



ORDINANCE O-09-2022

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 51.8 +/- ACRES OF LAND KNOWN AS THE CANINI TRUST CORP FROM ITS CURRENT ZONING OF INFILL PLANNED UNIT DEVELOPMENT TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) AS REQUESTED BY THE CITY OF NEW ALBANY

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 requirement that a minimum of 176,000 sq. ft. of office space be developed in this zoning district is no longer necessary given the success of the business park; and

WHEREAS, the Rocky Fork-Blacklick Accord and New Albany Planning Commission 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 the City of New Albany., the Rocky Fork-Blacklick Accord and Planning Commission have reviewed the proposed ordinance amendment and recommended its approval unanimously.

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

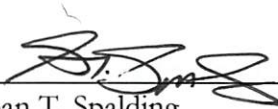
- A. A 51.8 ± acre area of land, known as the Canini Trust Corp, from its current zoning of Infill-Planned Unit Development to Infill-Planned Unit Development (I-PUD).
- B. The zoning district's zoning text is hereby attached and marked Exhibit A.

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 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 121.22 of the Ohio Revised Code.

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 19 day of April, 2022.

Attest:


Sloan T. Spalding
Mayor


Jennifer H. Mason
Clerk of Council

Approved as to form:


INTERIM Mitchell H. Banchevsky BENJAMIN SALBREUT
Law Director

Legislation dates:

Prepared: 03/25/2022

Introduced: 04/05/2022

Revised:

Adopted: 04/19/2022

Effective: 05/19/2022

CANINI-TRUST CORP. I-PUD TEXT

June 5, 2006

Proposed Text Amendment

March 10, 2022

INTRODUCTION

This site is divided into three subareas (8a, 8b, 8c) which incorporate a mix of uses, while providing a comprehensive development approach to the entire site. This rezoning eliminates the existing residential entitlements of 144 units, ~~and commits to a minimum of 176,000 square feet of office development.~~ This rezoning is a modification to the uses and development standards contained in Subareas 8a (Trust Corp. Retail) and 8e (Trust Corp. Mixed Use) of the Trust Corp. Subarea which are part of the original 1998 NACO PUD. Additionally, this rezoning modifies a portion of Subarea 8f (Trust Corp. Open Space) of the 2002 NACO PUD rezoning Subareas 8g and 8f). The restriction limiting the time period during which Subareas 8a and 8e could be rezoned has expired and the applicant has the legal right to request a rezoning at this time.

SUBAREA 8a:

This property is located south of Johnstown Road (U.S. Route 62) and north of Smith Mill's Road. The site is ± 23.5 acres.

I. Permitted Uses

1. 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 the conditional uses contained in Section 1144.03, provided that the conditional uses comply with Chapter 1115.
2. Commercial buildings and the permitted uses contained in the Codified Ordinances of the Village of New Albany, C-2 General Business (Commercial) District, Section 1147.02 and the conditional uses contained in Section 1147.03, hotels and gasoline service stations which shall conform to the standards set forth in Section 1165.09.

II. Unit Types

Commercial building types shall comply with the design guidelines of the development standards in this text.

III. Development Standards

Unless otherwise specified in the submitted drawings or in this written text the development standards of Part Eleven of the Codified Ordinances of the Village of New Albany shall apply to this subarea.

Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the parcel's development.

8a.01 Construction, Density, Height, Lot and/or Setback Commitments

1. Setbacks from Smith's Mill Road shall be fifty feet for buildings and pavement.
2. Setbacks from Forest Drive shall be thirty feet for buildings and twenty feet for pavement.
3. Setback from Johnstown Road (US Route 62) shall be fifty feet for buildings and fifty feet for pavement.
4. Setback from any proposed private street shall be twenty feet for buildings and for pavement.
5. Side and rear yard setbacks along all other property boundaries between adjoining privately held parcels which are part of Subarea 8A shall be zero for pavement and buildings. These rear and side yard setbacks shall not apply to any driveway which is part of an internal access system.
6. Retail uses within this subarea shall not exceed 170,000 s.f. total.
 - a) Retail square footage shall include businesses as defined under Chapter 1147.02 (b) and (c) with the exception that it shall not include hotels, financial institutions, restaurants without drive-through facilities, gas stations and a car wash which are part of a gas sales facility. Convenience stores with or without a gas station component are considered retail uses.
 - b) The maximum size of an individual tenant shall be 50,000 square feet except for a specialty grocery store which may be up to 80,000 square feet in size.
 - c) No one building shall exceed 80,000 square feet in area but may have multi-tenants or owners separated by fire wall(s).
 - d) The restrictions in items 6b and c above do not apply to hotel(s).
7. The total lot coverage, which includes all areas of pavement and building coverage, shall not exceed 80% of the total lot area.
8. Setback for any canopy for a gasoline service station shall match the building setback.
9. The maximum building height shall not exceed forty-five feet.

~~10. At least 176,000 square feet of building space shall be developed for office use in~~

~~total between Subareas 8a, 8b and 8c.~~

8a.02 Access, Loading, Parking and/or other Traffic Related Commitments

1. Forest Drive shall be sixty foot right-of-way and thirty-six feet for pavement tapering to fifty foot right-of-way and twenty-eight feet of pavement as shown on the preliminary development plan.
2. Pedestrian sidewalks and circulation shall be shown on the final development plan(s) as the subarea is developed.
3. Bicycle racks shall be provided within this subarea.
4. It is intended that within this subarea parking spaces will be shared between users to better meet parking quantity requirements. At the time of final development plan(s) review and approval, where appropriate shared access and joint parking agreements between adjacent parcels maybe required by the Village Development Director.

8a.03 Architectural Standards

1. Architectural Style: Building designs shall be consistent throughout the entire development. Styles should be based on traditional American styles including Georgian, Colonial, Federal and Classical Revival, Barn, or Vernacular forms that reinforce a common historic architectural vocabulary, unless otherwise approved by the Planning Commission. Explanation and justification for any building design shall be submitted with the final development plan. Buildings shall be designed to be seen from 360 degrees with the same caliber of finish on all facades/elevations.
2. Architectural Massing: Particular attention shall be given to traditional massing of the elements, the roof forms, the floor to ceiling heights, the window arrangements, proportions and relationship of each part of the building to the whole, as well as, the general symmetry.
3. Exterior Materials:
 - a) Exterior wall finishes: Cementitious products such as Hardi Plank or its equivalent cementitious product, brick, wood siding, cultured stone and composition material may be used as exterior wall finish materials where appropriate. Exterior wall finish materials must be used to complete massing elements. The application of brick veneer to a single building facade is prohibited. Alternative building materials may be used subject to Architectural Review District approval procedure (Chapter 1157).
 - b) Roofs: General roof massing shall incorporate pitched roofs. Flat roof shall be permitted, but must integrate strong cornice lines. Acceptable roof

materials include natural and synthetic slate, cedar shake, dimensional asphalt shingle, and standing seam metal.

- c) Windows: True divided light and / or simulated divided light windows with exterior muntins are required where appropriate to the building style. The ground floors of commercial and retail uses may have appropriately scaled store front window systems that utilize large glass areas which are uninterrupted by divided lights. Window sizes and fenestration shall reinforce traditional examples and patterns.
- d) Building Additions: Whether attached or detached, shall be of similar or compatible design and materials.
- e) General Architectural Requirements:
 - 1. Poured concrete exterior walls are prohibited.
 - 2. Prefabricated metal buildings are prohibited.

4. Vehicular and Pedestrian Standards

- a) Leisure trail, eight feet in width and constructed of asphalt, shall be extended along the east side of Johnstown Road (US Route 62) as the subarea is developed. An eight foot wide asphalt leisure trail exits along the north side of Smith's Mill Road.

5. Storage Standards:

- a) Equipment Storage: Storage of all maintenance equipment shall be storage structures or well screened. Such items should not be visible from streets, common open spaces or adjacent developments. No materials, supplies, or equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

8a.04 Buffering, Landscaping, Open Space and/or Screening Commitments

- 1. Tree Preservation: Reasonable and good faith efforts will be made to preserve existing trees and tree rows occurring within this subarea. Consideration will be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of these wooded areas. Additionally, 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.
- 2. Street Trees: Street trees shall be required along Johnstown Road (US Route 62), Smith's Mill Road and Forest Drive. Trees are to be a minimum of two and a half

inch caliper and shall be spaced at a minimum distance of thirty feet on center. Trees may be grouped, provided that the quantity is equivalent to 1 tree per thirty feet or fraction thereof. This requirement may be waived in areas where existing vegetation occurs. Street tree and signage locations shall be shown on the final development plan for review and approval.

3. Fences:

- a) A standard wood four rail horse fence shall be required along the Smith's Mill Road and Johnstown Road (U.S. 62). (Refer to fence detail in Section 4, Figure 1 of the General Development Standards/Exhibit A attached hereto).
- b) Temporary Fences: Fences used as temporary barriers during construction around vegetation must be sturdy, at least 3 feet tall, and easy to maintain. All temporary fences must be removed prior to the issuance of a certificate of occupancy.
- c) As appropriate, a standard wood four rail horse fence may be used within the development and may be located on the property line. Approval of such fence should be considered during the final development plan review.

4. Parking lots:

- a) Parking lots shall be screened from public rights-of-way with a minimum 36 in. high evergreen landscape hedge or wall.
- b) Interior parking lot planting shall comply with Section 1171.05(e) in the Codified Ordinance of the Village of New Albany unless otherwise stated herein.
- c) The required amount of interior landscaping shall be a minimum of eight percent (8%) of the total area of parking lot pavement. The landscape areas shall be arranged in such a manner so as to visually break up large expanses of pavement.

5. Perimeter Landscape Requirements: Throughout the setback areas along Johnstown Road (U.S. Route 62), Smith's Mill Road, and Forest Drive there shall be a minimum of eight trees per 100 lineal feet. These trees shall be either 2 ½ inch caliper deciduous shade trees, 1 1/2 inch caliper ornamental trees, or a combination of both. These trees shall be placed within the setback areas in accordance with a landscape plan that will be submitted as a part of the Final Development Plan. These trees are in addition to the regular street tree requirement.

6. Site Landscaping: Tree plantings shall be required within site parking and service areas. Trees shall be a minimum of 2 1/2 inches in caliper at installation.

7. General Requirements:

- a) Minimum tree size shall be no less than 2 1/2 inch caliper for street and/or shade trees and 1 1/2 inch caliper for ornamental trees.

- 8. If landscaping is used to screen service areas, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than 7 feet above finished grade.

8a.05 Lighting, Outdoor Display Areas, Dumpsters and/or other Environmental Commitments

1. Lighting:

- a) Landscape lighting shall be used to provide for safety and ingress and egress only. Fixture lamps shall be incandescent and shall be shielded by planting or other methods as approved by the Planning Commission.
- b) The street lighting along the Forest Drive extension shall be consistent with the fixture shown in Exhibit B attached to this text. Street lighting along Johnstown Road (U.S. Route 62) shall be located at intersections and shall be consistent with the fixture shown in Exhibit B attached to this text. Other light fixtures may be used subject to approval by the Village of New Albany Planning Commission.
- c) Flood lighting of buildings or landscaping is prohibited, except in areas required for employee security said flood lighting shall be controlled by motion sensors.
- d) External building lighting shall be limited to wall mounted sconces. No uplighting or washing of the building shall be permitted.
- e) All light poles shall be black or New Albany Green.
- f) Parking lot lighting shall be of a standard light source type and style and consistent throughout the subarea with a maximum height of 20 feet (including light fixture). All parking lot fixtures shall be cutoff style fixtures or goose neck style fixtures (Exhibit C).
- g) Building, pedestrian and landscape style lighting may be incandescent or metal halide.
- h) No permanent colored lights or neon lights shall be used on the exterior of the building.

- i) Landscape uplighting from a concealed source shall be permitted. All uplight fixtures must be screened by landscaping.
- 2. Mechanical Equipment: Any external mechanical equipment shall be screened from all public roads and/or adjacent properties with materials that are consistent with those used on the building. This would include any rooftop equipment, satellite dishes, as well as ground mounted mechanical equipment.
- 3. Service Areas and Dumpsters: All service areas including service roads, loading docks and exterior storage areas shall be totally screened from all public roads and/or adjacent properties with a physical wall or a combination of earth mound and evergreen plant material at a continuous height of 8 feet. Trash receptacles screening and storage areas shall be reviewed as part of the final development plan review process.

8a.06 Graphics and Signage Commitments

- 1. All signage shall conform to the standards set forth in Section 1169.08 of the Codified Ordinances of the Village of New Albany, unless otherwise stated below.
- 2. The development shall utilize standard Village of New Albany street, regulatory and directional signage. Entry and exit signs shall be limited to a maximum height of 3 feet and a maximum area of three square feet and shall be limited to parking control, traffic and directional information. Identification logo or name shall not be displayed on directional signage. Other signage may be used subject to approval by the Village of New Albany Planning Commission.
- 3. All ground mounted signage may be externally illuminated. No internally illuminated signage is permitted. Backlighting of individual letters on wall-mounted signage may be permitted subject to approval by the Planning Commission. Use of backlighting of individual letters should be used only where it is consistent with the architectural character of the building and the overall design theme.

Retail and Office Uses:

- i. One wall mounted sign per retail tenant shall be permitted on each elevation of the building that fronts or sides on a public or private road (parking lot drive aisles shall not be construed as a private road). One (1) square foot of sign face per each lineal foot of building shall be allowed, not to exceed a maximum of 80 square feet. Signs attached to buildings shall be located no higher than the cornice of the building. When multiple tenants occupy a single building, the wall-mounted signage shall be coordinated in design, subject to Planning Commission approval.

- ii. Hanging signs are permitted. Hanging signs may protrude from the building façade or be mounted on a post or pole adjacent to the building. Hanging signs shall not exceed 10 square feet per sign face or 20 square feet if double-sided.
 - iii. One ground mounted identification sign shall be permitted in front of each building (not each user) with frontage along a public road. The sign shall not exceed six (6) feet in height. The sign face shall be no greater than 40 square feet in area. The sign may be placed within the setback, but is ideally located on the horse fence on Johnstown Road.
- 4. A multi-tenant building shall be permitted one ground mounted sign, which maybe located perpendicular to the street. The sign shall not exceed six (6) feet in height. Each sign face shall be no greater than 50 square feet in area. The sign may be placed within the setback
- 5. Construction signs (i.e. listing the project team) for each final development plan may be permitted for the duration of construction and shall not exceed 36 square feet in size and no taller than 8 feet in height.
- 6. General Signage Criteria
 - a) Signs shall not be placed in a manner that interferes with safe vehicular traffic circulation. Location and character of all signs shall be included for review with the Final Development Plan.
 - b) Ground mounted signs shall not be placed in “landscaped features”. They shall be incorporated into the horse fence style and should appear to sit within an agrarian roadway corridor. Domestic landscaping treatments shall be avoided at the base of ground mounted signs.
 - c) No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
 - d) Each sign shall be permitted a maximum of three colors, excluding black and white.
 - e) No roof signs nor parapet signs shall be permitted nor shall a sign extend higher than the building.
 - f) No flashing, traveling, animated or intermittently illuminated signs shall be used. No banners, tethered balloons or pennants shall be used. Temporary interior window advertisements are prohibited.
 - g) The following signs are not permitted as permanent signs:
Banner or streamers; sidewalk or curb signs (sandwich or “A” type);

portable displays or mobile signs; gas filled devices; roof mounted signs; revolving or rotating signs; neon signs. Outdoor display signs shall be prohibited except for special sales promotion events not lasting longer than one week.

- h) No internally lit signs shall be permitted.

8a.07 Miscellaneous Commitments

- 1. Utilities: All utility lines including water supply, sanitary water service, electricity, telephone and gas, and their connections or feeder line shall be placed underground. Meters, transformers, etc. may be placed above ground, but shall be clustered and screened from view. To the extent possible, utility line placement shall be sensitive to existing vegetation.

- a) Pre-fabricated storage buildings are prohibited.

- 2) Appeals and Variances

- a) Appeals

- i. 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 Inspector 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.
 - ii. 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 him, that by reason of facts stated in the application a stay would, in his 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.

- b) Nature of Variance

On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of this PUD 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.

c) Variance Process

The procedures and requirements of Chapter 1113, Appeals and Variances, of the Codified Ordinances of the Village of New Albany shall be followed in cases of appeals. The Planning Commission shall hear requests for variance.

SUBAREA 8b MIXED USE:

This subarea is located north of Smith's Mill Road and is generally east of Subareas 8a and 8c. This new subarea contains parts of Subarea 8a and 8f from the Trust site previous zoning. This site is ± 28.3 acres.

I. Permitted Uses

1. 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 the conditional uses contained in Section 1144.03, provided that the conditional uses comply with Chapter 1115.
2. Health Care and Senior Citizen Housing uses contained in the Codified Ordinances of the Village of New Albany, CF Community Facilities District, Section 1151.02. Senior Citizen Housing is limited to "nursing home" as defined in Section 1105.02(gg) in the Codified Ordinances of the Village of New Albany.

II. Unit Types

This subarea offers a mixture of corporate office type buildings, health care and senior citizen housing. Offices within this subarea shall be of various square footages. Buildings within this subarea shall comply with the design guidelines of the development standards in this text.

III. Development Standards

Unless otherwise specified in the submitted drawings or in this written text the development standards of Part Eleven of the Codified Ordinances of the Village of New Albany shall apply to this subarea.

Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the parcel's development.

8b.01 Density, Height, Lot and/or Setback Commitments

1. Setback from Smith's Mill Road shall be fifty feet for building and twenty-five feet for pavement.
2. Setback from Forest Drive shall be thirty feet for buildings and twenty feet for pavement.
3. Setback from any proposed private street shall be twenty feet for buildings and pavement.
4. Side and rear yard setbacks along all other property boundaries between adjoining privately held parcels which are part of Subarea 8b shall be 0 for buildings and pavement. These rear and side yard setbacks shall not apply to any driveway which is part of an internal access.
5. Setback from Lots 1, 2, 4, 5, 6, 7, 8 and 9 of Plain View Country Estates for building and pavement shall be as shown on the submitted preliminary development plan.
6. The permitted maximum density within this subarea shall not exceed the ratio of $\pm 12,000$ gross square feet of building per net acre of site.
- ~~7. At least 176,000 square feet of building space for office use shall be developed in total between Subareas 8a, 8b and 8c.~~
- ~~8.7.~~ The total lot coverage, which includes all areas of pavement and building coverage, shall not exceed 80% of the total lot area.
- ~~9.8.~~ The maximum building height shall not exceed forty-five feet for all uses.
- ~~10.9.~~ Setback from the Kitzmiller wetland park property line shall be twenty-five feet for building and pavement.

8b.02 Access, Loading, Parking and/or other Traffic related Commitments

1. "Senior housing" shall provide $\frac{3}{4}$ parking spaces per unit.
2. Forest Drive shall be sixty foot right-of-way and thirty-six feet for pavement tapering to fifty foot right-of-way and twenty-eight feet of pavement as shown on the preliminary development plan.
3. Bicycle racks shall be provided within the subarea.
4. It is intended that within this subarea parking spaces will be shared between users to better meet parking quantity requirements. At the time of final development

plan(s) review and approval, where appropriate shared access and joint parking agreements between adjacent parcels maybe required by the Village Development Director.

5. A minimum of five (5) parking spaces shall be provided for wetland park and/or trail users. These parking spaces shall be located adjacent to the entrance to the wetland park and shall be labeled as such.

8b.03 Architectural Standards

1. Buildings shall be sited with the longest and/or most predominant building façade parallel to a major street unless otherwise approved by the Village of New Albany Planning Commission.
2. 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. Building designs shall be consistent throughout the entire development. Explanation and justification for any building design shall be submitted with the final development plan.
3. Exterior wall finishes: Cementitious products such as Hardi Plank or its equivalent cementitious product, brick, wood siding, cultured stone, and composition materials are acceptable exterior wall finish materials. Exterior wall finish materials must be used to complete massing elements. The application of brick veneer to a single building façade is prohibited. Prefabricated metal or untreated masonry block buildings shall be prohibited. Alternative building materials may be used subject to Architectural Review District approval procedure.
4. Windows: Tinted glass shall be permitted, reflective or mirrored glass shall be prohibited. True divided light and / or simulated divided light windows with exterior muntins are required where appropriate to the building style. The ground floors of commercial and retail uses may have appropriately scaled store front window systems that utilize large glass areas which are uninterrupted by divided lights. Window sizes and fenestration shall reinforce traditional examples and patterns.
5. Earth tones, muted hues, and natural tones are permitted as a structures' basic color. Brighter hues are permitted only as an accent feature on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other.
6. Roofs: General roof massing shall incorporate pitched roofs. Flat roofs shall be permitted, but must integrate strong cornice lines. Acceptable roof materials include natural and synthetic slate, cedar shake, dimensional asphalt shingles, and standing seam metal. Pitched, or mansard roofs shall be permitted. All rooftop screens must be consistent and harmonious to the building's facade and character.

7. Building Additions: Whether attached or detached, shall be of similar or compatible design and materials.
8. General Architectural Requirements:
 - a) Poured concrete exterior walls are prohibited.
 - b) Pre-fabricated metal buildings are prohibited.
9. Vehicular and Pedestrian Standards
 - a) Leisure trail, six feet in width and constructed of asphalt, shall be extended along the east/south side of Forest Drive as the Subarea is developed from Smith's Mill Road to Johnstown Road (U.S. Route 62); said six foot wide leisure trail shall also extend from Forest Drive to the Kitzmiller wetland park property line and from Forest Drive to the Plain View Country Estates Subdivision.
10. Storage Standards:
 - a) Equipment Storage: Storage of all maintenance equipment shall be storage structures or well screened. Such items should not be visible from streets, common open spaces or adjacent developments. No materials, supplies, or equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

8b.04 Buffering, Landscaping, Open Space and/or Screening Commitments

1. Tree Preservation: Reasonable and good faith efforts will be made to preserve existing trees and tree rows occurring within this subarea. Consideration will be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of these wooded areas. Additionally, 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.
2. Street Trees: Street trees shall be required along Johnstown Road (US Route 62), Smith's Mill Road, and Forest Drive and on both sides of any internal streets. Trees are to be a minimum of two and a half inch caliper and shall be spaced at a minimum distance of thirty feet on center. Trees may be grouped, provided that the quantity is equivalent to 1 tree per thirty feet or fraction thereof. This requirement may be waived in areas where existing vegetation occurs. Street tree and signage locations shall be shown on the final development plan for review and approval.
3. Fences:
 - a) A standard wood four rail horse fence shall be required along the Smith's Mill Road (Refer to fence detail in Section 4, Figure 1 of the General

Development Standards/Exhibit A attached hereto).

- b) Temporary Fences: Fences used as temporary barriers during construction around vegetation must be sturdy, at least 3 feet tall, and easy to maintain. All temporary fences must be removed prior to the issuance of a certificate of occupancy.
- c) As appropriate, a standard wood four rail horse fence may be used within the development and may be located on the property line. Approval of such fence should be considered during the final development plan review.

4. Parking lots:

- a) Parking lots shall be screened from public rights-of-way with a minimum 36 inches high evergreen landscape hedge or wall.
- b) Interior parking lot plantings comply with Section 1171.05(e) in the Codified Ordinances of the Village of New Albany unless otherwise instated herein.
- c) The required amount of interior landscaping shall be a minimum of eight percent (8%) of the total area of parking lot pavement. The landscaped areas shall be arranged in such a manner so as to visually break up large expanses of pavement.

5. Perimeter Landscape Requirements:

- a) Throughout the setback areas along Forest Drive there shall be a minimum of eight trees per 100 lineal feet. These trees shall be either 2 ½ inch caliper deciduous shade trees, 1 ½ inch caliper ornamental trees, or a combination of both. These trees shall be placed within the setback areas in accordance with a landscape plan that will be submitted as a part of the Final Development Plan. These trees are in addition to the regular street tree requirement.
- b) A mound and a minimum of 8 trees per 100 lineal feet will be provided within the proposed buffer area in Subarea B, abutting the Plain View subdivision on the eastern edge of the development site. This landscaping will be completed prior to final occupancy on each final development plan.

6. Site Landscaping: Tree plantings shall be required within site parking and service areas. Trees shall be a minimum of 2 ½ inches in caliper at installation.

7. General Requirements:

- a. Minimum tree size shall be no less than 2 1/2 inches in caliper for street and or shade trees and 1 ½ inches in caliper for ornamental trees.

8. If landscaping is used to screen Service Areas, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall

be 1 foot above height of structure to be screened but not less than 7 feet above finished grade.

8b.05 Lighting, Outdoor Display Areas, Dumpsters and/or other Environmental Commitments

1. Lighting:

- a) The street lighting along the Forest Drive extension shall be consistent with the fixture shown in Exhibit B or C attached to this text. The style of street lights shall be consistent with existing street lights along 62. Other light fixtures may be used subject to approval by the Village of New Albany Planning Commission.
- b) Flood lighting of buildings or landscaping is prohibited, except in areas required for employee security. Said flood lighting shall be controlled by motion sensors.
- c) External building lighting shall be limited to wall mounted sconces. No uplighting or washing of the building shall be permitted.
- d) All light poles shall be black or New Albany Green with a maximum height of 20 feet (including light fixture).
- e) Parking lot lighting shall be of a standard light source type and consistent throughout the subarea with a maximum height of 20 feet (including light fixtures). All parking lot fixtures shall be cut-off style or goose neck style fixtures (Exhibit C).
- f) Building, pedestrian and landscape lighting may be incandescent or metal halide.
- g) No permanent colored lights or neon lights shall be used on the exterior of the building.
- h) Landscape uplighting for a concealed source shall be permitted. All uplight fixtures must be screened by landscaping.
- i) Landscape lighting shall be used to provide for safety and ingress and egress only. Fixture lamps shall be incandescent and shall be shielded by planting or other methods.

2. Service Areas and Dumpsters: All service areas including service roads, loading docks and exterior storage areas shall be totally screened from all public roads and/or adjacent properties with a physical wall or a combination of earth mound and evergreen plant material at a continuous height of 8 feet. Trash receptacles screening and storage areas shall be reviewed as part of the final development plan review process.

8b.06 Graphics and Signage Commitments

1. All signage shall conform to the standards set forth in Section 1169.08 of the Codified Ordinances of the Village of New Albany, unless otherwise stated below.
2. The development shall utilize standard Village of New Albany street and regulatory signage. Entry and exit signs shall be limited to a maximum height of three feet and a maximum area of three square feet and shall be limited to parking controls, traffic and directional information. Identification logo or name shall not be displayed on directional signage. Other signage may be used subject to approval by the Village of New Albany Planning Commission.
3. All ground mounted signage shall be externally illuminated. No internally illuminated signage is permitted. Backlighting of individual letters on wall mounted signage shall be permitted.
4. General Signage Criteria
 - a) Signs shall not obscure architectural features of the building.
 - b) No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
 - c) No roof signs nor parapet signs shall be permitted nor shall a sign extend higher than the building.
 - d) No flashing, traveling, animated or intermittently illuminated signs shall be used. No banners, tethered balloons or pennants shall be used. Temporary interior window advertisements are prohibited.
 - e) The following signs are not permitted as permanent signs: Banner or streamers; sidewalk or curb signs (sandwich or "A" type); portable displays or mobile signs; gas filled devices; roof mounted signs; revolving or rotating signs; neon signs.
 - f) Signage shall be limited to a maximum of three colors in addition to black and white.
5. Office / Health care and Senior citizens Housing Signage:
General Signage Criteria
 - a) One primary wall mounted sign shall be permitted per building parcel with public right-of-way frontage. One square foot of sign face per each square

foot of building shall be allowed, not to exceed a maximum of one hundred twenty square feet. Signs attached to buildings shall be located no higher than the cornice of the building. When multiple tenants occupy a single building, the wall mounted signage shall be coordinated in design.

- b) Identification signage within the perimeter area shall be limited to sixty square feet per sign face or one hundred twenty square feet if double sided, not to exceed eight feet in height. Signage shall be restricted to one sign per full service curb cut location.
- c) Each building tenant or user shall be permitted one (1) primary wall-mounted sign on both the front and rear facades of its building for purposes of identification. One (1) square foot of sign face per each lineal foot of building shall be allowed, not to exceed a maximum of eighty (80) square feet. A wall-mounted signage shall have a common background color.
- d) One ground mounted identification sign shall be permitted in front of each building with frontage along a public road. The sign shall not exceed six (6) feet in height. The sign face shall be no greater than 50 square feet in area. The sign may be placed within the setback.

8b.07 Miscellaneous Commitments

- 1. Utilities: All utility lines including water supply, sanitary water service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. Meters, transformers, etc., may be placed above ground, but shall be clustered and screened from view. To the extent possible, utility line placement shall be sensitive to existing vegetation. Utility easement location and width shall be determined at the Preliminary Development Plan stage.
- 2. Pre-fabricated storage buildings are prohibited.
- 3. Appeals and Variances
 - a) Appeals
 - i. 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 Inspector 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.

ii. 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 him, that by reason of facts stated in the application a stay would, in his 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.

b) Nature of Variance

On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of this PUD 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.

c) Variance Process

The procedures and requirements of Chapter 1113, Appeals and Variances, of the Codified Ordinances of the Village of New Albany shall be followed in cases of appeals. The Planning Commission shall hear requests for variance.

SUBAREA 8c:

This property is located south of Johnstown Road (U.S. Route 62) and north of proposed Forest Drive.

I. Permitted Uses

1. 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 the conditional uses contained in Section 1144.03, excluding drive-thru facilities, provided that the conditional uses comply with Chapter 1115.
2. Daycare.
3. Financial institutions with drive-thru windows.
4. Restaurant(s), no drive-thru window.

II. Unit Types

Commercial buildings types shall comply with the design guidelines of the development

standards in this text.

III. Development Standards

Unless otherwise specified in the submitted drawings or in this written text the development standards of Part Eleven of the Codified Ordinances of the Village of New Albany shall apply to this subarea.

Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the parcel's development.

8c.01 Construction, Density, Height, Lot and/or Setback Commitments

1. Setbacks from Forest Drive shall be thirty feet for buildings and twenty feet for pavement.
2. Setback from Johnstown Road (U.S. Route 62) shall be seventy-five feet for buildings and feet for pavement. No parking spaces or pavement shall be permitted between the building(s) and Johnstown Road (U.S. Route 62).
3. Setback from any proposed private street shall be twenty feet for buildings and for pavement.
4. Side and rear yard setbacks along all other property boundaries between adjoining privately held parcels which are part of Subarea 8C shall be zero for pavement and buildings. These rear and side yard setbacks shall not apply to any driveway which is part of an internal access system.
5. The total lot coverage, which includes all areas of pavement and building coverage, shall not exceed 80% of the total lot area.
6. The maximum building height shall not exceed forty-five feet.
7. ~~At least 176,000 square feet of building space shall be developed for office use in total between Subarea 8a, 8b and 8c.~~

8c.02 Access, Loading, Parking and/or other Traffic Related Commitment

1. Forest Drive shall be sixty foot right-of-way and thirty-six feet for pavement tapering to fifty foot right-of-way and twenty-eight feet of pavement as shown on the preliminary development plan.
2. Pedestrian sidewalks and circulation shall be shown on the final development plan(s) as the subarea is developed.
3. Bicycle racks shall be provided within this subarea.

4. It is intended that within this subarea parking spaces will be shared between users to better meet parking quantity requirements. At the time of final development plan(s) review and approval, where appropriate shared access and joint parking agreements between adjacent parcels maybe required by the Village Development Director.

8c.03 Architectural Standards

1. Architectural Style: Building designs shall be consistent throughout the entire development. Styles should be based on traditional American styles including Georgian, Colonial, Federal and Classical Revival, Barn, or Vernacular forms that reinforce a common historic architectural vocabulary, unless otherwise approved by the Planning Commission. Explanation and justification for any building design shall be submitted with the final development plan. Buildings shall be designed to be seen from 360 degrees with the same caliber of finish on all facades/elevations.
2. Architectural Massing: Particular attention shall be given to traditional massing of the elements, the roof forms, the floor to ceiling heights, the window arrangements, proportions and relationship of each part of the building to the whole, as well as, the general symmetry.
3. Exterior Materials:
 - a) Exterior wall finishes: Cementitious products such as Hardi Plank or its equivalent cementitious product, brick, wood siding, culture stone and composition material may be used as exterior wall finish materials where appropriate. Exterior wall finish materials must be used to complete massing elements. The application of brick veneer to a single building facade is prohibited. Alternative building materials may be used subject to Architectural Review District approval procedure. (Chapter 1157)
 - b) Roofs: General roof massing shall incorporate pitched roofs. Flat roof shall be permitted, but must integrate strong cornice lines. Acceptable roof materials include natural and synthetic slate, cedar shake, dimensional asphalt shingle, and standing seam metal.
 - c) Windows: True divided light and / or simulated divided light windows with exterior muntins are required where appropriate to the building style. The ground floors of commercial and retail uses may have appropriately scaled store front window systems that utilize large glass areas which are uninterrupted by divided lights. Window sizes and fenestration shall reinforce traditional examples and patterns.
 - d) Building Additions: Whether attached or detached, shall be of similar or compatible design and materials.

e) General Architectural Requirements:

- 1) Poured concrete exterior walls are prohibited.
- 2) Prefabricated metal buildings are prohibited.

4. Vehicular and Pedestrian Standards

- a) Leisure trail, eight feet in width and constructed of asphalt, shall be extended along the east side of Johnstown Road (US Route 62) as the subarea is developed. An six foot wide asphalt leisure trail shall be extended along the north side of Forest Drive to Johnstown Road (U.S. Route 62).

5. Storage Standards:

- a) Equipment Storage: Storage of all maintenance equipment shall be storage structures or well screened. Such items should not be visible from streets, common open spaces or adjacent developments. No materials, supplies, or equipment or products shall be stored or permitted to remain on any portion of the parcel outside the permitted structure.

8c.04 Buffering, Landscaping, Open Space and/or Screening Commitments

1. Tree Preservation: Reasonable and good faith efforts will be made to preserve existing trees and tree rows occurring within this subarea. Consideration will be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of these wooded areas. Additionally, 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.
2. Street Trees: Street trees shall be required along Johnstown Road (U.S. Route 62). Trees are to be a minimum of two and a half inch caliper and shall be spaced at a minimum distance of thirty feet on center. Trees may be grouped, provided that the quantity is equivalent to 1 tree per thirty feet or fraction thereof. This requirement may be waived in areas where existing vegetation occurs. Street tree and signage locations shall be shown on the final development plan for review and approval.
3. Fences:
 - a) A standard wood four rail horse fence shall be required along Johnstown Road (U.S. 62). (Refer to fence detail in Section 4, Figure 1 of the General Development Standards Exhibit A attached hereto).
 - b) Temporary Fences: Fences used as temporary barriers during construction around vegetation must be sturdy, at least 3 feet tall, and easy to maintain.

All temporary fences must be removed prior to the issuance of a certificate of occupancy.

- c) As appropriate, a standard wood four rail horse fence may be used within the development and may be located on the property line. Approval of such fence should be considered during the final development plan review.

4. Parking Lots:

- a) Parking lots shall be screened from public rights-of-way with a minimum 36 in. high evergreen landscape hedge or wall.
- b) Interior parking lot planting shall comply with Section 1171.05(e) in the Codified Ordinance of the Village of New Albany unless otherwise stated herein.
- c) 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 be arranged in such a manner so as to visually break up large expanses of pavement.

5. Perimeter Landscape Requirements: Throughout the setback areas along Johnstown Road (U.S. Route 62) and Forest Drive there shall be a minimum of eight trees per 100 lineal feet. These trees shall be either 2 ½ inch caliper deciduous shade trees, 1 1/2 inch caliper ornamental trees, or a combination of both. These trees shall be placed within the setback areas in accordance with a landscape plan that will be submitted as a part of the Final Development Plan. These trees are in addition to the regular street tree requirement.

6. Site Landscaping: Tree plantings shall be required within site parking and service areas. Trees shall be a minimum of 2 1/2 inches in caliper at installation. Interior parking lot planting shall comply with Section 1171.05(e) in the Codified Ordinances of the Village of New Albany.

7. General Requirements:

- a) Minimum tree size shall be no less than 2 1/2 inch caliper for street and/or shade trees and 1 1/2 inch caliper for ornamental trees.
8. If landscaping is used to screen service areas, 90% opacity is required for all non-servicing sides and must be protected from service vehicles. Screening shall be 1 foot above height of structure to be screened but not less than 7 feet above finished grade.

8c.05 Lighting, Outdoor Display Areas, Dumpsters and/or other Environmental Commitments

1. Lighting:

- a) Landscape lighting shall be used to provide for safety and ingress and egress only. Fixture lamps shall be incandescent and shall be shielded by planting or other methods as approved by the Planning Commission.
 - b) The street lighting along the Forest Drive extension shall be consistent with the fixture shown in Exhibit A attached to this text. Street lighting along Johntown Road (U.S. Route 62) shall be located at intersections and shall be consistent with the fixture shown in Exhibit B attached to this text. Other light fixtures may be used subject to approval by the Village of New Albany Planning Commission.
 - c) Flood lighting of buildings or landscaping is prohibited, except in areas required for employee security said flood lighting shall be controlled by motion sensors.
 - d) External building lighting shall be limited to wall mounted sconces. No uplighting or washing of the building shall be permitted.
 - e) All light poles shall be black or New Albany Green.
 - f) Parking lot lighting shall be of a standard light source type and style and consistent throughout the subarea with a maximum height of 20 feet (including light fixture). All parking lot fixtures shall be cut-off style or goose neck style fixtures (Exhibit C).
 - g) Building, pedestrian and landscape lighting may be incandescent or metal halide.
 - h) No permanent colored lights or neon lights shall be used on the exterior of the building.
 - i) Landscape uplighting from a concealed source shall be permitted. All uplight fixtures must be screened by landscaping.
2. Mechanical Equipment: Any external mechanical equipment shall be screened from all public roads and/or adjacent properties with materials that are consistent with those used on the building. This would include any rooftop equipment, satellite dishes, as well as ground mounted mechanical equipment.
 3. Service Areas and Dumpsters: All service areas including service roads, loading docks and exterior storage areas shall be totally screened from all public roads and/or adjacent properties with a physical wall or a combination of earth mound and evergreen plant material at a continuous height of 8 feet. Trash receptacles screening and storage areas shall be reviewed as part of the final development plan review process.

8c.06 Graphics and Signage Commitments

1. All signage shall conform to the standards set forth in Section 1169.08 of the Codified Ordinances of the Village of New Albany, unless otherwise stated below.
2. The development shall utilize standard Village of New Albany street, regulatory and directional signage. Entry and exit signs shall be limited to a maximum height of 3 feet and a maximum area of three square feet and shall be limited to parking control, traffic and directional information. Identification logo or name shall not be displayed on directional signage. Other signage may be used subject to approval by the Village of New Albany Planning Commission.
3. All ground mounted signage may be externally illuminated. No internally illuminated signage is permitted. Backlighting of individual letters on wall-mounted signage may be permitted subject to approval by the Planning Commission. Use of backlighting of individual letters should be used only where it is consistent with the architectural character of the building and the overall design theme.

Retail and Office Uses:

- i. One wall mounted sign per tenant shall be permitted on each elevation of the building that fronts or sides on a public or private road parking lot drive aisle shall not be construed as a private road. One (1) square foot of sign face per each lineal foot of building shall be allowed, not to exceed a maximum of 80 square feet. Signs attached to buildings shall be located no higher than the cornice of the building. When multiple tenants occupy a single building, the wall-mounted signage shall be coordinated in design subject to Planning Commission.
 - ii. Hanging signs are permitted. Hanging signs may protrude from the building façade or be mounted on a post or pole adjacent to the building. Hanging signs shall not exceed 10 square feet per sign face or 20 square feet if double sided.
 - iii. One ground mounted identification sign shall be permitted in front of each building (not each user) with frontage along a public road. The sign shall not exceed six (6) feet in height. The sign face shall be no greater than 40 square feet in area. The sign may be placed within the setback.
4. A multi-tenant building shall be permitted one ground mounted sign which may be located perpendicular to the street. The sign shall not exceed six (6) feet in height. Each sign face shall be no greater than 50 square feet in area. The sign may be placed within the setback, provided it does not interfere with minimum sign distance clearance.
 5. Construction signs (i.e. listing the project team) for each final development plan may be permitted for the duration of construction and shall not exceed 36 square

feet in size and no taller than 8 feet in height.

6. General Signage Criteria

- a) Signs shall not be placed in a manner that interferes with safe vehicular traffic circulation. Location and character of all signs shall be included for review with the Final Development Plan.
- b) Ground mounted signs shall not be placed in “landscaped features”. They shall be incorporated into the horse fence style and should appear to sit within an agrarian roadway corridor. Domestic landscaping treatments shall be avoided at the base of ground mounted signs.
- c) No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
- d) Each sign shall be permitted a maximum of three colors, excluding black and white.
- e) No roof signs nor parapet signs shall be permitted nor shall a sign extend higher than the building.
- f) No flashing, traveling, animated or intermittently illuminated signs shall be used. No banners, tethered balloons or pennants shall be used. Temporary interior window advertisements are prohibited.
- g) The following signs are not permitted as permanent signs: Banner or streamers; sidewalk or curb signs (sandwich or “A” type); portable displays or mobile signs; gas filled devices; roof mounted signs; revolving or rotating signs; neon signs. Outdoor display signs shall be prohibited except for special sales promotion events not lasting longer than one week.
- h) No internally lit signs shall be permitted.

8c.07 Miscellaneous Commitments

- 1. Utilities: All utility lines including water supply, sanitary water service, electricity, telephone and gas, and their connections or feeder line shall be placed underground. Meters, transformers, etc. may be placed above ground, but shall be clustered and screened from view. To the extent possible, utility line placement shall be sensitive to existing vegetation.
 - a) Pre-fabricated storage buildings are prohibited.
- 2) Appeals and Variances

a) Appeals

- i. 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 Inspector 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.
- ii. 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 him, that by reason of facts stated in the application a stay would, in his 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.

b) Nature of Variance

On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of this PUD 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.

c) Variance Process

The procedures and requirements of Chapter 1113, Appeals and Variances, of the Codified Ordinances of the Village of New Albany shall be followed in cases of appeals. The Planning Commission shall hear requests for variance.



ORDINANCE O-10-2022

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 2.204 +/- ACRES OF LAND WITHIN THE CANINI TRUST CORP FROM ITS CURRENT ZONING OF INFILL PLANNED UNIT DEVELOPMENT TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR A NEW SUBAREA TO BE KNOWN AS SUBAREA 8D AS REQUESTED BY SMITH MILL VENTURES LLC, C/O AARON UNDERHILL

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 Rocky Fork-Blacklick Accord and New Albany Planning Commission 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 Smith Mill Ventures LLC, c/o Aaron Underhill, Esq., the Rocky Fork-Blacklick Accord and Planning Commission have reviewed the proposed ordinance amendment and recommended its approval unanimously.

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

- A. A 2.204 ± acre area of land, Subarea 8D within the Canini Trust Corp zoning district, from its current zoning of Infill-Planned Unit Development to Infill-Planned Unit Development (I-PUD).
- B. The zoning district's zoning text is 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 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 121.22 of the Ohio Revised Code.

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 19 day of April, 2022.

Attest:


Sloan T. Spalding
Mayor


Jennifer H. Mason
Clerk of Council

Approved as to form:


~~Mitchell H. Banchevsky~~ BENJAMIN S. ASCHEWITZ
INTERIM Law Director

Legislation dates:

Prepared:	03/25/2022
Introduced:	04/05/2022
Revised:	
Adopted:	04/19/2022
Effective:	05/19/2022

EXHIBIT A - O-10-2022

CANINI-TRUST CORP. SUBAREA 8d

I-PUD TEXT

March 24, 2022

I. Introduction:

This rezoning concerns 2.2+/- acres of real property located to the east/southeast of the intersection of U.S. Route 62/Johnstown Road and Forest Drive. A private road known as Woodcrest Way frames the site on the south and east. The subject property is in an area that has seen significant development of commercial uses such as fuel stations, fast food restaurants, convenience retail and services, and hotels. This application will allow for the development of compatible uses and will facilitate the development and operation of a drive-thru automated car wash.

The Canini-Trust Corp. I-PUD was created in 2006 and was divided into three subareas (8a, 8b, and 8c). This rezoning application will rezone a limited portion of Subarea 8c (2.2+/- acres) to create a new Subarea 8d, leaving remaining acreage in Subarea 8c. The remainder of Subarea 8c will continue to be subject to the standards and requirements of a previously approved zoning text that is applicable thereto.

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 ("Codified Ordinances") shall apply to Subarea 8d. 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.

II. Uses:

A. **Permitted Uses:** The following uses shall be permitted in Subarea 8d:

1. Permitted uses as provided in Codified Ordinances Section 1149.02, but excluding the following:

- a. Motor vehicle and/or new and used car sales establishments
- b. Billboards and other off-premises signs, subject to the regulations of Section 1169.08(e)
- c. Armory
- d. Adult bookstore, adult motion picture theater, or adults' only entertainment establishment.
- e. Carry out food and beverage establishments with drive-thru facilities. To clarify, this prohibited use is intended to include uses such as drive-thru and carry-out beer and wine sales and is not intended to apply to restaurants with drive-thrus.

Canini – Trust Corp. Subarea 8d I-PUD

Page 1 of 9

- f. Self-service laundries
- g. Commercial recreational facilities such as community and public swimming pools, skating rinks, bowling alleys, physical fitness centers
- h. Commercial radio transmitting or television station and appurtenances
- i. Funeral Parlor
- j. Gasoline service stations, or retail convenience stores selling gasoline as an ancillary activity.
- k. Hotels and Motels

2. Drive-through automated car washes and related accessory uses such as, but not limited to, vacuums for cleaning of vehicle interiors and retail sales of automobile accessories and cleaning products (collectively, a “Car Wash Use”). A Car Wash Use shall not include any use which allows an individual to exit the vehicle to manually wash it, but shall allow individuals to exit a vehicle to clean the interiors of cars.

III. Development Standards

A. Lot Commitments:

- 1. Number of Parcels: A maximum of two parcels shall be permitted in this subarea.
- 2. Minimum Parcel Size and Frontage: Each parcel shall be a minimum of 0.75 acres in size and shall have a minimum of 100 feet of frontage on a public street.
- 3. Limitation on Single Retail Users: No single retail user in this Zoning District shall occupy more than 10,000 square feet of gross floor area of a building.
- 4. Lot Coverage: There shall be a maximum lot coverage of 75% in this subarea. Individual parcels may exceed this limitation provided that the overall lot coverage in this subarea does not exceed this percentage.

B. Minimum Setbacks:

- 1. Johnstown Road: There shall be a minimum pavement and building setback of 75 feet from the right-of-way of Johnstown Road (U.S. Route 62).
- 2. Forest Drive: There shall be a minimum pavement and building setback of 15 feet from the right-of-way of Forest Drive.
- 3. Woodcrest Way: There shall be a minimum pavement and building setback of 10 feet from the edge of pavement of the private road known as Woodcrest Way.

4. Interior Boundaries: There shall be no minimum required pavement or building setbacks along internal property boundary lines within this subarea.

C. 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 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 taking into account customary parking ratios for similar uses and/or data from the proposed user in support of the number of spaces being 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 this requirement shall not apply to a Car Wash Use.

3. Vehicular Access: Vehicular access to this subarea shall be provided from Forest Drive and Woodcrest Way. No direct vehicular access to or from the subarea shall be permitted along U.S. Route 62/Johnstown Road. Final locations of access points will be approved as part of a final development plan for each permitted use or approved conditional use in this subarea. At the time of a final development plan application, a traffic analysis may be required, at the discretion of the city traffic engineer, who shall be permitted to waive this requirement.

4. Car Wash Circulation: A Car Wash Use shall provide for at least two aisles to cue vehicles for entry into the interior car wash. A third drive aisle shall be provided which allows customers and visitors to bypass the other two drive aisles and exit the property. Where automobile interior vacuum parking spaces are located, at least two means of ingress/egress shall be provided.

5. Pedestrian Access:

a. A paved leisure trail exists within the right-of-way of U.S. Route 62/Johnstown Road. For a parcel containing a use other than a Car Wash Use, at least one pedestrian connection from the leisure trail to a internal, private site sidewalk located near the building shall be provided in some form, to be reviewed and approved at the time of final development plan. If such connection crosses a parking area it should be striped. A building on a parcel that does not contain a Car Wash Use shall have a concrete sidewalk between each façade and adjacent parking areas.

b. A 5-foot-wide sidewalk is required to be installed along Forest Drive and Woodcrest Way and connect into the existing leisure trail along US-62/Johnstown Road.

c. Rights-of-Way: No additional rights-of-way shall be required to be dedicated along U.S. Route 62/Johnstown Road or Forest Drive. Private site improvements, such as but not limited to, landscaping, leisure path, and signage shall take into consideration future right-of-way dedication, and existing or future easement locations in order to avoid conflicts associated with such easements and the future right turn lane for turning onto Walton Parkway as contemplated above.

D. 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 subarea, 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. The style of architecture for a Car Wash Use shall be substantially similar to the images and illustrations which are approved as part of the preliminary development plan that accompanies this text.

3. Height: The maximum building height (as measured per the Codified Ordinances) shall not exceed 35 feet.

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 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; 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 on 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 appropriate. 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.

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.

E. Orientation of Car Wash Bay: The vehicular entry point into a building containing a Car Wash Use shall be located in the rear of the building such that traffic will exit the building through the front.

F. Operable Doors: For a Car Wash Use only, an operable pedestrian door shall be required to be provided in only one location on a side or rear elevation. For all other uses, an

operable door shall be required on the front elevation and on one side elevation.

G. Buffering, Landscaping, Open Space and Screening Commitments:

1. **Street Trees:** Deciduous street trees exist along U.S. Route 62/Johnstown Road.

2. **Fencing:** A four-board white horse fence shall be provided along U.S. Route 62/Johnstown Road except where vehicular or pedestrian access points are provided.

3. **Screening of Parking:** Any surface parking areas adjacent to U.S. Route 62/Johnstown Road shall be screened from the rights-of-way with a minimum of a 30-inch tall continuous planting hedge, wall or earth mound or any combination of the foregoing. The 30-inch height shall be measured from the adjacent parking area.

4. **Perimeter Landscape Requirements:** Throughout the setback areas along Johnstown Road (U.S. Route 62) and Forest Drive there shall be a minimum of eight trees per 100 lineal feet. These trees shall be either 2 ½ inch caliper deciduous shade trees, 1 1/2 inch caliper ornamental trees, or a combination of both. These trees shall be placed within the setback areas in accordance with a landscape plan that will be submitted as a part of the Final Development Plan.

H. 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 subarea 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 used on the building walls and shall be complemented with landscaping. Exterior storage of materials, supplies, equipment, or products is prohibited.

3. Lighting:

a. 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 site.

b. Ground-Mounted Lighting: Landscape uplighting from a concealed source shall not be permitted. Any ground lighting that is permitted shall be shielded and landscaped.

c. Prohibited Lighting: No permanent colored lights or neon lights shall be used on the exterior of any building.

d. Security Lighting: Security lighting, when used, shall be of a motion-sensor type.

e. 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.

f. Other Requirements: All other lighting on the site shall be in accordance with the Codified Ordinances.

1. Graphics and Signage Commitments:

1. Locations; Master Sign Plan: Locations for ground signs and building signs will be unique to specific users and therefore shall be presented for review and approval as part of a final development plan. An applicant or property owner shall be permitted to submit a master sign plan for the entirety of this subarea with the first final development plan application submittal for this subarea.

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. Any changes to or deviations from that plan shall require the review and approval of the Planning Commission.

3. Entry Signs: An identification sign shall be permitted at each vehicular access point into this subarea from a public street in order to identify up to three (3) users within this subarea.

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, and neon signs.

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

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

K. 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 subarea.



ORDINANCE O-14-2022

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$7,100,000 FOR THE PURPOSE OF PAYING THE COSTS OF REFUNDING BONDS PREVIOUSLY ISSUED BY THE CITY FOR THE PURPOSES OF PAYING THE COSTS OF VARIOUS PUBLIC INFRASTRUCTURE PROJECTS, AND DECLARING AN EMERGENCY

WHEREAS, pursuant to Ordinance No. O-09-2012 passed March 20, 2012 (the “*2012 Bond Ordinance*”), bonds in the aggregate principal amount of \$10,620,000, dated August 16, 2012 (the “*2012 Bonds*”), were issued for the component purposes described in clause (a) of Section 2; and

WHEREAS, pursuant to Ordinance No. O-26-2013 passed September 17, 2013 (the “*2013 Bond Ordinance*”), bonds in the aggregate principal amount of \$4,885,000, dated October 17, 2013 (the “*2013 Bonds*”), were issued for the component purpose described in clause (b) of Section 2; and

WHEREAS, this City Council finds and determines that it will be in the City’s best interest to issue general obligation bonds in accordance with Chapter 133 of the Ohio Revised Code in the maximum aggregate principal amount of \$7,100,000 (the “*Bonds*”) in order to refund at a lower rate of interest all or a portion of the outstanding 2012 Bonds (collectively, the “*Outstanding 2012 Bonds*”) and the outstanding 2013 Bonds (collectively, the “*Outstanding 2013 Bonds*” and, together with the Outstanding 2012 Bonds, the “*Outstanding Bonds*”), which Outstanding Bonds are subject to prior redemption at the option of the City at a redemption price of 100% of par plus any accrued interest to their redemption date and to pay any expenses relating to that refunding and the issuance of the Bonds; and

WHEREAS, this City Council has requested that the Director of Finance, as fiscal officer of this City, certify the estimated life or period of usefulness of each component purpose of the Improvement described in Section 2 and the maximum maturity of the Bonds described in Section 2; and

WHEREAS, the Director of Finance has certified to this City Council that the estimated life or period of usefulness of each component purpose of the Improvement described in Section 2 is at least five (5) years and that the maximum maturity of the Bonds is (a) December 1, 2033 allocable to the component purpose described in clause (a)(i) of Section 2, (b) December 1, 2040 allocable to the component purposes described in clauses (a)(ii) and (a)(iii) of Section 2, and (c) December 1, 2034 allocable to the component purpose described in clause (b) of Section 2; and

WHEREAS, this Ordinance constitutes an emergency measure necessary for the immediate preservation of the public peace, health, safety or welfare of the City, or for the further reason that this Ordinance is required to be immediately effective in order to permit the prompt issuance and

sale of the Bonds, which is necessary to enable the City to take advantage of favorable interest rates and realize a savings in interest costs by refunding the Refunded Bonds as described in Section 1;

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

Section 1. Definitions and Interpretation. In addition to the words and terms elsewhere defined in this Ordinance, unless the context or use clearly indicates another or different meaning or intent:

“Authorized Denominations” means the minimum denominations or any integral multiple in excess thereof as set forth in the Certificate of Award.

“Bond Proceedings” means, collectively, this Ordinance, the Certificate of Award, the Escrow Agreement, and such other proceedings of the City, including the Bonds, that provide collectively for, among other things, the rights of holders of the Bonds.

“Bond Register” means all books and records necessary for the registration, exchange and transfer of Bonds as provided in Section 5.

“Bond Registrar” means the Director of Finance, the Original Purchaser, or a bank or trust company authorized to do business in the State and designated by the Director of Finance in the Certificate of Award pursuant to Section 4 as the initial authenticating agent, bond registrar, transfer agent and paying agent for the Bonds under the Certificate of Award and until a successor Bond Registrar shall have been designated by the City and, thereafter, *“Bond Registrar”* shall mean the successor Bond Registrar.

“Bonds” means, collectively, the Serial Bonds and the Term Bonds, each as is designated as such in the Certificate of Award.

“Certificate of Award” means the certificate authorized by Section 6, to be executed by the Director of Finance, setting forth and determining those terms or other matters pertaining to the Bonds and their issuance, sale and delivery as this Ordinance requires or authorizes to be set forth or determined therein.

“City Manager” means the City Manager of the City or any person serving in an interim or acting capacity with respect to that office.

“Clerk of Council” means the Clerk of Council of the City or any person serving in an interim or acting capacity with respect to that office.

“Closing Date” means the date of physical delivery of, and payment of the purchase price for, the Bonds.

“Code” means the Internal Revenue Code of 1986, as amended, the Regulations (whether temporary or final) under that Code or the statutory predecessor of that Code, and any amendments of, or successor provisions to, the foregoing and any official rulings, announcements, notices, procedures and judicial determinations regarding any of the foregoing, all as and to the extent applicable. Unless otherwise indicated, reference to a Section of the Code includes any applicable

successor section or provision and such applicable Regulations, rulings, announcements, notices, procedures and determinations pertinent to that Section.

“Defeased Bonds” means, collectively, the principal maturities of the Outstanding Bonds to be determined by the Director of Finance in the Certificate of Award as the maturities the defeasance and redemption of which will be in the best interest of and financially advantageous to the City.

“Director of Finance” means the Director of Finance of the City or any person serving in an interim or acting capacity with respect to that office.

“Director of Law” means the Director of Finance of the City or any person serving in an interim or acting capacity with respect to that office.

“Escrow Agreement” means the Escrow Agreement between the City and the Escrow Trustee, as it may be modified from the form on file with the Clerk of Council and executed by the City Manager and the Director of Finance, all in accordance with Section 10.

“Escrow Fund” means the City of New Albany, Ohio – Series 2022 Refunding Escrow Fund created pursuant to Section 10 and in accordance with the Escrow Agreement.

“Escrow Trustee” means a bank or trust company authorized to do business in the State and designated by the Director of Finance in the Certificate of Award pursuant to Section 10 as the initial escrow trustee for the Defeased Bonds under the Escrow Agreement and until a successor Escrow Trustee shall have become such pursuant to the provisions of the Escrow Agreement and, thereafter, *“Escrow Trustee”* shall mean the successor Escrow Trustee.

“Financing Costs” shall have the meaning given in Section 133.01 of the Ohio Revised Code.

“Interest Payment Dates” means, unless otherwise specified in the Certificate of Award, June 1 and December 1 of each year that the Bonds are outstanding, commencing on the date specified in the Certificate of Award.

“Mandatory Redemption Date” shall have the meaning set forth in Section 3(b).

“Mandatory Sinking Fund Redemption Requirements” shall have the meaning set forth in Section 3(e)(i).

“Original Purchaser” means the purchaser of the Bonds specified in the Certificate of Award.

“Principal Payment Dates” means, unless otherwise specified in the Certificate of Award, December 1 in each of the years as determined necessary by the Director of Finance in the Certificate of Award, *provided* that the first Principal Payment Date for the portion of the Bonds allocable to a component purpose shall occur no later than the earliest maturity date of the Refunded Bonds related to that component purpose, and *provided further* that in no case shall the final Principal Payment Date of the portion of the Bonds allocable to any component purpose exceed the maximum maturity limitation referred to in the preambles hereto for that related component purpose, all of which determinations shall be made by the Director of Finance in the Certificate of Award in such manner as to be in the best interest of and financially advantageous to the City.

“Redemption Date” means the date designated by the Director of Finance in the Certificate of Award as the earliest practicable date on which the Defeased Bonds shall be redeemed in accordance with Section 10, *provided* that such Redemption Date shall be no later than ninety (90) days following the Closing Date.

“Refunded Bonds” means, collectively, the principal maturities of the Outstanding Bonds to be determined by the Director of Finance in the Certificate of Award as the maturities the refunding of which will be in the best interest of and financially advantageous to the City.

“Regulations” means Treasury Regulations issued pursuant to the Code or to the statutory predecessor of the Code.

“Serial Bonds” means those Bonds designated as such and maturing on the dates set forth in the Certificate of Award, bearing interest payable on each Interest Payment Date and not subject to mandatory sinking fund redemption.

“State” means the State of Ohio.

“Term Bonds” means those Bonds designated as such and maturing on the date or dates set forth in the Certificate of Award, bearing interest payable on each Interest Payment Date and subject to mandatory sinking fund redemption.

The captions and headings in this Ordinance are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Sections, subsections, paragraphs, subparagraphs or clauses hereof. Reference to a Section means a section of this Ordinance unless otherwise indicated.

Section 2. Authorized Principal Amount and Purpose; Application of Proceeds. This City Council determines that it is necessary and in the best interest of the City to issue bonds of this City in the maximum aggregate principal amount of \$7,100,000 (the “*Bonds*”) for the purpose of paying the costs of refunding bonds previously issued by the City for the purpose of (a) paying the costs of (i) constructing, furnishing and equipping a police department building and a public service building with all necessary facilities, appurtenances and site improvements, and acquiring land and interests in land as necessary in connection therewith, (ii) acquiring land for public purposes and (iii) constructing a new sanitary sewer sub-trunk line with related equipment, facilities and appurtenances and (b) constructing public infrastructure improvements including but not limited to roads, streets, underground utilities, waterlines, sewers, and related capital improvements and all necessary appurtenances thereto (collectively, the “*Improvement*”). The Bonds shall be issued pursuant to Chapter 133 of the Ohio Revised Code, the Charter of the City, this Ordinance and the Certificate of Award.

The aggregate principal amount of Bonds to be issued shall not exceed the maximum aggregate principal amount specified in this Section 2 and shall be an amount determined by the Director of Finance in the Certificate of Award to be the aggregate principal amount of Bonds that is required to be issued at this time for the purpose stated in this Section 2, taking into account the costs of refunding the Refunded Bonds, other City moneys available for the purpose, the estimates of the Financing Costs and the interest rates on the Bonds. The Refunded Bonds shall be determined by the Director of Finance in the Certificate of Award as the maturities of the

Outstanding Bonds the refunding of which will be in the best interest of and financially advantageous to the City.

The proceeds from the sale of the Bonds received by the City (or withheld by the Original Purchaser on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are hereby appropriated and shall be used for the purpose for which the Bonds are being issued, including without limitation but only to the extent not paid by others, the payment of the costs of issuing and servicing the Bonds, printing and delivery of the Bonds, legal services including obtaining the approving legal opinion of bond counsel, fees and expenses of any municipal advisor, paying agent, escrow trustee, verification consultant and rating agency, and all other Financing Costs and costs incurred incidental to those purposes. The Certificate of Award may authorize the Original Purchaser to withhold certain proceeds from the purchase price of the Bonds to provide for the payment of Financing Costs related to the Bonds on behalf of the City. Any portion of those proceeds received by the City representing premium (after payment of any Financing Costs identified in the Certificate of Award) shall be used to pay costs of refunding the Refunded Bonds and/or be paid into the Bond Retirement Fund, with such determination being made by the Director of Finance in the Certificate of Award, consistent with the Director of Finance's determination of the best interest of and financial advantages to the City. Any portion of those proceeds received by the City representing accrued interest shall be paid into the Bond Retirement Fund.

Section 3. Denominations; Dating; Principal and Interest Payment and Redemption Provisions.

The Bonds shall be issued in one lot and only as fully registered bonds, in Authorized Denominations, but in no case as to a particular maturity date exceeding the principal amount maturing on that date. The Bonds shall be dated as provided in the Certificate of Award; *provided* that their dated date shall not be more than sixty (60) days prior to the Closing Date. If requested by the Original Purchaser, the Director of Finance is hereby authorized to prepare one bond representing the aggregate principal amount of Bonds maturing on all of the Principal Payment Dates, all as set forth in the Certificate of Award.

(a) **Interest Rates and Payment Dates.** The Bonds shall bear interest at the rate or rates per year and computed on the basis as shall be determined by the Director of Finance, subject to subsection (c) of this Section 3, in the Certificate of Award. Interest on the Bonds shall be payable at such rate or rates on the Interest Payment Dates until the principal amount has been paid or provided for. The Bonds shall bear interest from the most recent date to which interest has been paid or provided for or, if no interest has been paid or provided for, from their date.

(b) **Principal Payment Schedule.** The Bonds shall mature or be payable pursuant to Mandatory Sinking Fund Redemption Requirements on the Principal Payment Dates in principal amounts as shall be determined by the Director of Finance, subject to subsection (c) of this Section 3, in the Certificate of Award, which determination shall be in the best interest of and financially advantageous to the City.

Consistent with the foregoing and in accordance with the Director of Finance's determination of the best interest of and financial advantages to the City, the Director of Finance shall specify in the Certificate of Award (i) the aggregate principal amount of Bonds to be issued as Serial Bonds, the Principal Payment Date or Dates on which those Bonds shall be stated to mature and the principal amount thereof that shall be stated to mature on each such Principal Payment Date

and (ii) the aggregate principal amount of Bonds to be issued as Term Bonds, the Principal Payment Date or Dates on which those Bonds shall be stated to mature, the principal amount thereof that shall be stated to mature on each such Principal Payment Date, the Principal Payment Date or Dates on which Term Bonds shall be subject to mandatory sinking fund redemption (each a “*Mandatory Redemption Date*”) and the principal amount thereof that shall be payable pursuant to Mandatory Sinking Fund Redemption Requirements on each Mandatory Redemption Date.

(c) Conditions for Establishment of Interest Rates and Principal Payment Dates and Amounts. The rate or rates of interest per year to be borne by the Bonds and the aggregate principal amount of Bonds maturing or payable pursuant to Mandatory Sinking Fund Redemption Requirements on each Principal Payment Date, shall be such as to demonstrate a net present value savings to the City due to the refunding of the Refunded Bonds, after taking into account all expenses related to that refunding and the issuance of the Bonds.

(d) Payment of Debt Charges. The debt charges on the Bonds shall be payable in lawful money of the United States of America without deduction for the services of the Bond Registrar as paying agent. Principal of and any premium on the Bonds shall be payable when due upon presentation and surrender of the Bonds at the main office of the Bond Registrar; *provided, however*, to the extent that the Bonds are represented by a single Term Bond as permitted by this Section 3, principal of the Bonds which is redeemed pursuant to a Mandatory Sinking Fund Redemption Requirement shall be payable when due without prior presentation or surrender of the Bond but redemption of such principal shall be duly endorsed on the Bond Register, and in the case of the final principal payment due hereunder, surrender of the Bond at the main office of the Bond Registrar. Interest on a Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond was registered, and to that person’s address appearing, on the Bond Register at the close of business on the 15th day of the calendar month next preceding that Interest Payment Date.

(e) Redemption Provisions. The Bonds shall be subject to redemption prior to stated maturity as follows:

(i) Mandatory Sinking Fund Redemption of Term Bonds. If any of the Bonds are issued as Term Bonds, the Term Bonds shall be subject to mandatory redemption in part by lot and be redeemed pursuant to mandatory sinking fund redemption requirements, at a redemption price of 100% of the principal amount redeemed, plus accrued interest to the redemption date, on the applicable Mandatory Redemption Dates and in the principal amounts payable on those Dates, for which provision is made in the Certificate of Award (such Dates and amounts being referred to as the “*Mandatory Sinking Fund Redemption Requirements*”).

The aggregate of the moneys to be deposited with the Bond Registrar for payment of principal of and interest on any Term Bonds on each Mandatory Redemption Date shall include an amount sufficient to redeem on that Date the principal amount of Term Bonds payable on that Date pursuant to the Mandatory Sinking Fund Redemption Requirements (less the amount of any credit as hereinafter provided).

The City shall have the option to deliver to the Bond Registrar for cancellation Term Bonds in any aggregate principal amount and to receive a credit against the then current or

any subsequent Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation) of the City, as specified by the Director of Finance, for Term Bonds stated to mature on the same Principal Payment Date and bearing interest at the same rate as the Term Bonds so delivered. That option shall be exercised by the City on or before the 45th day preceding any Mandatory Redemption Date with respect to which the City wishes to obtain a credit, by furnishing the Bond Registrar a certificate, signed by the Director of Finance, setting forth the extent of the credit to be applied with respect to the then current or any subsequent Mandatory Sinking Fund Redemption Requirement for Term Bonds stated to mature on the same Principal Payment Date and bearing interest at the same rate as the Term Bonds so delivered. If the certificate is not timely furnished to the Bond Registrar, the current Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation) shall not be reduced. A credit against the then current or any subsequent Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation), as specified by the Director of Finance, also shall be received by the City for any Term Bonds which prior thereto have been redeemed (other than through the operation of the applicable Mandatory Sinking Fund Redemption Requirements) or purchased for cancellation and canceled by the Bond Registrar, to the extent not applied theretofore as a credit against any Mandatory Sinking Fund Redemption Requirement, for Term Bonds stated to mature on the same Principal Payment Date and bearing interest at the same rate as the Term Bonds so redeemed or purchased and canceled.

Each Term Bond so delivered, or previously redeemed, or purchased and canceled, shall be credited by the Bond Registrar at 100% of the principal amount thereof against the then current or subsequent Mandatory Sinking Fund Redemption Requirements (and corresponding mandatory redemption obligations), as specified by the Director of Finance, for Term Bonds stated to mature on the same Principal Payment Date and bearing interest at the same rate as the Term Bonds so delivered, redeemed or purchased and canceled.

(ii) Optional Redemption. The Bonds of the maturities and interest rates specified in the Certificate of Award (if any are so specified) shall be subject to optional redemption by and at the sole option of the City, in whole or in part in Authorized Denominations, on the dates and at the redemption prices (expressed as a percentage of the principal amount to be redeemed), plus accrued interest to the redemption date, to be determined by the Director of Finance in the Certificate of Award; *provided* that the redemption price for any optional redemption date shall not be greater than 103%.

If optional redemption of Term Bonds at a redemption price exceeding 100% of the principal amount to be redeemed is to take place as of any Mandatory Redemption Date applicable to those Term Bonds, the Term Bonds, or portions thereof, to be redeemed optionally shall be selected by lot prior to the selection by lot of the Term Bonds of the same maturity (and interest rate within a maturity if applicable) to be redeemed on the same date by operation of the Mandatory Sinking Fund Redemption Requirements. Bonds to be redeemed pursuant to this paragraph shall be redeemed only upon written notice from the Director of Finance to the Bond Registrar, given upon the direction of the City by passage of an ordinance or adoption of a resolution. That notice shall specify the redemption date and the principal amount of each maturity (and interest rate within a maturity if applicable)

of Bonds to be redeemed, and shall be given at least 45 days prior to the redemption date or such shorter period as shall be acceptable to the Bond Registrar.

(iii) Partial Redemption. If fewer than all of the outstanding Bonds are called for optional redemption at one time and Bonds of more than one maturity (or interest rate within a maturity if applicable) are then outstanding, the Bonds that are called shall be Bonds of the maturity or maturities and interest rate or rates selected by the City. If fewer than all of the Bonds of a single maturity (or interest rate within a maturity if applicable) are to be redeemed, the selection of Bonds of that maturity (or interest rate within a maturity if applicable) to be redeemed, or portions thereof in Authorized Denominations, shall be made by the Bond Registrar by lot in a manner determined by the Bond Registrar. In the case of a partial redemption of Bonds by lot when Bonds of denominations greater than the Authorized Denominations are then outstanding, each Authorized Denomination unit of principal thereof shall be treated as if it were a separate Bond of the Authorized Denomination. If it is determined that one or more, but not all, of the Authorized Denomination units of principal amount represented by a Bond are to be called for redemption, then, upon notice of redemption of an Authorized Denomination unit or units, the registered owner of that Bond shall surrender the Bond to the Bond Registrar (A) for payment of the redemption price of the Authorized Denomination unit or units of principal amount called for redemption (including, without limitation, the interest accrued to the date fixed for redemption and any premium), and (B) for issuance, without charge to the registered owner, of a new Bond or Bonds of any Authorized Denomination or Denominations in an aggregate principal amount equal to the unmatured and unredeemed portion of, and bearing interest at the same rate and maturing on the same date as, the Bond surrendered.

(iv) Notice of Redemption. The notice of the call for redemption of Bonds shall identify (A) by designation, letters, numbers or other distinguishing marks, the Bonds or portions thereof to be redeemed, (B) the redemption price to be paid, (C) the date fixed for redemption, and (D) the place or places where the amounts due upon redemption are payable. The notice shall be given by the Bond Registrar on behalf of the City by mailing a copy of the redemption notice by first-class mail, postage prepaid, at least 30 days prior to the date fixed for redemption, to the registered owner of each Bond subject to redemption in whole or in part at the registered owner's address shown on the Bond Register maintained by the Bond Registrar at the close of business on the 15th day preceding that mailing. Failure to receive notice by mail or any defect in that notice regarding any Bond, however, shall not affect the validity of the proceedings for the redemption of any Bond.

(v) Payment of Redeemed Bonds. In the event that notice of redemption shall have been given by the Bond Registrar to the registered owners as provided above, there shall be deposited with the Bond Registrar on or prior to the redemption date, moneys that, in addition to any other moneys available therefor and held by the Bond Registrar, will be sufficient to redeem at the redemption price thereof, plus accrued interest to the redemption date, all of the redeemable Bonds for which notice of redemption has been given. Notice having been mailed in the manner provided in the preceding paragraph hereof, the Bonds and portions thereof called for redemption shall become due and payable on the redemption date, and, subject to the provisions of Section 3(d), upon presentation and surrender thereof at the place or places specified in that notice, shall be paid at the redemption price, plus

accrued interest to the redemption date. If moneys for the redemption of all of the Bonds and portions thereof to be redeemed, together with accrued interest thereon to the redemption date, are held by the Bond Registrar on the redemption date, so as to be available therefor on that date and, if notice of redemption has been deposited in the mail as aforesaid, then from and after the redemption date those Bonds and portions thereof called for redemption shall cease to bear interest and no longer shall be considered to be outstanding. If those moneys shall not be so available on the redemption date, or that notice shall not have been deposited in the mail as aforesaid, those Bonds and portions thereof shall continue to bear interest, until they are paid, at the same rate as they would have borne had they not been called for redemption. All moneys held by the Bond Registrar for the redemption of particular Bonds shall be held in trust for the account of the registered owners thereof and shall be paid to them, respectively, upon presentation and surrender of those Bonds; *provided* that any interest earned on the moneys so held by the Bond Registrar shall be for the account of and paid to the City to the extent not required for the payment of the Bonds called for redemption.

Section 4. **Execution and Authentication of Bonds; Appointment of Bond Registrar.** The Bonds shall be signed by the City Manager and the Director of Finance, in the name of the City and in their official capacities; *provided* that either or both of those signatures may be a facsimile. The Bonds shall be issued in the Authorized Denominations and numbers as requested by the Original Purchaser and approved by the Director of Finance, shall be numbered as determined by the Director of Finance in order to distinguish each Bond from any other Bond, and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to Chapter 133 of the Ohio Revised Code, the Charter of the City, this Ordinance and the Certificate of Award.

The Director of Finance is hereby authorized to designate in the Certificate of Award the Director of Finance, the Original Purchaser or a bank or trust company authorized to do business in the State to act as the initial Bond Registrar. The Director of Finance shall provide for the payment of the services rendered and for reimbursement of expenses incurred pursuant to the Certificate of Award, except to the extent paid or reimbursed by the Original Purchaser in accordance with the Certificate of Award, from the proceeds of the Bonds to the extent available and then from other money lawfully available and appropriated or to be appropriated for that purpose.

No Bond shall be valid or obligatory for any purpose or shall be entitled to any security or benefit under the Bond Proceedings unless and until the certificate of authentication printed on the Bond is signed by the Bond Registrar as authenticating agent. Authentication by the Bond Registrar shall be conclusive evidence that the Bond so authenticated has been duly issued, signed and delivered under, and is entitled to the security and benefit of, the Bond Proceedings. The certificate of authentication may be signed by any authorized officer or employee of the Bond Registrar or by any other person acting as an agent of the Bond Registrar and approved by the Director of Finance on behalf of the City. The same person need not sign the certificate of authentication on all of the Bonds.

Section 5. **Registration; Transfer and Exchange.**

(a) **Bond Register.** So long as any of the Bonds remain outstanding, the City will cause the Bond Registrar to maintain and keep the Bond Register at its main office. Subject to the

provisions of Section 3(d), the person in whose name a Bond is registered on the Bond Register shall be regarded as the absolute owner of that Bond for all purposes of the Bond Proceedings. Payment of or on account of the debt charges on any Bond shall be made only to or upon the order of that person; neither the City nor the Bond Registrar shall be affected by any notice to the contrary, but the registration may be changed as provided in this Section 5. All such payments shall be valid and effectual to satisfy and discharge the City's liability upon the Bond, including interest, to the extent of the amount or amounts so paid.

(b) Transfer and Exchange. Any Bond may be exchanged for Bonds of any Authorized Denomination upon presentation and surrender at the main office of the Bond Registrar, together with a request for exchange signed by the registered owner or by a person legally empowered to do so in a form satisfactory to the Bond Registrar. A Bond may be transferred only on the Bond Register upon presentation and surrender of the Bond at the main office of the Bond Registrar together with an assignment signed by the registered owner or by a person legally empowered to do so in a form satisfactory to the Bond Registrar. Upon exchange or transfer the Bond Registrar shall complete, authenticate and deliver a new Bond or Bonds of any Authorized Denomination or Denominations requested by the owner equal in the aggregate to the unmatured principal amount of the Bond surrendered and bearing interest at the same rate and maturing on the same date.

If manual signatures on behalf of the City are required, the Bond Registrar shall undertake the exchange or transfer of Bonds only after the new Bonds are signed by the authorized officers of the City. In all cases of Bonds exchanged or transferred, the City shall sign and the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of the Bond Proceedings. The exchange or transfer shall be without charge to the owner, except that the City and Bond Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The City or the Bond Registrar may require that those charges, if any, be paid before the procedure is begun for the exchange or transfer. All Bonds issued and authenticated upon any exchange or transfer shall be valid obligations of the City, evidencing the same debt, and entitled to the same security and benefit under the Bond Proceedings as the Bonds surrendered upon that exchange or transfer. Neither the City nor the Bond Registrar shall be required to make any exchange or transfer of (i) Bonds then subject to call for redemption between the 15th day preceding the mailing of notice of Bonds to be redeemed and the date of that mailing, or (ii) any Bond selected for redemption, in whole or in part.

Section 6. Sale of the Bonds to the Original Purchaser. The Director of Finance is authorized to sell the Bonds at private sale to the Original Purchaser at a purchase price, not less than 97% of the aggregate principal amount thereof, as shall be determined by the Director of Finance in the Certificate of Award, plus accrued interest (if any) on the Bonds from their date to the Closing Date, and shall be awarded by the Director of Finance with and upon such other terms as are required or authorized by this Ordinance to be specified in the Certificate of Award, in accordance with law and the provisions of this Ordinance. The Director of Finance is authorized, if it is determined to be in the best interest of the City, to combine the issue of Bonds with one or more other bond issues of the City into a consolidated bond issue pursuant to Section 133.30(B) of the Ohio Revised Code in which case a single Certificate of Award may be utilized for the consolidated bond issue if appropriate and consistent with the terms of this Ordinance.

The Director of Finance shall sign and deliver the Certificate of Award and shall cause the Bonds to be prepared and signed and delivered, together with a true transcript of proceedings with

reference to the issuance of the Bonds, to the Original Purchaser upon payment of the purchase price.

The Mayor, the City Manager, the Director of Finance, the Director of Law, the Clerk of Council and other City officials, as appropriate, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. The actions of the Mayor, the City Manager, the Director of Finance, the Director of Law, the Clerk of Council or other City official, as appropriate, in doing any and all acts necessary in connection with the issuance and sale of the Bonds are hereby ratified and confirmed.

Section 7. **Provision for Tax Levy.** There shall be levied on all the taxable property in the City, in addition to all other taxes, a direct tax annually during the period the Bonds are outstanding in an amount sufficient to pay the debt charges on the Bonds when due, which tax shall not be less than the interest and sinking fund tax required by Section 11 of Article XII of the Ohio Constitution. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Bonds when and as the same fall due.

In each year to the extent receipts from the municipal income tax are available for the payment of the debt charges on the Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Bonds shall be paid from municipal income taxes lawfully available therefor under the Constitution and laws of the State, and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the City to the prompt payment of the debt charges on the Bonds.

Section 8. **Federal Tax Considerations.** The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Bonds in such manner and to such extent as may be necessary so that (a) the Bonds will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Code or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Bonds will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Bonds to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i)

apply the proceeds of the Bonds to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance or any other officer of the City having responsibility for issuance of the Bonds is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Bonds as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Bonds or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Bonds, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Bonds, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Bonds, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Bonds, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Bonds, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Bonds. The Director of Finance or any other officer of the City having responsibility for issuance of the Bonds is specifically authorized to designate the Bonds as "qualified tax-exempt obligations" if such designation is applicable and desirable, and to make any related necessary representations and covenants.

Each covenant made in this Section with respect to the Bonds is also made with respect to all issues any portion of the debt service on which is paid from proceeds of the Bonds (and, if different, the original issue and any refunding issues in a series of refundings), to the extent such compliance is necessary to assure exclusion of interest on the Bonds from gross income for federal income tax purposes, and the officers identified above are authorized to take actions with respect to those issues as they are authorized in this Section to take with respect to the Bonds.

Section 9. **Financing Costs.** The expenditure of the amounts necessary to pay any Financing Costs in connection with the Bonds, to the extent not paid or reimbursed by the Original Purchaser in accordance with the Certificate of Award, is authorized and approved, and the Director of Finance is authorized to provide for the payment of any such amounts and costs from the proceeds of the Bonds to the extent available and otherwise from any other funds lawfully available that are appropriated or shall be appropriated for that purpose.

Section 10. **Call for Redemption; Escrow Trustee; Escrow Agreement; Escrow Fund.** To provide for the payment of the principal of and interest on the Defeased Bonds, the Director of Finance is hereby authorized to designate in the Certificate of Award a bank or trust company authorized to do business in the State to act as the Escrow Trustee. The City Manager and the Director of Finance shall sign and deliver, in the name and on behalf of the City, the Escrow Agreement between the City and the Escrow Trustee, in substantially the form as is now on file with

the Clerk of Council. The Escrow Fund provided for in the Escrow Agreement is hereby created. The Escrow Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the City Manager and the Director of Finance, on behalf of the City, all of which shall be conclusively evidenced by the signing of the Escrow Agreement or amendments thereto. The Director of Finance shall provide for the payment of the services rendered and for reimbursement of expenses incurred pursuant to the Escrow Agreement, except to the extent paid or reimbursed by the Original Purchaser in accordance with the Certificate of Award, from the proceeds of the Bonds to the extent available and then from other money lawfully available and appropriated or to be appropriated for that purpose.

Acting pursuant to the 2012 Bond Ordinance which authorized the 2012 Bonds and the 2013 Bond Ordinance which authorized the 2013 Bonds, the Defeased Bonds, as determined by the Director of Finance in the Certificate of Award to be defeased and called for redemption, are hereby called for redemption on the earliest practicable date as set forth in the Certificate of Award (the "*Redemption Date*") at the required redemption price of the principal amount thereof, and the Director of Finance is hereby authorized and directed to cause those Defeased Bonds to be called for redemption on the Redemption Date and arrange for the notices of redemption to be given in accordance with the applicable provisions of the 2012 Bond Ordinance and the 2013 Bond Ordinance.

For informational purposes, a certified copy of this Ordinance shall be sent by the Director of Finance to the current bond registrar for the Defeased Bonds.

In order to provide for the payment of (a) the interest on the Defeased Bonds on each interest payment date following the Closing Date and through the Redemption Date, (b) the principal and mandatory sinking fund payments (if any in each case) of the Defeased Bonds maturing on or prior to the Redemption Date, and (c) the principal of the Defeased Bonds to be called for redemption on the Redemption Date, the City covenants and agrees with the Escrow Trustee and with the owners of the Defeased Bonds that the City will take, and will cause the Escrow Trustee to take, all steps required by the terms of the Escrow Agreement to carry out such payments. The City will provide from the proceeds of the Bonds and other available funds in accordance with this Ordinance, moneys and investments sufficient to pay in full (a) the interest on the Defeased Bonds on each interest payment date following the Closing Date and through the Redemption Date, (b) the principal and mandatory sinking fund payments (if any in each case) of the Defeased Bonds maturing on or prior to the Redemption Date, and (c) the principal of the Defeased Bonds to be called for redemption on the Redemption Date. The City covenants and agrees with the Escrow Trustee and with the owners of the Defeased Bonds that the City will take, and will cause the Escrow Trustee to take, all steps required by the terms of the 2012 Bond Ordinance, the 2013 Bond Ordinance, this Ordinance, Section 133.34 of the Ohio Revised Code, and the Escrow Agreement to carry out such payments so that the Defeased Bonds are not deemed to be outstanding.

There shall be delivered to the Escrow Trustee for the Escrow Fund proceeds to be received from the sale of the Bonds and other available funds which shall be held in cash, or, if and to the extent determined by the Director of Finance to be financially advantageous to the City, invested in United States Treasury Obligations ("*Treasury Securities*"), State and Local Government Series ("*SLG Securities*") or other direct obligations of, or obligations guaranteed as to both principal and interest

by, the United States of America as defined in Section 133.34 of the Ohio Revised Code (direct obligations and guaranteed obligations together with the SLG Securities, collectively, the "*Securities*").

The moneys in the Escrow Fund which shall be held in cash and Securities (if any) may, if and to the extent determined by the Director of Finance to be financially advantageous to the City, be certified by an independent public accounting firm of national reputation in a written report (the "*Verification Report*") to be of such maturities or redemption dates and interest payment dates, and to bear such interest, as will be sufficient together with any moneys in the Escrow Fund to be held in cash as contemplated by the Verification Report, without further investment or reinvestment of either the principal amount thereof or the interest earnings therefrom, to cause the Defeased Bonds to be deemed to be not outstanding as provided for in Section 133.34 of the Ohio Revised Code. The balance of the proceeds to be received from the sale of the Bonds, less any amount thereof contemplated by the Verification Report to be held in cash in the Escrow Fund and less any amount otherwise provided for herein, shall be used for the payment of costs related to the refunding and the issuance of the Bonds. The Director of Finance is hereby authorized to retain and designate in the Certificate of Award an independent public accounting firm of national reputation to prepare and deliver the Verification Report.

At the direction of the Director of Finance, the Escrow Trustee or the Original Purchaser is authorized to apply and subscribe for SLG Securities on behalf of the City. Further, if the Director of Finance determines that it would be in the best interest of and financially advantageous to the City to purchase Treasury Securities for deposit into the Escrow Fund, the Director of Finance or any other officer of the City, on behalf of the City and in their official capacity, may purchase and deliver such obligations, engage the services of a municipal advisor, bidding agent or similar entity for the purpose of facilitating the bidding, purchase and delivery of such obligations for, and any related structuring of, the Escrow Fund, execute such instruments as are deemed necessary to engage such services for such purpose, and provide further for the payment of the cost of obtaining such services, except to the extent paid by the Original Purchaser in accordance with the Certificate of Award, from the proceeds of the Bonds to the extent available and otherwise from any other funds lawfully available and that are appropriated or shall be appropriated for that purpose.

Any such moneys, and Securities (if any), in addition thereto contemplated by the Verification Report to be held in cash, shall be held by the Escrow Trustee in trust and committed irrevocably to the payment of the principal of and interest on the Defeased Bonds.

Section 11. Bond Counsel. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Bonds and rendering at delivery related legal opinions, all as set forth in the form of engagement letter from that firm which is now on file in the office of the Clerk of Council. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services, that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. To the extent they are not paid or reimbursed pursuant to the Certificate of Award, the Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement

and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Bonds, if available, and otherwise from available moneys in the General Fund.

Section 12. Municipal Advisor. The services of Baker Tilly Municipal Advisors, LLC, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of financial advice and recommendations in connection with the issuance and sale of the Bonds. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of-pocket expenses it incurs in rendering those municipal advisory services. To the extent they are not paid or reimbursed pursuant to the Certificate of Award, the Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Bonds, if available, and otherwise from available moneys in the General Fund.

Section 13. Certification and Delivery of Ordinance and Certificate of Award. The Clerk of Council is directed to promptly deliver or cause to be delivered a certified copy of this Ordinance and an executed copy of the Certificate of Award to the County Auditors of Franklin County, Ohio and Licking County, Ohio.

Section 14. Satisfaction of Conditions for Bond Issuance. This City Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Bonds in order to make them legal, valid and binding general obligations of the City have been performed and have been met, or will at the time of delivery of the Bonds have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 7) of the City are pledged for the timely payment of the debt charges on the Bonds; that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Bonds; and that the Bonds are being authorized and issued pursuant to Chapter 133 of the Ohio Revised Code, the Charter of the City, this Ordinance, the Certificate of Award and other authorizing provisions of law.

Section 15. 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 all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 16. Effective Date. By reason of emergency necessary for the immediate preservation of the public peace, health safety or welfare for the reasons set forth in the preamble hereto, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

CERTIFIED AS ADOPTED this 19 day of April, 2022

Attest:


Sloan T. Spalding
Mayor


Jennifer H. Mason
Clerk of Council

Approved as to form:


Benjamin S. Albrecht
Interim Law Director

Legislation dates:

Prepared: 04/08/2022

Introduced: 04/19/2022

Revised:

Adopted: 04/19/2022

Effective: 04/19/2022



RESOLUTION R-17-2022

A RESOLUTION TO APPROVE AND ADOPT THE NORTHEAST NEW ALBANY AREA PLAN ADDENDUM TO THE 2021 ENGAGE NEW ALBANY STRATEGIC PLAN, AS REQUESTED BY THE CITY OF NEW ALBANY

WHEREAS, council of the City of New Albany has established a Strategic Plan to guide land use, infrastructure development and economic impact; and to provide a guideline to establish goals, objectives and strategies related to the development of the City of New Albany, and adopted it by Resolution R-08-2021 on March 16, 2021, and

WHEREAS, New Albany has updated its strategic plan to respond to changing conditions and priorities that resulted from the city's continued growth and the strategic plan is based on community input and sound planning principles designed to improve quality of life, address community needs and protect investment for the long term; and

WHEREAS, the Planning Commission reviewed and recommended approval of the Northeast New Albany Area Pan addendum to the Engage New Albany strategic plan at their meeting on April 4, 2022.

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


Section 1. Council hereby adopts the Harrison Road Area Plan Addendum to the 2014 Strategic Land Use and Transportation Plan as presented to council and as attached hereto as 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 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 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 19 day of April, 2022.

Attest:


Sloan T. Spalding
Mayor


Jennifer H. Mason
Clerk of Council

Approved as to form:


Benjamin S. Albrecht
Interim Law Director

Legislation dates:

Prepared: 04/06/2022

Introduced: 04/19/2022

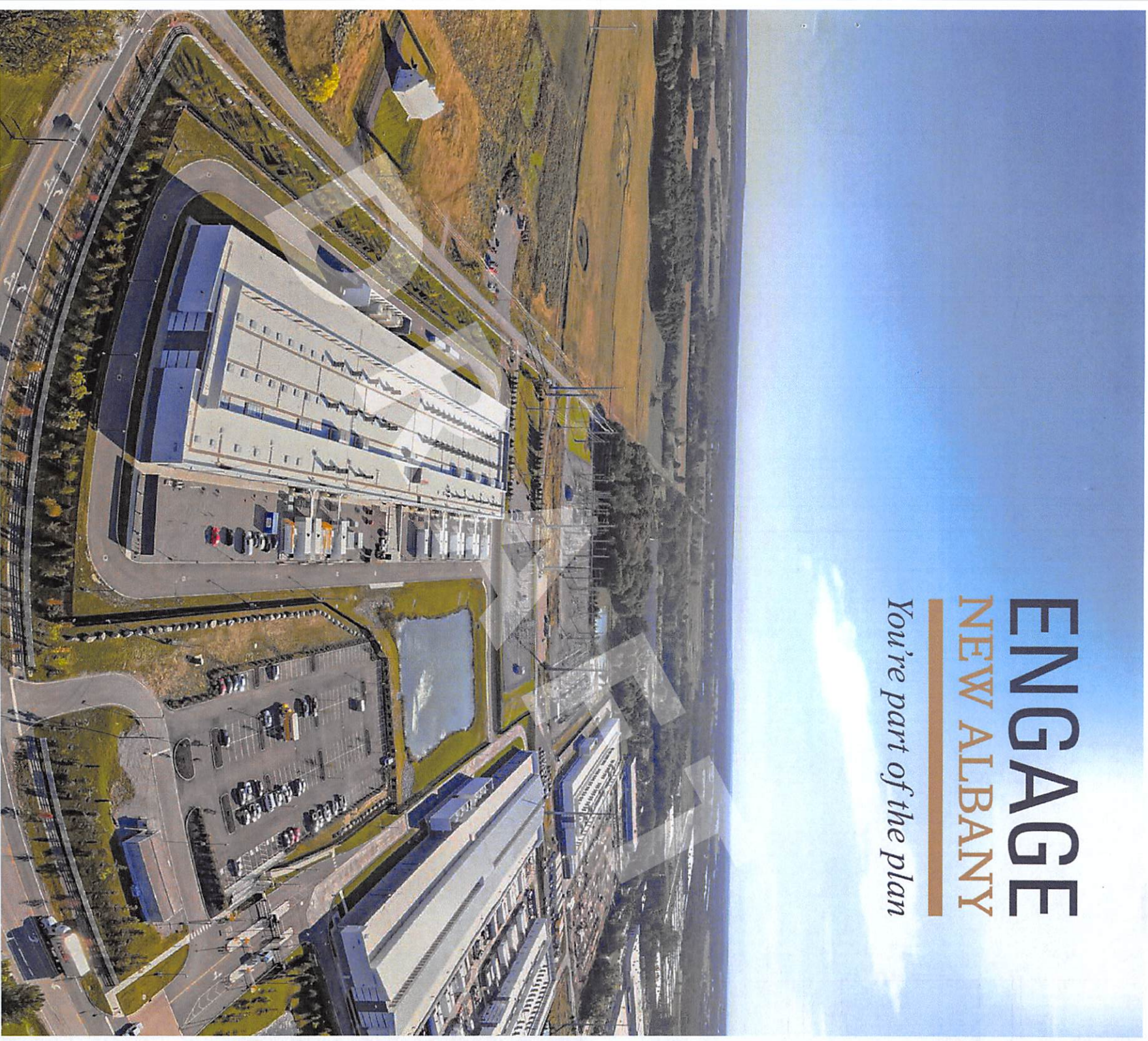
Revised:

Adopted: 04/19/2022

Effective: 04/19/2022

ENGAGE NEW ALBANY

You're part of the plan



**Northeast New Albany
AREA PLAN**

**NEW
ALBANY**
COMMUNITY CONNECTS US



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INTRODUCTION

PURPOSE & OVERVIEW

In 2021, the City of New Albany adopted the most recent update of its Strategic Plan, titled *Engage New Albany*. The Strategic Plan identifies the desired future land uses, development, transportation, and other recommendations for both the city and its future expansion areas.

Since the adoption of the *Engage New Albany Strategic Plan*, additional agreements with the City of Columbus have extended New Albany's centralized water and sanitary sewer service areas to the north and east. The purpose of this area plan is to responsibly plan for the future of the Northeast New Albany expansion area and its future incorporation into the city.

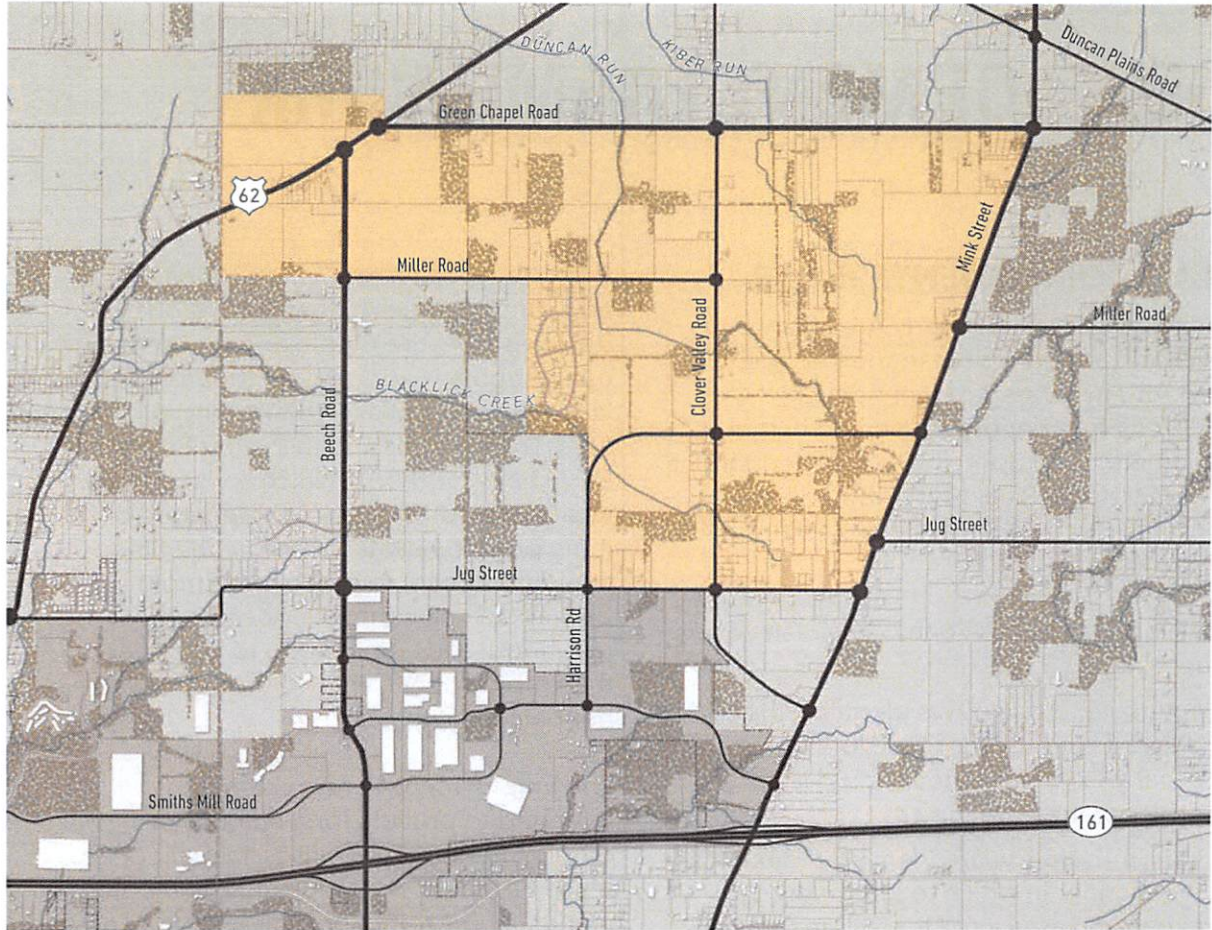
This document establishes land use and transportation standards for the area identified as the Northeast New Albany expansion area (see figure 1). This plan will serve as a tool to help the City guide new development and infrastructure decisions and to ensure that the established character and high standard of design synonymous with New Albany is upheld.

The Northeast New Albany Area Plan is the first addendum to the *Engage New Albany Strategic Plan*.

EXISTING CONDITIONS

The Northeast New Albany expansion area is roughly bounded by Green Chapel Road to the north, Mink Street to the east, and Miller Road and the existing city boundary to the west and south. This expansion area represents approximately 2,737 acres of land, which is currently located within Jersey Township and also sits entirely in Licking County.

To the south of the expansion area sits the New Albany International Business Park, which is where the majority of commercial land uses are concentrated in New Albany. Today, the expansion area consists of agricultural uses and low-density residential and rural residential uses. The majority of the land is used for agricultural purposes, though tree stands existing in several areas including along tributaries that run through the site. The tributaries that run through the area include Blacklick Creek, Duncan Run, and Kiber Run.



Legend

-  Buildings
-  Northeast New Albany Expansion Area
-  Tree Cover
-  Roadway

DEVELOPMENT FRAMEWORK

PLAN COMPONENTS & USE

The Northeast New Albany Area Plan serves as an addendum to the Engage New Albany Strategic Plan. As such, the recommendations presented in this document build upon the recommendations in the Strategic Plan, which should be consulted for additional details and information.

The Northeast New Albany Area Plan covers four topics:

- *Future Land Uses:* This identifies the desired land uses for the Northeast New Albany expansion area should it be incorporated into the city.
- *Future Thoroughfare Plan:* This identifies the manner in which to integrate the expansion area into New Albany's roadway network and character.
- *Natural Features:* This speaks to New Albany's tradition of incorporating existing natural features into development to enhance site design, preserve character, and integrate future development.
- *Leisure Trails/Bike Facilities:* This identifies the appropriate types of on-street and off-street bicycle and leisure trail facilities within the expansion area.

FUTURE LAND USE

The future land use map (see p. 8-9) identifies desired future land use patterns for the City of New Albany and its future expansion areas, as well as the development strategies for each type of land use.

Given the location of the area and the adjacent land uses in the International Business Park, the Employment Center land use category is appropriate for most of the land in the Northeast New Albany expansion area. The exception to this is the Bermuda Drive neighborhood, which could remain Residential for the foreseeable future or if the property owners choose, the area could also become part of the Employment Center district. If the latter occurs, the neighborhood would need to be added to the Employment Center district as a whole, not parcel by parcel.

The Employment Center category is intended to provide for a number of employment-intensive uses, including office, research, light industrial, technology manufacturing, and logistics uses. Having an adequate amount of land and development in this district is vital for the overall fiscal health of the city. The Employment Center category is designed to allow for flexibility and diversification of businesses that seek to locate in the New Albany International Business Park.

The Residential category is intended to provide high-quality, interconnected, walkable neighborhoods embedded with green spaces and lush landscaping that are defining characteristics of New Albany. The Residential category allows for a variety of housing types to meet the needs of people throughout all life stages.

The development standards on the following page provide guidance as to the way in which development should take shape in these two land use categories.

Employment Center Development Standards

As employment center development continues in New Albany, expectations must be clear in order to build upon the city's character and design. Generally, the standards for employment center development include the following:

- No freeway / pole signs are allowed.
- Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
- Plan employment center buildings within context of the area, not just the site, consider building heights within development parcels.
- Sites with multiple buildings should be well organized and clustered if possible.
- All employment center developments are encouraged to employ shared parking or be designed to accommodate it.
- All employment center developments should plan for regional stormwater management.
- All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
- Any periphery security should integrate with the existing landscape and maintain and enhance the character of road corridor.
- Combined curb cuts and cross-access easements are encouraged.
- The use of materials, colors, and texture to break up large-scale facades is required.

Residential Development Standards

As residential development continues in New Albany, expectations must be clear in order to build upon the city's tradition of quality neighborhoods. The principles of good residential subdivision design and the distinctive features of New Albany's best neighborhoods should be emulated in future development. Generally, these standards include:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of development. Typically, neighborhood parks range from a half acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- Houses should front onto public open spaces and never back onto public parks or roads.
- Rear or side-loaded garages are encouraged. When a garage faces the street, the front facade of the garage should be set back from the front facade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.
- Private streets are at odds with many of the community's planning principals, such as interconnectivity, a hierarchy of street typologies, and a connected community. Therefore, the streets within residential developments must be public.
- In considering the expansion of residential uses into Licking County, the city will take into consideration factors such as community impacts, financial implications, the adequate delivery of services, and the impact on school districts.

Retail Development Standards

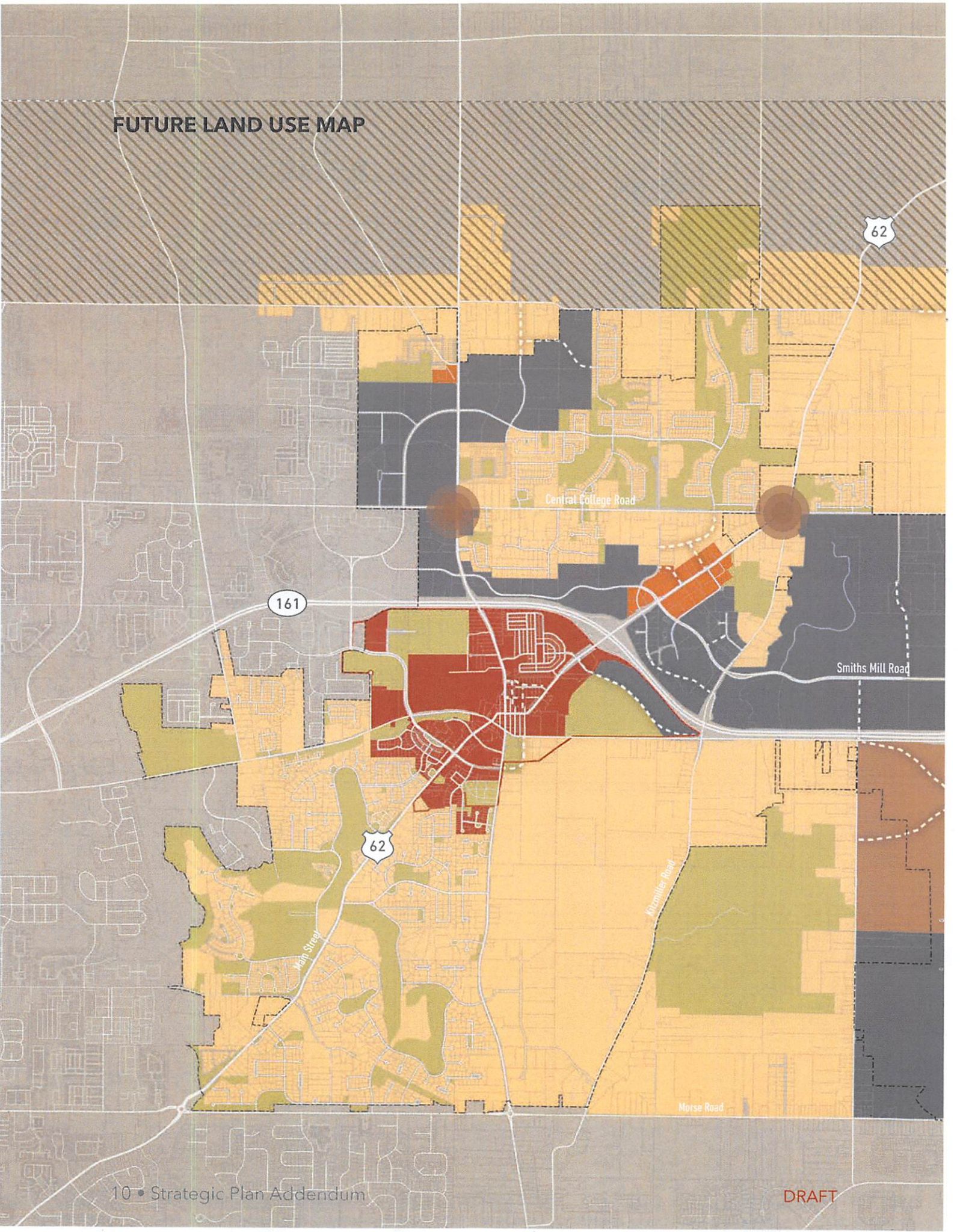
Any retail development should adhere to the high standards for architecture, site design, and landscaping in New Albany. Careful consideration should be given to the design and development of retail outside the Village Center. It should respond to the scale and design that exists in New Albany. Developments should take into account the need for automobile access, but also emphasize the importance of pedestrian access and comfort as well as other modes of transportation. The sites should have a strong street presence and include architectural and landscape features that respond to the existing New Albany character. Generally the standards for retail development in the city include:

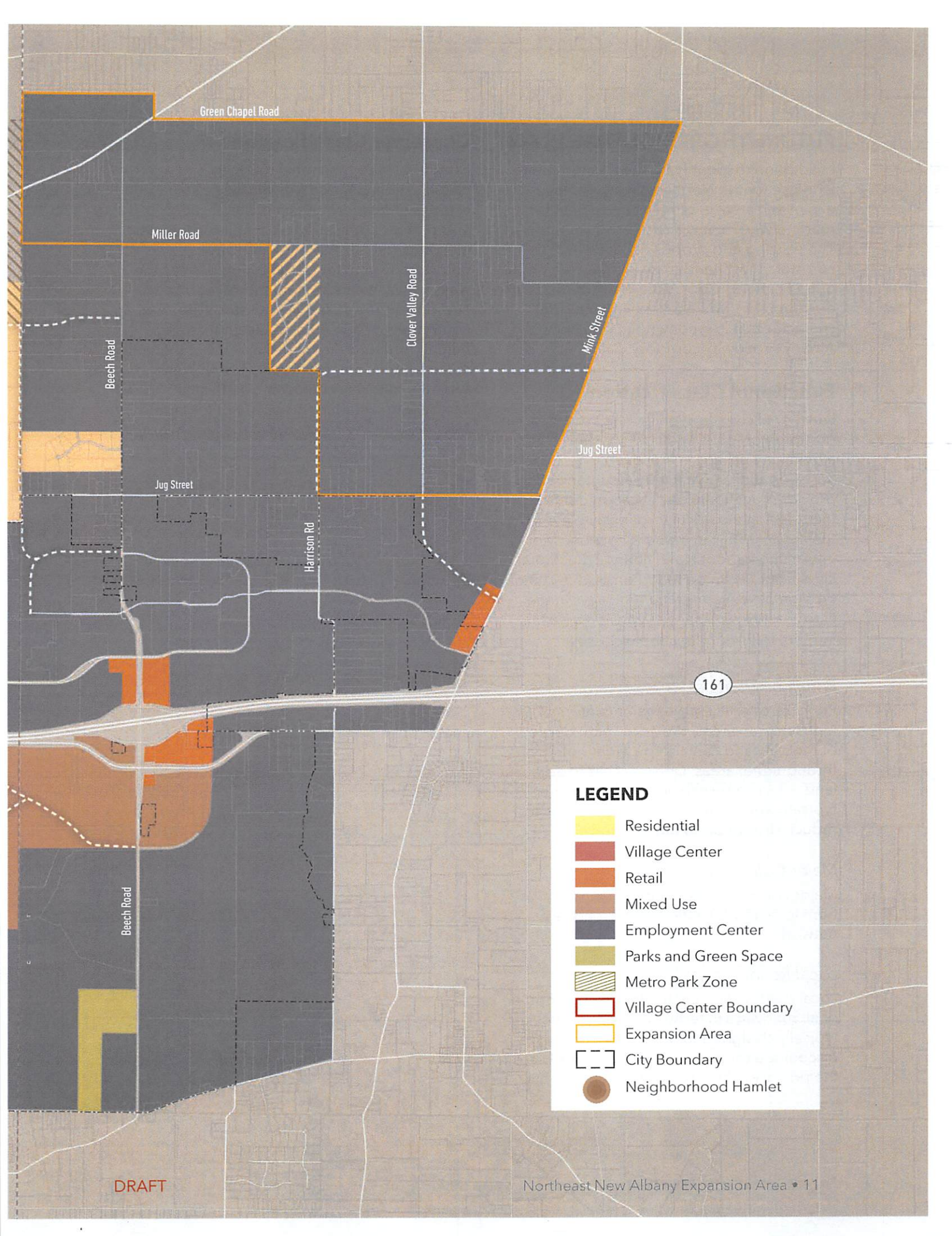
- Parking areas should promote pedestrians by including walkways and landscaping to enhance visual aspects of the development.
- Combined curb cuts and cross-access easements are encouraged
- Curb cuts on primary streets should be minimized and well organized connections should be created within and between all retail establishments.
- Combined curb cuts and cross-access easements between parking areas are preferred between individual buildings.
- Retail building entrances should connect with pedestrian network and promote connectivity through the site.
- Integrate outdoor spaces for food related businesses.



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FUTURE LAND USE MAP





LEGEND

- Residential
- Village Center
- Retail
- Mixed Use
- Employment Center
- Parks and Green Space
- Metro Park Zone
- Village Center Boundary
- Expansion Area
- City Boundary
- Neighborhood Hamlet

FUTURE THOROUGHFARE PLAN

In addition to identifying the desired future land use for the Northeast New Albany expansion area, it is important to plan for a road network that will support development. The existing and proposed roadway corridors must handle the increased amount of traffic that will be created by future development, while preserving the rural character that is synonymous with New Albany's roadway corridors.

Functional Classification

Functional classification involves the grouping of roads and highways in a hierarchy based on the level of transportation service they are intended to provide. Functional classification defines the role that a particular roadway plays in the flow of traffic in a whole network. More information about New Albany's functional classification can be found on p. 102-103 of *Engage New Albany*. The roadways in the Northeast New Albany expansion area fall into the following functional classes:

Principal Arterials

Principal arterials serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas. Direct access to adjacent land uses can be served directly but are typically spaced at significant distances to reduce disruption to through travel.

Major Collectors

Major collectors gather and channel traffic from local roads to the arterial roadway network.

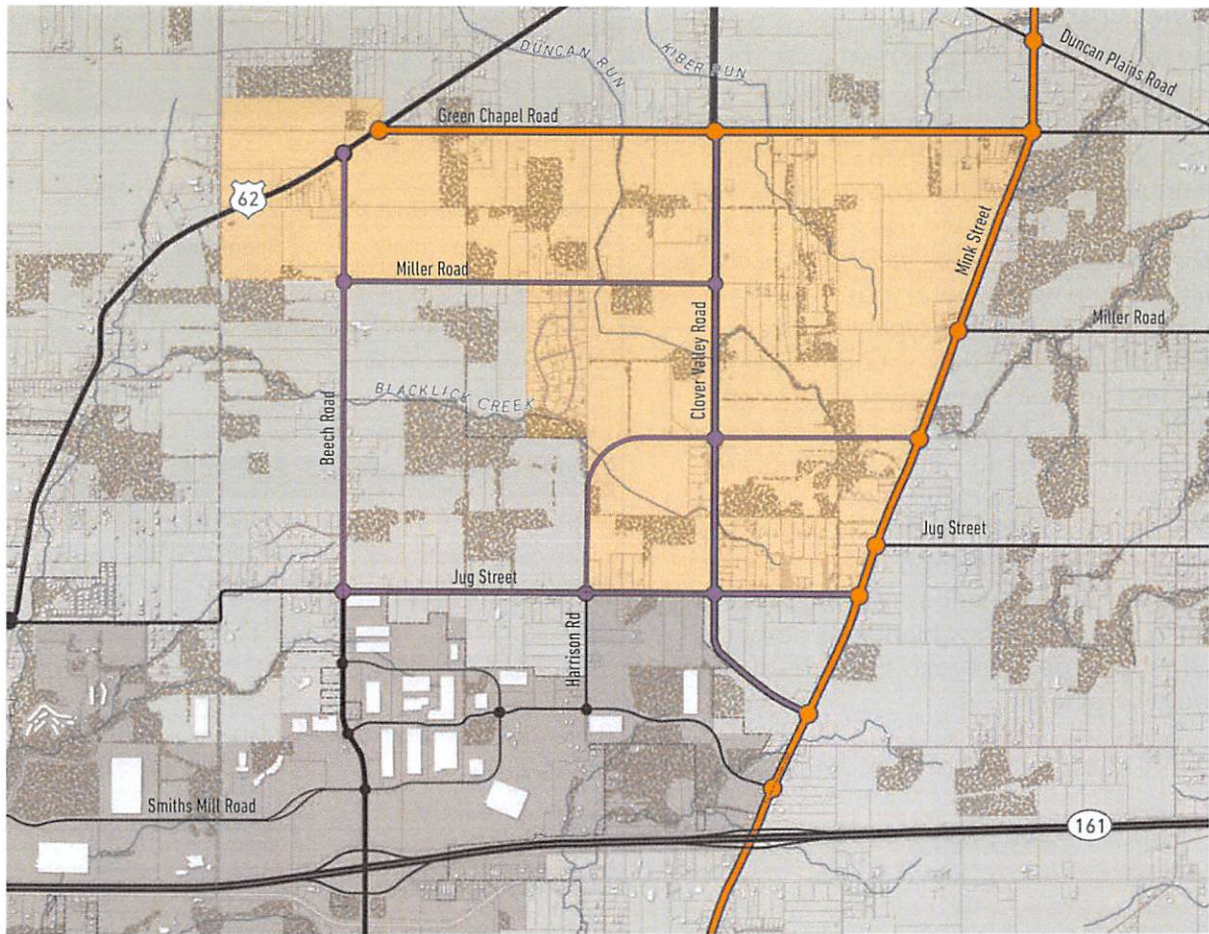
Local Roads

Local roads represent the largest percentage of all roadways in terms of mileage. They are typically designed for lower speeds and to discourage through traffic, and typically are the primary access to local developments.

Character Classification

In addition to a functional roadway classification, *Engage New Albany* also established a more detailed classification and precise application of defining character elements of New Albany's roadway corridors. Character classification defines the ways in which existing and future roadway corridors in the strategic plan study area can contribute to New Albany's aesthetics and help to further define the character of the community. More information about New Albany's roadway character classification can be found starting on p. 104 of *Engage New Albany*. The roadways in the Northeast New Albany expansion area are classified as either Business Park or Business Park Transitional, which are explained in further detail on the following pages.

Functional Classification Map



Legend

- Principal Arterial
- Major Collector
- Buildings
- Northeast New Albany Expansion Area
- Tree Cover

Business Park

New Albany's Business Park extends from west to east across the city, with more recent expansion south of SR 161 along the Beech Road corridor. With the anticipated continued growth of the Business Park and employment-based land uses, new roadways with this character classification will likely be built over the next several years.

Business Park roadways typically have employment-based uses on both sides of the street and carry employee, truck, and delivery traffic. These two- to four-lane roads have curbs, decorative street lighting, and should have leisure trails on both sides of the road. Most of the landscape is turf grass and trees, with natural tree stands preserved where practical. Parking is not fully screened from view but includes plantings. Setbacks along these roads beyond the right-of-way should be at least 50'.

Business Park Roadway Characteristics

Street Pavement

Drive Lane Width	11' (12' outside lanes)
Turn Lane Width	11'-12'
Total Number of Drive Lanes	2-4*
On-Street Bike Facility	Shared Road
On-Street Parking	No
Access Management Priority	Medium
Transit Accommodations	Yes
Pavement Edge	Curb
Total Pavement Width	35'-69'

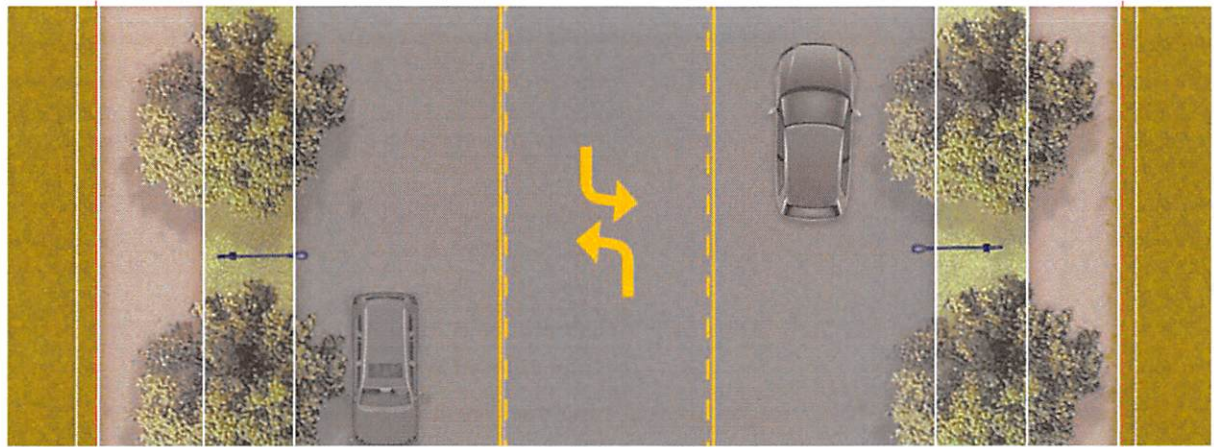
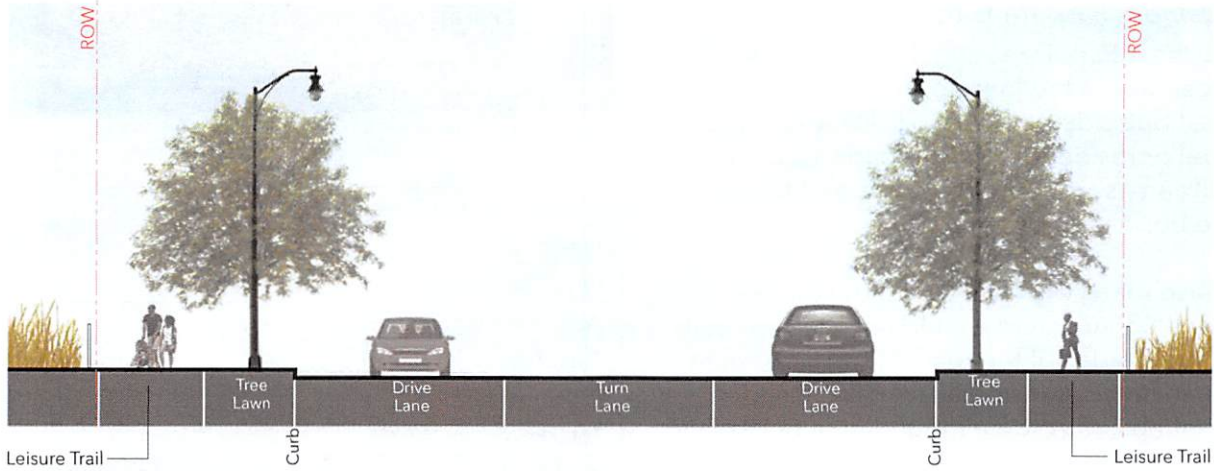
Streetscape/Amenities

Trail/Sidewalk Width	8' trail min. on both sides of street**
Trail/Sidewalk Material	Asphalt
Amenity Zone	Tree lawn
Amenity Zone Width	8'-15'
Streetlights	Yes
Underground Utility Priority	Medium
Tree Spacing	30' on center
Right-of-Way Fence	Yes
Setbacks Beyond ROW	50' min.
Total Right-of-Way	67'-115'

* This does not include turn lanes and medians.

** Leisure trail required on both sides of the street unless the street abuts SR 161 right-of-way.

Business Park Roadway Sections



Business Park Transitional

Business Park Transitional roadways are those where the long-term condition on at least one side of the road is likely to remain rural or residential. These roads, however, do still carry some through-traffic and traffic for the business park.

These roads will have curbs, decorative street lighting, and should have leisure trails on both sides of the road, along with white horse fence and significant naturalized plantings, with some mounding if necessary. Any parking areas should be properly screened.

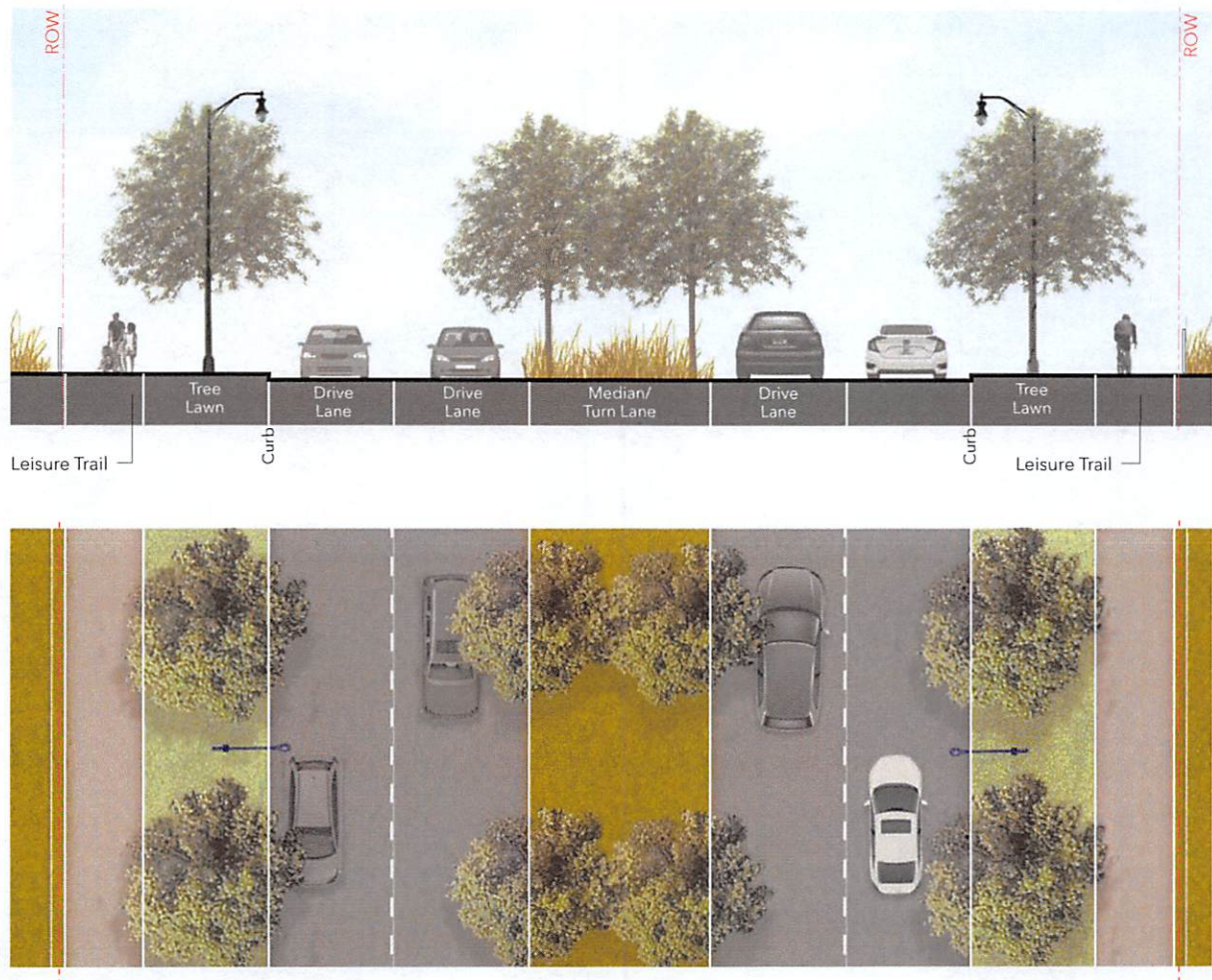
Business Park Transitional Roadway Characteristics

Street Pavement	
Drive Lane Width	11' (12' outside lanes)
Turn Lane Width	11'
Total Number of Drive Lanes	2-4*
On-Street Bike Facility	Shared road
On-Street Parking	No
Access Management Priority	High
Transit Accommodations	Yes
Pavement Edge	Swale
Total Pavement Width	24'-58'
Streetscape/Amenities	
Trail/Sidewalk Width	8' trail min. on both sides of street**
Trail/Sidewalk Material	Asphalt
Amenity Zone	Natural buffer
Amenity Zone Width	15'-20' min.
Streetlights	Yes
Underground Utility Priority	Medium
Tree Spacing	30', irregular spacing
Right-of-Way Fence	Yes
Setbacks Beyond ROW	100'
Total Right-of-Way	70'-114'

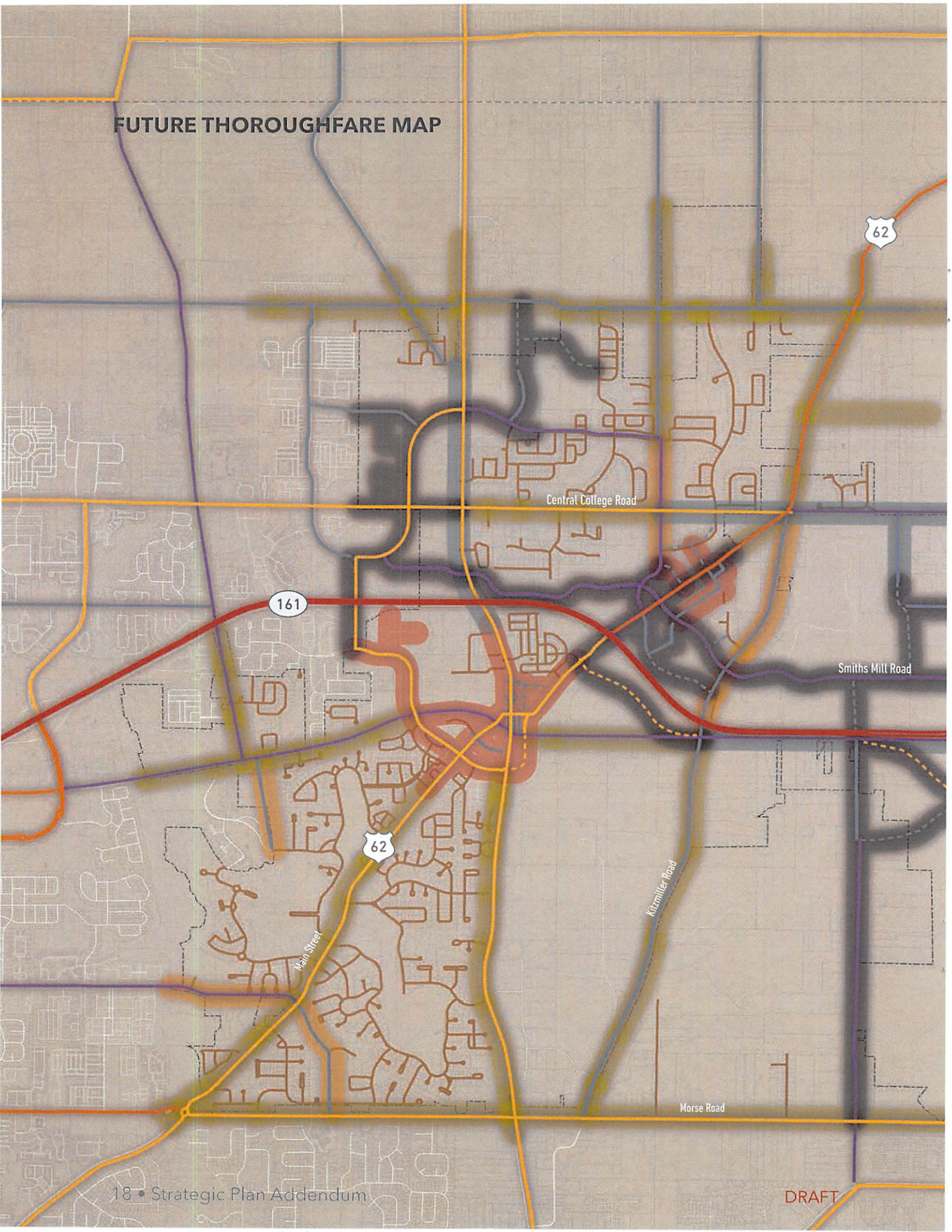
* This does not include turn lanes and medians.

** Leisure trail required on both sides of the street unless the street abuts SR 161 right-of-way.

Business Park Transitional Roadway Sections



FUTURE THOROUGHFARE MAP





LEGEND

Character Classification

- Business Park
- Business Park Transitional
- Commercial Center
- Village Center
- Village Traditional
- Rural
- Neighborhood

- Expansion Area
- City Boundary

Functional Classification

- Freeway
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Road
- Proposed Roadway

Note: This map is for planning purposes only. The roadway alignments on this map are not final and further study is needed to determine the exact alignment for new roadways.

NATURAL FEATURES

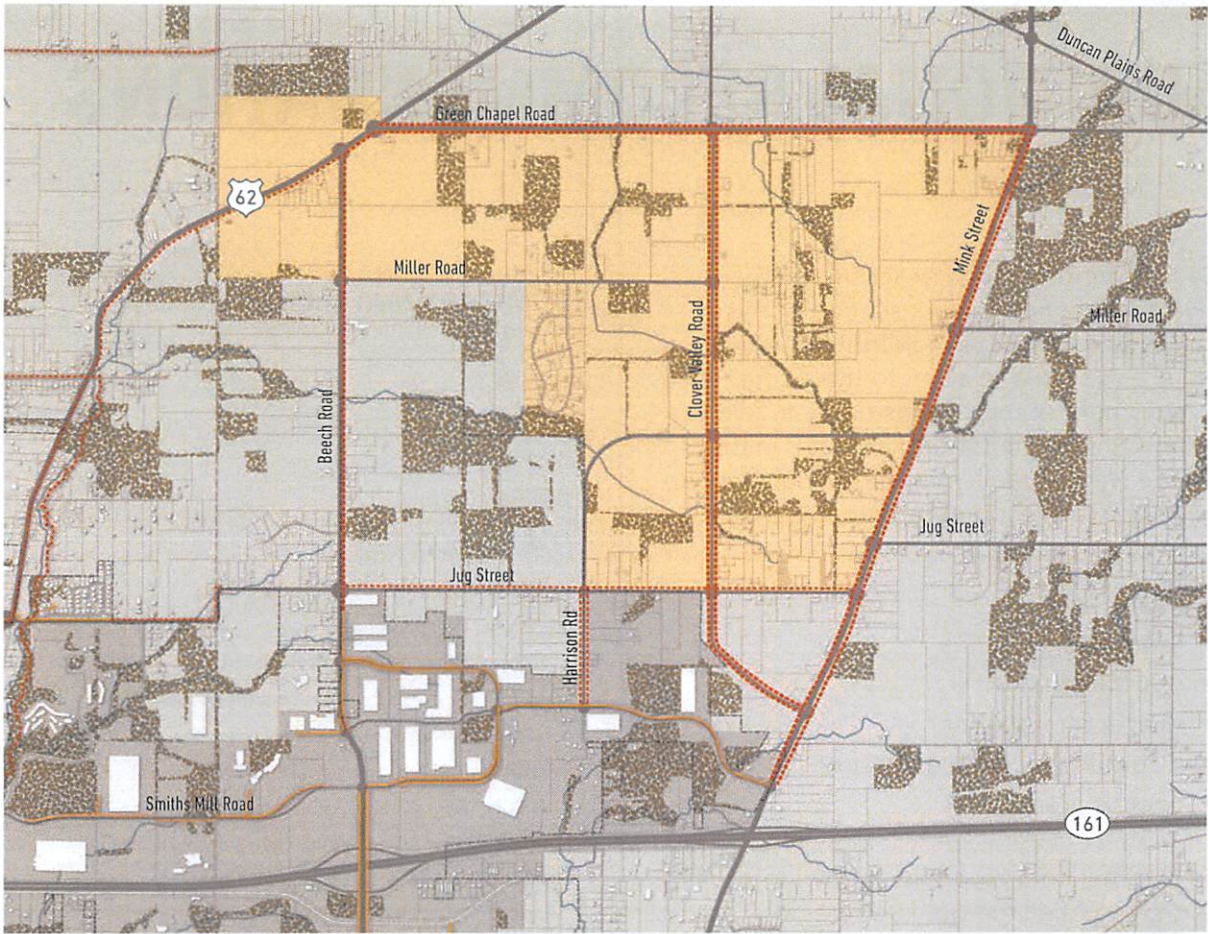
The Northeast New Albany expansion area is predominantly agricultural fields, but does contain some tributaries and tree stands. The tributaries on site include Blacklick Creek, Duncan Run, and Kiber Run. The preservation of these natural features can serve as an organizing green space for the orientation and layout of future development sites in this area. These features can also serve as unique amenities for employees in the International Business Park. By introducing leisure trails and paths through the Northeast New Albany expansion area, with a focus on connections to and within the natural areas, will allow employees to enjoy the unique character of this area.

LEISURE TRAILS & BIKE FACILITIES

As development occurs in this area, bike and pedestrian facilities should be incorporated through both on-street and off-street facilities. Leisure trails with a minimum width of 8' should be included along Green Chapel Road, Mink Street, Jug Street, and the northern portion of Beech Road. Additionally, leisure trails on Harrison Road would serve as an important connector between existing leisure trails in the International Business Park to the Northeast New Albany expansion area.

On-street bike facilities are recommended for the streets in the expansion area. For all roadway character classes, shared road markings and signs are recommended to match the designations found in the *Bike New Albany Plan*.





Legend

-  Buildings
-  Northeast New Albany Expansion Area
-  Tree Cover
-  Roadway
-  Existing Leisure Trail
-  Future Leisure Trail

ADDITIONAL RECOMMENDATIONS

The recommendations described in the Development Framework section of this plan addendum were highlighted because they are the most relevant to the future development of the expansion area. All the recommendations starting on p. 40 in the *Engage New Albany Strategic Plan*, however, still apply. The recommendations are organized into six topic areas:

- Land use;
- Mobility;
- Sustainability;
- Parks & recreation;
- Community wellbeing; and
- Focus areas

The summary matrix on the following pages is a catalog of all the goals, strategies, and objectives introduced in the Engage New Albany plan. To the right of each recommendation is the expected timeframe and potential partners for each objective. The timeframe is labeled as near-term if it is a recommendation that can be implemented over the next five years or less. These near-term recommendations may also be necessary to implement early on in order to enable other recommendations. The timeframe is labeled as medium-term if a recommendation will be implemented in 5-10 years. The timeframe is labeled long-term if an action will take longer than 10 years to implement but is a recommendation that has an ending point. Finally, the timeframe is labeled ongoing if it is a policy that is continually implemented and will never be fully completed. A key of acronyms for the potential partners is also included to the right.

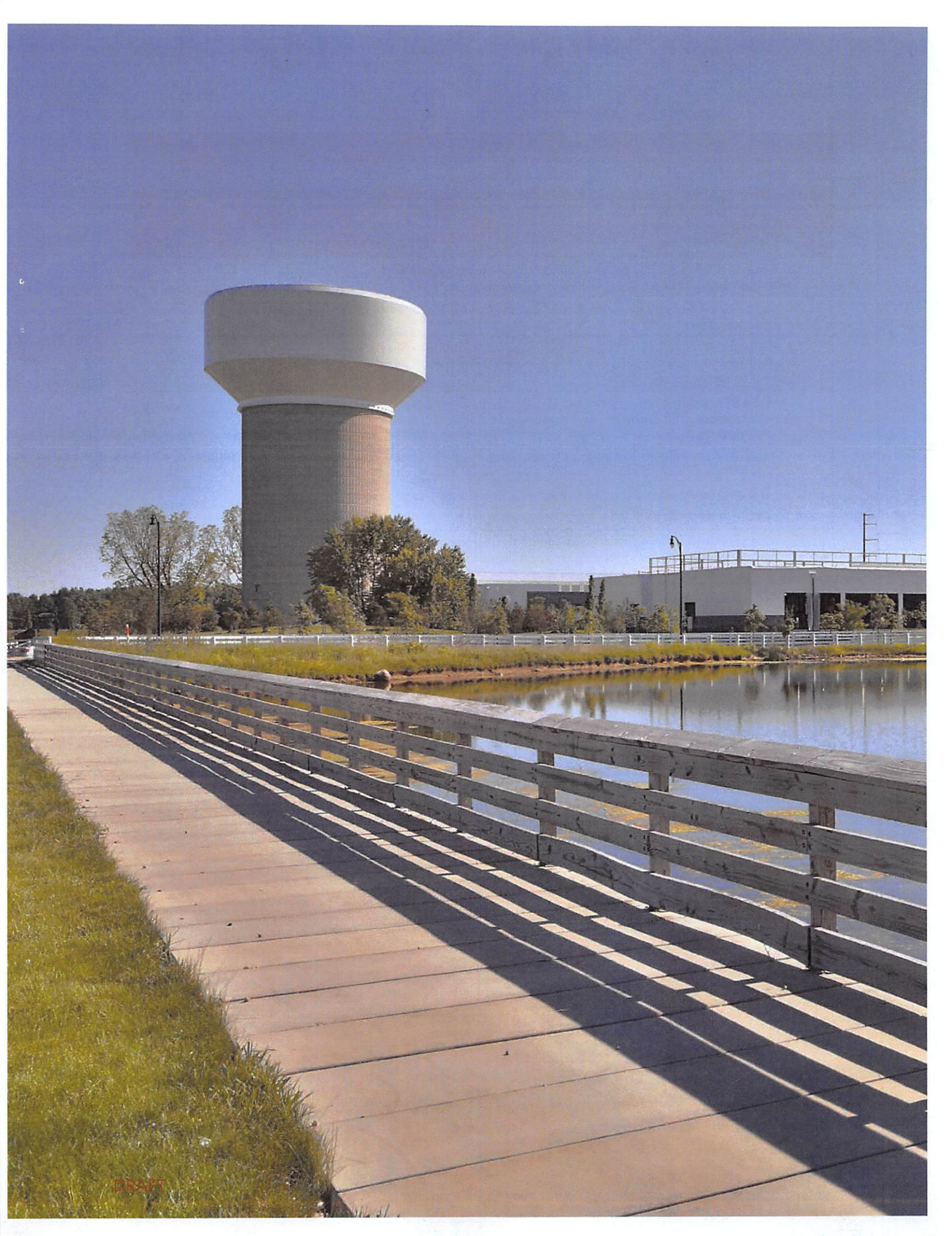
SUMMARY MATRIX KEY

TIMELINE

- Near-term (<5 yrs)
- Medium-term (5-10 yrs)
- Long-term (10+ yrs)
- Ongoing

POTENTIAL PARTNERS

COTA	Central Ohio Transit Authority
HNA	Healthy New Albany
HOAs	Homeowners' Associations
JPD	New Albany-Plain Local Joint Parks District
LCATS	Licking Co. Area Transit Services
MORPC	Mid-Ohio Regional Planning Commission
NACF	New Albany Community Foundation
NAPLSD	New Albany-Plain Local School District
ODNR	Ohio Dept. of Natural Resources
ODOT	Ohio Dept. of Transportation
ODSA	Ohio Development Services Agency
OPWC	Ohio Public Works Commission



DRAFT



















L. LAND USE

Goal: Balance land uses within New Albany to achieve the city's vision.

	RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
L1. Balance residential, employment, and retail growth.			
a.	Continue to implement city policies related to balancing growth and annexation with needed revenues and necessary services.	▬	
b.	Maintain a ratio of city residents to employees of about 1:1.5 as the city continues to grow.	▬	
c.	Seek sources of revenue and cooperative financing solutions to offset costs of future capital improvements and to ensure new development pays its fair share of growth impacts.	▬	ODOT, OPWC, ODSA
d.	Allow the transfer of residential density in order to maintain a gross residential density across the city of 1 dwelling unit per acre.	▬	Developers
e.	Maintain land development intensities sensitive to both the capacity of the transportation network and established land use policies.	▬	Developers
f.	Follow the recommendations of the Western Licking County Accord with annexation and development in this area.	▬	City of Johnstown, Jersey Township, Licking County
g.	Encourage walkable, mixed-use development as designated in this Plan to allow people to live, work, shop, learn and play in close proximity while minimizing conflicts between land uses.	▬	
h.	Align land use policies, infrastructure implementation, and community facility investments to maximize efficiency and public benefit.	▬	Franklin Co. Licking Co., City of Columbus
i.	Support the school district in a fiscally responsible manner to ensure that it maintains its successful school system.	▬	NAPLSD, JMLSD
L2. Encourage a broader range of housing option for all life stages to facilitate aging-in-place within the community while preserving the desirability of New Albany's existing neighborhoods.			
a.	Support the creation of additional "cluster" neighborhoods like Ashton, Keswick, and Ealy Crossing.	▬	Developers
b.	Encourage senior and young professional housing types in the Village Center and other identified nodes with walkable amenities.	▬	Developers
c.	Support the creation of workforce housing within New Albany's employment shed.	▬	Developers
d.	Continue to create residential development focused around community park and natural spaces.	▬	Developers
e.	Maintain the quality of life and continue to invest in the services, amenities, and placemaking that ensures residents continue to invest in and live in New Albany.	▬	








L. LAND USE

Goal: Balance land uses within New Albany to achieve the city's vision.

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
L3. Continue to support and encourage the development of dynamic employment centers in New Albany.		
a. Support mixed-use, walkable development for employment-based development.		Developers, businesses
b. Focus on employment uses for new development (office, data center, industrial, retail & service amenities).		Developers, businesses
c. Where office uses are stand alone, focus them in campuses with supporting amenities and a defined site organization.		Developers
d. Identify land for future employment uses and the necessary infrastructure to support them.		
e. Continue to invest in the city amenities, services, infrastructure, and character that attracts and retains businesses and employment uses.		
L4. Serve the needs of the residents and workers of New Albany with appropriate retail and service development.		
a. Focus retail development in the Village Center and in strategic locations across the city that serve as convenience retail.		Developers, businesses
b. Allow the integration of neighborhood-level retail that provides convenience for New Albany residents as a quality of life factor.		Developers
c. Require retail development to be neighborhood-scale in design.		Developers
d. Ensure that retail in the Village Center and proximate to residential neighborhoods is sited and designed to be walkable and designed to emphasize the pedestrian experience.		Developers
e. Encourage and support locally-serving retail.		Businesses
L5. Maintain a high standard of the built environment.		
a. Monitor regulations and make adjustments as necessary to ensure development meets the character and design expectations of the city and focus/land use areas.		
b. Emphasize focus area and corridor planning as part of the review process to ensure that development proposals fit within the context of future plans for the surrounding area.		Developers
c. Encourage green building, resiliency, and other innovative building technology that will create a more environmentally friendly and sustainable architectural environment.		Developers, property owners
d. Integrate a diversity of uses, forms, and styles of buildings, spaces, and byways that compliment and enhance the existing character of New Albany.		
e. Encourage the construction of the building typologies found in the city's Urban Center Code in the defined hamlet areas.		Developers
f. Use four-sided architecture, high quality materials, and Georgian, farmstead, or otherwise complementary-style architecture.		Developers
g. Utilize innovative and iconic architecture and design for office buildings.		Developers
h. Focus on the design details of public and semi-public spaces to create comfortable places that will facilitate congregation and conversation.		









L. LAND USE

Goal: Balance land uses within New Albany to achieve the city's vision.

	RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
L6. Invest in the supporting infrastructure of the city to continue to provide high quality services to residents and businesses.			
a.	Provide for the safe and efficient collection of stormwater and continue to maintain and improve the water quality of New Albany's tributaries.		
b.	Implement waterline and sanitary sewer extensions to growth areas consistent with the strategic plan.		
c.	Design future stormwater management facilities to blend with surrounding development as an attractive amenity and landscape feature.		
L7. Coordinate with neighboring jurisdictions and regional entities to manage the quality and intensity of growth along New Albany's periphery.			
a.	Coordinate with partner jurisdictions to determine the next evolution of the Rocky Fork Blacklick Accord.		City of Columbus, Plain Twp.
b.	Advance the Western Licking County Accord.		Jersey Twp., Village of Johnstown
c.	Coordinate and share information with the Mid-Ohio Planning Commission.		MORPC
d.	Continue to coordinate regionally on matters of land use, schools, emergency services, parks, transportation, and utilities.		Regional partners, school districts



















M. MOBILITY

Goal: Facilitate the safe and effective movement of people to and from destinations, while maintaining the community character of transportation corridors.

	RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
M1. Implement the Mobility Plan in coordination with development opportunities and capital projects to ensure that roadway and transportation improvements are coordinated as New Albany grows.			
a.	Continue to implement city policies related to maintaining adequate capital funds to improve the city's roadway network.		
b.	Follow the future land use map and land use recommendations to manage the impacts of new development on the roadway network.		Developers
c.	Evaluate new developments through the development review process to determine necessary transportation improvements, right-of-way dedication, and on-site mobility improvements.		Developers
d.	Consider proactively acquiring right-of-way (ROW) in anticipation of development projects and/or public improvements.		Property owners
e.	Continue to build roadway network improvements as part of, and funded by, the expansion of the business park.		
f.	Continue to implement a green streets policy on streets with low vehicular traffic in the Village Center and on surface parking lots throughout the community.		
g.	Complete a Village Center parking strategy plan to ensure adequate parking access and availability.		
h.	Monitor the implementation of the future land use plan, future thoroughfare plan, and mobility improvements to account for changing conditions over time and to gather timely data to facilitate decision making.		MORPC


















M. MOBILITY

Goal: Facilitate the safe and effective movement of people to and from destinations, while maintaining the community character of transportation corridors.

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
M2. Protect and enhance the character of the community's corridors.		
a. Preserve rural roadway character and narrow roadways, with a maximum desired roadway width of two to three lanes in residential corridors and four to five lanes along commercial corridors.		
b. Design roads that support New Albany's principles of design and placemaking as well as the community's vision for the future.		Developers
c. Plan for amenity zones along corridors that could include amenities like wayfinding signage, benches, trash and recycling receptacles, and lighting.		
d. Continue to implement the Village Center brick street policy.		
e. Require burial or strategic placement of all utility lines and wireless infrastructure at the time of development or in conjunction with a public works project.		Utility companies
f. Bury or move public utility boxes behind the amenity zone or behind fencing along corridors.		Public utility agencies
g. Require private utilities to be located behind buildings.		Utility companies
h. Balance the deployment of small cell facilities and associated wireless support structures with the preservation of the character of New Albany's corridors and streetscapes.		Wireless service providers
i. Create distinctive gateways and green moments at designated locations in New Albany, including SR 161 interchanges.		ODOT
M3. Use alternatives to traditional widening to increase roadway capacity for efforts to reduce peak hour congestion.		
a. Use technology to make the roadway network more efficient.		
b. Continue to interconnect all local and regional intersection signals and traffic control devices.		
c. Coordinate and consolidate vehicular access points and curb cuts in development projects onto major roadways and between other private developments.		Property owners, developers
d. Consider roundabouts first when an intersection improvement is proposed.		
M4. Maximize connectivity and safety of New Albany's roadway network.		
a. Provide multiple connections to distribute traffic throughout the roadway network.		
b. Provide cross-access easements between adjacent commercial and retail sites to minimize curb cuts along major roadways.		Property owners, developers
c. Prohibit private streets, gated communities, and discourage culs-de-sac.		Developers
d. Connect stub streets to improve connectivity and mobility between neighborhoods.		
e. Connect sidewalks or leisure trails in residential neighborhoods where they don't currently exist.		






















M. MOBILITY

Goal: Facilitate the safe and effective movement of people to and from destinations, while maintaining the community character of transportation corridors.

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
M5. Promote active mobility throughout the greater New Albany community.		
a. Facilitate development patterns and revise development regulations to support pedestrian mobility, safety, and a more positive pedestrian experience.		Developers
b. Follow complete street practices to accommodate all modes of transportation in public right-of-way.		ODOT, MORPC, COTA
c. Explore partnerships to extend leisure trails to adjacent neighborhoods, within and outside of the city		HOAs, City of Columbus, Licking Co., City of Johnstown
d. Continue to develop the Velo Loop cycle track.		
e. Continue to follow the recommendations in the adopted <i>Leisure Trails Master Plan</i> and <i>Bike New Albany Plan</i> .		
f. Develop strong trail connections to local and regional parks, open spaces, and greenways.		JPD, Metro Parks
g. Continue to improve the cycling accommodations within the city, making New Albany a bicycle-friendly community.		
M6. Encourage alternatives to single-occupant vehicles within New Albany.		
a. Designate mobility zones in strategic locations throughout the city where alternative and new mobility options are prioritized.		
b. Implement new roadway connections and/or re-alignments in mobility zones to improve community-wide traffic flow, create safe pedestrian and bike connections, and encourage alternative modes of transportation.		MORPC, Developers
c. Implement development patterns that support transit service and develop a mobility hub at the COTA Park and Ride site.		COTA, developers
d. Expand the SmartRide shuttle service to include extended routes and hours of operation.		COTA
e. Investigate how to connect residents with the Village Center via the SmartRide program.		COTA, on-demand transit services
f. Work with COTA and other transit partners to plan for expanded transit service to New Albany.		COTA, LCATS, on-demand transit services
M7. Work cooperatively with partners to advance identified and needed mobility improvements locally and regionally.		
a. Address the city's traffic problem areas through coordinated regional road improvements.		MORPC, Franklin Co., City of Columbus, Licking Co.
b. Collaborate with regional partners to plan for transportation and mobility through the Mid-Ohio Regional Planning Commission.		MORPC
c. Continue working with the school district to manage traffic and access to schools safely, effectively, and appropriately.		NAPLSD
d. Protect regional corridors, greenways, and scenic byways.		ODNR

S. SUSTAINABILITY

Goal: Define a path to the future that reinforces New Albany's commitment to ecological, social, and economic sustainability.

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
S1. Protect and improve biodiversity and water and air quality.		
a. Prioritize the preservation of existing forests, wildlife habitats, stream corridors, and wetlands.		HOAs, Metro Parks
b. Create and maintain natural corridors that link woodlands, streams, and habitats.		Ohio EPA
c. Implement native meadows and prairie restoration demonstration projects in specific areas of the city.		HOAs, property owners, Ohio EPA
d. Maintain and expand the city's urban tree canopy.		
e. Continue to implement a green streets policy on streets with low vehicular traffic in the Village Center and on surface parking lots throughout the community.		
f. Minimize impervious surfaces within developed areas of the community.		Developers
g. Reduce and work toward the discontinuation of pesticide and herbicide in areas adjacent to waterways on city grounds and encourage this more broadly throughout the community.		
h. Investigate how to encourage property owners to adopt native and low-impact landscaping practices.		HOAs, property owners
i. Continue to provide native landscape buffers along all waterways in the community.		Ohio EPA
j. Start a clean-up volunteer program to keep New Albany's waterways, parks, and streets free of waste and pollution.		
k. Control the spread of invasive plant and animal species.		
l. Encourage wetland mitigation within the school district boundary.		Developers
S2. Foster and encourage the adoption of alternative energy sources within the city.		
a. Advocate for solar energy legislation at the state level to allow for solar panels on commercial buildings.		MORPC
b. Install solar panels on public buildings where appropriate and share the energy saving information with the community.		
c. Implement a property assessed clean energy (PACE) program to encourage property owners to make energy efficient improvements to their homes and businesses.		
d. Increase the number of alternative fuel stations in the city.		
e. Continue to expand the city's alternative fuel and electric vehicle fleet.		
f. Work to provide more convenient and sustainable renewable energy supply choices to the New Albany community.		Green Energy Ohio, AEP
g. Promote the use of solar panels and geothermal systems and adjust the city regulations to appropriately permit them within the community.		Green Energy Ohio
h. Maintain a list of approved solar and geothermal installers for the city.		MORPC
i. Consider providing solar powered carports over parking lots and parking garages.		

















S. SUSTAINABILITY

Goal: Define a path to the future that reinforces New Albany's commitment to ecological, social, and economic sustainability.

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
S3. Continue to reduce waste through the provision of city services and the encouragement of local partners.		
a. Discourage the use of single-use plastics.	● ● ●	
b. Implement a curbside composting pilot program.	● ● ●	Composting service providers
c. Install recycling containers in the Village Center and other public spaces and encourage commercial property owners to do the same.	● ● ●	Property owners
d. Host a Community Clean-up Day several times a year to help residents properly dispose of bulky, hazardous, or sensitive materials	● ● ●	SWACO
e. Support and expand community gardens as well as local food production and sourcing.	● ● ●	
S4. Communicate to and educate the public about the sustainability initiatives in the community.		
a. Highlight the city's existing sustainability initiatives through various communication and marketing channels.	■	
b. Utilize interpretive sustainability signage on city property where appropriate.	● ● ●	
c. Create a one-stop online sustainability resource database for community members.	● ● ●	
d. Work with local partners and organizations to develop programming to educate people about incorporating sustainable practices in daily life.	● ● ●	HNA
e. Conduct school outreach on sustainability topics occurring at the local level and opportunities to participate.	● ● ●	NAPLSD
S5. Develop mechanisms for implementation and tracking progress.		
a. Create a citizen-led advisory committee to help guide the city's sustainability efforts moving forward.	● ● ●	City council
b. Complete a sustainability action plan for the city that advances the work in this section.	● ● ●	AEP
c. Conduct an annual energy benchmarking assessment for all city buildings, commercial properties, and multifamily residential properties.	● ● ●	Property owners
d. Actively support existing citizen sustainability initiatives.	■	NAPLSD
e. Strive to become a Gold Community through MORPC's Sustainable2050 program.	● ● ●	MORPC




P. PARKS & RECREATION

Goal: Enhance the quality of life and health in New Albany and connect residents with the outdoors through parks and recreation.

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
P1. Protect and improve the existing network of parks, natural open spaces, and stream corridors.		
a. Improve the quality and maintenance of existing parks.		
b. Manage and maintain city-owned forests, street trees, and natural open spaces by maintaining a tree inventory, developing re-forestation plans, and controlling invasive species.		
c. Improve the quality of city-owned natural resources, especially streams, wetlands, and other ecologically sensitive areas.		
d. Respect the integrity of historic and cultural resources as the city changes and grows.		
e. Establish and preserve critical viewsheds and vistas.		
f. Investigate methods of preserving rural character in developing areas of Licking County.		
P2. Provide for a high quality and diversified park system to meet the recreational needs and enhance the quality of life for all residents.		
a. Develop a parks framework plan for the city.		
b. Perform a watershed analysis to determine the physical access to parks or natural areas for all residents.		
c. Increase the percentage of New Albany residents who are within a 10-minute walk from a park.		
d. Create a park system in which each park satisfies the needs of a variety of user groups with a range of active and passive recreation options.		JPD, Metro Parks
e. Create improved and distinctive neighborhood park playgrounds and provide a local park in every neighborhood.		HOAs
f. Use the development process to ensure adequate open space and parkland dedication for all new residential development and to conserve critical natural resources within commercial development sites.		Developers
P3. Engage with partners to create a regional park, open space, and trail system that benefits New Albany residents and businesses.		
a. Continue to partner with the New Albany-Plain Local Joint Parks District to identify the needs of, and provide for, the greater park, recreational, and sports programming needs of the community.		JPD
b. Continue shared efforts with other municipalities and organizations to protect open spaces and provide regional trail connections.		City of Columbus, City of Gahanna, Metro Parks,
c. Evaluate potential open space and parkland acquisitions that would protect key natural resources and provide green buffer zones near development.		
d. Continue to form a greenbelt around the city to enhance the natural environment and define the edge of the community.		

P. PARKS & RECREATION

Goal: Enhance the quality of life and health in New Albany and connect residents with the outdoors through parks and recreation.

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
P4. Create a continuous network of linear parks, paths, walks, and trails, thereby enabling the public to travel by non-motorized modes throughout the New Albany community.			
a.	Utilize stream corridors as greenway connections throughout the community and incorporate parkland along them.		
b.	Preserve setbacks along roadway corridors for green space, trees, and habitat.		
c.	Secure dedication of green corridor setbacks along roadway and stream corridors as part of the development review process.		
d.	Continue to connect parks, green spaces, and natural corridors with leisure trails.		
e.	Continue to implement an annual sidewalk/leisure trail program to complete the active transportation network.		
f.	Encourage additional and improved pedestrian and bike crossings over and under SR 161.		
P5. Create year-round recreational opportunities.			
a.	Work with partners to expand programming, especially free and family-friendly programming, across all parks and civic spaces.		JPD, HNA
b.	Provide activities and programming for diverse age groups, including teens and seniors.		JPD, HNA
c.	Continue to develop a central green space and destination park (Rose Run Park) to serve as the primary community gathering place.		
d.	Provide adequate recreation facilities to accommodate future needs of the community and its various demographic segments by implementing adopted parks and recreation master plans.		JPD
e.	Explore the development of an indoor field house for sports recreation all year long and assess the feasibility of different locations.		JPD
f.	Improve current and develop additional sports facilities and active park spaces.		
g.	Incorporate accessible raised garden beds in an expanded Community Garden.		HNA
h.	Consider the addition of public art in New Albany's parks and public spaces.		NACF

C. COMMUNITY WELLBEING

Goal: Foster a more healthy, supportive, livable, and inclusive New Albany for all community members.

RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
C1. Foster an inclusive and welcoming sense of community.		
a. Partner with community groups and organizations to encourage more culturally diverse community programs and events.	● ● ●	HNA, NACF, library
b. Seek and encourage diverse representation on city boards, commissions, and committees.	● ● ●	SOAR
c. Create a Diversity, Equity, and Inclusion Committee comprised of a diverse representation of residents to serve as a liaison between community members and the city and promote ongoing outreach.	● ● ●	
d. Implement cultural competency training for city employees.	● ● ●	
e. Conduct regular outreach with organizations and groups that have a focus on diversity.	■	SOAR
f. Consider the application of recommendations from the <i>Autism Planning and Design Guidelines 1.0</i> , with a focus on the Village Center and public spaces.	● ● ●	OSU Knowlton School
C2. Continue open city communication with the public.		
a. Utilize new forms of media to promote city initiatives and events.	● ● ●	
b. Promote education about current land use planning and development topics throughout the community to maintain New Albany's community of choice image.	● ● ●	NACF, schools
c. Develop a consistent communication strategy with each homeowners association (HOA) that includes notifications of nearby development applications and projects.	● ● ●	HOAs
d. Host Community Dialogues between key city leaders and the public on a regular basis.	● ● ●	City council
C3. Encourage programming to support the needs of all residents.		
a. Support and promote mental health services and awareness.	● ● ●	HNA
b. Institute mental health first aid training for all first responders and encourage other community partners to train employees.	● ● ●	NAPLSD, HNA
c. Continue to explore free and accessible programming.	● ● ●	HNA, library, McCoy Center
d. Support and promote activities for seniors, couples, families, teens, and young adults within the community.	● ● ●	HNA, library, McCoy Center
e. Work with the school district(s) to coordinate area-wide support services.	● ● ●	NAPLSD, LHSD, JMDS
C4. Support community initiatives that enhance the community's well-being and happiness.		
a. Explore the creation of a position at the City of New Albany to facilitate community relations and programming.	● ● ●	
b. Work with community organizations to develop a volunteering hub/matching service to centralize volunteer opportunities.	● ● ●	Community organizations
c. Develop a youth volunteer program to utilize young adults as volunteers at events and in parks and facilities.	● ● ●	
d. Continue to build on the Healthy New Albany initiatives and other partnerships with the community.	■	HNA
e. Support the creation of opportunities and focused efforts to meet neighbors and build community.	● ● ●	

F. FOCUS AREAS

Goal: Provide an additional level of planning detail in identified areas of expected or desired investment to help ensure the plan recommendations are realized.

	RECOMMENDATIONS	TIME FRAME	POTENTIAL PARTNERS
F1. Winding Hollow			
a.	Require this focus area to be master planned, with the expectation that any interested developers zone it as Comprehensive Planned Unit Development (CPUD) with a phased master plan.	● ● ●	Developers
b.	Preserve and center the site design around the significant open spaces, stream corridors, topography, and tree stands that currently exist on this site.	● ● ●	Developers
c.	Prioritize quality site design and architectural integrity over the exact mix of uses for this focus area.	● ● ●	Developers
d.	Extend leisure trail connections within and around this site, connecting to the larger network.	● ● ●	
e.	Extend Ganton Parkway through this area and create an internal roadway network that follows the site topography and respects the site's natural features.	● ● ●	
f.	Continue to build upon the employment and data center uses being developed along the Beech Road corridor.	■	Developers, businesses
g.	Explore opportunities for residential mixed-use to provide needed housing and retail options for the business park workforce. If residential is proposed it must be part of a comprehensive mixed-use development in order to be considered.	● ● ●	Developers
h.	Provide appropriate buffering along the Babbitt Road corridor to create visual separation between residential and commercial land uses.	● ● ●	Property owners
F2. Northwest Area			
a.	Connect this focus area to the natural features and amenities of the area.	■	
b.	Create a connected system of green space and leisure trails that extend to Rocky Fork Metro Park and Bevelhymer Park, as well as to adjacent neighborhoods.	● ● ●	Metro Parks
c.	Add leisure trails along both sides of major streets, along preserved stream corridors, and along the large utility easements.	● ● ●	
d.	Connect employees with housing and amenities that makes office sites attractive and competitive.	● ● ●	Developers
e.	Attract infill office and commercial development on the undeveloped sites adjacent to existing offices.	● ● ●	Developers
f.	Allow for pockets of neighborhood-scale retail in the focus area, if proper screening, parking, and setbacks are met to accommodate nearby residential uses.	● ● ●	Developers, property owners
g.	Explore opportunities for mixed-use development around the Central College Road and New-Albany Condit Road intersection.	● ● ●	Developers, property owners
F3. Ganton			
a.	Create a compelling, high-quality office development along the frontage of SR 161.	● ● ●	Developers
b.	Create a new public road, Ganton Parkway, to create development sites in this focus area.	● ● ●	
c.	Ensure that the office site development contributes to the proposed mobility zone, including transit-friendly placement of the building along Ganton Parkway.	● ● ●	Developers

F. FOCUS AREAS

Goal: Provide an additional level of planning detail in identified areas of expected or desired investment to help ensure the plan recommendations are realized.

RECOMMENDATIONS		TIME FRAME	POTENTIAL PARTNERS
d.	Preserve and create a linear greenway along the Rose Run stream corridor through the site, complete with leisure trail connections.	● ● ●	
e.	Continue to pursue the creation of the Velo Loop along the southern border of this focus area.	● ● ●	
f.	Create strong connections to the Village Center for pedestrians and cyclists.	● ● ●	
F4. Zarley			
a.	Improve the streetscape throughout this focus area through the addition of curb, white horse fence, paved leisure trails, street trees, and street lighting.	● ● ●	
b.	Preserve the existing wetlands, tree stands, and other significant natural features that are located in this focus area	■	
c.	Extend Forest Drive through the site to Kitzmiller Road to better connect the roadway network in this area and create potential development sites.	● ● ●	
d.	Continue to focus on light industrial, small business, and office land uses for development in this area.	■	Businesses
e.	Continue to pursue the creation of the Velo Loop that would run along the borders of this focus area (Kitzmiller Road to Smith's Mill Road).	● ● ●	
F5. Village Center			
a.	Continue to develop the Village Center as a gathering place for all ages and a focal point for the community.	■	
b.	Integrate Market Square and the historic Village Center together through thoughtful planning and development.	■	Developers
c.	Address the traffic volumes through the Village Center through targeted roadway and intersection improvements.	● ● ●	
d.	Continue working with the school district to safely, effectively, and appropriately manage traffic in the Village Center.	■	NAPLSD
e.	Expand upon the existing street network in the Village Center to better connect Market Square and the historic Village Center	● ● ●	
f.	Extend leisure trails from nearby neighborhoods to the Village Center.	● ● ●	
g.	Encourage residents and visitors to park once when in the Village Center	● ● ●	Businesses
h.	Complete a Village Center signage master plan to coordinate wayfinding, parking, and business signage.	● ● ●	Businesses
i.	Increase the number of people living and working in the Village Center through new residential and commercial development.	● ● ●	Developers
j.	Attract a small grocer or gourmet market to provide convenient access to fresh food and produce.	● ● ●	Businesses
k.	Attract casual and family-oriented dining destinations in the Village Center.	● ● ●	Businesses
l.	Promote mixed-use and retail infill development to create continuous and activated street frontage throughout the Village Center.	● ● ●	Developers
m.	Continue to focus on the Rose Run corridor as a unifying natural feature though the Village Center.	● ● ●	
n.	Create a public green space featuring regional stormwater retention ponds at the site created by the extension of Market Street.	● ● ●	Property owners

