



ORDINANCE O-14-2020

AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 2.9+/- ACRES FROM JERSEY TOWNSHIP, LICKING COUNTY TO THE CITY OF NEW ALBANY

WHEREAS, pursuant to the petition filed by Wesley W. Gilliland, Esq., agent for petitioner, with the Licking County Development and Planning Department, on June 25, 2020, and

WHEREAS, the foregoing Resolution #105-138 of the Licking County Commissioners granting the petition was delivered to the City of New Albany on July 16, 2020, and more than sixty (60) days have lapsed since the Resolution of the Board of County Commissioners was transmitted to the City of New Albany, and

WHEREAS, pursuant to Resolution R-104-2014 of the City of New Albany, the New Albany City Manager was authorized to enter into a Roadway Maintenance Agreement with the Licking County Board of Commissioners for the maintenance of sections of roadways impacted by this annexation.

WHEREAS, pursuant to New Albany Codified Ordinance 1125.05, all newly annexed areas shall immediately be zoned into the Agricultural District and shall be subject to the regulations and restrictions pertaining thereto, and

WHEREAS, the real estate is located in Licking County and is subject to the "New Albany East Community Authority" and subject to a special property assessment in compliance therewith, and

WHEREAS, The New Albany City Council has determined that annexation of the real estate is in the best interests of the residents of the City of New Albany.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of New Albany, Counties of Franklin, and Licking, State of Ohio, that:

Section 1: The application of property owners set forth in Licking County requesting the annexation of 2.9+/- acres, which is contiguous to the City of New Albany, is hereby accepted, and the corporate boundaries of New Albany shall be extended to include the territory, more particularly described in Exhibit A, attached hereto and incorporated herein as if fully written.

Section 2: An accurate map of the territory attached as Exhibit B, the petition for its annexation, other related documents, and a certified transcript of the proceedings of the Licking County Board of Commissioners regarding the annexation proceedings have been on file with the Clerk of Council of the City of New Albany for sixty (60) days prior to being presented to this Council as required by law, and are hereby accepted.

Section 3: Council of the City of New Albany hereby accepts the annexation of a 2.9+/-acre tract, situated in Jersey Township, Licking County, Ohio, the same being land of the owners set forth above, for annexation to the City of New Albany.

Section 4: The clerk is herewith directed to deliver certified copies of this ordinance and other proceedings relative to the annexation to the County Auditor, County Recorder, and the Secretary of State.


Section 5. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121 of the Ohio Revised Code, and further pursuant to Ohio General Assembly 133 – House Bill 197 effective March 27, 2020.

Section 6. Pursuant to Article VI, Section 6.07(b) of the charter of the City of New Albany, this ordinance shall be in effect on and after the earliest period allowed by law.

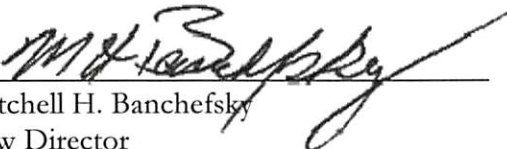
CERTIFIED AS ADOPTED this 06 day of Oct, 2020.

Attest:


Sloan T. Spalding
Mayor


Jennifer H. Mason
Clerk of Council

Approved as to form:

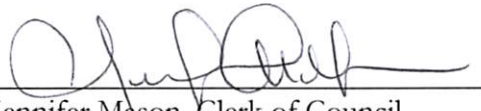

Mitchell H. Banchevsky
Law Director

Legislation dates:

Prepared:	09/04/2020
Introduced:	09/18/2020
Revised:	
Adopted:	10/06/2020
Effective:	11/05/2020

**CERTIFICATION BY CLERK OF COUNCIL
OF PUBLICATION OF LEGISLATION**

I certify that copies of Ordinance **O-14-2020** were posted in accordance with Section 6.12 of the Charter, for 30 days starting on October 7, 2020.


Jennifer Mason, Clerk of Council

10/6/2020
Date

Exhibit A - O-14-2020



February 20, 2020

2740 East Main Street
Bexley, Ohio 43209-2577
(614) 838-8877
Telefax (614) 838-4889
Email: info@myerssurveying.com

+/-2.9 Acre Proposed Annexation
From: Jersey Township
To: City of New Albany

Situate in the State of Ohio, County of Licking, Township of Jersey, being part of Lot 32, Quarter Township 2, Township 2, Range 15, United States Military Lands, also being part of the 3.452 Acre tract conveyed to John G. Lassel and Marcia T. Lassel in Official Record 371, Page 505, all records being of the Recorder's Office, Licking County, Ohio and being more particularly bounded and described as follows:

BEGINNING at the southeast corner of Beech Road, 40 feet wide and the southwest corner of Reserve "B" as delineated on Smith's Mill Road, Smith's Mill Road North and Beech Road Dedication and Easements as recorded in Instrument Number 201108120014948, at the northeast corner of a 0.041 Acre tract conveyed to City of New Albany in Instrument Number 201510080021905 and in the north line of said 3.452 Acre tract;

Thence, Easterly, along part of the north line of said 3.452 Acre tract and along the south line of said Reserve "B", approximately 355 feet to the northeast corner of said 3.452 Acre tract, the southeast corner of said Reserve "B" and in the west line of a 19.365 Acre tract conveyed to Tri-Tech Laboratories, Inc. in Instrument Number 201012210026352;

Thence, Southerly, along the east line of said 3.452 Acre tract and along part of the west line of said 19.365 Acre tract, approximately 381 feet to the southeast corner of said 3.452 Acre tract and the northeast corner of Reserve "C" of said Smith's Mill Road, Smith's Mill Road North and Beech Road Dedication and Easements;

Thence, Westerly, along part of the south line of said 3.452 Acre tract and the north line of said Reserve "C", approximately 307 feet to the northwest corner of said Reserve "C", the northeast corner of a 6.681 Acre tract conveyed to Board of Commissioners of Licking County, Ohio in Instrument Number 200510280034302 and the southeast corner of a 0.469 Acre tract conveyed to The Board of Licking County Commissioners in Instrument Number 200712120031621;

Thence, Northerly, across part of said 3.452 Acre tract and along part of the east line of said 0.469 Acre tract, approximately 129 feet;

Thence, Northerly, continuing across part of said 3.452 Acre tract and along part of the east line of said 0.469 Acre tract, approximately 212 feet to the northeast corner of said 0.469 Acre tract and the southeast corner of said 0.041 Acre tract;

Thence, Northerly, continuing across part of said 3.452 Acre tract and along the east line of said 0.041 Acre tract, approximately 45 feet to the **POINT OF BEGINNING**, **CONTAINING 2.9 ACRES, MORE OR LESS**. This description was prepared from record information only and is not based on a field survey. This description is for annexation purposes only.

Contiguity = 73%

Myers Surveying Company, Inc.

Paul T. Dinan Feb. 20, 2020
Paul T. Dinan Professional Surveyor 7312
PTD/ptd
(302122020BeechRoadAnnexation)



Exhibit B - O-14-2020

ANNEXATION OF 2.9± ACRES TO THE CITY OF NEW ALBANY FROM JERSEY TOWNSHIP

LOT 32, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY LANDS
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

19.365 Acres
Tri-Tech Laboratories, Inc.
I.N. 201012210026352

SOUTHERLY
± 381.00'

Village of New Albany
Corporation Line
Ordinance No. O-30-2002
I.N. 200210260940677

Reverse of
Smith's Mill Road, Smith's Mill Road North
and Beech Road Dedication and Easements
I.N. 201108120014945

EASTERLY
± 355.00'

Reverse of
Smith's Mill Road, Smith's Mill Road North
and Beech Road Dedication and Easements
I.N. 201108120014945

± 2.9 Acres
3.452 Acres (Original)
John G. Lassel and
Marcia T. Lassel
O.H. 371, Pg. 505

Village of New Albany
Corporation Line
Ordinance No. O-32-2010
I.N. 201011040022448

WESTERLY
± 307.00'

Reverse of
Smith's Mill Road, Smith's Mill Road North
and Beech Road Dedication and Easements
I.N. 201108120014945

R/W
± 45.00'
NORTHERLY

P.O.B.
± 212.00'
NORTHERLY

R/W
± 129.00'
NORTHERLY

0.469 Acres
The Board of Licking County Commissioners
I.N. 200712120031621

0.041 Acres
City of New Albany
I.N. 201510080021905

Original Centerline
BEECH ROAD
(Twp. Rd. B8)

Area to Be Annexed:

Proposed City of New Albany
Corporation Line
Existing City of New Albany
Corporation Line

Proposed Annexation
of 2.9 +/- acres to the City of New Albany

The within map marked exhibit "A" and made a part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio on _____, 20____ under Chapter 709 of the Ohio Revised Code, is submitted as an accurate map of the territory in said petition described under the requirements of said Chapter 709 of the Ohio Revised Code.

Location Map
NTS

Scale: 1" = 60'
February 20, 2019

Consistency Note:
Total Perimeter of annexation area is 1429.0 feet, of which 1043.0 feet is contiguous with the City of New Albany by Ordinance Number O-33-2010 and O-30-2002, giving 73.0% perimeter contiguity.

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of New Albany, Ohio, of the territory shown hereon and having given due consideration to the prayer of said petition, do hereby grant the same.

Board of Licking County Commissioners

Petition Received _____ 20____
Commissioner _____
Petition Approved _____ 20____
Commissioner _____
Commissioner _____

Agent for Petitioners

Transferred this _____ day of _____, 20____, upon the duplicates of this office
Containing _____ acres
Transfer fee _____

Ulicking County Auditor

Received for record _____ 20____ at _____ (AM-PM) and recorded _____
20____, in plat, ordinance, petition, etc., in instrument number _____

Plat Fee _____
Ordinance, etc., fee _____

Licking County Recorder

Council for the City of New Albany, Ohio, by Ordinance _____ passed _____
20____ and approved by the mayor on _____ 20____ did accept the territory shown hereon for annexation to the City of New Albany, Ohio, a municipal corporation.

Attest _____
Clerk, City of New Albany

STATE OF OHIO
PAUL T. DINAN
7312
PROFESSIONAL SURVEYOR

Myers Surveying
2740 E. Main St., Bowling, Ohio 43209-2577
(614) 235-8577 - (614) 235-4559 fax
info@myerssurveying.com

SHEET 1 OF 1

No.	Date	Description	By
1	3-02/12/2020	12122216.wg	X - T -



ORDINANCE O-15-2020

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 2.9 +/- ACRES OF LAND LOCATED AT 2278 BEECH ROAD FOR AN AREA TO BE KNOWN AS THE "BEECH ROAD EAST ZONING DISTRICT" FROM ITS CURRENT ZONING OF AGRICULTURAL (AG) TO LIMITED GENERAL EMPLOYMENT (L-GE) AS REQUESTED BY JOHN & MARCIA LASSEL C/O WESLEY W. GILLILAND, ESQ.

WHEREAS, Council of the City of New Albany has determined that it is necessary to rezone certain property located in the city to promote orderly growth and development of lands; and

WHEREAS, the Planning Commission and City Council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, pursuant to the application by John & Marcia Lassel c/o Wesley W. Gilliland, the Planning Commission of the City of New Albany has reviewed the proposed ordinance amendment and recommended its approval.

NOW, THEREFORE, BE IT ORDAINED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. Council of the City of New Albany hereby amends the Zoning Ordinance Map of the City of New Albany to change the zoning classification of the following described site:

- A. A 2.9 ± acre area of land located at 2278 Beech Road for an area to be known as the "Beech Road East Zoning District" from its current zoning of Agricultural (AG) to Limited General Employment (L-GE).
- B. The zoning district's zoning text and site plan are hereby attached and marked Exhibit A.

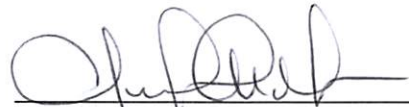
Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121 of the Ohio Revised Code, and further pursuant to Ohio General Assembly 133 – House Bill 197 effective March 27, 2020.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this 06 day of Oct, 2020.

Attest:


Sloan T. Spalding
Mayor


Jennifer H. Mason
Clerk of Council

Approved as to form:


Mitchell H. Banchevsky
Law Director

Legislation dates:

Prepared: 09/04/2020

Introduced: 09/15/2020

Revised:

Adopted: 10/06/2020

Effective: 11/05/2020

BEECH ROAD EAST ZONING DISTRICT

LIMITATION TEXT

September 2, 2020

I. Introduction: The Beech Road East Zoning District seeks to extend similar zoning rights granted in other sections of the New Albany Business Park to include land being annexed to the City of New Albany. This new zoning district is intended to provide zoning standards and requirements that are very similar to those which apply to the Beech Road West zoning district and other surrounding commercial zoning districts directly north and south of this site. This zoning seeks to position the real property that is the subject of this application so that it attracts the types of successful development projects that have been realized in those areas. The property that is the subject of this zoning text consists of 2.9+/- acres located at 2278 Beech Road.

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, 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. Off Premises Signs
- C. Industrial service (See Section 1153.03(a)(2))
- D. Mini-warehouses (See Section 1153.03(a)(4)(c))
- E. Personal service (See Section 1153.03 (b)(2)) and retail product sales and service (See Section 1153.03.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in this subarea
- F. Vehicle services (See Section 1153.03(b)(4))
- G. Radio/television broadcast facilities (See Section 1153.03(c)(1))
- H. Sexually-oriented businesses (See Section 1153.03(c)(3))

IV. Lot and Setback Commitments:

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

B. Setbacks:

- 1. Beech Road: There shall be a minimum pavement and building setback of 50 feet from Beech Road.

2. Perimeter Boundaries: There shall be a minimum building and pavement setback of 25 feet from any perimeter boundary of this subarea that is not adjacent to a public right-of-way.
3. Elimination of Setbacks: In the event that a parcel located within this subarea and an adjacent parcel located outside of this subarea (a) come under common ownership or control, (b) are zoned to allow compatible non-residential uses, and (c) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text shall no longer apply with respect to these parcels.

V. Architectural Standards:

A. Building Height: The maximum building height for structures in this subarea shall be 65 feet.

B. Service and Loading Areas: Service areas and loading docks shall be screened in accordance with City Code.

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.
5. 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.

6. 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.

7. 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 the front façade of the primary building(s).

D. Rooftop 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 sound generated by such equipment.

E. 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.

F. 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, along with 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. The use of reflective or mirrored glass shall be prohibited.

2. Prefabricated metal buildings, untreated masonry block structures, and buildings featuring poured concrete exterior walls are prohibited.

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 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 subarea 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 1144.04(q) of the City Code. In designing such buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:

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

- b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals scoring of building facades; color changes; texture or material changes; and variety in building height.
- c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
- d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
- e. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

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

- A. One curb cut for this zoning district is permitted by right. Additional curb cuts may be 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 subarea if supported and justified by a traffic analysis that is review and approved by the city engineer.
- B. Parking and loading spaces shall be provided for each use per Section 1167 of the Codified Ordinances of the City of New Albany.

VII. Buffering, Landscaping, Open Space, and Screening: The following landscaping requirements shall apply to this subarea:

- A. Tree Preservation: Standard tree preservation practices will be put into place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line. Preservation Zones shall be deemed to include all minimum pavement setbacks along the perimeter boundaries of this zoning district that

are not adjacent to a public right-of-way. Within the Preservation Zones located within these perimeter setbacks, the developer shall preserve existing healthy and mature trees and vegetation but shall be permitted to place utilities within or allow them to cross through these areas, provided, however, that the developer shall use good faith efforts to place utilities in a manner that minimizes the impact on healthy and mature trees. Trees within these areas may be removed if they present a danger to persons or property.

B. Landscaping Along Major Street Corridors: Subject to Section VII.C below, landscaping within the pavement setbacks along Beech Road shall be coordinated and consistent throughout this zoning district. Within the required minimum building and pavement setbacks along Beech Road, the developer shall preserve existing trees stands to provide a buffer between the public right-of-way and development within the zoning district, or provide landscaping as described in this section or both. Landscaping, when installed within these setbacks, shall be provided in accordance with the following standards:

1. A minimum of ten (10) deciduous trees shall be installed for every 100 feet of frontage on the public right-of-way. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species.
2. Mounding shall be permitted but not required. When utilized, mounding shall have a minimum height of 3 feet and a maximum height of 12 feet. The slope of mounds shall not exceed 3:1 from the crest of the mound extending toward the private site, and shall not exceed a 6:1 slope from the crest of the mound extending toward the public right-of-way.
3. A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.

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

D. Street Trees: A street tree row shall be established along all publicly dedicated rights-of-way within or adjacent to this subarea and shall contain one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees

shall be located within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs, subject to approval of the City Landscape Architect.

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

F. Pedestrian Circulation: An internal pedestrian circulation system shall be created so that a pedestrian using a public sidewalk along a public street can access the adjacent buildings through their parking lots as delineated with markings, crosswalks, and/or different materials, directing foot traffic, where possible, away from primary access drives.

G. 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.

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

I. All project landscape plans are subject to review and approval by the City Landscape Architect.

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 lighting shall be of the same light source type and style. Building, pedestrian, and landscape lighting may be incandescent or metal halide.

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

D. Landscape uplighting from a concealed source shall be subject to staff approval. All uplighting fixtures must be screened by landscaping. Lighting details shall be

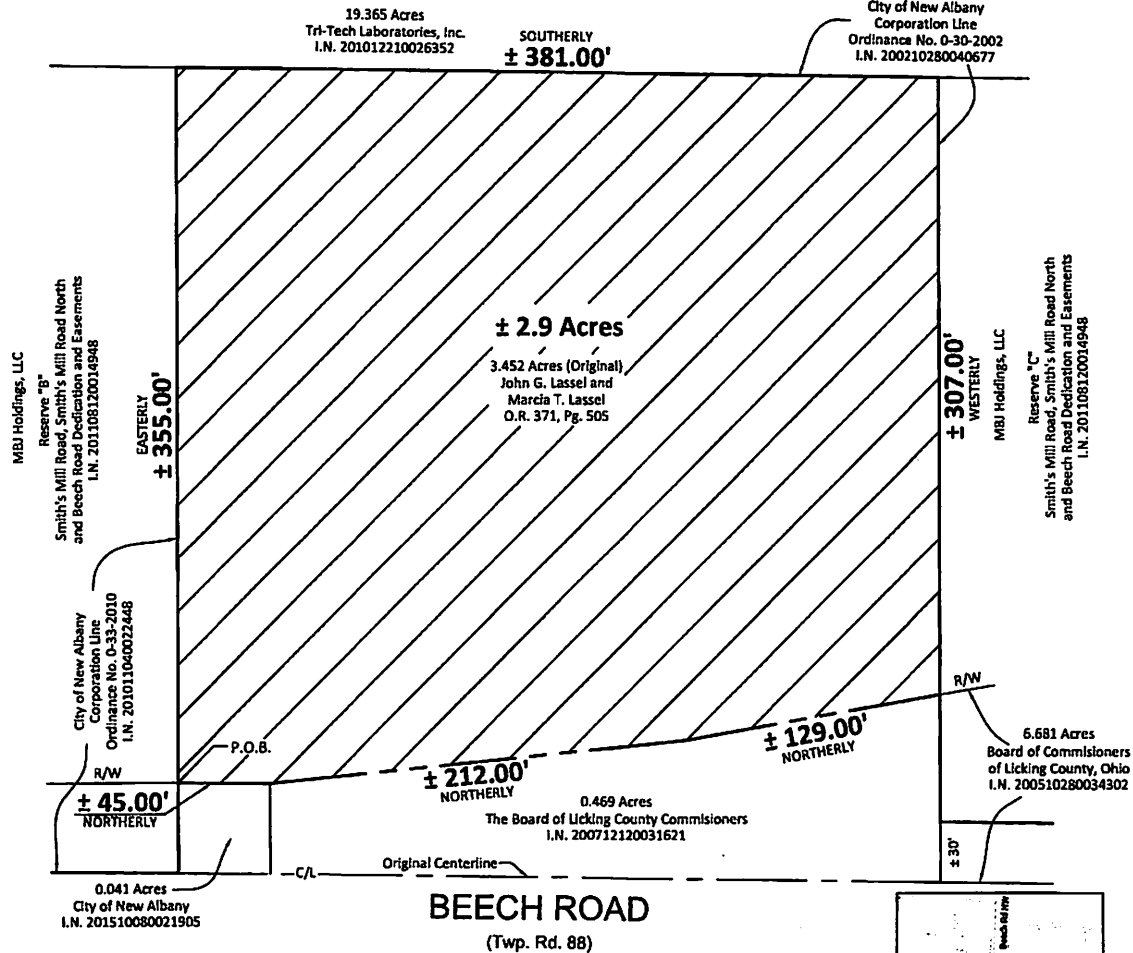
included in the landscape plan which is subject to review and approval by the City Landscape Architect.

- E. A detailed photometric plan, showing zero candle foot light intensity at the property lines must be submitted prior to the issuance of an engineering or building permit.
- F. No permanent colored lights or neon lights shall be used on the exterior of any building.
- G. All new electrical utilities that are installed in this subarea shall be located underground.
- H. All other lighting on the site shall be in accordance with City Code.
- I. Street lighting must meet the City Standards and Specifications.
- IX. Signage: Unless otherwise permitted in the Personal Care and Beauty Campus Master Landscape and Signage Plan, all signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.
- X. Utilities: All utilities shall be installed underground.
- XI. Outdoor Speaker Systems: Outdoor speaker systems shall be prohibited in this Zoning District.

ZONING MAP

ANNEXATION OF 2.9± ACRES TO THE CITY OF NEW ALBANY FROM JERSEY TOWNSHIP

LOT 32, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY LANDS
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO



Area to Be Annexed:



Proposed City of New Albany
Corporation Line

Existing City of New Albany
Corporation Line

Proposed Annexation
of 2.9 ±/- acres to the City of New Albany

The within map marked exhibit "A" and made a part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio on _____, 20____ under Chapter 709 of the Ohio Revised Code, is submitted as an accurate map of the territory in said petition described under the requirements of said Chapter 709 of the Ohio Revised Code.

Agent for Petitioners

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of New Albany, Ohio, of the territory shown hereon and having given due consideration to the prayer of said petition, do hereby grant the same.

Board of Licking County Commissioners

Petition Received _____ 20____

Commissioner

Petition Approved _____ 20____

Commissioner

Commissioner

Transferred this _____ day of _____, 20____, upon the duplicates of this office

Containing _____ acres.

Transfer fee _____

Licking County Auditor

Received for Record _____ 20____ at (AM-PM) and recorded _____ 20____ in plat, ordinance, petition, etc., in instrument Number _____

Plat Fee _____

Ordinance, etc., Fee _____

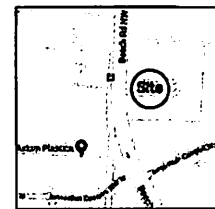
Licking County Recorder

Council for the City of New Albany, Ohio, by Ordinance _____ passed _____ 20____ and approved by the mayor on _____ 20____, did accept the territory shown hereon for annexation to the City of New Albany, Ohio, a municipal corporation.

Attest _____
Clerk, City of New Albany

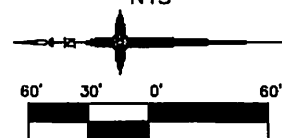
Contiguity Note:
Total Perimeter of annexation area is 1429.0 feet, of which 1043.0 feet is contiguous with the City of New Albany by Ordinance Number 0-33-2010 and 0-30-2002, giving 73.0% perimeter contiguity.

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.



Location Map

NTS



Scale: 1" = 60'
February 20, 2019

By: Paul T. Dinan
Professional Surveyor No. 7312

Date

MyersSurveying
COMPANY

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(614) 235-8577 ~ (614) 235-4559 fax
info@myerssurveying.com

SHEET 1 OF 1

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REVISIONS:			
1	June 16, 2020	Adj. Names	PTD
No.	Date	Description	By