



New Albany Planning Commission Agenda
Monday, June 3, 2024 at 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comments 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: May 6, 2024
May 20, 2024**

IV. Additions or corrections to the 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-22-2024 Final Development Plan

Final development plan modification to allow for construction of a 2,600 square foot Panda Express restaurant with drive-through on 1.332 acres located generally near the southeast corner of US-62 and Smiths Mill Road (PID: 222-005377).

Applicant: Panda Restaurant Group, c/o Josh Hibbits

Motion of acceptance of staff reports and related documents into the record for FDP-22-2024.

Motion of approval for application FDP-22-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-24-2024 Conditional Use

Request for a conditional use permit to operate a drive-through use associated with a Panda Express restaurant located generally near the southeast corner of US-62 and Smiths Mill Road (PID: 222-005377).

Applicant: Panda Restaurant Group, c/o Josh Hibbits

Motion of acceptance of staff reports and related documents into the record for CU-24-2043.

Motion of approval for application CU-24-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-25-2024 Variances

Variances to the number of active and operable doors and signage associated with a final development plan application for a Panda Express development generally near the southeast corner of US-62 and Smiths Mill Road (PID: 222-005377).

Applicant: Panda Restaurant Group, c/o Josh Hibbits

Motion of acceptance of staff reports and related documents into the record for VAR-25-2024.

Motion of approval for application VAR-25-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

- 1. City Code Amendment: C.O. 1187 Subdivision Regulations**
- 2. Urban Center Code Amendment: Parkland and Open Space Requirements**

VIII. Poll members for comment

IX. Adjournment



**Planning Commission Staff Report
June 3, 2024 Meeting**

**PANDA EXPRESS
FINAL DEVELOPMENT PLAN**

LOCATION: Located generally at the southeast corner of Smith’s Mill Road and Johnstown Road (US-62) (PID: 222-005377)
APPLICANT: Panda Restaurant Group, c/o Josh Hibbits
REQUEST: Final Development Plan
ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a
STRATEGIC PLAN: Retail
APPLICATION: FDP-22-2024

Review based on: Application materials received April 19, 2024 and May 10, 2024

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

The application is for a final development plan for a proposed Panda Express located at the southeast corner of Smith’s Mill Road and Johnstown Road, within the Canini Trust Corp. The development includes a fast food restaurant with two drive-throughs on a 1.36-acre site.

The zoning text allows Office buildings and the permitted uses contained in the Codified Ordinances of the Village of New Albany, OCD Office Campus District, Section 1144.02 and C-2, Commercial District, Section 1147.02, and the conditional uses contained in Section 1147.02, which includes restaurants and banks with drive-through facilities. The applicant has applied for a conditional use to be heard by the Planning Commission at tonight’s meeting under case CU-24-2024 for the drive-through.

The applicant is also applying for two variances related to this final development plan under application VAR-25-2024. Information and evaluation of the variance requests are under a separate staff report.

II. SITE DESCRIPTION & USE

The 1.36-acre site is located at the southeast corner of Smith’s Mill Road and Johnstown Road, within the Canini Trust Corp. Some of the existing surrounding uses include Home2Suites, Turkey Hill gas station, as well as Dunkin’ Donuts which also has a drive-through facility.

III. EVALUATION

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

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

- a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*

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

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

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

Engage New Albany Strategic Plan Recommendations

The Engage New Albany Strategic Plan recommends the following development standards for the Neighborhood Retail future 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. Retail building entrances should connect with the pedestrian network and promote connectivity through the site.
5. Integrate outdoor spaces for food related businesses.

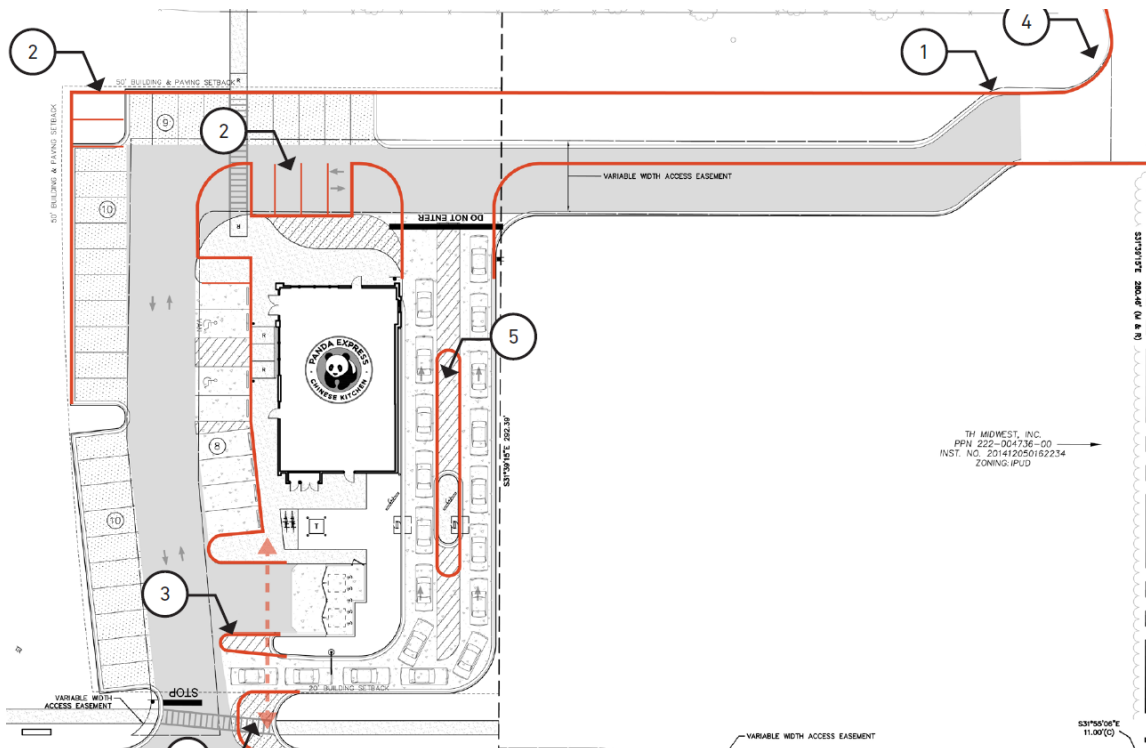
A. Use, Site and Layout

1. The applicant proposes to develop a 2,600 sq. ft. Panda Express restaurant with two drive-through lanes. The existing total site size is 1.36-acres.
2. Drive-throughs associated with restaurant facilities are a conditional use within this zoning district and the applicant has applied for this conditional use to be heard by the Planning Commission at tonight’s meeting under case CU-24-2024.
3. The proposed use is appropriate given the proximity of this site to State Route 161 and the surrounding commercial development surrounding this site. Some of the existing surrounding uses include Home2Suites, Turkey Hill gas station, as well as Dunkin’ Donuts which also has a drive-through facility.
4. The City Landscape Architect evaluated the proposed drive-through and recommends that the applicant extend the drive-through lane median to reduce pavement and extend the landscaping planting zone. Staff recommends this is a conditional of approval.
5. Zoning text section 8a.01(7) requires that the total lot coverage, which includes areas of pavement and building, to not exceed 80%. The plan meets this requirement with a proposed 40.14% lot coverage amount.
6. The zoning text section 8a.01 requires the following setbacks:

Road	Requirement	Proposed
Smith’s Mill Road	50-foot building and pavement setback	50+/- foot pavement [meets code] <u>111+/- building [meets code]</u>
Woodcrest Way	20-foot building pavement setback	20+/- foot pavement [meets code]
Johnstown Road	50-foot building and pavement	50+/- foot pavement [meets code] 110+/- foot building [meets code]
Rear Yard	0-foot building and pavement setback	5-foot pavement [meets code] 107+/- foot building [meets code]

B. Access, Loading, Parking

1. The site is accessed from two proposed curb cuts:
 - a. One full access along Woodcrest Way;
 - b. One existing full access, shared curb cut on Johnstown Road;
 - o The shared drive alignment is skewed. The City Landscape Architect has reviewed the proposed alignment of the shared drive to the north and recommends that the developer realign the access drive adjacent to Johnstown Road to remove the bend/skew to create a consistent transition from the existing drive at the neighboring parcel as depicted below by the “1” circle. Staff recommends this is a condition of approval.



2. The zoning text encourages shared access drives between sites by allowing for zero pavement setbacks and by including a provision stating that where appropriate shared access and joint parking agreements between adjacent parcels may be required by the Village Development Director. Historically, the city staff and Planning Commission have encouraged shared curb cuts and connecting drive aisles between sites. The proposed site does establish a drive aisle for shared access with the property to the east of the site.
 - The City Landscape Architect, in addition to realigning the shared drive, also recommends that the proposed parking be realigned to follow the building and pavement setback with the shifted access drive, and accommodate minimum parking requirements. Staff recommends this is a condition of approval.
3. The building is surrounded by the parking lot, two drive-through lanes and internal drive aisles. The drive-through appears to be appropriately positioned on the site where it does not interfere with traffic on the rest of the site and will not cause traffic to back up onto public roads.
4. Codified Ordinance 1167.05(d)(4) requires a minimum of one parking space for every 75 square feet of restaurant floor area space. The building is 2,600 square feet in size therefore 35 parking spaces are required and the applicant meets this requirement with 37 proposed spaces.
5. Additionally, the city parking code requires a minimum number of stacking spaces in the drive thru lane must be provided. The required number of drive-through stacking spaces must equal 25% of the total required parking spaces for the drive-through tenant space. Based on this calculation, 9 stacking spaces total must be provided and the applicant exceeds this requirement by providing 19.
6. Per C.O. 1167.03(a), the minimum parking space dimensions required are 9 feet wide and 19 feet long and this requirement is met.
7. Per C.O. 1167.03(a) the minimum maneuvering lane width size is 22 feet for this development type and this requirement is met.
8. A 5-foot-wide concrete sidewalk is not required to be installed along the Woodcrest Way site frontage per the Woodcrest Way Extension plans. However, staff recommends a sidewalk connection from the Smith’s Mill road leisure trail to the site’s proposed curb cut.

C. Architectural Standards

1. The purpose of the New Albany Design Guidelines and Requirements is to help ensure that the New Albany community enjoys the highest possible quality of architectural design.
2. The zoning text contains architectural standards and is regulated by Section 6 of the Design Guidelines and Requirements (Commercial outside the Village Center).
3. The zoning text states that the maximum building height within this zoning district shall not exceed 45 feet. The proposed building height is 22.5 feet; therefore, this requirement is being met.
4. The applicant proposes to use brick for the majority of the building. The proposal also includes stucco and smooth limestone for the trim. The zoning text permits the use of these materials such as brick, pre-cast stone, wood, glass and other synthetic materials are permitted as long as they are used appropriately. The design of the building and use of materials is appropriate and consistent with other buildings in the immediate area.
5. Zoning text section 8a.03(1) states that all visible elevations of a building shall receive similar treatment in style, materials and design so that no visible side is of a lesser visual character than any other. The applicant is accomplishing this requirement by utilizing four-sided architecture.
6. DGR Section 6(I)(A)(12) states that buildings shall have operable and active front doors along all public and private roads. The applicant is not providing an active and operable door along Woodcrest Way (private drive) and Johnstown Road frontages. A variance has been requested related to this under application VAR-25-2024. Information and evaluation of the variance request is under a separate staff report.
7. Zoning text section 8a.05(3) requires that trash receptacles and exterior storage areas be fully screened from public roads. The applicant meets this requirement by providing a dumpster enclosure and landscaping around three sides of the enclosure.
8. C.O. 1171.05(b) also states that all trash and garbage container systems must be screened. The applicant proposes to install a dumpster enclosure thereby meeting this requirement.
9. A roof plan was submitted and demonstrates that all rooftop mechanical equipment will be fully screened from all public roads.
10. Zoning text section 8a.03(3)(b) states that if a flat roof is used, strong cornice lines must be integrated and the applicant is meeting this.

D. Parkland, Buffering, Landscaping, Open Space, Screening

2. Parking Lot Landscaping Requirement:
 - Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces. The applicant is providing 37 parking spaces thereby requiring four trees. The plan meets this requirement.
 - Per zoning text 8a.04(4)(a), parking lots shall be screened from rights-of-way with a minimum 36-inch-high evergreen landscape hedge or wall. The landscape plan meets this requirement with the proposed 36-inch-high evergreen landscape hedge.
3. General Site Landscaping Requirement:
 - Codified Ordinance 1171(5)(e) requires parking lots over 20,000 square feet to have a minimum of one tree per 5,000 square feet of ground coverage and a total tree planting equal to 10.5 in tree trunk size for every 2,000 square feet of ground coverage. The applicant states that the parking lot is approximately 23,375 sq. ft and the building is approximately 2,600 sq. ft, requiring 5 trees at 11.5" total caliber (CAL). The applicant proposes to provide 5 trees at 11.5" total CAL, meeting the requirement.
4. Street Tree Landscaping Requirement:
 - The zoning text section 8a.04(2) requires street trees to be planted along Smith's Mill Road and Johnstown Road at a rate of one tree for every 30 feet. There are existing street trees along both of these roadways and the applicant proposes to install additional trees to meet this requirement.
 - The applicant is required to install trees along Woodcrest Way per the approved Woodcrest Way final development plan (FDP-69-2014). The Woodcrest Way final

development plan requires the trees along private drives to be red sunset maple. This requirement is met.

- The Woodcrest Way final development plan requires the site plan and landscape plan to include a 5' wide tree lawn on the outside of the 5' wide sidewalk along Woodcrest Way. The plan meets this requirement.
- 5. US 62/Johnstown Road Buffer Landscaping Requirement:
 - Zoning text section 8a.04(5) requires that there be a minimum of eight (8) deciduous or ornamental trees per 100 lineal feet planted throughout the setback areas along Smith's Mill Road and Forest Drive. The proposed landscape plan shows 15 trees required for Smith's Mill Road and the plan meets this requirement. Additionally, 22 trees are required for Johnstown Road and the plan meets this requirement.
- 6. The zoning text requires a minimum of 8% interior parking lot landscaping on the site. The landscape plan meets this requirement.
- 7. The applicant proposes to use ornamental trees for buffer trees that are required per code. The plan also proposes that the buffer ornamental trees be planted at 2.5" CAL. This requirement is met.
- 8. The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval. The City Landscape Architect's comments are:
 - Update the planting legend and labels to properly reflect proposed plan material. Current plan symbols misrepresent deciduous shrubs along parking lot to be perennial grass.
 - Extend use of evergreen shrub, 36" in height, to screen drive-through.
 - Increase density of perennial grass at drive-through entrance.
 - Remove the use of rock beds along the drive-through and extend plant bed and material along the drive-through lanes to match existing condition present in other sites within New Albany.
 - Remove use of rock beds at edge of pavements and replace with lawn or mulched planting beds where applicable.
 - Include planting in proposed curb extensions.
 - Realign trees along Johnstown Road and Woodcrest Way as marked. Placement to be evenly spaces and aligned along both sections.
 - Replace use of Bald Cypress (*Taxodium Distichum*) along the parking lot with a deciduous shade tree. Recommend use of one of the following: *Liriodendron tulipifera*, *Nyssa sylvatica*, *Platanus x. acerfolia*, *Gymnocladus dioicus*. Tree placement should adhere to tree grouping standards.

E. Lighting & Signage

1. The applicant has submitted a photometric plan that shows the max foot-candles is 19.9:1 just at the rear of the building near the service entrance and the site has zero or near zero foot candles at the property lines.
2. Zoning text section 8a.05(e) and (f) requires all parking lot and private driveway light poles to be cut-off and downcast, not exceed 20 feet in height, painted New Albany Green and the use the same fixture that has been used at Dairy Queen and throughout the Canini Trust Corp. The applicant commits to meeting these requirements.
3. As part of this final development plan application, the applicant has submitted a sign plan for the site.

Wall Signs

Zoning text section 8a.06(3)(i) permits one wall mounted sign per retail tenant on each elevation of the building that fronts or sides on a public or private road. The proposed building faces three public streets or private drives, therefore permitting a maximum of three wall signs on the building. One square foot of sign face is permitted per each lineal

foot of the building, not to exceed 80 square feet in size. The applicant proposes the following wall signs.

Smith's Mill Road Elevation Wall Sign

- a. Area: 36 sq. ft. [meets code]
- b. Lettering Height: 5" tall [meet code, 24-inch maximum required]
- c. Location: one on the Smith's Mill building elevation [meets code]
- d. Lighting: non-illuminated [meets code]
- e. Relief: The signage plan does not indicate the thickness of the wall sign but the sign plan notes that the sign vendor will meet this criterion for final installation.
- f. Color: maximum of 3 colors [meets code]
- g. Materials: metal [meets code]

Johnstown Road Elevation Wall Sign

- a. Area: 34 sq. ft. per sign [meets code]
- b. Lettering Height: 24" tall [meet code, 24-inch maximum required]
- c. Location: on the Johnstown Road building elevation [meets code]
- d. Lighting: non-illumination [meets code]
- e. Relief: 3" [meets code, code minimum of 1-inch relief required]
- f. Color: maximum of 3 colors [meets code]
- g. Materials: metal [meets code]

Drive-Through Elevation Wall Sign

- a. Area: 36 sq. ft. [meets code]
- b. Lettering Height: 5" tall [meet code, 24-inch maximum required]
- c. Location: one on the drive-through elevation [does not meet code and a variance has been submitted under VAR-24-2024]
- d. Lighting: non-illuminated [meets code]
- e. Relief: The signage plan does not indicate the thickness of the wall sign but the sign plan notes that the sign vendor will meet this criterion for final installation.
- f. Color: maximum of 3 colors [meets code]
- g. Materials: metal [meets code]

4. The applicant proposes to install four drive-through menu board signs which is permitted per C.O. 1169.11(c). Two of the signs are 28 sq. ft while the two ordering board signs are 3.28 sq. ft. The maximum size permitted is 32 sq. ft. All four signs meet this requirement. The applicant proposes canopy art to go on the underside of the drive-through order canopies. C.O. 1169.12(b)(4) states that multiple sign types should avoid repeated functionality. Based on this requirement, city staff recommends a condition of approval that these be eliminated to avoid over-signing the site.
5. The applicant proposes to install one 11.5 tall "clearance" bar near the drive-through. The clearance bar does not contain any signage or a company logo.
6. The applicant proposes to install two monument signs on the site. The proposed monument sign along Smith's Mill Road is a multi-tenant sign while the monument sign along Johnstown Road is a single tenant sign. Both signs meet code however, staff recommends a condition of approval that both signs be multi-tenant and the sign fronting Johnstown Road should be relocated to be in the middle of the Panda Express site and the adjacent property.
7. The applicant proposes two directional ground mounted signs on site that will read "Do Not Enter" and "Thank You". They do not contain any product information or a company logo. The zoning text permits entry and exit signs on site but shall be limited to 3' in height and a maximum area of 3 sq. ft. The proposed directional signs are 3' in height but are 6 sq. ft. in size. A variance was not requested for the size of the directional signs. Staff recommends a condition of approval that the signs square footage be revised to meet the text standards.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the application and provided the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval.

1. Add the signature block shown on this exhibit and accompanying monumentation notes to the cover sheet of the referenced FDP.
2. Add a major flood routing arrow to the legend and show major flood routing in plan view.
3. In accordance with COC/DOSD requirement, revise the main line sanitary sewer diameter to 8 inches. Label this sewer as "Private".
4. Revise the data shown at the existing sanitary sewer connection point on sheet C05 in accordance with Exhibit B.
5. Please add a site distance triangle to sheet C06 at the stop bar and ensure that proposed landscaping features do not impede motorist view.
6. Please have a Professional Surveyor licensed in the state of Ohio stamp and seal the ALTA survey.
7. Obtain Community Development Department approval of the photometrics plan. The Max/Min uniformity ratio of almost 50:1 is much higher than we typically see.
8. Provide a fire truck turning analysis using the template for the 48' Plain Township fire truck.
9. We will evaluate storm water management, sanitary sewer collection and roadway construction related details once detailed construction plans become available

V. SUMMARY

The proposal meets many of the goals of the Engage New Albany Strategic Plan such as providing pedestrian access along roadways and into the site, as well as utilizing high quality building materials that are consistent with other buildings in the immediate area. The proposed development is in an appropriate location given the context of the surrounding area and will serve as an amenity for the New Albany Business Park.

V. ACTION

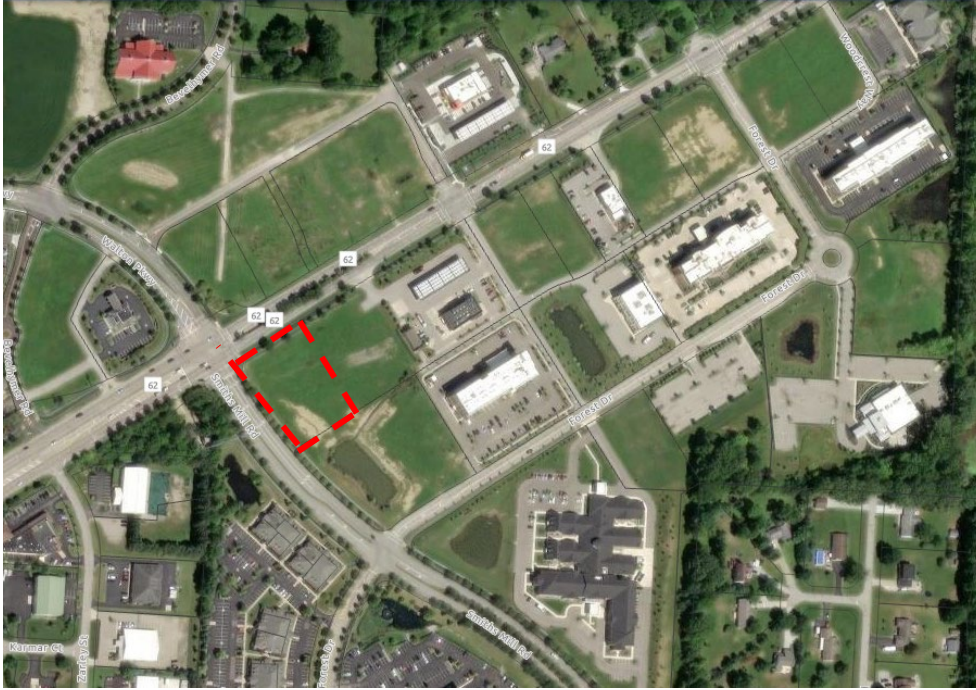
Should the Planning Commission find that the application has sufficient basis for approval, the following motions would be appropriate:

Move to approve final development plan application **FDP-22-2024**, subject to the following conditions:

1. The City Landscape Architect's comments must be addressed, subject to staff approval;
 - a. Realign the access drive adjacent to Johnstown Road to create a consistent transition from the existing drive at the neighboring parcel.
 - b. Realign the proposed parking to following the building and pavement setback with the shifted access drive, and accommodate minimum parking requirements.
 - c. Reevaluate curb alignment at the drive-through entrance and minimum pavement and striping conditions where possible.
 - d. Extend the drive-through lane median to reduce pavement and extent landscaping planting zone.
 - e. Update the planning legend and labels to properly reflect proposed plan material. Current plan symbols misrepresent deciduous shrubs along parking lot to be perennial grass.
 - f. Extend use of evergreen shrub, 36" in height, to screen of drive-through.
 - g. Increase density of perennial grass at drive-through entrance.
 - h. Remove the use of rock beds along the drive-through and extend plant bed and material along the drive-through lanes to match existing condition present in other sites within New Albany.

- i. Remove use of rock beds at edge of pavements and replace with lawn or mulched planting beds where applicable.
 - j. Include planting in proposed curb extensions.
 - k. Realign trees along Johnstown Road and Woodcrest Way as marked. Placement to be evenly spaces and aligned along both sections.
 - l. Replace use of Bald Cypress (*Taxodium Distichum*) along the parking lot with a deciduous shade tree. Recommend use of one of the following: *Liriodendron tulipifera*, *Nyssa sylvatica*, *Platanus x. acerfolia*, *Gymnocladus dioicus*. Tree placement should adhere to tree grouping standards.
2. That a sidewalk connection from the Smith's Mill road leisure trail to the site's proposed curb cut is installed.
 3. That the proposed canopy art on the underside of the drive-through order canopy be eliminated to avoid "over-signing."
 4. That both monument signs be multi-tenant and the sign fronting Johnstown Road should be relocated to be in the middle of the Panda Express site and the adjacent property.
 5. That the proposed directional ground mounted signs that read "Do Not Enter" and "Thank You" be revised to be 3 sq. ft.
 6. The City Engineer's comments must be addressed, subject to staff approval;
 - o Refer to Exhibit A. Revise the referenced FDP to include the signature block provided with Exhibit A and add the Monumentation note block and other note blocks highlighted on this exhibit.
 - o Identify cross access easement requirements with the parcel located to the east.
 - o Refer to Exhibit B. Add this fire truck template to sheet C3.1 and revise the turning radius analysis accordingly.
 - o Add a site distance triangle at the Woodcrest Way curb cut and adjust all landscape features so as not to obstruct motorist view.
 - o We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available.

Approximate Site Location:



Source: Nearmap

Development Review

project name Panda Express
prepared for City of New Albany
date May 16, 2024
date received April 29, 2024

COMMENTS

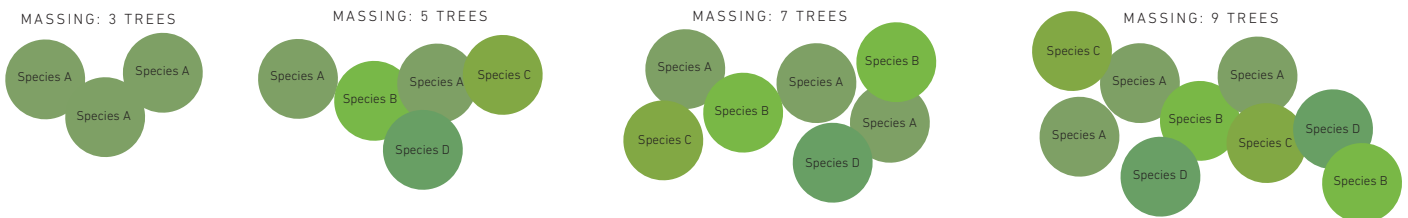
Site Plan

1. Realign the access drive adjacent Johnstown Road to create a consistent transition from the existing drive at the neighboring parcel. See diagram.
2. Realign the proposed parking to follow the building and pavement setback with the shifted access drive, and accommodate minimum parking requirements. See diagram.
3. Reevaluate curb alignment at drive-through entrance. Minimize pavement and striping conditions where possible. See diagram.
4. Consider a safe pedestrian connection into the site from the proposed sidewalk along Woodcrest Way. Recommend considering a future pedestrian connection from the drive at Johnstown Road to connect with the adjacent parcel.
5. Extend the drive-through lane median to reduce pavement and extend landscape planting zone. See diagram.

Planting Plan

6. Update planting legend and labels to properly reflect proposed plant material. Current plan symbols misrepresent deciduous shrubs along parking lot to be perennial grass. Resubmit updated plant list. See diagram.
7. Extend use of evergreen shrub, 36" in height, to screen end of drive-through. See diagram.
8. Increase density of perennial grass at drive-through entrance. See diagram.
9. Remove the use of rock beds along the drive-through. Extend plant bed and material along the drive-through lanes to match existing conditions present in other sites within New Albany.
10. Remove use of rock beds at edge of pavements. Replace with lawn or mulched planting beds where applicable. See diagram.
11. Include planting in proposed curb extensions. See diagram.
12. Realign trees along Johnstown Road and Woodcrest Way as marked. Placement to be evenly spaced and aligned along both sections. See diagram.
13. Replace use of Bald Cypress (*Taxodium Distichum*) along the parking lot with a deciduous shade tree. Recommend use of one of the following... *Liriodendron tulipifera*, *Nyssa sylvatica*, *Platanus x. acerfolia*, *Gymnocladus dioicus*. Tree placement should adhere to tree grouping standards seen below. Resubmit updated plant list. See diagram.

Tree Grouping Standards

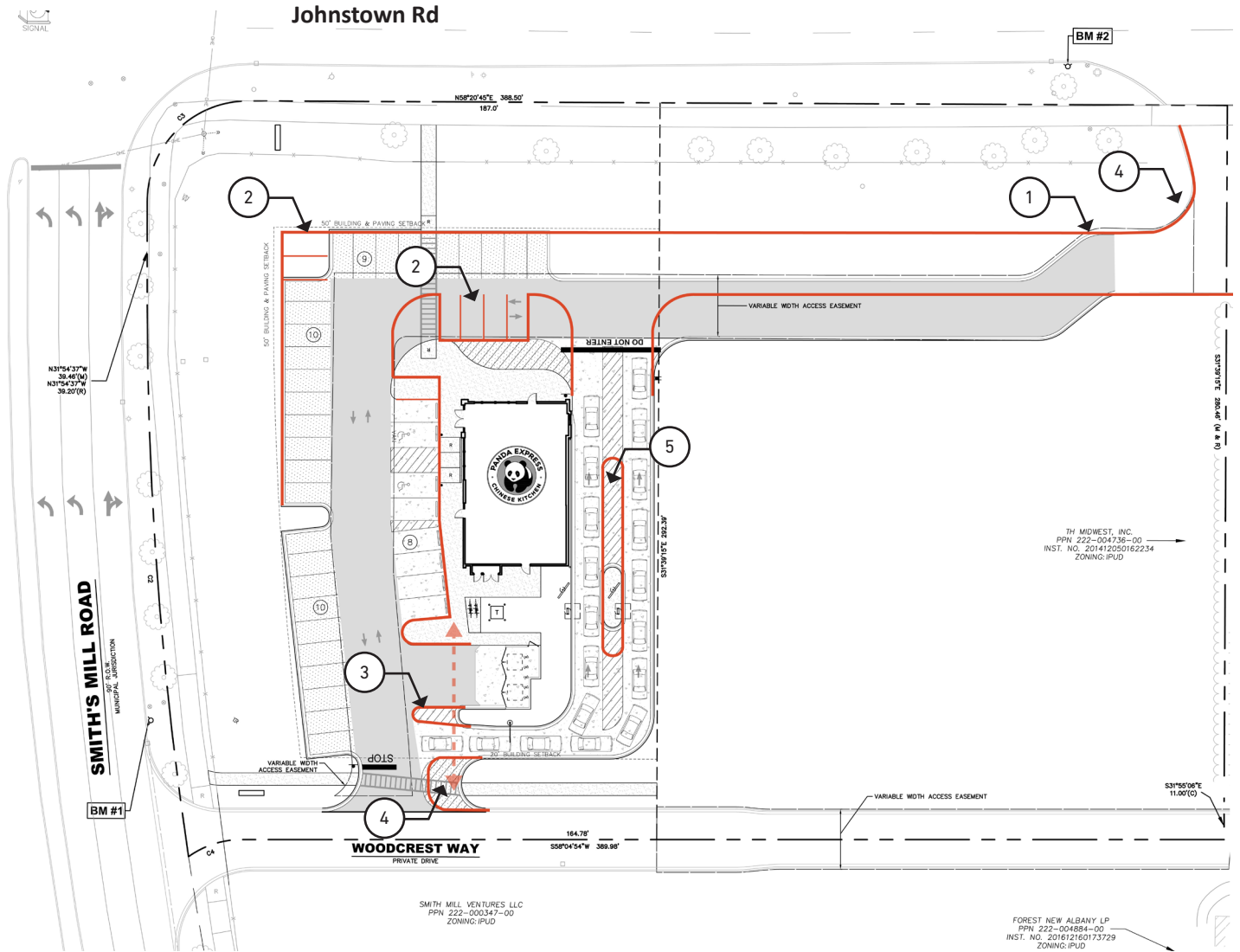


*NOTES:

The provided diagrams are for clarification and design intent purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram may not be to scale.

Development Review

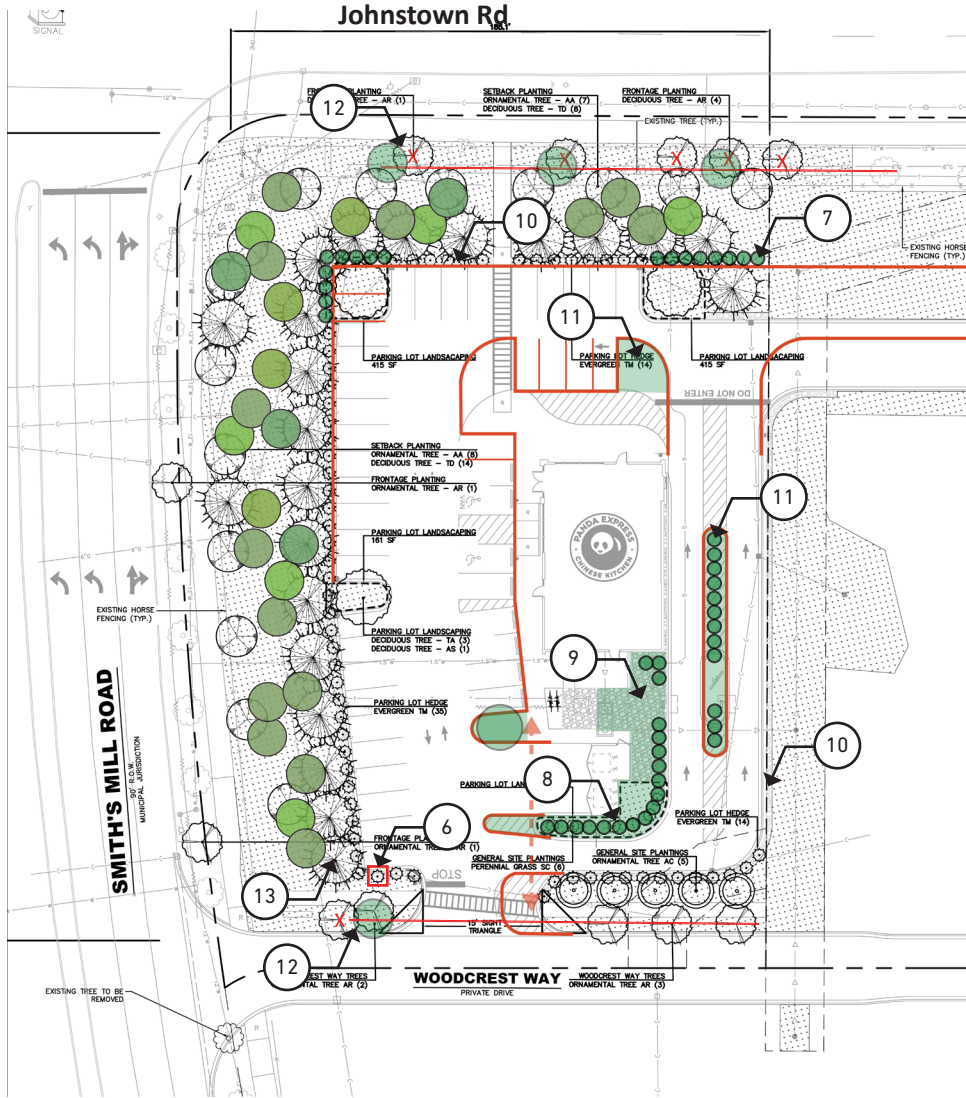
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Proposed Site Plan

Development Review

project name Panda Express
 prepared for City of New Albany
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Proposed Planting Plan

OPEN SPACE

PROVIDED OPEN SPACE	TOTAL SITE AREA	PERCENTAGE OPEN SPACE
38,737.13 SF	64,712.25 SF	59.56%

LANDSCAPE REQUIREMENTS SUMMARY

ITEM	QTY PROVIDED	QTY REQUIRED	FORMULA
STREET TREE REQUIREMENTS			
SMITH'S MILL RD TREES	7 TREES*	7 TREES	1 TREE/30 LF OF FRONTAGE (186 LF)
US-62 TREES	10 TREES*	10 TREES	1 TREE/30 LF OF FRONTAGE (277 LF)
*COUNT INCLUDES EXISTING TREES BETWEEN SIDEWALK AND ROAD			
SETBACK TREE REQUIREMENTS			
SMITH'S MILL RD TREES	15 TREES	15 TREES	8 TREES/100 LF OF FRONTAGE (185 LF)
US-62 TREES	22 TREES	22 TREES	8 TREES/100 LF OF FRONTAGE (277 LF)
GENERAL SITE LANDSCAPING			
TREES**	5 TREES	5 TREES	1 TREE/5,000 SF IMPERVIOUS AREA
**TOTAL TREE PLANTING EQUAL TO 11.5 INCHES OF TRUNK SIZE			
PARKING LOT LANDSCAPING			
LANDSCAPED AREA***	1,430 SF	1,012 SF	8 SF / 100 SF PARKING AREA (12,654 SF)
TREES	4 TREES	4 TREES	1 TREE/10 PARKING SPACES
***MINIMUM SIZE OF LANDSCAPED AREA IS 350 SF AND MUST CONTAIN 1 DECIDUOUS CANOPY TREE PER 10 PARKING SPACES			

DECIDUOUS CANOPY TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AS	6	SUGAR MAPLE	ACER SACCHARUM	5" CAL.	B & B
TA	4	TILIA AMERICANA	AMERICAN LINDEN	5" CAL.	B & B

DECIDUOUS ORNAMENTAL TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AC	5	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2.5" CAL.	B & B
AR	12	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2.5" CAL.	B & B
AA	15	AMELANCHIER ARBOREA	COMMON SERVICEBERRY	2.5" CAL.	B & B

EVERGREEN TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TD	22	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL.	B & B

PERENNIAL GRASS SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SC	6	SCOPAZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	24"	B & B

EVERGREEN SHRUB SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TM	63	TAXUS X MEDIA 'DENSIFORMIS'	DENSE VEW	36"	CONT*

*TO BE TOUCHING ON INSTALLATION

NOTES TO CONTRACTOR

- ALL DISEASED, DAMAGED, OR DEAD PLANTING MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH STANDARDS OF THE CITY OF NEW ALBANY ZONING ORDINANCE.
- ALL PLANTS SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS.
- ALL LANDSCAPED AREAS SHALL BE COVERED BY GRASS OR OTHER LIVING GROUND COVER. GRASS AREAS SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE CITY OF STERLING HEIGHTS.
- PROVIDE SHREDDED HARDWOOD MULCH AROUND THE BASE OF ALL TREES.
- ALL TREE STAKING IN PARKING LOT ISLANDS SHALL BE REMOVED IN AREAS OPEN TO BUSINESS.
- SITE IRRIGATION TO BE PROVIDED FOR ALL PROPOSED LANDSCAPE IMPROVEMENT AREAS AND LAWN AREAS. CONTRACTOR TO COORDINATE DESIGN BUILD PLANS FOR IRRIGATION.

LEGEND

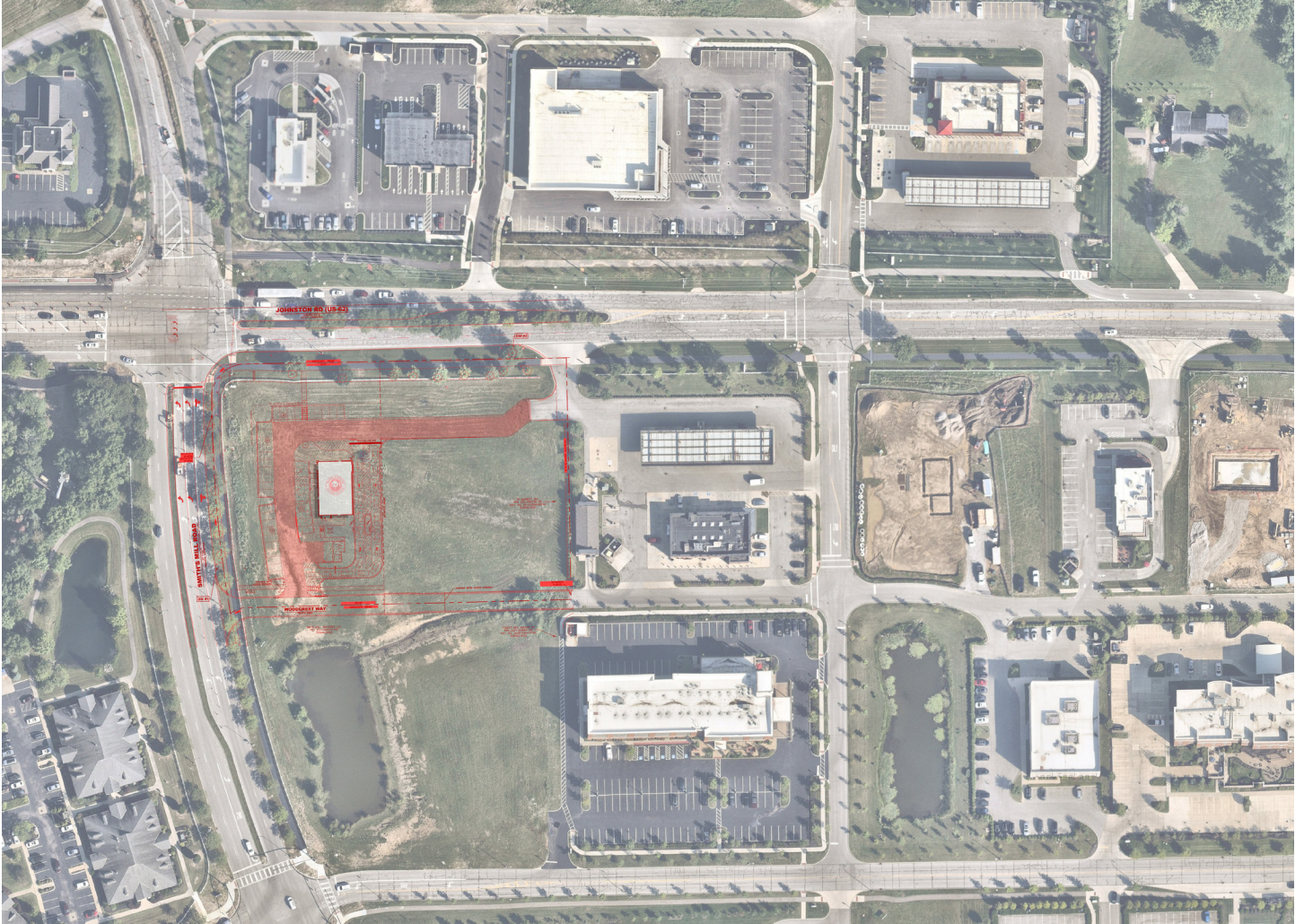
	PROPERTY LINE
	SANITARY SEWER
	STORM SEWER
	WATERMAIN
	GAS
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	EXISTING HORSE FENCE
	PROPOSED ROCK GARDEN
	PROPOSED SOG
	PROPOSED SEEDING
	PERENNIAL FLOWERS
	ANNUAL COLOR

	DECIDUOUS TREE
	ORNAMENTAL TREE
	PERENNIAL GRASS
	DECIDUOUS SHRUB

PLANT KEY
 PA (3) ← PLANT QUANTITY
 ← PLANT KEY (REFER TO SCHEDULE)

Development Review

project name Panda Express
prepared for City of New Albany
date May 15, 2024
date received April 29, 2024



Site Plan Overlay, as Proposed. Attached for reference.

404.682-01
May 13, 2024

To: Christopher Christian
City Planner

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

Re: Panda Express FDP

We reviewed the revised submittal in accordance with Code Sections 1159.07 (b)(3) FDP. Our review comments are as follows:

1. Refer to Exhibit A (see attached). Add the signature block shown on this exhibit and accompanying monumentation notes to the cover sheer of the referenced FDP.
2. Please refer to sheet C04. Add a major flood routing arrow to the legend and show major flood routing in plan view.
3. Please refer to sheet C05. In accordance with COC/DOSD requirement, revise the main line sanitary sewer diameter to 8 inches. Label this sewer as "Private".
4. Refer to Exhibit B. Revise the data shown at the existing sanitary sewer connection point on sheet C05 in accordance with Exhibit B.
5. Please add a site distance triangle to sheet C06 at the stop bar and ensure that proposed landscaping features do not impede motorist view.
6. Please have a Professional Surveyor licensed in the state of Ohio stamp and seal the ALTA survey.
7. Obtain Community Development Department approval of the photometrics plan. The Max/Min uniformity ratio of almost 50:1 is much higher then we typically see.
8. Provide a fire truck turning analysis using the template for the 48' Plain Township fire truck.
9. We will evaluate storm water management, sanitary sewer collection and roadway construction related details once detailed construction plans become available

MEF/JMH

(attachments)

cc: Josh Albright, Development Engineer
Sierra Saumenig, Planner
Dave Samuelson, P.E., Traffic Engineer