



ORDINANCE O-17-2022

AN ORDINANCE TO ACCEPT A RIGHT OF WAY DEDICATION OF 1.168 ACRES AT 5321 HARLEM ROAD AS REQUESTED BY THE NEW ALBANY PRESBYTERIAN CHURCH

WHEREAS, the land parcel currently extends to the centerline of Harlem Road and Dublin Granville Road which have historically been served by highway easements. The property owner requests to dedicate the highway easement area to the city as public right-of-way; and

WHEREAS, the city will be the recipient (grantee) of the right of way dedication of 1.168 acres; and

WHEREAS, the city engineer has reviewed the right of way dedication and has commented this dedication is appropriate; and

WHEREAS, the city will benefit from this dedication of right of way.

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

Section 1. The city manager is hereby authorized to accept a right of way dedication of 1.168 as depicted on 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.

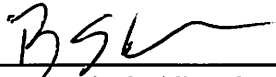
CERTIFIED AS ADOPTED this 7 day of June, 2022.

Attest:


Sloan T. Spalding
Mayor


Jennifer H. Mason
Clerk of Council

Approved as to form:



Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 05/06/2022

Introduced: 05/17/2022

Revised:

Adopted: 06/07/2022

Effective: 07/07/2022



Evans, Mechwart, Hamilton & Tilton, Inc.
 Engineers • Surveyors • Planners • Architects
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.778.4332 Tel Fax: 614.778.3469
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SURVEY OF ACREAGE PARCEL **FARM LOT 8, QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 16** **UNITED STATES MILITARY DISTRICT** **CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO**

Date: February 28, 2022

Scale: 1" = 80'

Job No: 2018-1258

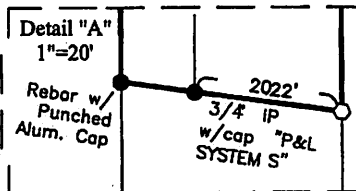
Sheet No: 1 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S08°22'45"E	2.10'
L2	S83°05'18"W	5.83'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	0°59'26"	5779.58'	99.91'	S84°33'41"W	99.91'
C2	0°22'49"	14141.83'	93.83'	S84°51'59"W	93.83'
C3	0°25'42"	14141.83'	105.72'	S83°43'31"W	105.71'
C4	1°30'42"	14191.83'	374.42'	N84°18'03"E	374.40'
C5	1°17'42"	5729.58'	129.50'	N84°24'33"E	129.50'
C6	0°30'15"	14191.83'	124.91'	S83°47'50"W	124.90'

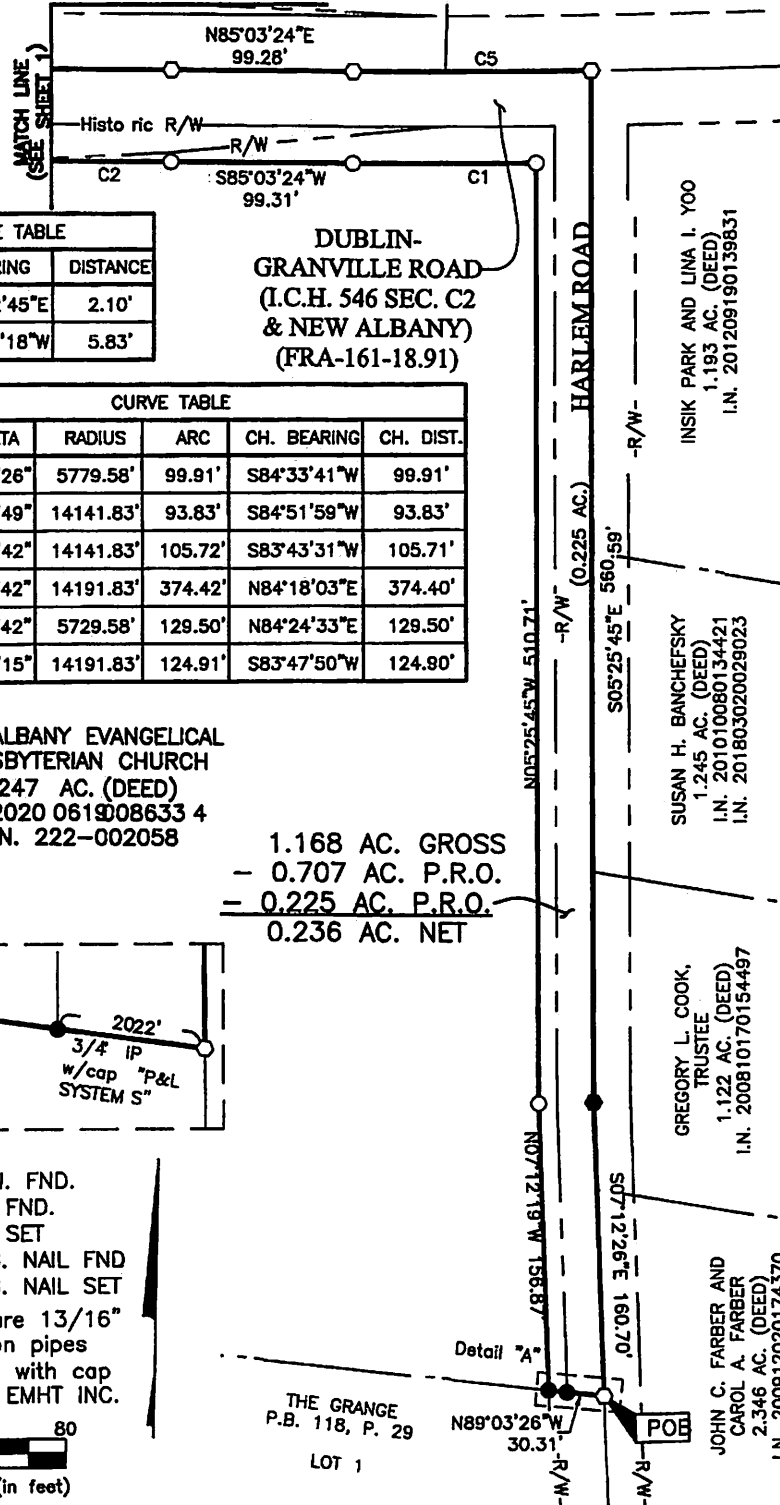
NEW ALBANY EVANGELICAL
 PRESBYTERIAN CHURCH
 13247 AC. (DEED)
 I.N. 2020 061908633 4
 P.N. 222-002058

1.168 AC. GROSS
 - 0.707 AC. P.R.O.
 - 0.225 AC. P.R.O.
 0.236 AC. NET



- = MON. FND.
 - = I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND
 - = MAG. NAIL SET
- I.P. Set are 13/16"
 I.D. iron pipes
 30" long with cap
 inscribed EMHT INC.

0 80
 SCALE (in feet)





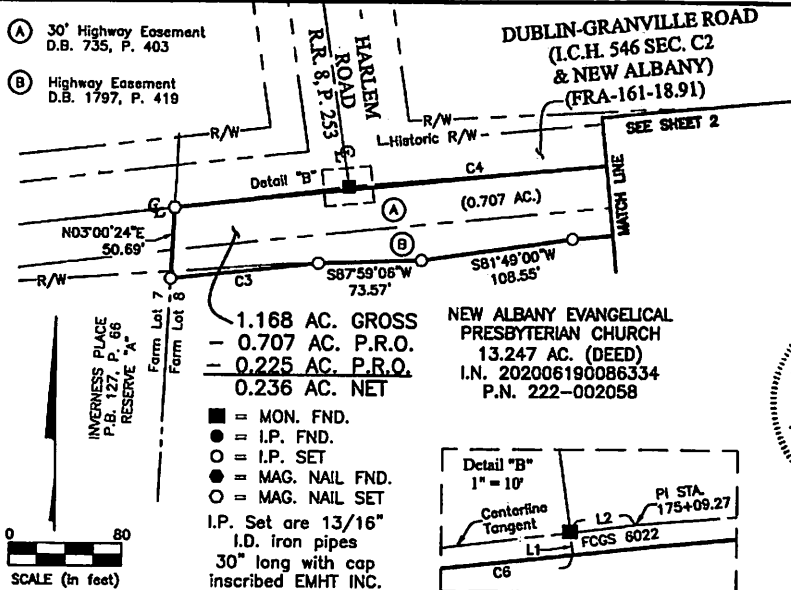
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SURVEY OF ACREAGE PARCEL

FARM LOT 8, QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY DISTRICT
CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 28, 2022
Scale: 1" = 80'
Job No: 2018-1258
Sheet No: 2 of 2

- (A) 30' Highway Easement
D.B. 735, P. 403
(B) Highway Easement
D.B. 1797, P. 419



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 78, FCGS 8815, FCGS 8814, FCGS 8813, FCGS 6624 RESET and FCGS 6675. The portion of the centerline of Dublin-Granville Road, having a bearing of South 83° 05' 18" West and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



By Heather L. King
Heather L. King
Professional Surveyor No. 8307
hking@emht.com

3/1/22
Date

1.168 ACRES

Situated in the State of Ohio, County of Franklin, City of New Albany, lying in Farm Lot 8, Quarter Township 3, Township 2, Range 16, United States Military District, being part of that 13.247 acre tract conveyed to New Albany Evangelical Presbyterian Church by deed of record in Instrument Number 202006190086334, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at a magnetic nail set in the centerline of Harlem Road, at the northeasterly corner of that subdivision entitled "The Grange", of record in Plat Book 118, Page 29;

Thence North $89^{\circ} 03' 26''$ West, with a line common to said 13.247 acre tract and said "The Grange", partially across said Harlem Road, (passing a $\frac{3}{4}$ inch iron pipe capped "P&L Systems" found at 20.22 feet) a total distance of 30.31 feet to an iron rebar with punched aluminum cap found at the northwesterly corner of Lot 1 of said "The Grange";

Thence across said 13.247 acres tract, the following courses and distances:

North $07^{\circ} 12' 19''$ West, a distance of 156.87 feet to an iron pin set;

North $05^{\circ} 25' 45''$ West, a distance of 510.71 feet to an iron pin set on the arc of a curve;

with the arc of a curve to the right, having a central angle of $00^{\circ} 59' 26''$, a radius of 5779.58 feet, an arc length of 99.91 feet, a chord bearing of South $84^{\circ} 33' 41''$ West and chord distance of 99.91 feet to an iron pin set at a point of tangency;

South $85^{\circ} 03' 24''$ West, a distance of 99.31 feet to an iron pin set at a point of curvature;

with the arc of a curve to the left, having a central angle of $00^{\circ} 22' 49''$, a radius of 14141.83 feet, an arc length of 93.83 feet, a chord bearing of South $84^{\circ} 51' 59''$ West and chord distance of 93.83 feet to an iron pin set on the existing southerly right-of-way line of Dublin-Granville Road, as defined by a highway easement of record in Deed Book 1797, Page 419;

South $81^{\circ} 49' 00''$ West, with said southerly right-of-way line, a distance of 108.55 feet to an iron pin set;

South $87^{\circ} 59' 06''$ West, with said southerly right-of-way line, a distance of 73.57 feet to an iron pin set on the arc of a curve; and

with the arc of a curve to the left, having a central angle of $00^{\circ} 25' 42''$, a radius of 14141.83 feet, an arc length of 105.72 feet, a chord bearing of South $83^{\circ} 43' 31''$ West and chord distance of 105.71 feet to an iron pin set in the westerly line of said 13.247 acre tract, the easterly line of Reserve "A" of "Inverness Place", of record in Plat Book 127, Page 66, being the line common to said Lot 8 and Lot 7 of said Quarter Township 3;

Thence North $03^{\circ} 00' 24''$ East, with the common line to said 13.247 acre tract and Reserve "A", with said Farm Lot line, and partially across the right-of-way of said Dublin-Granville Road (I.C.H. 546 Section C2 & New Albany) (FRA-161-18.91), a distance of 50.69 feet to a magnetic nail set on the arc of a curve in the centerline of said Dublin-Granville Road;

Thence with the centerline of said Dublin-Granville Road, the northerly line of said 13.247 acre tract, following courses and distances:

with the arc of a curve to the right, (passing at a central angle of $00^{\circ} 30' 15''$, a radius of 14191.83 feet, an arc length of 124.91 feet, a chord bearing of North $83^{\circ} 47' 50''$ East and chord distance of 124.90 feet the intersection of the centerline of said Dublin-Granville Road with Harlem Road, of record in Road Record 8, Page 253, said centerline intersection being South $08^{\circ} 22' 45''$ East, a distance of 2.10 feet from Franklin County Geodetic Survey monument number 6022, said monument also being South $83^{\circ} 05' 18''$ West, a distance of 5.83 feet from P.I. Sta. 175+09.27 of said FRA-161-18.91) having a central angle of $01^{\circ} 30' 42''$, a radius of 14191.83

1.168 ACRES

-2-

feet, an arc length of 374.40 feet, a chord bearing of North 84° 18' 03" East and chord distance of 374.39 feet to a magnetic nail set at a point of tangency;

North 85° 03' 24" East, a distance of 99.28 feet to a magnetic nail set at a point of curvature; and

with the arc of a curve to the left, having a central angle of 01° 17' 42", a radius of 5729.58 feet, an arc length of 129.50 feet, a chord bearing of North 84° 24' 33" East and chord distance of 129.50 feet to a magnetic nail set at the centerline intersection of said Dublin-Granville Road and Harlem Road, being the northeasterly corner of said 13.247 acre tract;

Thence South 05° 25' 45" East, with the centerline of said Harlem Road, the easterly line of said 13.247 acre tract, a distance of 560.59 feet to a magnetic nail found;

Thence South 07° 12' 26" East, continuing with said centerline, said easterly line, a distance of 160.70 feet to the POINT OF BEGINNING, containing 1.168 acres, more or less, of which 0.707 acre is within the present right-of-way occupied of said Dublin-Granville Road and 0.225 acre is within the present right-of-way occupied of said Harlem Road.

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

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

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 78, FCGS 8815, FCGS 8814, FCGS 8813, FCGS 6624 RESET and FCGS 6675. The portion of the centerline of Dublin-Granville Road, having a bearing of South 83° 05' 18" West and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

This description is based on documents of record, prior plats of survey and observed evidence located by an actual field survey.

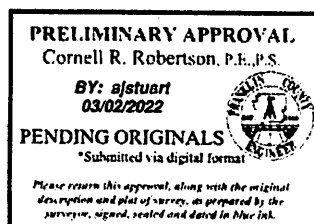


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

3/2/22
Date

HLK: td
1_168 ac 20191324-VS-BNDY-RWAY-01.doc





ORDINANCE O-18-2022

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 141.8+/- ACRES OF LAND GENERALLY LOCATED SOUTH OF JUG STREET, WEST OF MINK STREET, AND NORTH OF INNOVATION CAMPUS WAY, FROM AGRICULTURAL (AG) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS THE "MINK STREET WEST ZONING DISTRICT" AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL, ESQ.

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

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

WHEREAS, pursuant to the application by MBJ Holdings LLC, c/o Aaron Underhill, Esq., the Planning Commission has 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 141.8+/- acre site within Licking County, generally located south of Jug Street, west of Mink Street and north of Innovation Campus Way, from its current zoning of Agricultural (AG) to Limited General Employment (L-GE).
- B. The zoning district's limitation text and boundary map are hereby attached and marked Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of 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.

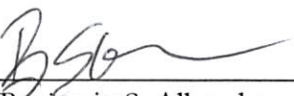
CERTIFIED AS ADOPTED this 7 day of June, 2022.

Attest:


Sloan T. Spalding
Mayor


Jennifer H. Mason
Clerk of Council

Approved as to form:


Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 05/06/2022

Introduced: 05/17/2022

Revised:

Adopted: 06/07/2022

Effective: 07/07/2022

MINK STREET WEST ZONING DISTRICT

LIMITATION (L-GE) TEXT

April 6, 2022

The Mink Street West Zoning District (hereinafter, the “Zoning District”) consists of 141.8+/- acres located to the west of and adjacent to Mink Street, to the south of and adjacent to Jug Street, and generally to the north of Innovation Campus Way. This rezoning serves to extend the same or similar zoning and development standards to this site as currently apply to much of the developed and undeveloped land in its general vicinity.

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

II. Permitted Uses: The permitted and conditional uses contained and described in the Codified Ordinances of the City of New Albany, GE, General Employment District, Sections 1153.02 and 1153.03, provided that conditional uses are approved in accordance with Chapter 1115, Conditional Uses. The following uses from these code sections shall be prohibited:

- A. Industrial product sales (See Section 1153.03(a)(1));
- B. Industrial service (See Section 1153.03(a)(2));
- C. Mini-warehouses (See Section 1153.03(a)(4)(c)). For purposes of clarification, this prohibition only applies to such facilities that are made available for rental to the general public;
- D. Personal service (See Section 1153.03(b)(2)) and retail product sales and service (See Section 1153.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in this Zoning District;
- E. Vehicle services (See Section 1153.03(b)(4));
- F. Radio/television broadcast facilities (See Section 1153.03(c)(1));
- G. Sexually-oriented businesses (See Section 1153.03(c)(3)); and
- H. Off-premises signs (See Section 1153.03(c)(2)).

III. Lot and Setback Commitments:

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

B. Setbacks:

- 1. Mink Street: There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from Mink Street right-of-way.
- 2. Jug Street: There shall be a minimum There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from Mink Street right-of-way.
- 3. New Public Street. There shall be a minimum pavement setback of 25 feet and a minimum building setback of 50 feet from the new public street that is referenced in this text and recommended by the Engage New Albany strategic plan.

4. Perimeter Boundaries: There shall be a minimum pavement and building setback of 25 feet from all perimeter boundaries for which another setback requirement is not provided in this text, except that the minimum pavement and building setback shall be 50 feet from any such perimeter boundary that is adjacent to property where residential uses are permitted.

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

IV. Architectural Standards:

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

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

C. Building Design:

1. Building designs shall not mix architectural elements or ornamentation from different styles.

2. Buildings shall be required to employ a comparable use of materials on all elevations.

3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.

6. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.

7. All elevations of a building that are visible from a public right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser visual character than any other.

6. Use of elements such as shutters, cupolas, dormers, and roof balustrades shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.

7. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.

8. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building façade that does not front on a public right-of-way.

D. Building Form:

1. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

2. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

E. Materials:

1. Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.

2. Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.

3. Generally, the quantity of materials selected for a building shall be minimized.

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

5. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of warehousing and/or distribution uses are not subject to the DGRs and can present challenges in meeting the community

standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complimentary to the architecture that will be found elsewhere in this Zoning District.

Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide guidelines and suggestions for designing buildings that are not subject to the DGRs in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

In conjunction with an application for a certificate of appropriateness for each building or structure in this Zoning District that is not subject to or governed by the DGRs, the applicant shall be required to submit to the City illustrations of the proposed exterior design of the building or structure for review and approval by the Design Review Committee contemplated in Section 1157.08(a)(1)(D) of the City Code. In designing such buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:

- a. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while taking into account the unique nature of the use(s) that will be found therein.
- b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.
- c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
- d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
- e. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

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

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

A. Street Improvements: The developer shall work with the City Manager or their designee to determine the appropriate timing and phasing of street improvements at entrances from Mink Street and Jug Street.

B. Access Points: Subject to other provisions in this text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curbcuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District. Primary vehicular access to and from this Zoning District shall occur from Mink Street, Jug Street, and/or the new public street contemplated in the New Albany strategic plan and/or may occur on Innovation Campus Way if property within this Zoning District is combined into a single parcel with adjacent property that has frontage on Innovation Campus Way. Along Mink Street, no more than one vehicular access point shall be permitted to serve this Zoning District.

C. A public street shall be provided within this Zoning District to connect to Mink Street and/or Jug Street in accordance with the recommendations of the Engage New Albany strategic plan recommendations. Such a street shall be located and shall have specifications as detailed in an approved final plat.

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

E. Right-of-Way:

1. Mink Street: The developer shall dedicate right-of-way to the city for a distance of generally 70 feet as measured from the centerline of Mink Street. The distance shall be sufficient to accommodate future street improvements that are being planned by the City to facilitate development projects to the north of this zoning district.

2. Jug Street: The developer shall dedicate right-of-way to the city for a distance of generally 40 feet as measured from the centerline of Jug Street. The distance shall be sufficient to accommodate future street improvements that are being planned by the City to facilitate development projects to the north of this zoning district.

3. Future Street: The developer shall dedicate to the city a maximum 80 feet of right-of-way for the street that will extend in a curvilinear manner from Jug Street to Mink Street as envisioned in the city strategic plan.

F. Easements: The developer and/or property owner shall grant easements to the City which are adjacent to the aforementioned rights-of-way to the minimum extent necessary to provide for the installation and maintenance of streetscape improvements and/or utilities.

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

A. Tree Preservation: Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

B. Fencing: A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.

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

D. Street Trees: A street tree row shall be established along Mink Street and Jug Street and shall contain one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs or in areas subject to overhead electric transmission lines, subject to approval of the City Landscape Architect.

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

F. Pedestrian Circulation: An 8-foot-wide asphalt leisure trail is required to be installed along the all public street frontages of the Zoning District.

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

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

K. Landscaping Along Mink Street: Landscaping within the pavement setbacks along Jug Street shall be coordinated and consistent throughout this zoning district and adjacent zoning districts. Landscaping, when installed within these setbacks, shall be provided in accordance with the following standards:

1. Within the required minimum pavement setbacks along Mink Street a minimum of ten (10) deciduous trees shall be installed for every 100 feet of frontage on the public right-of- way. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species.

2. Where existing healthy and mature trees are found within these pavement setbacks, such trees may be preserved in lieu of installing the trees described in this

paragraph, provided that a similar amount of vegetation is being preserved when compared to that which would otherwise be required to be installed.

3. Mounding shall be permitted but not required. When utilized, mounding shall have a minimum height of 3 feet and a maximum height of 12 feet. The slope of mounds shall not exceed 3:1 from the crest of the mound extending toward the private site, and shall not exceed a 6:1 slope from the crest of the mound extending toward the public right-of-way.

4. A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.

5. Notwithstanding the foregoing and if proposed by the developer, the City's Landscape Architect shall be permitted to approve deviations from the planting requirements that are detailed in the immediately preceding paragraph. Such deviations shall be permitted to provide variations in the landscape treatment of long street frontages, when it is desirable to create or preserve viewsheds into any portion of the site where architectural or natural features within the site add visual character or aesthetic appeal when viewed from the street, and/or to protect the health of vegetation or the safety of people or property.

B. Landscaping Along Jug Street: Landscaping within the pavement setbacks along Jug Street shall be coordinated and consistent throughout this zoning district and adjacent zoning districts. Landscaping, when installed within these setbacks, shall be provided in accordance with the following standards:

1. A minimum of ten (10) deciduous trees shall be installed for every 100 feet of frontage on the public right-of-way. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species.

2. Where existing healthy and mature trees are found within these pavement setbacks, such trees may be preserved in lieu of installing the trees described in this paragraph, provided that a similar amount of vegetation is being preserved when compared to that which would otherwise be required to be installed.

3. Mounding shall be permitted but not required. When utilized, mounding shall have a minimum height of 3 feet and a maximum height of 12 feet. The slope of mounds shall not exceed 3:1 from the crest of the mound extending toward the private site, and shall not exceed a 6:1 slope from the crest of the mound extending toward the public right-of-way.

4. A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.

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

opacity requirement.

VII. Lighting:

A. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

B. All parking lot lighting shall be of the same light source type and style. Building, pedestrian, and landscape lighting may be incandescent or metal halide, or may be LED if the LED lighting temperature is at least 4,000 Kelvin and no more than 6,000 Kelvin to ensure that the lighting color is white.

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

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

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

F. All other lighting on the site shall be in accordance with City Code.

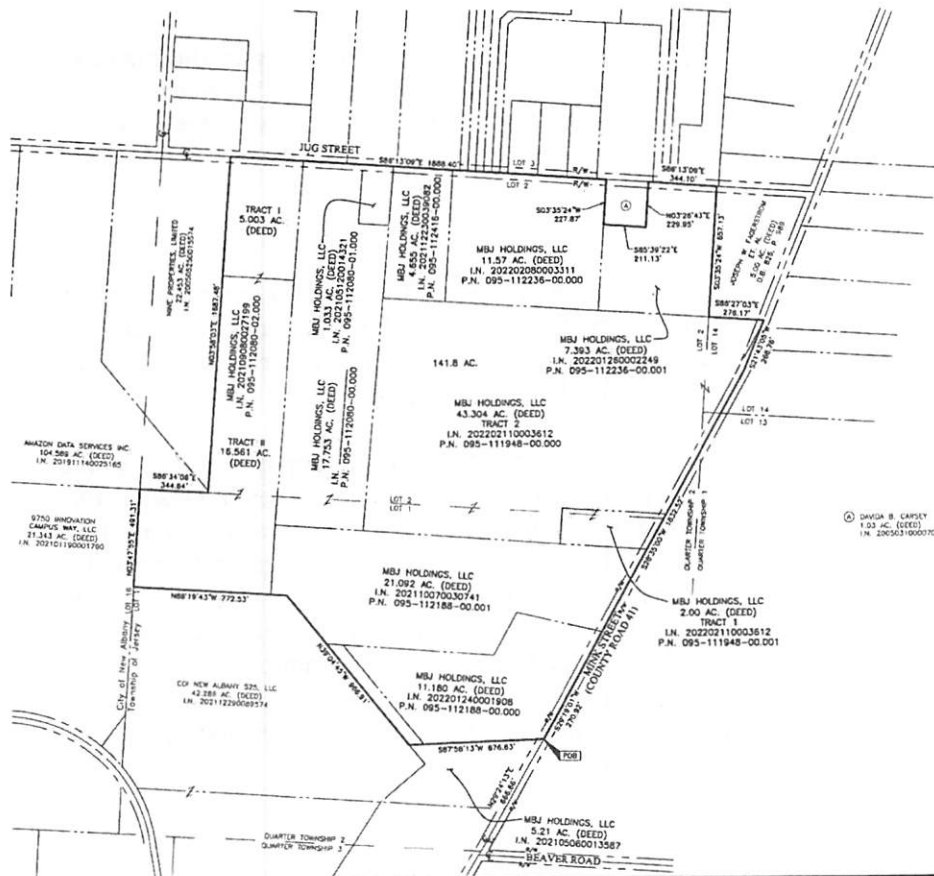
G. Street lighting must meet the City standards and specifications.

VIII. Signage: All signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.

IX. Utilities: All new utilities installed solely to serve this Zoning District shall be installed underground.

ZONING EXHIBIT

LOTS 1 & 2, QUARTER TOWNSHIP 2, AND LOTS 13 & 14, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 15 UNITED STATES MILITARY DISTRICT CITY OF NEW ALBANY, COUNTY OF LICKING, STATE OF OHIO



EMHT Engineering, Mapping, Surveying & Technology, Inc. Engineers - Surveyors - Planners - Architects 6811 Riverchase Blvd. Columbus, OH 43244 Phone 614.775.0855 Fax 614.775.0856 emht.com		Date: March 17, 2022	
		Scale: 1" = 300'	
		Job No: 2022-0007	
		Sheet: 1 of 1	
REVISIONS			
NO.	DATE	BY	DESCRIPTION



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New Albany, Ohio 43054

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March 18, 2022

Chris Christian
Development Service Manager
City of New Albany
99 West Main Street
New Albany, Ohio 43054

RE: School Impact of Zoning of 141.8 +/- acres located generally to the north of Innovation Campus Way, to the south of Jug Street Road NW, to the east of Harrison Road NW and to the west of Mink Street NW in New Albany, Ohio, by MBJ Holdings, LLC

Dear Chris:

MBJ Holdings, LLC owns certain real property (the "Property") located as described above. This letter accompanies an application to rezone the Property from the AG, Agricultural District to the L-GE, Limited General Employment District. The purpose of this letter is to analyze the impact of this zoning on the Johnstown-Monroe Local School District.

This rezoning will allow commercial development on the Property as opposed to residential development. Once developed, nine homes will be removed from the site. The obvious positive financial impact of developing the Property alleviates the need to undertake a detailed analysis of the impact the development would have on the local school district. In general terms, the rezoning will permit the development of the Property with non-residential uses, which will provide the schools with a substantial financial benefit. This zoning will add significant value to the land and will provide the means to provide additional value by way of improvements.

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

Sincerely,

Aaron L. Underhill
Attorney for the Applicant