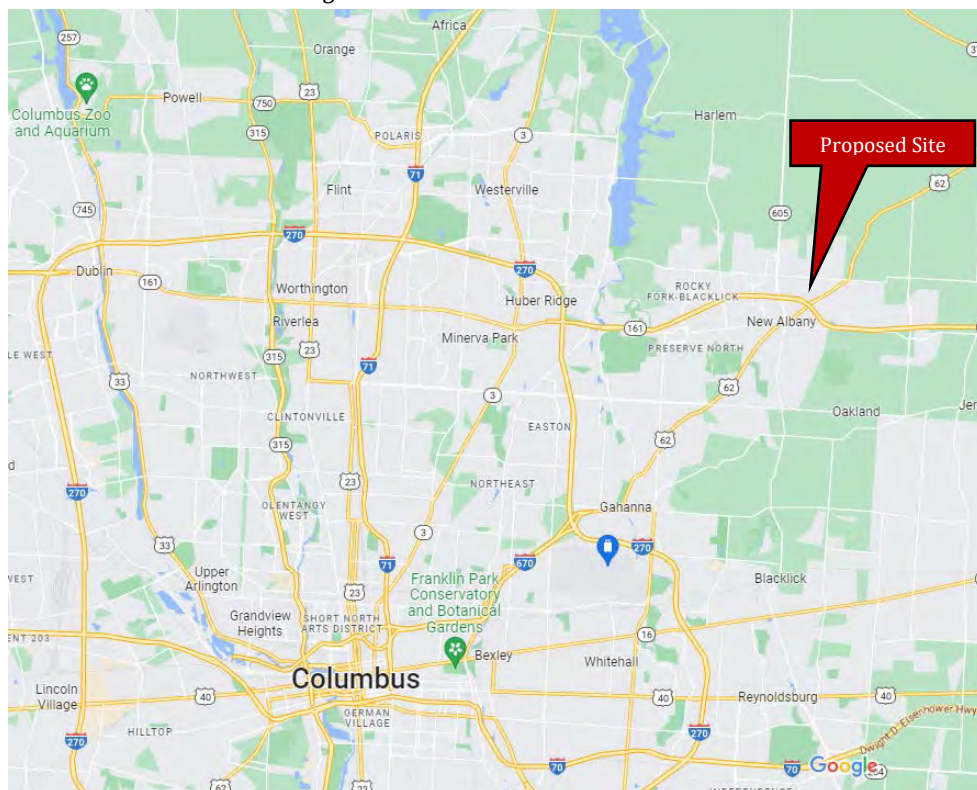


Figure 2 – Location of the Proposed Development (Yellow), Site Drives, and Study Intersections



### Land Use & Intensity

The site is proposed to develop as a 13,940 SF day care center, a 5,040 SF medical-dental office building, a 6,700 SF health/fitness club, and 7,500 SF office building. The development is proposed to have two full access points along Bevelhymer Road and access to the Johnstown Road & Sheetz Access intersection via a backage road. The site concept plan is provided in **Appendix A**.

## III. Area Conditions

### A. Area of Influence

The study intersections for the proposed development are listed below. Numbers correspond to **Figure 2**.



1. Central College Road & Bevelhymer Road
2. Walton Parkway & Bevelhymer Road
3. Johnstown Road & Sheetz Access
4. Bevelhymer Road & Site Access 1
5. Bevelhymer Road & Site Access 2

Bevelhymer Road has a two-lane section with a posted speed limit of 35 MPH.

## **B. Jurisdictions**

The proposed site and all intersections are under City of New Albany jurisdiction.

## **C. Traffic Volumes & Conditions**

AM and PM peak turning movement counts for the Bevelhymer Road intersections with Central College Road and Walton Parkway were collected on February 28 and March 1, 2023, by Carpenter Marty Transportation (CM). Count data at the Johnstown Road & Sheetz Access intersection was obtained from the Johnstown and Smith's Mill Fueling Center TIS. Growth rate data for the Bevelhymer Road intersections was provided by Mid-Ohio Regional Planning Commission (MORPC). Growth rate data along Johnstown Road was obtained from the Johnstown and Smith's Mill Fueling Center (Sheetz) TIS.

Count data and growth rate data can be found in **Appendix B**.

# **IV. Projected Traffic**

## **A. Background and "No Build" Traffic**

For analysis, the Opening Year of the development is 2024 and the Design, or Horizon Year, is 2034. The previously described linear annual growth rates were applied to the count data to produce Background volumes for the Opening and Horizon Years.

Trips for the Sheetz development were taken from the Johnstown and Smith's Mill Fueling Center TIS and extrapolated throughout the study area based on count data and engineering judgement. Trips for the Dunkin', Valvoline, and ALDI developments were generated using the ITE methodologies and the Trip Generation Manual, 11<sup>th</sup> Edition. Land use codes (LUC) 850 – *Supermarket*, 941 – *Quick Lubrication Vehicle Shop*, and 937 – *Coffee/Donut Shop with Drive-Through Window* were used to generate trips for the background developments. **Table 1** summarizes the trip generation for the background developments. The full trip generation details can be found in **Appendix C**.

Table 1 – Background Developments Trip Generation Summary

Land Use	Size		Weekday AM Peak		Weekday PM Peak	
			Entry	Exit	Entry	Exit
850 – Supermarket	20,000 SF	Total	34	23	105	105
		Internal	1	3	11	8
		Pass-By	0	0	31	32
		Non-Pass-By	33	20	63	65
941 – Quick Lubrication Vehicle Shop	2 Servicing Positions	Total	4	2	5	4
		Internal	1	0	1	1
		Pass-By	0	0	0	0
		Non-Pass-By	3	2	4	3
937 – Coffee/Donut Shop with Drive-Through Window	2,500 SF	Total	109	105	49	49
		Internal	2	1	7	10
		Pass-By	52	51	21	20
		Non-Pass-By	55	53	21	19
Cumulative Total			147	130	159	158
Total Internal			4	4	19	19
Total Pass-By			52	51	52	52
Total Non-Pass-By			91	75	88	87

These trips were added to the Background traffic to produce No Build traffic for the Opening and Horizon Years.

#### B. Proposed Development “Build” Traffic

Trips for the proposed development were generated using the ITE methodologies and the Trip Generation Manual, 11<sup>th</sup> Edition. LUC 565 – *Day Care Center*, 720 – *Medical-Dental Office Building – Stand-Alone*, 492 – *Health/Fitness Club*, and 712 – *Small Office Building* were used to generate trips for the proposed development. **Table 2** summarizes the trip generation for the proposed development. The full trip generation details can be found in **Appendix C**.



Table 2 – Proposed Site Trip Generation Summary

Land Use	Size		Weekday AM Peak		Weekday PM Peak	
			Entry	Exit	Entry	Exit
565 – Day Care Center	13,940 SF	Total	81	72	73	82
		Internal	0	0	0	0
		Pass-By	0	0	0	0
		Non-Pass-By	81	72	73	82
720 – Medical-Dental Office Building – Stand-Alone	5,040 SF	Total	13	3	5	12
		Internal	0	0	0	0
		Pass-By	0	0	0	0
		Non-Pass-By	13	3	5	12
492 – Health/Fitness Club	6,700 SF	Total	4	4	23	18
		Internal	0	0	0	0
		Pass-By	0	0	0	0
		Non-Pass-By	4	4	23	18
712 – Small Office Building	7,500 SF	Total	10	2	6	11
		Internal	0	0	0	0
		Pass-By	0	0	0	0
		Non-Pass-By	10	2	6	11
Cumulative Total			108	81	107	123
Total Internal			0	0	0	0
Total Pass-By			0	0	0	0
Total Non-Pass-By			108	81	107	123

Site traffic was distributed to/from the site based on count data, knowledge of the surrounding area, and engineering judgement. Trips from the background developments (Sheetz, ALDI, Dunkin', and Valvoline) were slightly redistributed for Build scenarios due to the introduction of a backage road connecting Bevelhymer Road and Johnstown Road via the proposed development. Additionally, a portion of the proposed development site traffic is expected to utilize the backage road connection to US-62. Changes in cut-through traffic from background developments via the new backage road is expected to be minimal as there is already a connection to these developments via Walton Parkway, approximately 250' south of Bevelhymer Road. The newly distributed background development traffic and the site traffic was added to the Background traffic to produce Build traffic for the Opening and Horizon Years. The full volume calculations can be found in **Appendix D**.

## V. Traffic Analysis

### A. Turn Lane Warrant & Length Analysis

A turn lane warrant analysis was conducted at the proposed site access points using standard ODOT turn lane warrant graphs. If a turn lane was warranted in any particular scenario, the length was calculated using methodologies in the ODOT Location and Design (L&D) Manual and it was represented as such in the capacity analysis unless otherwise noted.

### B. Capacity Analysis

Highway Capacity Software (HCS) 2023 was used to analyze capacity at all study intersections. A minimum Level-of-Service (LOS) of D for the overall intersection/

approaches, and LOS E for individual movements, during peak traffic hours was considered acceptable at each intersection. If unacceptable LOS/delay occurred in No Build or Build analysis scenarios, mitigation was determined to bring LOS/delay back to acceptable levels.

### C. Sight Distance Analysis

Sight distance triangles for vehicles exiting the site access points were analyzed per ODOT methodologies.

## VI. Results

### A. Turn Lane Warrant & Length Analysis

Results of the turn lane warrant analysis show that no turn lanes are warranted at the site access points. The full turn lane warrant analysis can be found in **Appendix E**.

### B. Capacity Analysis

Results of the baseline capacity analysis for the study intersections in each analysis scenario can be seen in **Table 3**. The full capacity analysis can be found in **Appendix F**.

Table 3 – Baseline Capacity Analysis Summary (LOS/delay)

Intersection	Approach/ Movement	Opening Year (2024)				Horizon Year (2034)			
		AM No Build	AM Build	PM No Build	PM Build	AM No Build	AM Build	PM No Build	PM Build
Central College Rd & Bevelhymer Rd	EB	A/9.0	A/9.4	C/17.2	C/20.2	B/10.1	B/10.6	D/26.8	D/32.3
	WB	A/9.7	B/10.3	E/48.8	F/88.2	B/11.2	B/12.2	F/210.6	F/267.8
	NB	A/8.6	A/9.0	B/14.7	C/18.6	A/9.2	A/9.8	C/18.2	C/24.3
	SB	A/9.1	A/9.4	D/32.4	E/44.4	A/10.0	B/10.5	F/68.7	F/101.8
	<b>Total</b>	<b>A/9.2</b>	<b>A/9.7</b>	<b>D/33.9</b>	<b>F/52.6</b>	<b>B/10.4</b>	<b>B/11.0</b>	<b>F/113.0</b>	<b>F/114.0</b>
Walton Pkwy & Bevelhymer Rd	EB Left	A/7.7	A/7.8	A/7.6	A/7.7	A/7.8	A/7.9	A/7.6	A/7.7
	WB Left	A/7.5	A/7.5	A/7.7	A/7.7	A/7.6	A/7.6	A/7.8	A/7.8
	NB	B/11.0	B/11.3	B/14.9	C/15.6	B/11.6	B/12.0	C/17.5	C/18.4
	SB	B/13.4	B/14.5	C/22.7	D/28.0	C/15.2	C/16.8	E/42.6	F/63.1
Johnstown Rd & Sheetz Access	EB	B/17.0	B/18.0	B/18.9	B/19.5	B/18.5	B/19.7	C/20.5	C/21.1
	WB	C/28.3	C/31.5	C/29.6	C/31.5	C/34.8	D/40.6	D/35.7	D/39.0
	NB	D/43.7	D/43.2	D/51.3	D/50.9	D/43.7	D/43.2	D/51.3	D/50.9
	SB	D/49.8	D/49.6	D/49.5	D/50.4	D/49.8	D/49.6	D/49.5	D/50.4
	<b>Total</b>	<b>C/29.0</b>	<b>C/30.5</b>	<b>C/30.8</b>	<b>C/31.8</b>	<b>C/31.5</b>	<b>C/34.2</b>	<b>C/32.9</b>	<b>C/34.4</b>
Site Access 1 & Bevelhymer Rd	WB	---	B/10.2	---	B/11.5	---	B/10.4	---	B/12.4
	SB Left	---	A/7.5	---	A/7.7	---	A/7.6	---	A/7.8
Site Access 2 & Bevelhymer Rd	WB	---	B/10.3	---	B/11.5	---	B/10.6	---	B/12.2
	SB Left	---	A/7.5	---	A/7.7	---	A/7.5	---	A/7.7

As shown in **Table 3**, the intersection of Central College Road & Bevelhymer Road shows LOS/delay in all PM scenarios that exceeds typically acceptable criteria. Additionally, the southbound approach of the Walton Parkway & Bevelhymer Road intersection shows unacceptable LOS levels in the Horizon Year PM scenarios.

Mitigation was determined for the intersection of Central College Road & Bevelhymer Road. For all-way stop controlled intersections, additional lanes are typically not recommended to avoid driver confusion. Thus, revised intersection control was evaluated. Eight total hours of count data (6-10am, 2-6pm) was obtained. Using this data, a signal warrant analysis was completed to determine if a signal would meet Warrant 1, Warrant 2, and Warrant 3 based

on methodologies in the Ohio Manual of Uniform Traffic Control Devices (OMUTCD) for the various analysis scenarios. Central College Road has a posted speed limit of 45 MPH, so the 70% volume threshold was utilized for the warrant analysis. **Table 4** below summarizes the results of the signal warrant analysis. The full signal warrant analysis is provided in **Appendix G**.

*Table 4 – Central College Road & Bevelhymer Road Signal Warrant Analysis Summary*

Scenario	2024	2034
No Build	W1 not met W2 not met W3 met	W1 not met W2 met @ 70% W3 met
Build	W1 not met W2 not met W3 met	W1 not met W2 met @ 70% W3 met

As shown in **Table 4**, a signal at the intersection is expected to meet peak hour warrants (Warrant #3) in the Opening Year scenarios and both peak-hour and four-hour warrants (Warrant #2 and #3) in the Horizon Year scenarios. Traffic signals are typically only installed when Warrant #2 (four-hour) is met at a minimum. Thus, signalization should be considered for the Horizon Year of this TIS. Left turn lanes along Central College Road are recommended to be installed alongside signalization of the intersection to improve safety conditions. The length of the left turn lanes are 225' and 245' for the eastbound left and westbound left, respectively. Both turn lane lengths are inclusive of a 50' diverging taper. Capacity analysis under signalized control shows acceptable LOS/delay. The results of the signalized analysis can be found in **Appendix F**.

No improvements are recommended for the Walton Parkway & Bevelhymer Road intersection. Although southbound approach delays exceed typically acceptable criteria in both Build and No Build conditions, queue lengths are minimal and volume to capacity ratios are all under 1.0 in the Opening Year. For the Horizon year, signalization of the intersection could be considered depending on additional development/growth in the surrounding area and a signal warrant evaluation. If signalization is not considered feasible, a southbound left turn restriction could be implemented. A future public road connection between US-62 and Bevelhymer Road would be expected to remove some pressure off the Walton Parkway & Bevelhymer Road intersection. However, analysis of this future improvement is not within the scope of this TIS.

### C. Sight Distance Analysis

Results of the sight distance analysis show that there is potential for the obstruction of sight lines of vehicles turning right out of Site Access 2, if vehicles are queued along the driveway to the Broadway Bound Dance Center. Otherwise, no obstructions are present for vehicles exiting the proposed site. Sight distance exhibits can be found in **Appendix H**.

## VII. Recommendations and Conclusions

Based on the results of the turn lane warrant analysis, no turn lanes meet warrants for the proposed access points, and none are recommended. Based on the results of the capacity and

signal warrant analysis, it is recommended that signalization be considered in the future at the Central College Road & Bevelhymer Road intersection, alongside the installation of a 225' eastbound left turn lane and a 245' westbound left turn lane, as a No Build improvement. The warrant analysis shows the signal would be expected to meet Warrant #1 and #2 in the Horizon Year in No Build and Build conditions. No roadway improvements are recommended as a part of the proposed development. However, a right-of-way dedication of 50' from the centerline of Bevelhymer Road is recommended, per City comment, to provide the City of New Albany sufficient width for future improvements to Bevelhymer Road.

## **VIII. Appendices**

- Appendix A – MOU & Site Plan
- Appendix B – Count Data and Growth Rates
- Appendix C – Trip Generation
- Appendix D – Volume Calculations
- Appendix E – Turn Lane Warrant and Length Analysis
- Appendix F – Capacity Analysis
- Appendix G – Signal Warrant Analysis
- Appendix H – Sight Distance Exhibits



**Planning Commission Staff Report  
December 4, 2023 Meeting**

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**NOTTINGHAM TRACE  
PHASE 5 PRELIMINARY AND FINAL PLAT**

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LOCATION:	Nottingham Trace subdivision, generally located west of State Route 605, south of Walnut Street and east of the Upper Albany subdivision (PIDs: 222-005265 and 222-004443).
APPLICANT:	EMH&T c/o Curtis Prill
REQUEST:	Preliminary and Final Plat
ZONING:	Nottingham Trace I-PUD Zoning District
STRATEGIC PLAN:	Residential District
APPLICATION:	FPL-114-2023

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Review based on: Application materials received on November 13, 2023.

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*Staff report completed by Chris Christian, Planner II.*

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**I. REQUEST AND BACKGROUND**

This final plat application is for phase 5 of the Nottingham Trace subdivision. This phase includes 42 residential lots, one reserve and three public streets on 9.001 acres.

The site was zoned on April 17, 2017 (O-01-2017). The Planning Commission approved a final development plan application for the 240-lot subdivision during their meeting on June 19, 2017 (FDP-30-2017).

**II. SITE DESCRIPTION & USE**

The 9.001+/- acre site is to be incorporated into the existing Nottingham Trace subdivision which exists immediately adjacent to it. The subdivision is located in Franklin County and is zoned to allow a maximum of 240 residential lots. At least 80% of the units within the development must have at least one occupant aged 55 and older.

**III. PLAN REVIEW**

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

Residential Lots

- The final plat is consistent with the approved final development plan for the subdivision. The plat shows 42 residential lots. The proposed lot layout and dimensions match what is shown on the final development plan and meet the requirements of the zoning text.
  - The final plat appropriately shows the lot widths to be at least 50 feet at the building setback line, as required by zoning text section II(E)(4).
  - All lots shown on the final plat have an area of at least 6,000 sq. ft., as required by zoning text section II(E)(3).
  - The final plat appropriately shows the front yard setbacks to be 20 feet, as required by the zoning text section II(E)(5).

Streets



- The plat creates one new public dedicated street (Bailey Walk) and extends two existing streets. All of the new streets meet the right-of-way requirements in the zoning text:
  - Bullock Lane, with 50 feet of right-of-way.
  - Brinsley Lane, with 50 feet of right-of-way.
  - Bailey Walk, with 50 feet of right-of-way.
- The utility easements are shown on the plat.
- Per the city's subdivision regulations, C.O. 1187.04, all new streets shall be named and shall be subject to the approval of the Planning Commission. Bullock Lane and Brinsley Lane are existing streets that are to be extended with this development phase. Bailey Walk is a new public street and the name is consistent with what was shown on the approved final development plan. The meaning/significance of this street name is not known to city staff.

#### Parkland, Open Space and Tree Preservation Areas

- This phase of the plat contains one (1) new reserve shown as Reserve I on the plat with a total acreage of 0.880+/- acres.
  - According to the plat notes, the reserves shall be owned by the City of New Albany and maintained by the homeowner's association in perpetuity for the purpose of open space. Zoning text section II(G)(1) allows stormwater detention or retention ponds and related infrastructure, underground utility lines, leisure trails and landscaping to be installed in this reserve area.
- Note "H" on the final plat states that wood bollards must be placed along shared property lines where residential lots abut parkland and/or open space in order to provide a clear delineation between public and private spaces. This note is consistent with the requirements of other subdivisions in New Albany.
- C.O. 1187.04(d)(4) and (5) requires 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 and to the U.S. Army Corps of Engineers in compliance with Section 404 of the Clean Water Act. Staff requests evidence of any permits received from the Ohio Environmental Protection Agency or U.S. Army Corps of Engineers as a condition of approval (condition #1).
- The city codified ordinance 1159.11 states when a final plat is approved by Council, the owner shall file and record the same in the Office of the County Recorder within twelve (12) months unless such time is, for good cause shown, extended by resolution of Council. If not recorded within this time, the approval of the city council shall become null and void.

#### **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 comments. Staff recommends a condition of approval that these comments be addressed by the applicant, subject to staff approval (condition #2).

1. Sheet 2: Provide drainage easements on the east side of Lots 156-157.
2. Sheet 2: Provide the missing Instrument Number information adjacent to lots 172-181 when available.
3. Sheet 2: Make it clear on the plat that above grade structures are not permitted in proposed Utility Easements where public water, sanitary and other underground public utilities are to be located.
4. Provide a summary of review comments provided by the Franklin County Engineer's office.

#### **V. ACTION**

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

The final plat is generally consistent with the final development plan and meets code requirements. Should the Planning Commission approve the application, the following motion would be appropriate.

### **Suggested Motion for FPL-114-2023:**

Move to approve final plat application FPL-114-2023 with the following conditions:

1. The applicant must provide evidence of any applications filed with the U.S. Army Corps of Engineers or Ohio Environmental Protection Agency, as well as any associated permits that are issued.
2. The city engineer comments are addressed, subject to staff approval.

### **Approximate Site Location:**



Source: NearMap

404.644-02  
November 27, 2023

To: Christopher Christian  
City Planner II

From: Matt Ferris, P.E., P.S.  
By: Jay M. Herskowitz, P.E., BCEE

Re: Nottingham Trace  
Final Plats  
Phase 5 and Phase 6

---

We reviewed the referenced plats in accordance with Code Section 1187.06. Our review comments are as follows:

Phase 5

1. Sheet 2: Provide drainage easements on the east side of Lots 156-157.
2. Sheet 2: Provide the missing Instrument Number information adjacent to lots 172-181 when available.
3. Sheet 2: Make it clear on the plat that above grade structures are not permitted in proposed Utility Easements where public water, sanitary and other underground public utilities are to be located.
4. Provide a summary of review comments provided by the Franklin County Engineer's office.

Phase 6

5. Sheet 2: Provide the missing Plat Book information located in the note block located at the top right hand corner of the page.
6. Sheet 2: Make it clear on the plat that above grade structures are not permitted in proposed Utility Easements where public water, sanitary and other underground public utilities are to be located.
7. Provide a summary of review comments provided by the Franklin County Engineer's office.

MEF/JMH

cc: Josh Albright, Development Engineer  
Chelsea Nichols, Planner  
Cara Denny, Engineering Manager

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



### Community Development Planning Application

Project Information	Site Address <u>7563 Schleppi Rd New Albany, Ohio 43054</u>																																																												
	Parcel Numbers <u>222-004443-00</u>																																																												
	Acres <u>9.001</u> # of lots created <u>42</u>																																																												
Project Information	<table border="1"><thead><tr><th>Choose Application Type</th><th colspan="4">Circle all Details that Apply</th></tr></thead><tbody><tr><td><input type="checkbox"/> Appeal</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Certificate of Appropriateness</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Conditional Use</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Development Plan</td><td>Preliminary</td><td><u>Final</u></td><td>Comprehensive</td><td>Amendment</td></tr><tr><td><input type="checkbox"/> <u>Plat</u></td><td>Preliminary</td><td>Final</td><td></td><td></td></tr><tr><td><input type="checkbox"/> Lot Changes</td><td>Combination</td><td>Split</td><td>Adjustment</td><td></td></tr><tr><td><input type="checkbox"/> Minor Commercial Subdivision</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Vacation</td><td>Easement</td><td></td><td>Street</td><td></td></tr><tr><td><input type="checkbox"/> Variance</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Extension Request</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Zoning</td><td>Amendment (rezoning)</td><td></td><td>Text Modification</td><td></td></tr></tbody></table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	Preliminary	<u>Final</u>	Comprehensive	Amendment	<input type="checkbox"/> <u>Plat</u>	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	
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Project Information	Description of Request: <u>Final Plat approval for Nottingham Trace, Section 5.</u>																																																												
Contacts	Property Owner's Name: <u>Pulte Homes of Ohio, LLC (contact Joseph Lamparyk)</u>																																																												
	Address: <u>475 Metro Place South, Suite 200</u>																																																												
Contacts	City, State, Zip: <u>Dublin, OH 43017</u>																																																												
	Phone number: <u>614-376-1000</u> Fax: _____																																																												
Contacts	Email: <u>Joseph.Lamparyk@PulteGroup.com</u>																																																												
Contacts	Applicant's Name: <u>EMH&amp;T, Inc (contact: Curtis Prill, PE)</u>																																																												
	Address: <u>5500 New Albany Road</u>																																																												
Contacts	City, State, Zip: <u>Columbus, OH 43054</u>																																																												
	Phone number: <u>614-775-4417</u> Fax: _____																																																												
Contacts	Email: <u>cprill@emht.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.																																																												
	Signature of Owner <u>[Signature]</u> Date: <u>11-9-23</u>																																																												
Signature	Signature of Applicant <u>Curtis Prill</u> Date: <u>11/8/2023</u>																																																												



# NOTTINGHAM TRACE PHASE 5

1  
2

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 8, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 9.001 acres of land, more or less, said 9.001 acres being all of that tract of land conveyed to **PULTE HOMES OF OHIO LLC** by deed of record in Instrument Number 202302030011173, Recorder's Office, Franklin County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, does hereby certify that this plat correctly represents its **"NOTTINGHAM TRACE PHASE 5"**, a subdivision containing Lots numbered 156 to 197, both inclusive, and areas designated as Reserve "H" and Reserve "I", does hereby accept this plat of same and dedicates to public use, as such, all of Bailey Walk, Bullock Lane and Brinsley Lane shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this day of \_\_\_\_\_, 20\_\_\_\_.

Signed and Acknowledged  
In the presence of:

**PULTE HOMES OF OHIO LLC**

By

**MATTHEW J. CALLAHAN,**  
Division Vice President of  
Land Acquisition

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

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO 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, \_\_\_\_\_ State of Ohio

Approved this \_\_\_\_\_ Day of \_\_\_\_\_  
20\_\_\_\_

\_\_\_\_\_  
Mayor, New Albany, Ohio

Approved this \_\_\_\_\_ Day of \_\_\_\_\_  
20\_\_\_\_

\_\_\_\_\_  
City Engineer, New Albany, Ohio

Approved this \_\_\_\_\_ Day of \_\_\_\_\_  
20\_\_\_\_

\_\_\_\_\_  
Council Representative to Planning  
Commission, New Albany, Ohio

Approved this \_\_\_\_\_ Day of \_\_\_\_\_  
20\_\_\_\_

\_\_\_\_\_  
Chairperson, Planning Commission,  
New Albany, Ohio

Approved this \_\_\_\_\_ Day of \_\_\_\_\_  
20\_\_\_\_

\_\_\_\_\_  
Finance Director, New Albany, Ohio

Approved and accepted by Resolution No. \_\_\_\_\_, passed \_\_\_\_\_, 20\_\_\_\_, wherein all of Bailey Walk, Bullock Lane, and Brinsley Lane shown dedicated hereon are accepted, as such, by the Council for the City of New Albany, Ohio.

Transferred this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
Auditor, Franklin County, Ohio

\_\_\_\_\_  
Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_

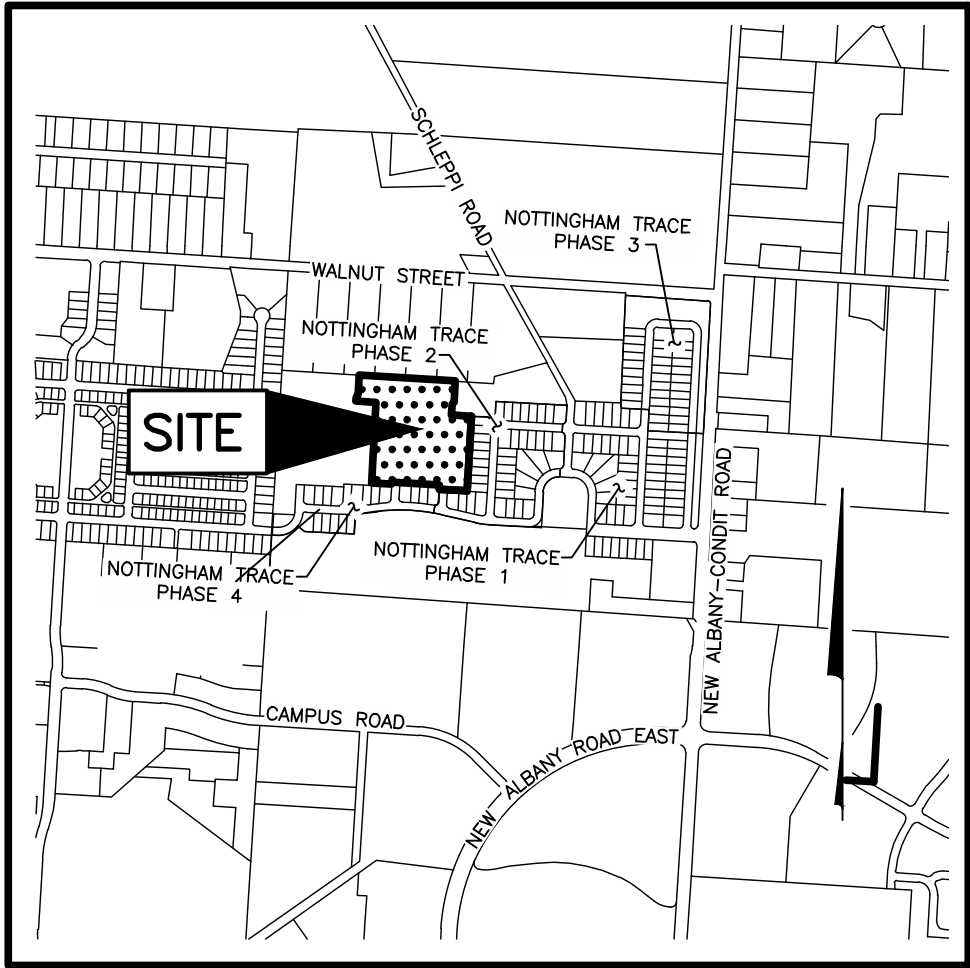
\_\_\_\_\_  
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

## SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown hereon are based on the same meridian as those shown on the plat entitled "Nottingham Trace Phase 1", of record in Plat Book 124, Page 15. The bearing of South 86° 13' 47" East, assigned to the southerly right of way line of Walnut Street, is designated the basis of bearings 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 Recorder's Office, Franklin 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, Municipal Engineer shall be notified in writing when the markers are in place.

SURVEYED & PLATTED  
BY



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.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

Date



# NOTTINGHAM TRACE PHASE 5

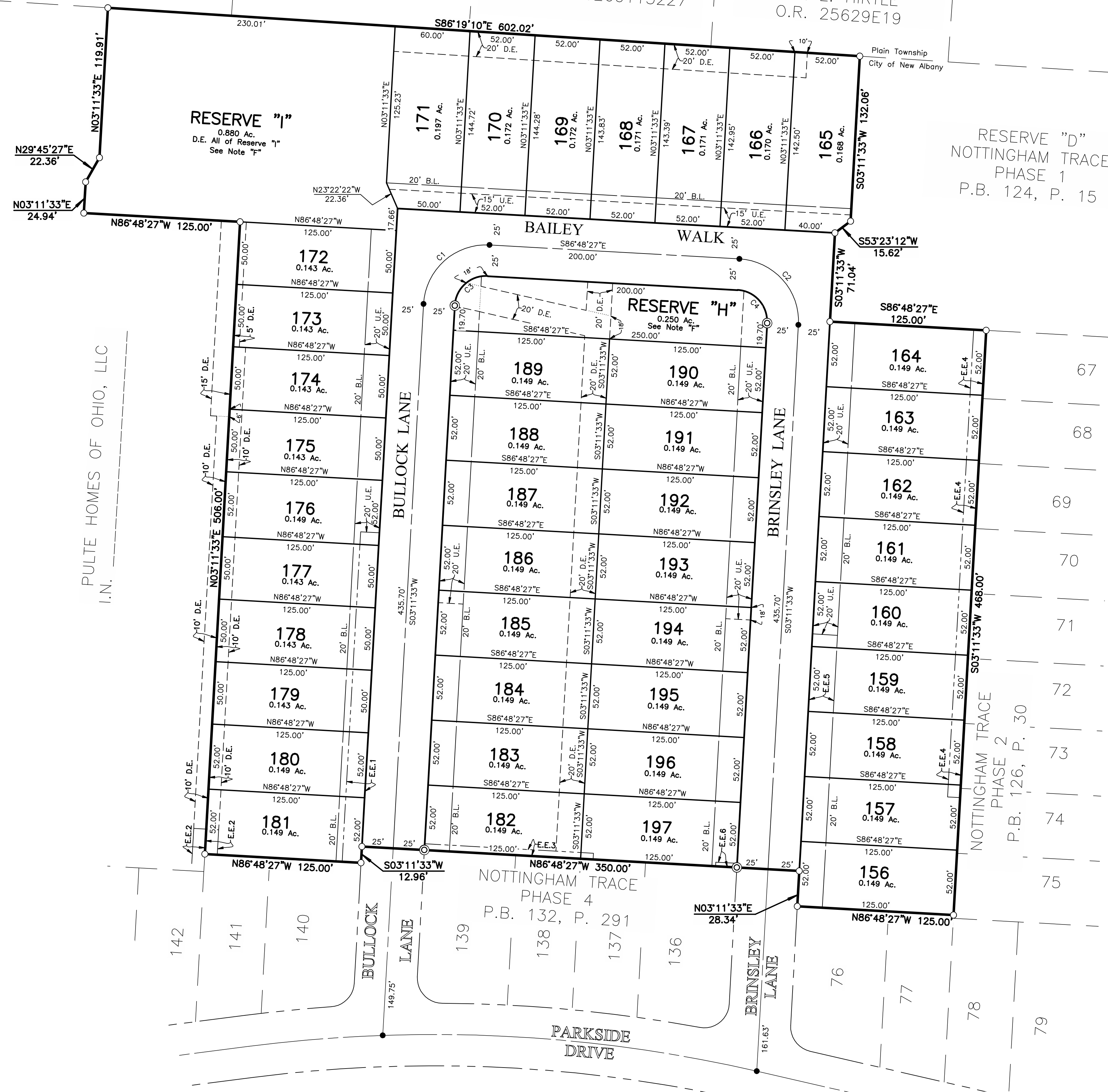
2  
2

ISAAC E. KOON  
KELLI M. KOON  
I.N. 201806120077518

JUDITH A. METCALF  
D.B. 3027, P. 451  
I.N. 201009140119303

RAYMOND K. SCHUCHTER  
MEGAN K. DORAN  
I.N. 201608260113227

JOEL M. AND  
LEE E. HIRTLE  
O.R. 25629E19



Line Type Legend	
	Existing Property Line
	Existing R/W Line
	Existing R/W Centerline
	Existing Easement Line
	Subdivision Boundary Line
	Lot Line
	R/W Line
	R/W Centerline
	Easement Line

**NOTE "A":** At the time of platting, the land being platted as Nottingham Trace Phase 5 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said Zone is designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio, and Incorporated areas map number 39049C0202K, with effective date of June 17, 2008.

**NOTE "B" - AGRICULTURAL RECOUPMENT:** Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of New Albany for, and hold it harmless from, any agricultural recoupments assessed or levied in the future against the property dedicated herein, which result from grantor's conversion of the property from agricultural use.

#### NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	9.001 Ac.
Acreage in rights-of-way:	1.466 Ac.
Acreage in Reserves:	1.130 Ac.
Acreage in remaining lots:	6.605 Ac.

**NOTE "D" - ACREAGE BREAKDOWN:** Nottingham Trace Phase 5 is comprised of all of the following Franklin County Parcel Number:

222-005265	9.001 Ac.
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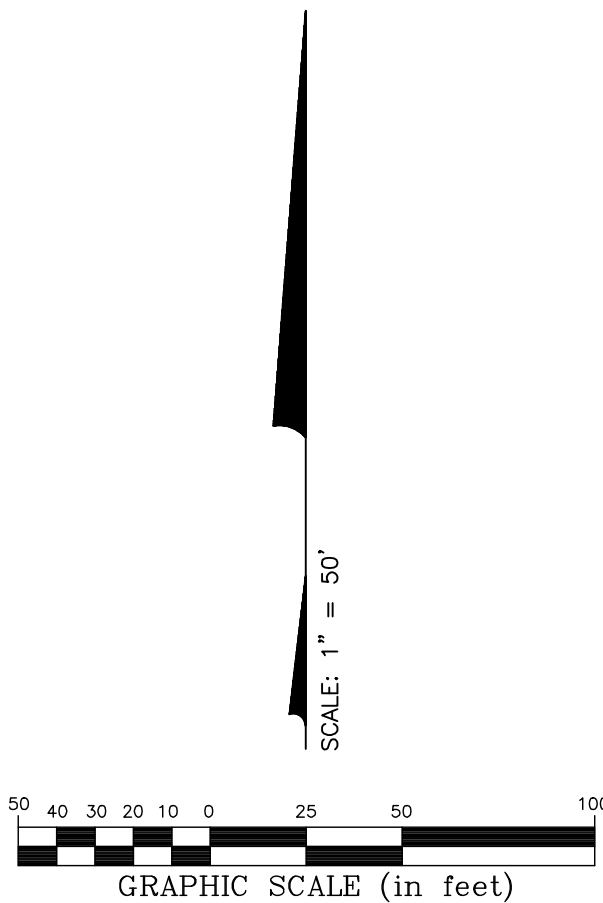
**NOTE "E" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in Nottingham Trace Phase 5. Nothing herein, however, shall prohibit the construction and use of a driveway alongside or to the rear of a residential structure if otherwise permitted by the City of New Albany.

**NOTE "F" - RESERVES:** Reserves, as designated and delineated hereon, shall be owned by the City of New Albany and maintained by an association comprised of the owners of the fee simple titles to the lots in the Nottingham Trace subdivisions for the purpose of open space.

**NOTE "G":** At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Nottingham Trace Phase 5 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

**NOTE "H":** Where residential lots abut parkland and/or open space, wood bollards shall be placed and maintained along the shared property lines between said lots and said reserve in order to provide a clear delineation between public and private spaces.

B.L. = Building Line  
D.E. = Drainage Easement  
U.E. = Utility Easement  
E.E.1 = Existing 15' U.E.  
P.B. 132, P. 291  
E.E.2 = Existing 10' D.E.  
P.B. 132, P. 291  
E.E.3 = Existing 5' D.E.  
P.B. 132, P. 291  
E.E.4 = Existing 10' D.E.  
P.B. 126, P. 30  
E.E.5 = Existing 20' U.E.  
P.B. 126, P. 30  
E.E.6 = Existing 3' U.E.  
P.B. 126, P. 30



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	50.00'	78.54'	S 48°11'33" W	70.71'
C2	90°00'00"	50.00'	78.54'	N 41°48'27" W	70.71'
C3	90°00'00"	25.00'	39.27'	S 48°11'33" W	35.36'
C4	90°00'00"	25.00'	39.27'	N 41°48'27" W	35.36'



**Planning Commission Staff Report  
December 4, 2023 Meeting**

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**NOTTINGHAM TRACE  
PHASE 6 PRELIMINARY AND FINAL PLAT**

---

LOCATION:	Nottingham Trace subdivision, generally located west of State Route 605, south of Walnut Street and east of the Upper Albany subdivision (PIDs: 222-005265 and 222-004443).
APPLICANT:	EMH&T c/o Curtis Prill
REQUEST:	Preliminary and Final Plat
ZONING:	Nottingham Trace I-PUD Zoning District
STRATEGIC PLAN:	Residential District
APPLICATION:	FPL-115-2023

---

Review based on: Application materials received on November 13, 2023.

*Staff report completed by Chris Christian, Planner II.*

---

**I. REQUEST AND BACKGROUND**

This final plat application is for the 6<sup>th</sup> and final phase of the Nottingham Trace subdivision. This phase includes 44 residential lots, one reserve and three public streets on 9.430 acres.

The site was zoned on April 17, 2017 (O-01-2017). The Planning Commission approved a final development plan application for the 240-lot subdivision during their meeting on June 19, 2017 (FDP-30-2017).

**II. SITE DESCRIPTION & USE**

The 9.430+/- acre site is to be incorporated into the existing Nottingham Trace subdivision which exists immediately adjacent to it. The subdivision is located in Franklin County and is zoned to allow a maximum of 240 residential lots. At least 80% of the units within the development must have at least one occupant aged 55 and older.

**III. PLAN REVIEW**

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

Residential Lots

- The final plat is consistent with the approved final development plan for the subdivision. The plat shows 44 residential lots. The proposed lot layout and dimensions match what is shown on the final development plan and meet the requirements of the zoning text.
  - The final plat appropriately shows the lot widths to be at least 50 feet at the building setback line, as required by zoning text section II(E)(4).
  - All lots shown on the final plat have an area of at least 6,000 sq. ft., as required by zoning text section II(E)(3).
  - The final plat appropriately shows the front yard setbacks to be 20 feet, as required by the zoning text section II(E)(5).

Streets

- The plat extends three existing, publicly dedicated streets. All of the new streets meet the right-of-way requirements in the zoning text:
  - Winterbek Avenue North, with 50 feet of right-of-way.
  - Linden Lane, with 50 feet of right-of-way.
  - Upper Albany Drive, with 50 feet of right-of-way.
- The utility easements are shown on the plat.
- Per the city's subdivision regulations, C.O. 1187.04, all new streets shall be named and shall be subject to the approval of the Planning Commission. All three streets are extensions of existing streets with previously approved names.

#### Parkland, Open Space and Tree Preservation Areas

- This phase of the plat contains one (1) new reserve shown as Reserve K on the plat with a total acreage of 0.751+/- acres.
  - According to the plat notes, the reserves shall be owned by the City of New Albany and maintained by the homeowner's association in perpetuity for the purpose of open space. Zoning text section II(G)(1) allows stormwater detention or retention ponds and related infrastructure, underground utility lines, leisure trails and landscaping to be installed in this reserve area.
- Note "H" on the final plat states that wood bollards must be placed along shared property lines where residential lots abut parkland and/or open space in order to provide a clear delineation between public and private spaces. This note is consistent with the requirements of other subdivisions in New Albany.
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#### **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 comments. Staff recommends a condition of approval that these comments be addressed by the applicant, subject to staff approval (condition #2).

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3. Provide a summary of review comments provided by the Franklin County Engineer's office.

#### **V. ACTION**

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

The final plat is generally consistent with the final development plan and meets code requirements. Should the Planning Commission approve the application, the following motion would be appropriate.

##### **Suggested Motion for FPL-115-2023:**

Move to approve final plat application FPL-115-2023 with the following conditions:

1. The applicant must provide evidence of any applications filed with the U.S. Army Corps of Engineers or Ohio Environmental Protection Agency, as well as any associated permits that are issued.
2. The city engineer comments are addressed, subject to staff approval.

**Approximate Site Location:**



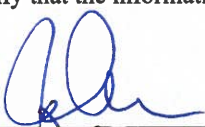
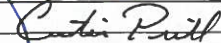
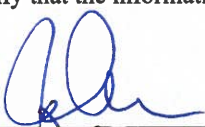
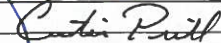
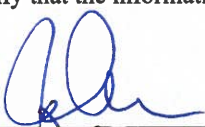
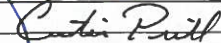
Source: NearMap



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



## Community Development Planning Application

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	Parcel Numbers <u>222-004443-00</u>																																																												
	Acres <u>9.430</u> # of lots created <u>44</u>																																																												
	<table border="1"><thead><tr><th>Choose Application Type</th><th colspan="4">Circle all Details that Apply</th></tr></thead><tbody><tr><td><input type="checkbox"/> Appeal</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Certificate of Appropriateness</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Conditional Use</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Development Plan</td><td>Preliminary</td><td><u>Final</u></td><td>Comprehensive</td><td>Amendment</td></tr><tr><td><input type="checkbox"/> <u>Plat</u></td><td>Preliminary</td><td>Final</td><td></td><td></td></tr><tr><td><input type="checkbox"/> Lot Changes</td><td>Combination</td><td>Split</td><td>Adjustment</td><td></td></tr><tr><td><input type="checkbox"/> Minor Commercial Subdivision</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Vacation</td><td>Easement</td><td></td><td>Street</td><td></td></tr><tr><td><input type="checkbox"/> Variance</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Extension Request</td><td></td><td></td><td></td><td></td></tr><tr><td><input type="checkbox"/> Zoning</td><td>Amendment (rezoning)</td><td></td><td>Text Modification</td><td></td></tr></tbody></table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	Preliminary	<u>Final</u>	Comprehensive	Amendment	<input type="checkbox"/> <u>Plat</u>	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	
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	Description of Request: <u>Final Plat approval for Nottingham Trace, Section 6.</u>																																																												
Contacts	Property Owner's Name: <u>Pulte Homes of Ohio, LLC (contact Joseph Lamparyk)</u>																																																												
	Address: <u>475 Metro Place South, Suite 200</u>																																																												
	City, State, Zip: <u>Dublin, OH 43017</u>																																																												
	Phone number: <u>614-376-1000</u> Fax: _____																																																												
	Email: <u>Joseph.Lamparyk@PulteGroup.com</u>																																																												
	Applicant's Name: <u>EMH&amp;T, Inc (contact: Curtis Prill, PE)</u>																																																												
	Address: <u>5500 New Albany Road</u>																																																												
	City, State, Zip: <u>Columbus, OH 43054</u>																																																												
	Phone number: <u>614-775-4417</u> Fax: _____																																																												
	Email: <u>cprill@emht.com</u>																																																												
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																												
	<table><tr><td>Signature of Owner</td><td></td><td>Date: <u>11-9-23</u></td></tr><tr><td>Signature of Applicant</td><td></td><td>Date: <u>11/8/2023</u></td></tr></table>	Signature of Owner		Date: <u>11-9-23</u>	Signature of Applicant		Date: <u>11/8/2023</u>																																																						
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404.644-02  
November 27, 2023

To: Christopher Christian  
City Planner II

From: Matt Ferris, P.E., P.S.  
By: Jay M. Herskowitz, P.E., BCEE

Re: Nottingham Trace  
Final Plats  
Phase 5 and Phase 6

---

We reviewed the referenced plats in accordance with Code Section 1187.06. Our review comments are as follows:

Phase 5

1. Sheet 2: Provide drainage easements on the east side of Lots 156-157.
2. Sheet 2: Provide the missing Instrument Number information adjacent to lots 172-181 when available.
3. Sheet 2: Make it clear on the plat that above grade structures are not permitted in proposed Utility Easements where public water, sanitary and other underground public utilities are to be located.
4. Provide a summary of review comments provided by the Franklin County Engineer's office.

Phase 6

5. Sheet 2: Provide the missing Plat Book information located in the note block located at the top right hand corner of the page.
6. Sheet 2: Make it clear on the plat that above grade structures are not permitted in proposed Utility Easements where public water, sanitary and other underground public utilities are to be located.
7. Provide a summary of review comments provided by the Franklin County Engineer's office.

MEF/JMH

cc: Josh Albright, Development Engineer  
Chelsea Nichols, Planner  
Cara Denny, Engineering Manager

# NOTTINGHAM TRACE PHASE 6

1  
2

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 8, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 9.430 acres of land, more or less, said 9.430 acres being all of that tract of land conveyed to **PULTE HOMES OF OHIO LLC** by deed of record in Instrument Number \_\_\_\_\_, Recorder's Office, Franklin County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, does hereby certify that this plat correctly represents its "**NOTTINGHAM TRACE PHASE 6**", a subdivision containing Lots numbered 198 to 241, both inclusive, and areas designated as Reserve "J" and Reserve "K", does hereby accept this plat of same and dedicates to public use, as such, all of Linden Lane , Upper Albany Drive and Winterbeck Avenue North shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this day of \_\_\_\_\_, 20\_\_\_\_.

Signed and Acknowledged  
In the presence of:

**PULTE HOMES OF OHIO LLC**

By  
**MATTHEW J. CALLAHAN,**  
Division Vice President of  
Land Acquisition

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

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO 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, \_\_\_\_\_ State of Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_  
20\_\_\_\_  
Mayor, \_\_\_\_\_ New Albany, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_  
20\_\_\_\_  
City Engineer, \_\_\_\_\_ New Albany, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_  
20\_\_\_\_  
Council Representative to Planning  
Commission, \_\_\_\_\_ New Albany, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_  
20\_\_\_\_  
Chairperson, Planning Commission,  
\_\_\_\_\_ New Albany, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_\_  
20\_\_\_\_  
Finance Director, \_\_\_\_\_ New Albany, Ohio

Approved and accepted by Resolution No. \_\_\_\_\_, passed \_\_\_\_\_, 20\_\_\_\_, wherein all of Linden Lane , Upper Albany Drive and Winterbeck Avenue North shown dedicated hereon are accepted, as such, by the Council for the City of New Albany, Ohio.

Transferred this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.  
Auditor, \_\_\_\_\_ Franklin County, Ohio

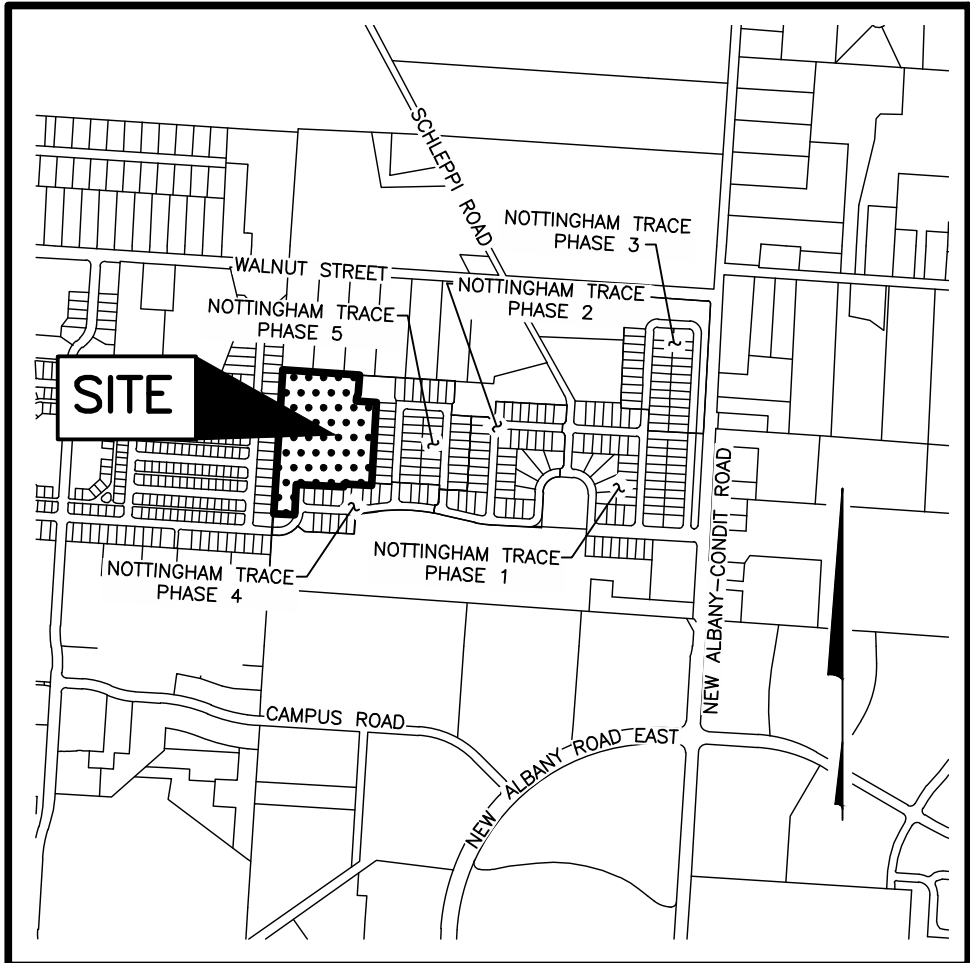
Deputy Auditor, \_\_\_\_\_ Franklin County, Ohio

Filed for record this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_  
Recorder, \_\_\_\_\_ Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.  
Deputy Recorder, \_\_\_\_\_ Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

## SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown hereon are based on the same meridian as those shown on the plat entitled "Nottingham Trace Phase 1", of record in Plat Book 124, Page 15. The bearing of South 86° 13' 47" East, assigned to the southerly right of way line of Walnut Street, is designated the basis of bearings 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 Recorder's Office, Franklin 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, Municipal Engineer shall be notified in writing when the markers are in place.

SURVEYED & PLATTED  
BY



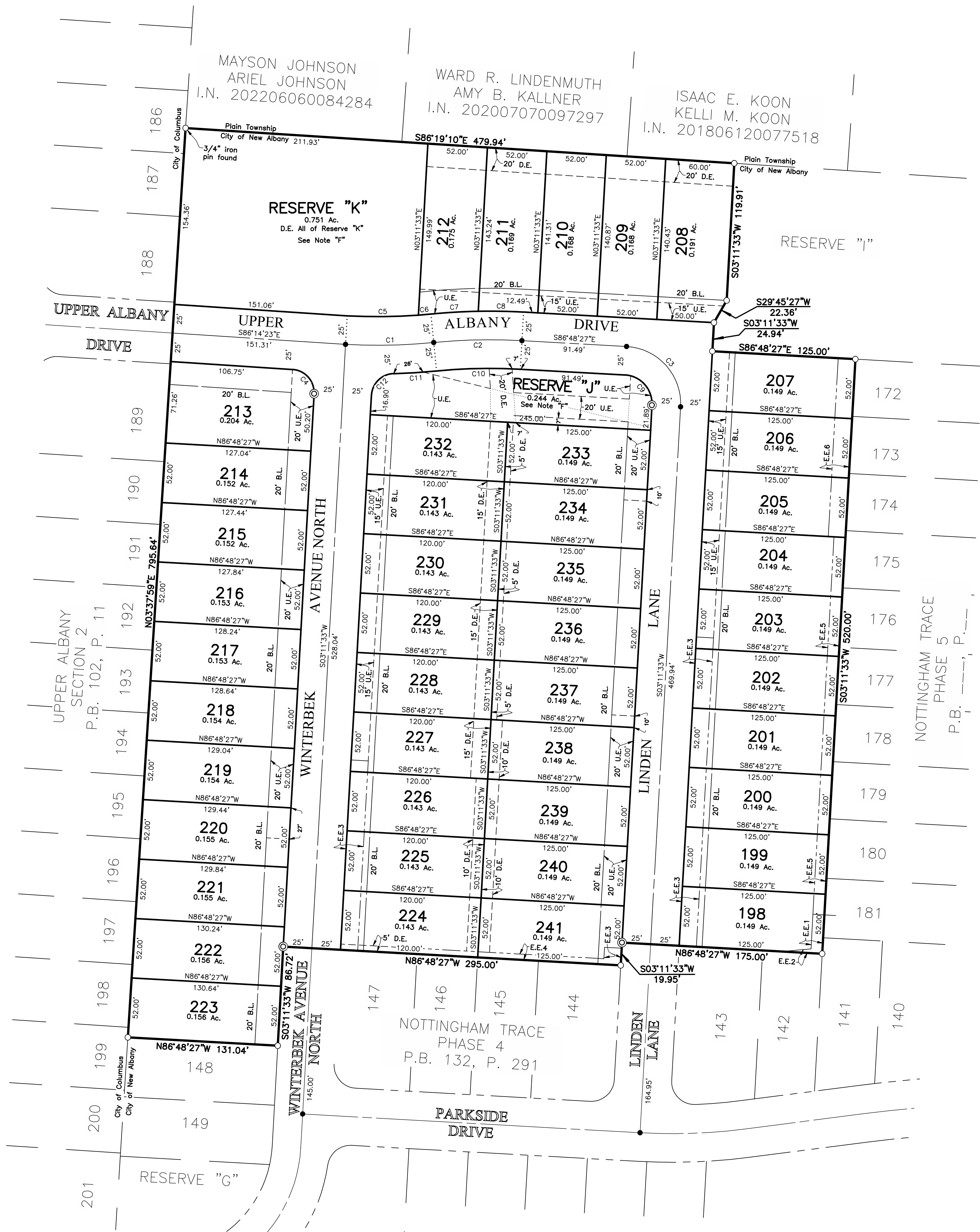
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

# NOTTINGHAM TRACE PHASE 6

2  
2



**NOTE "A":** At the time of platting, the land being platted as Nottingham Trace Phase 6 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said Zone is designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio, and Incorporated areas map number 39049C0202K, with effective date of June 17, 2008.

**NOTE "B" - AGRICULTURAL RECOUPMENT:** Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of New Albany for, and hold it harmless from, any agricultural recoupments assessed or levied in the future against the property dedicated herein, which result from grantor's conversion of the property from agricultural use.

**NOTE "C" - ACREAGE BREAKDOWN:**

Total acreage:	9.430 Ac.
Acreage in rights-of-way:	1.694 Ac.
Acreage in Reserves:	0.995 Ac.
Acreage in remaining lots:	6.741 Ac.

**NOTE "D" - ACREAGE BREAKDOWN:** Nottingham Trace Phase 6 is out of the following Franklin County Parcel Number:

222-004443	9.430 Ac.
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**NOTE "E" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in Nottingham Trace Phase 6. Nothing herein, however, shall prohibit the construction and use of a driveway alongside or to the rear of a residential structure if otherwise permitted by the City of New Albany.

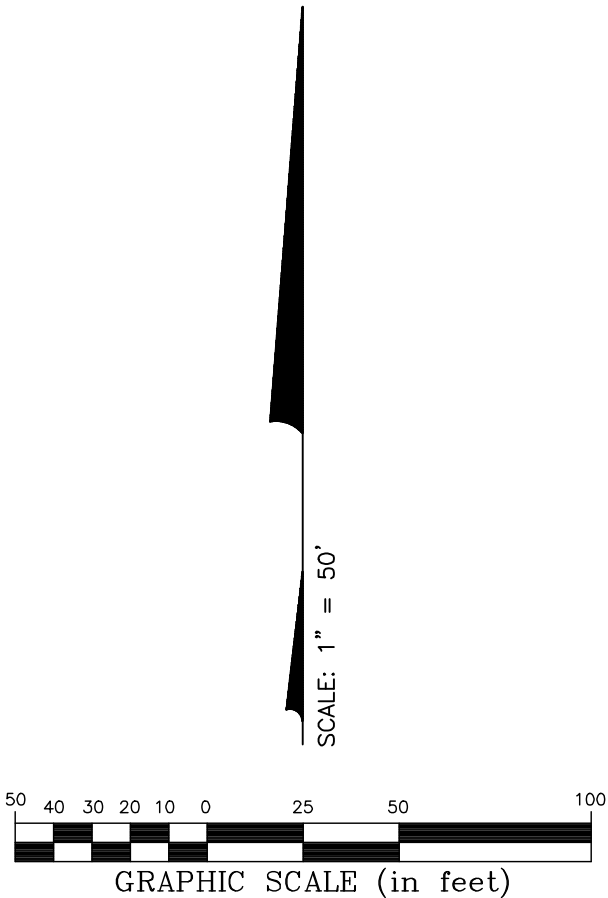
**NOTE "F" - RESERVES:** Reserves, as designated and delineated hereon, shall be owned by the City of New Albany and maintained by an association comprised of the owners of the fee simple titles to the lots in the Nottingham Trace subdivisions for the purpose of open space.

**NOTE "G":** At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Nottingham Trace Phase 6 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

**NOTE "H":** Where residential lots abut parkland and/or open space, wood bollards shall be placed and maintained along the shared property lines between said lots and said reserve in order to provide a clear delineation between public and private spaces.

B.L. = Building Line  
D.E. = Drainage Easement  
U.E. = Utility Easement  
E.E.1 = Existing 10' D.E.  
E.E.2 = Existing 10' D.E.  
E.E.3 = Existing 15' U.E.  
E.E.4 = 5' D.E.  
E.E.5 = Existing 10' D.E.  
E.E.6 = Existing 15' D.E.

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	
C1	8°49'50"	500.00'	77.06'	N 88°46'37" E	76.99'	
C2	8°49'50"	500.00'	77.06'	S 88°46'37" W	76.99'	
C3	90°00'00"	50.00'	78.54'	N 41°48'27" W	70.71'	
C4	89°25'56"	20.00'	31.22'	N 41°31'25" W	28.14'	
C5	7°30'00"	475.00'	62.18'	N 89°26'32" E	62.13'	
C6	1°19'50"	475.00'	11.03'	N 85°01'37" E	11.03'	
C7	4°30'51"	525.00'	41.36'	S 86°37'08" W	41.35'	
C8	4°18'59"	525.00'	39.55'	N 88°57'57" W	39.54'	
C9	90°00'00"	25.00'	39.27'	N 41°48'27" W	35.36'	
C10	8°49'50"	475.00'	73.21'	S 88°46'37" W	73.14'	
C11	4°05'40"	525.00'	37.52'	N 86°24'32" E	37.51'	
C12	85°15'50"	20.00'	29.76'	S 45°49'27" W	27.09'	



Line Type Legend	
	Existing Property Line
	Existing R/W Line
	Existing R/W Centerline
	Existing Easement Line
	Subdivision Boundary Line
	Lot Line
	R/W Line
	R/W Centerline
	Easement Line

I:\2020\1184\DWG\CARHETS\PLAT\20201194-VS-PLAT-SEC6.DWG plotted by WASTON, JOHN on 11/6/2023 11:16:41 AM last saved by WASTON on 11/2/2023 10:32 PM  
File: 20201194-VS-PLAT-SEC6.DWG & 20180924-VS-PLAT-PLINE