



ORDINANCE O-25-2024

AN ORDINANCE TO AMEND CHAPTER 137 "SUSTAINABILITY ADVISORY BOARD" SECTIONS 137.02, 137.04, AND 137.06 OF THE CITY OF NEW ALBANY, OHIO'S CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY

WHEREAS, the Sustainability Advisory Board was established on June 21, 2021 by Ordinance O-19-2021 and amended on March 5, 2024 by Ordinance O-05-2024; and

WHEREAS, council wishes to amend Chapter 137 "Sustainability Advisory Board" of the Codified Ordinances of the City of New Albany to clarify the Sustainability Advisory Boards purpose, powers, duties, and to update the absences language to point to the general policy as reflected in city code section 159.02 regarding boards.

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

Section 1: That a portion of Codified Ordinance Chapter 137 "Sustainability Advisory Board" shall be amended as set forth and redlined on the attached Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including 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 20 day of August, 2024.

Attest:

[Signature] Sloan T. Spalding Mayor

[Signature] Jennifer H. Mason Clerk of Council

Approved as to form:



Benjamin S. Albrecht  
Law Director

**Legislation dates:**

Prepared: 07/23/2024

Introduced: 08/06/2024

Revised:

Adopted: 08/20/2024

Effective: 09/19/2024

## **CHAPTER 137 SUSTAINABILITY ADVISORY BOARD**

### **137.01 SUSTAINABILITY ADVISORY BOARD ESTABLISHED; MEMBERSHIP, TERM AND VACANCY.**

- (a) There is hereby created and established a Sustainability Advisory Board to be composed of nine (9) members. Seven (7) of the members shall be voting members which shall be appointed by Council. One (1) of the seven (7) voting members may be a teacher/administrator at New Albany-Plain Local Schools. Said teacher/administrator member does not have to be a resident living in the New Albany corporation limits. The eighth member shall be a Council member appointed by Council. This Council member shall be a non-voting member of the Board. The ninth member shall be a student who is a New Albany resident that is appointed by the New Albany Plain Local School Board on an annual basis before the beginning of each school year. The school district appointed member shall be a non-voting member of the Board.

Seven (7) Advisory Board members shall be appointed for three-year terms, with the exception of those initially appointed, whose terms shall be staggered as follows:

One year term commencing from date of appointment and ending on 6/30/22	Three members
Two year term commencing from date of appointment and ending on 6/30/23	Two members
Three year term commencing from date of appointment and ending on 6/30/24	Two members

- (b) In the event of a vacancy on the Sustainability Advisory Board, Council shall appoint a replacement to fill the un-expired term.
- (c) Four (4) voting members shall constitute a quorum.

### **137.02 PURPOSE OF THE SUSTAINABILITY ADVISORY BOARD.**

- (a) The purpose of the Sustainability Advisory Board is to assist the City of New Albany in defining and achieving its sustainability goals and to empower the community to live in a way that assures a high quality of life for current and future generations.

The Board shall not become an advocacy forum for any one environmental group or organization. The Board's role shall be that of facilitator for all environmental groups and organizations, in order to assist Council and Administration in efforts to create ~~policies and~~ programs that support sustainability.

### **137.03 COMPENSATION.**

Members of the Sustainability Advisory Board shall serve without compensation.

### **137.04 MEETINGS; REPORTING; ABSENCES.**

- (a) The Sustainability Advisory Board shall meet not less than once each month, or as needed. Minutes of all meetings shall be kept. The City Manager shall assign a department and staff to facilitate the Board's activities.
- (b) ~~Absences shall be addressed as set forth in New Albany Codified Ordinances section 159.02. Any member of the Board who has been absent from four (4) consecutive regular meetings during any twelve-month period, whether excused or not, is removed from membership.~~

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### **137.05 ADVISORY CAPACITY ONLY.**

The Sustainability Advisory Board shall act solely in an advisory capacity, making recommendations to Council and the City Manager.

### **137.06 POWERS AND DUTIES.**

To achieve the stated purpose, the Sustainability Advisory Board shall have the following powers and duties:

- (a) Provide advice and recommendations to City Council for advancing the city's sustainability goals and effective implementation of the city's strategic plan.
- (b) As directed by City Council, Promote and communicate the principles of sustainability broadly among the community and stakeholders.
- (c) Advise and assist Council and the City Manager in efforts to make City operations more sustainable.
- (d) Provide liaison to Council by attendance at a Council meeting as required by Council or deemed appropriate by the chairman or the chairman's designate, who shall report on Board activities.
- (e) Undertake such other assignments or studies on sustainability issues as may be requested by the Council and/or the City Manager.

### **137.07 DEPARTMENTAL ASSISTANCE.**

The Sustainability Advisory Board may call upon the City Manager, and, through the City Manager, any department of the Municipality to render such assistance to the Board as may reasonably be required.





ORDINANCE O-26-2024

**AN ORDINANCE TO AMEND CHAPTER 159 "RULES OF PROCEDURE FOR BOARDS AND COMMISSIONS" SECTION 159.02(d) OF THE CITY OF NEW ALBANY, OHIO'S CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY**

**WHEREAS**, Chapter 159 of the Codified Ordinances of the City of New Albany sets forth the rules of procedure for boards and commissions established by the New Albany City Council and Chapter 159 was most recently amended by council on January 17, 2023 by Ordinance O-07-2023; and

**WHEREAS**, the New Albany City Council now finds it advisable to revise Chapter 159 "Rules of Procedure for Boards and Commissions" to update the policy on absences and provide council some discretion in this matter.

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

**Section 1:** That Codified Ordinance Chapter 159 "Rules of Procedure for Boards and Commissions" Section 159.02(d) be amended as follows.

- (d) Attendance of Members. Attendance is defined as in-person presence during the hearing and consideration of applications without a conflict of interest before that commission/board at that meeting. Attendance of all current serving members of the commission/board is encouraged, and three (3) consecutive absences by any member or four (4) absences in any 12-month period shall be considered a grounds for the forfeiture of the membership to the commission/board. The forfeiture would occur unless the commission/board member's absence is "excused," as determined in the sole discretion of City Council, due to an illness, injury, or other emergency circumstance of the member, or an immediate family member, regardless of the reason for the absences. Upon the occurrence of the absence that creates the grounds for forfeiture, ~~the~~ applicable department designee and/or a council member will~~would~~ then notify the clerk of council who will so that they can inform the full council that action concerning the appointment is required, a new appointment needs to be made.

**Section 2.** It is hereby found and determined that all formal actions of the New Albany City Council concerning and relating to the adoption of this legislation were adopted in an open meeting, and that all deliberations of this 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.

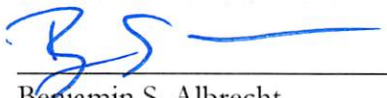
CERTIFIED AS ADOPTED this 20 day of August, 2024.

Attest:

  
Sloan T. Spalding  
Mayor

  
Jennifer H. Mason  
Clerk of Council

Approved as to form:

  
Benjamin S. Albrecht  
Law Director

<b>Legislation dates:</b>	
Prepared:	07/23/2024
Introduced:	08/06/2024
Revised:	
Adopted:	08/20/2024
Effective:	09/19/2024



**ORDINANCE O-28-2024**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 108.1+/- ACRES OF LAND GENERALLY LOCATED SOUTH OF STATE ROUTE 161, EAST OF US-62, NORTH OF EAST DUBLIN GRANVILLE ROAD, AND WEST OF KITZMILLER ROAD, FROM COMPREHENSIVE PLANNED UNIT DEVELOPMENT (C-PUD) TO COMPREHENSIVE PLANNED UNIT DEVELOPMENT (C-PUD) FOR AN AREA TO BE KNOWN AS THE "GANTON C-PUD ZONING DISTRICT" AS REQUESTED BY THE NEW ALBANY COMPANY 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 within the city to promote orderly growth and development of lands; and

**WHEREAS**, the Architectural Review Board, Planning Commission, and New Albany City Council on separate occasions have held public hearings and received public input concerning the amendment of the zoning ordinance; and

**WHEREAS**, pursuant to the application by the New Albany Company LLC c/o Aaron Underhill, Esq., the New Albany Architectural Review Board and Planning Commission reviewed the proposed ordinance amendment and recommended its approval.

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

**Section 1.** Council hereby amends the zoning ordinance map of the City of New Albany to change the zoning classification of the following described site:


- A. An approximately 108.1+/- acre site within Franklin County, located south of State Route 161, east of US-62, north of East Dublin Granville Road, and west of Kitzmiller Road from its current zoning of Comprehensive Planned Unit Development (C-PUD) to Comprehensive Planned Unit Development (C-PUD).
- B. The zoning district's 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.

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Mayor

  
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Jennifer H. Mason  
Clerk of Council

**Approved as to form:**

  
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Benjamin S. Albrecht  
Law Director

<b>Legislation dates:</b>	
Prepared:	07/26/2024
Introduced:	08/06/2024
Revised:	
Adopted:	08/20/2024
Effective:	09/19/2024



**GANTON C-PUD ZONING DISTRICT**

**COMPREHENSIVE PLANNED UNIT DEVELOPMENT (C-PUD) TEXT**

**July 24, 2024**

**I. INTRODUCTION:** The Ganton C-PUD Zoning District (hereinafter, the “Zoning District”) consists of 108.1+/- acres of real property located to the south and southwest of and adjacent to State Route 161, to the north of and adjacent to East Dublin-Granville Road, generally to the east of Johnstown Road/U.S. Route 62, and to the west of and partially adjacent to Kitzmiller Road. For over two and one-half decades, the subject property has been zoned in the 1998 NACO PUD, containing all of Subarea 3D and a portion of Subarea 3E of that planned district. Both of those subareas allow for CF, Community Facilities District uses under the Codified Ordinances. Subarea 3D also allows for the development of up to 294 detached single-family homes on lots with a minimum of 80 feet in width, and Subarea 3E allows for uses which are permitted in the C-2, General Business (Commercial) District under the Codified Ordinances, such as (but not limited to) retail stores, banks, and restaurants.

This rezoning serves several purposes:

A. First and foremost, it limits the scope of permitted Communities Facilities uses to those relating to hospitals and health care, and provides specific development standards for those uses.

B. Second, it allows for the development and operation of medical and professional office uses.

C. Third, it provides the opportunity to cluster homes in a limited portion of this Zoning District and allows for both detached and attached units.

D. Fourth, it facilitates the provision of meaningful and active green spaces, with a commitment of providing minimum of 15 acres of parkland which may include athletic fields serving the New Albany Plain Local School District and/or the public park system.

E. And finally, it facilitates the extension of Ganton Parkway through this Zoning District from its current terminus to the east and southeast so that it will connect to Thiessen Drive and U.S. Route 62. For purposes of this text, the term “Ganton Parkway” shall mean “an extension of the existing public street known as Ganton Parkway through this Zoning District so that it connects to Thiessen Drive and therefore provides a connection to U.S. Route 62, with a final location to be approved as part of a final plat.” It is anticipated that the existing intersection of Kitzmiller Road and East Dublin-Granville Road will be realigned in conjunction with the

construction of Ganton Parkway as generally illustrated in plans that accompany this text and as will be more particularly set forth in an approved final plat.

The amount of acreage contained within this Zoning District, when combined with the spectrum of anticipated uses, makes the C-PUD zoning classification appropriate for this site. Rather than utilizing the Urban Center Code Overlay District under the Codified Ordinances, which would provide for the review and approval of development plans only by the City's Architectural Review Board ("ARB"), this rezoning will provide for a multi-step review process under Codified Ordinances Chapter 1159 that includes not only the ARB, but also the Planning Commission and City Council. This is appropriate given the location of the property and the mix of uses and development that are proposed..

## **II. GENERAL DEVELOPMENT STANDARDS, ORGANIZATION OF THE DISTRICT, AND REVIEW PROCEDURES:**

A. Regulatory Framework: Unless otherwise specified in this written text, the development standards of Part Eleven of the Codified Ordinances of the City of New Albany shall apply to this subarea. Where there is a conflict between the provisions in this text and the Codified Ordinances, the provisions in this text shall govern. Basic development standards are compiled regarding permitted uses, proposed densities, site configurations, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development.

B. Subareas: This Zoning District shall consist of three subareas, specifically:

i. Subarea 1, which shall consist of 27.2+/- acres having frontage on State Route 161 to the north/northeast and on Ganton Parkway on the south/southeast.

ii. Subarea 2, which shall consist of 15.9+/- acres located to the east/southeast of and adjacent to Subarea 1 and also having frontage on both State Route 161 to the north/northeast and on Ganton Parkway to the south.

iii. Subarea 3, which shall consist of 65.0+/- acres located to the south of and adjacent to Ganton Parkway and to the north of an adjacent to East-Dublin-Granville Road.

Notwithstanding the foregoing, the design, specifications, and final location of Ganton Parkway are subject to a platting process which may not be completed prior to the time when the approval of the Comprehensive Plan becomes legally effective. The acreages and boundaries of each of the subareas shall be deemed to be modified automatically based on the final design, specifications, and location of Ganton Parkway as set forth in a final plat for Ganton Parkway which is recorded with the Office of the Recorder of Franklin County. The automatic

modifications shall result in the southern boundaries of each of Subarea 1 and Subarea 2 and the northern boundary line of Subarea 3 being the centerline of Ganton Parkway. No final development plan application shall be approved in this Zoning District until such time as the final plat for Ganton Parkway has been approved by City Council.

C. Plan Review Procedures: This text and any plans filed along with it at the rezoning stage shall be considered to be the “Comprehensive Plan” that is required to be reviewed and approved in a C-PUD as provided in Chapter 1159 of the Codified Ordinances. Subsequent preliminary development plans and final development plans shall be submitted for review and approval by relevant boards, commissions, and City Council in accordance with Chapter 1159.

**III. SUBAREA 1 DEVELOPMENT STANDARDS:** The following standards and requirements shall apply to development within Subarea 1.

A. Permitted Uses: Permitted uses within Subarea 1 shall include the following:

i. Hospitals, with or without emergency departments and with or without overnight patient beds.

ii. In-patient surgery centers.

iii. Ambulatory care uses. The term “ambulatory care uses” is intended to encompass a wide range of medical care and medical services and includes (but is not limited to) some combination of physician services, wellness services, treatment programs, outpatient procedures and surgeries, clinics, counseling centers, medical laboratories, rehabilitation services, diagnostic services, and related or similar services and/or uses.

iv. Office uses including, but not necessarily limited to, medical offices, administrative offices, professional offices, and office research centers.

v. Parking structures, above or below ground.

vi. In addition to any other uses deemed to be accessory to a primary permitted use in this subarea, the following accessory uses shall be permitted within a building whose primary use or primary combination of uses includes one or more of the uses described in Section III.A.i. through iv. above, provided that these accessory uses are mainly intended to serve employees, patients, and visitors of the primary use(s). One or more uses of a building shall be deemed to be “primary” if, alone or in combination, they occupy at least 70% of the total square footage of the building.

aa. Cafeterias, cafes, restaurants, and food courts.

- bb. Fitness centers and health clubs
- cc. Gift shops and flower shops.
- dd. Sundry or convenience stores and other commercial uses which are customarily found in a hospital or medical treatment facility to support the primary use.
- ee. Conference facilities with no hotel or residential components.
- ff. Pharmacies.
- gg. Day care.
- hh. Other uses which are customary along with, supportive of, and/or complimentary to a primary use

B. Setbacks; Lot Coverage:

i. State Route 161: There shall be a minimum pavement and building setback of 100 feet from the right-of-way of State Route 161, provided, however, that service and loading areas may be located within 25 feet of the right-of-way if they meet the screening requirements of this text.

ii. Ganton Parkway: There shall be a minimum building and pavement setback of 25 feet from the right-of-way of Ganton Parkway.

iii. Other Public Streets: There shall be a minimum pavement and building setback of 25 feet from all public street rights-of-way other than State Route 161 or Ganton Parkway.

iv. Other Perimeter Boundaries: There shall be a minimum pavement and building setback of 0 feet from any perimeter boundary line of Subarea 1 which does not abut a public street right-of-way.

v. Private Access Drives: There shall be a minimum building and pavement setback of 0 feet from the edges of any private roads within Subarea 1.

vi. Rose Run Creek: The minimum pavement and building setback from the centerline of Rose Run Creek shall be coterminous with a conservation easement which applies to the creek and areas around it, as it exists and as it may be modified in the future. A "Stream Corridor Protection Zone" shall apply within this setback. Within the Stream Corridor Protection Zone, no improvements shall be permitted other than

landscaping and/or an asphalt leisure path that connects to the City's regional path system.

vii. Internal Parcel Lines: There shall be no minimum pavement setback and a minimum building setback of 0 feet from any parcel line which is interior to Subarea 1.

viii. Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this subarea (a) come under common ownership or control, (b) are zoned to allow compatible uses, and (c) are combined into a single parcel, then any minimum building or pavement setbacks set forth in this text shall no longer apply with respect to these parcels.

ix. Lot Coverage: There shall be a maximum lot coverage of 90% in Subarea 1.

C. Vehicular Access: Vehicular access to and from Subarea 1 shall occur using Theisen Drive and Ganton Parkway, once constructed. Ganton Parkway shall have a right-of-way width of 100 feet with a design and specifications as approved in a final plat to be prepared, reviewed, and approved by the City in accordance with its Codified Ordinances. Each property owner shall grant easements to the City which are adjacent to the aforementioned right-of-way to the extent necessary to provide for the installation and maintenance of streetscape improvements and/or utilities., if the minimum right-of-way is not enough to accommodate such improvements.

D. Architectural Standards: The following architectural requirements shall apply to Subarea 1.

i. Building Designs - Intent and Character: The primary permitted uses that are permitted in this subarea are typically developed and operated by users that have an established presence in the industry and a particular branding image. Oftentimes, the design vision for buildings with these types of uses will require similarities for the end user from facility-to-facility in order for patients and other visitors to identify the branding of the use and the user. Moreover, the services and operations within these facilities drive the buildings' footprints, and cause the need for an "inside-out" design process. In addition, it is commonplace for the buildings which are associated with these uses will be constructed in phases.

Buildings shall be designed to meet the City's standards in terms of quality of materials and design. However, when reviewing building architecture that is proposed as part of a final development plan, the Planning Commission shall take into account the unique branding needs of the user and the impact that the interior functioning of the uses within the building will have on its exterior appearance.



ii. Design Requirements:

aa. DGRs: Section 6 of the City's Design Guidelines and Requirements, applicable to commercial development outside of the Village Center, shall apply to this subarea.

bb. Building Height: There shall be a maximum building height of 75 feet. Architectural elements such as parapets, cupolas, mechanical equipment, screening, and similar features may exceed the maximum building height.

cc. Level of Façade Finish: Buildings shall be required to employ a comparable use of materials on all elevations. All elevations of a building shall receive similar treatment in terms of style, materials, and design so that no elevation is of a lesser visual character than any other.

dd. Quality: Architectural design for all portions of a building or structure that are visible from a public street right-of-way located along the perimeter of this subarea or adjacent property 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.

ee. Long Façade Requirements: Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way located along the perimeter of this subarea or adjacent property. 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.

ff. Use of Design Elements: 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.

gg. Primary Building Entrances: Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.

hh. Screening of Building Elements: Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, and trash containers and dumpsters shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site.

ii. Roofs: All roof types shall be permitted (including, without limitation, flat roofs), provided that each roof design shall be compatible with the

style and design of the building.

iii. Materials:

aa. Exterior wall finishes: Permitted primary building materials shall include brick, brick veneer, architectural precast concrete, metal, and/or glass (except that reflective or mirrored glass shall be prohibited). Cementitious products such as Hardi Plank or its equivalent, brick, stone, metal, EIFS and composite material (except vinyl) may be used as secondary, 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 façade shall be prohibited. Alternative building materials may be used subject to Architectural Review Board approval process as described in Chapter 1157.

bb. Prohibited Materials: Prefabricated metal buildings and untreated masonry block structures are prohibited.

cc. Loading Docks: Loading docks are not required to have the same degree of finish as a main entry.

iv. Service, Loading, and Mechanical Screening:

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

bb. Mechanical Equipment: The following standards 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:

I. 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, but is not required to be the same material as the building's facade. Such screening shall be provided in order to screen the equipment from off-site view and sound generated by such equipment. These requirements do not apply to solar panels.

II. Complete screening shall be required 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. These requirements do not apply to solar panels.

E. Parking and Loading:

i. Parking: The off-street parking requirements of Codified ordinances Chapter 1167 do not apply within this subarea. The amount of parking to be provided to serve uses and developments in this subarea shall be reviewed by the Architectural Review Board and the Planning Commission as part of each final development plan. When determining the appropriate amount of parking to be provided, reviewing bodies shall take into account the anticipated parking needs of the particular applicant and uses, the number of anticipated employees and visitors for such uses, and the projected timing of employment shifts and visits by patients (if applicable) and others. Shared parking arrangements may be utilized where appropriate to provide for adequate parking within the Zoning District, provided that where such arrangements are approved they shall be subject to a recorded private parking agreement between owners of affected parcels that shall be reasonably reviewed and approved by City staff before it is recorded with the Office of the Recorder of Franklin County, Ohio. The required number of parking spaces in this subarea shall be in accordance with the shared parking plan which is approved in a final development plan.

ii. Loading: Loading spaces shall be provided in accordance with the Codified Ordinances unless otherwise approved as part of a final development plan.

F. Buffering, Landscaping and Open Space: The following landscaping requirements shall apply to Subarea 1:

i. Tree Preservation During Construction: 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.

ii. Tree Preservation Zones: Existing trees and vegetation located within the required minimum pavement setback from State Route 161 or within other areas which are generally designated on a preliminary development plan as being within a "Preservation Zone" shall be preserved except as provided in this subsection. Final boundaries of Preservation Zones shall be reviewed and approved as part of a final development plan. At the Comprehensive Plan review stage, one such Preservation Zone has been identified and includes the treed area in the northernmost portion of Subarea 1 between the right-of-way of U.S. Route 62 on the west and the Rose Run Creek on the east. Understory weeds, brush, and plants may be removed from these areas in order to provide a cleaner appearance. Trees which are dead or diseased, pose a potential danger to persons or property, or which are an invasive species may be removed from these areas. No trees shall be removed from wetlands areas (as more particularly specified in

an approved final development plan) unless they are a danger to persons or property and are permitted to be removed in accordance with relevant state and federal permits.

iii. Fencing: A four-board white horse fence exists and shall remain generally running parallel to State Route 161 and parallel to U.S. Route 62 along the perimeters of this subarea.

iv. Ganton Parkway: The landscaping treatment along Ganton Parkway shall be consistent across the Zoning District, and shall be designed through cooperative efforts between the property owner(s) and the City as the design of Ganton Parkway is finalized as part of a final plat.

v. Landscaping Plans: A landscaping plan shall be provided for review and approval of each development site within this subarea as part of a final development plan.

vi. Stormwater Basins: 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 unless other design solutions are found to be appropriate. Other design solutions may be appropriate if the City Landscape Architect finds that an alternative design, shape, and appearance is appropriate in particular relationship to streetscape and other site design considerations. One or more stormwater basins may be shared to serve some or all development within this Zoning District, so as to eliminate the need for each parcel to have its own on-site basin. Where shared stormwater basins are proposed, they shall be reviewed and approved by City staff without the requirement to be reviewed as part of a final development plan. Installation of stormwater basins shall include simultaneous installation of screening, buffering, and other aesthetic enhancements near the basins. The foregoing requirement is not intended to require such simultaneous installation of screening, buffering, and other aesthetic enhancements throughout the entirety of the Zoning District, but is to be limited only to such improvements in the general vicinity thereof.

vii. Parking Areas: Within this subarea there shall be no less than one (1) tree planted for every ten (10) parking spaces located in a surface parking lot. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or tree areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles. Parking areas shall be designed to foster pedestrian connectivity by accommodating the required pedestrian connections/walkways and provide landscaping to enhance visual aspects of the development. Particular attention shall be given to quantity or plan material and size of parking lot landscape islands closest to buildings. The requirements of this paragraph shall not apply to parking structures.

viii. Minimum On-Site Tree Sizes: Unless otherwise approved by the city landscape architect, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for deciduous 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.

G. Lighting:

i. 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.

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

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

iv. Landscape uplighting from a concealed source shall not be permitted.

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

vi. Building up lighting is discouraged, except when necessary, customary, or reasonable in the context of a particular use or user.

vii. All other lighting on the site shall be in accordance with the Codified Ordinances. Lighting in this subarea shall give consideration to the fact that residential uses are permitted in Subarea 3 and therefore reasonable steps shall be taken to minimize the impact of lighting within Subarea 1 on existing or potential future residential uses in Subarea 3.

viii. Street lighting must meet the City Standards and Specifications.

H. Signage:

i. Intent. Signage needs for the types of uses which are permitted in Subarea 1 are unique and require flexibility, not in an effort to deviate from the community standard but instead to properly and adequately identify uses, users and tenants, and to promote efficient wayfinding. A master signage plan for Subarea 1 shall be filed for review and approval as part of the first final development plan for proposed development in this subarea. In the event of a conflict between this text and/or an approved master



signage plan and the relevant provision of the Codified Ordinances, this text and/or the approved master signage plan shall govern. Where any signage standard is not addressed in this text and/or an approved master signage plan, the relevant provisions of the Codified Ordinances shall govern. All signs described in this section shall be designed so that they are appropriate in the context of the building on which they are located in terms of scale and design. Signs shall not block portions of architectural detailing, windows, entries or doorways. Regulations for signs in this subarea will be determined as part of the master sign plan, not the Village Center sub-district regulations found in C.O. 1169. After a master sign plan is adopted by the ARB and PC as part of a final development plan, permits for individual signs are subject to the review and approval of city staff if the proposed signs are in conformance with the approved master plan. All other new signage must be reviewed and approved only by the ARB via a certificate of appropriateness application.

ii. Types. The following types of signs shall be permitted in Subarea 1:

aa. Building Identification Signs. One “Building Identification Sign” shall be permitted on each façade of a building that is oriented toward State Route 161 or Ganton Parkway. The maximum permitted dimensions and heights for these signs shall be determined as part of an approved final development plan but shall be appropriately sized in relating to the architectural design of the building and shall be adequate to identify the building from off-site.

bb. Ancillary Wall Signs. Ancillary wall signs (“Ancillary Wall Signs”) shall be permitted in addition to Building Identification Signs in order to identify particular uses within the building, to provide addresses for such uses, and to promote efficient wayfinding into buildings. The permissible maximum dimensions of this type of sign shall be established in a final development plan along with general requirements for locations. It is the intent that once they are established, the applicant may relocate, remove, or replace these signs in accordance with the approved dimensions and requirements without the need to obtain approval of an amended final development plan application, but the applicant shall be required to obtain any necessary sign permits.

cc. Window Signs. Window signs shall be permitted only as allowed under relevant provisions of the Codified Ordinances.

dd. Primary Entry Monument Signs. “Primary Entry Monument Signs” shall be permitted to be located at each entry point into this Zoning District from Ganton Parkway. These signs may be so-called “off-premise” signs, provided that they identify uses or users within Subarea 1. The final locations and

dimensions of these signs shall be provided by the applicant in a final development plan.

ee. Secondary Entry Monument Signs. “Secondary Monument Signs” shall be permitted to be located within Subarea 1. These signs are intended to provide a means to identify uses and users to employees and visitors. Each Secondary Monument Sign shall be located on the parcel that the use or user which it identifies is located. The final locations and dimensions of these signs shall be provided by the applicant in a final development plan.

ff. Directional Signs. “Directional Signs” shall be permitted internally within Subarea 1 for purposes of directing vehicular and pedestrian traffic within the property to uses and users contained therein. The permissible maximum dimensions of this type of sign shall be established in a final development plan along with general requirements for locations, and it is the intent that once they are established the applicant may relocate, remove, or replace these signs in accordance with the approved dimensions and requirements without the need to obtain approval of an amended final development plan application, but the applicant shall be required to obtain any necessary sign permits.

gg. Regulated Signage. In addition to the signage permitted above, certain permitted or accessory uses such as hospitals may be required to install and maintain certain types of signage with mandated specifications pursuant to federal and/or state laws and regulations. Such signage shall be permitted in accordance with such laws and regulations. They shall be reviewed and approved as part of a final development plan but relevant authorities’ review shall be limited in scope in that they may not impose conditions of approval which are contrary to federal and/or state laws and regulations.

iii. Colors. Signs may include graphics with an unlimited number of colors, if consistent with the logos or branding of the user(s) which they identify.

H. Utilities: All new utilities shall be installed underground.

**IV. SUBAREA 2 DEVELOPMENT STANDARDS:** The following standards and requirements shall apply to development within Subarea 2.

A. Permitted and Conditional Uses: Permitted uses within Subarea 2 shall include those uses which are permitted in the Office Campus District (OCD) of the Codified Ordinances, Section 1143.02, as they exist on the date when this text becomes legally effective, but excluding data centers. Conditional uses within Subarea 2 shall include those uses which are conditional in

the Office Campus District (OCD) of the Codified Ordinances, Section 1143.02, as they exist on the date when this text becomes legally effective, but excluding drive-through facilities and motels, and provided that conditional uses must be reviewed and approved in accordance with Codified Ordinances Chapter 1115.

B. Setbacks; Lot Coverage:

i. State Route 161: There shall be a minimum pavement and building setback of 100 feet from the right-of-way of State Route 161, provided, however, that service and loading areas may be located within 25 feet of the right-of-way if they meet the screening requirements of this text.

ii. Ganton Parkway: There shall be a minimum building and pavement setback of 25 feet from the right-of-way of Ganton Parkway.

iii. Other Public Streets: There shall be a minimum pavement and building setback of 25 feet from all public street rights-of-way other than State Route 161, Ganton Parkway, or U.S. Route 62.

iv. Other Perimeter Boundaries: There shall be a minimum pavement and building setback of 0 feet from any perimeter boundary line of Subarea 2 which does not abut a public street right-of-way.

v. Private Access Drives: There shall be no minimum building and pavement setback from the edges of any private drives within Subarea 2.

vi. Internal Parcel Lines: There shall be no minimum building pavement setback from any parcel line which is interior to Subarea 2.

vii. Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this subarea (a) come under common ownership or control, (b) are zoned to allow compatible uses, and (c) are combined into a single parcel, then any minimum building or pavement setbacks set forth in this text shall no longer apply with respect to these parcels.

viii. Lot Coverage: There shall be a maximum lot coverage of 90% in Subarea 2.

C. Vehicular Access: Vehicular access to and from Subarea 2 shall occur using Ganton Parkway, once constructed. Ganton Parkway shall have a right-of-way width of 100 feet and a design and specifications as approved in a final plat to be prepared, reviewed, and

approved by the City in accordance with its Codified Ordinances. Vehicular access directly to and from Kitzmiller Road shall be prohibited.

D. Architectural Standards: Unless otherwise provided, the architectural requirements of the City's Design Guidelines and requirements and the City's Codified Ordinances shall apply to buildings in Subarea 2.

i. DGRs: Section 6 of the City's Design Guidelines and Requirements, applicable to commercial development outside of the Village Center, shall apply to this subarea.

ii. Building Height: There shall be a maximum building height of 45 feet in this subarea. Architectural elements such as parapets, cupolas, mechanical equipment, screening, and similar features may exceed the maximum building height.

iii. Building Orientation: Primary front building facades shall not back onto public open space, parks or reserve areas.

iv. Loading Docks: Loading docks are not required to have the same degree of finish as a main entry.

v. Service, Loading, and Mechanical Screening:

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

bb. Mechanical 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, but is not required to be the same material as the building's façade. Such screening shall be provided in order to screen the equipment from off-site view and sound generated by such equipment. Complete screening shall be required 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. These requirements do not apply to solar panels.

E. Parking and Loading: The off-street parking requirements of Codified Ordinances Chapter 1167 do not apply within this subarea. The amount of parking to be provided to serve uses and developments in this subarea shall be reviewed by the Architectural Review Board and the Planning Commission as part of each final development plan. When determining the appropriate amount of parking to be provided, reviewing bodies shall take into account the anticipated parking needs of the particular applicant and uses, the number of anticipated employees and visitors for such uses, and

the projected timing of employment shifts and visits by patients (if applicable) and others. Shared parking arrangements may be utilized where appropriate to provide for adequate parking within the Zoning District, provided that where such arrangements are approved they shall be subject to a recorded private parking agreement between owners of affected parcels that shall be reasonably reviewed and approved by City staff before it is recorded with the Office of the Recorder of Franklin County, Ohio. The required number of parking spaces in this subarea shall be in accordance with the shared parking plan which is approved in a final development plan.

F. Buffering, Landscaping and Open Space: The following landscaping requirements shall apply to Subarea 2:

i. Tree Preservation During Construction: 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.

ii. Tree Preservation Zones: Existing trees and vegetation located within the required minimum pavement setback from State Route 161 or within other areas which are generally designated on a preliminary development plan as being within a "Preservation Zone" shall be preserved except as provided in this subsection. Final boundaries of Preservation Zones shall be reviewed and approved as part of a final development plan. At the Comprehensive Plan review stage, one such Preservation Zone has been identified and includes the treed area in the easternmost portion of Subarea 2 between the right-of-way of Kitzmiller Road on the east, the right-of-way of State Route 161 on the north, and the right-of-way of Ganton Parkway on the south (as the latter right-of-way is approved as part of a final development plan). Understory weeds, brush, and plants may be removed from these areas in order to provide a cleaner appearance. Trees which are dead or diseased, pose a potential danger to persons or property, or which are an invasive species may be removed from these areas. No trees shall be removed from wetlands areas (as more particularly specified in an approved final development plan) unless they are a danger to persons or property and are permitted to be removed in accordance with relevant state and federal permits. Trees may be removed from the Preservation Zone in the easternmost portion of this subarea may be removed as necessary to install utilities or to provide for the construction of Ganton Parkway.

iii. Fencing: A four-board white horse fence exists and shall remain generally running parallel to State Route 161 and parallel to Kitzmiller Road along the perimeters of this subarea.

iv. Ganton Parkway: The landscaping treatment along Ganton Parkway shall be consistent across the Zoning District, and shall be designed through cooperative



efforts between the property owner(s) and the City as the design of Ganton Parkway is finalized s part of a final plat.

v. Landscaping Plans: A landscaping plan shall be provided for review and approval of each development site within this subarea as part of a final development plan.

vi. Stormwater Basins: 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 unless other design solutions are found to be appropriate. Other design solutions may be appropriate if the City Landscape Architect finds that an alternative design, shape, and appearance is appropriate in particular relationship to streetscape and other site design considerations. One or more stormwater basins may be shared to serve some or all development within this Zoning District, so as to eliminate the need for each parcel to have its own on-site basin. Where shared stormwater basins are proposed, they shall be reviewed and approved by City staff without the requirement to be reviewed as part of a final development plan. Installation of stormwater basins shall include simultaneous installation of screening, buffering, and other aesthetic enhancements near the basins. The foregoing requirement is not intended to require such simultaneous installation of screening, buffering, and other aesthetic enhancements throughout the entirety of the Zoning District, but is to be limited only to such improvements in the general vicinity thereof.

vii. Parking Areas: Within this subarea there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or tree areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles. Parking areas should be designed to foster pedestrian connectivity by accommodating the required pedestrian connections/walkways and provide landscaping to enhance visual aspects of the development. Particular attention shall be given to quantity or plan material and size of parking lot landscape islands closest to buildings.

viii. Minimum On-Site Tree Sizes: Unless otherwise approved by the city landscape architect, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for deciduous 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.

G. Lighting:

i. 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.

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

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

iv. Landscape uplighting from a concealed source shall not be permitted.

v. Building up lighting shall not be permitted.

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

vii. All other lighting on the site shall be in accordance with the Codified Ordinances. Lighting in this subarea shall give consideration to the fact that residential uses are permitted in Subarea 3 and therefore reasonable steps shall be taken to minimize the impact of lighting within Subarea 2 on existing or potential future residential uses in Subarea 3.

viii. Street lighting must meet the City Standards and Specifications.

H. Signage:

i. Intent. Given the likelihood that the uses in Subarea 2 will be related and/or integrated to serve those which will operate in Subarea 1, the signage needs for uses in Subarea 2 may be unique and require flexibility, not in an effort to deviate from the community standard but instead to properly and adequately identify uses, users and tenants, and to promote efficient wayfinding. A master signage plan for Subarea 2 shall be filed for review and approval as part of the first final development plan for proposed development in this subarea. In the event of a conflict between this text and/or an approved master signage plan and the relevant provision of the Codified Ordinances, this text and/or the approved master signage plan shall govern. Where any signage standard is not addressed in this text and/or an approved master signage plan, the relevant provisions of the Codified Ordinances shall govern. All signs described in this section shall be designed so that they are appropriate in the context of the building on which they are located in terms of scale and design. Signs shall not block portions of architectural detailing, windows, entries or doorways. Regulations for signs in this subarea will be determined as part of the master sign plan, not the Village Center sub-district regulations found in C.O. 1169. After a master sign plan is adopted by the ARB and PC as part of a final development, permits for individual signs are subject to the review and approval of city staff if the proposed signs are in conformance with the approved master plan. All

other new signage must be reviewed and approved only by the ARB via a certificate of appropriateness application.

ii. Types. The following types of signs shall be permitted in Subarea 1:

aa. Building Identification Signs. One “Building Identification Sign” shall be permitted on each façade of a building that is oriented toward State Route 161 or Ganton Parkway. The maximum permitted dimensions and heights for these signs shall be determined as part of an approved final development plan but shall be appropriately sized in relating to the architectural design of the building and shall be adequate to identify the building from off-site.

bb. Ancillary Wall Signs. Ancillary wall signs (“Ancillary Wall Signs”) shall be permitted in addition to Building Identification Signs in order to identify particular uses within the building, to provide addresses for such uses, and to promote efficient wayfinding into buildings. The permissible maximum dimensions of this type of sign shall be established in a final development plan along with general requirements for locations. It is the intent that once they are established, the applicant may relocate, remove, or replace these signs in accordance with the approved dimensions and requirements without the need to obtain approval of an amended final development plan application, but the applicant shall be required to obtain any necessary sign permits.

cc. Window Signs. Window signs shall be permitted only as allowed under relevant provisions of the Codified Ordinances.

dd. Primary Entry Monument Signs. “Primary Entry Monument Signs” shall be permitted to be located at each entry point into this Zoning District from Ganton Parkway. These signs may be so-called “off-premise” signs, provided that they identify uses or users within Subarea 1. The final locations and dimensions of these signs shall be provided by the applicant in a final development plan.

ee. Secondary Entry Monument Signs. “Secondary Monument Signs” shall be permitted to be located within Subarea 1. These signs are intended to provide a means to identify uses and users to employees and visitors. Each Secondary Monument Sign shall be located on the parcel that the use or user which it identifies is located. The final locations and dimensions of these signs shall be provided by the applicant in a final development plan.

ff. Directional Signs. “Directional Signs” shall be permitted internally within Subarea 1 for purposes of directing vehicular and pedestrian

traffic within the property to uses and users contained therein. The permissible maximum dimensions of this type of sign shall be established in a final development plan along with general requirements for locations, and it is the intent that once they are established the applicant may relocate, remove, or replace these signs in accordance with the approved dimensions and requirements without the need to obtain approval of an amended final development plan application, but the applicant shall be required to obtain any necessary sign permits.

gg. Regulated Signage. In addition to the signage permitted above, certain permitted or accessory uses such as hospitals may be required to install and maintain certain types of signage with mandated specifications pursuant to federal and/or state laws and regulations. Such signage shall be permitted in accordance with such laws and regulations. They shall be reviewed and approved as part of a final development plan but relevant authorities' review shall be limited in scope in that they may not impose conditions of approval which are contrary to federal and/or state laws and regulations.

hh. Colors. Signs may include graphics with an unlimited number of colors, if consistent with the logos or branding of the user(s) which they identify.

I. Utilities: All new utilities shall be installed underground.

**V. SUBAREA 3 DEVELOPMENT STANDARDS:** The following standards and requirements shall apply to development within Subarea 3.

A. Permitted Uses: The following shall be permitted uses in Subarea 3:

i. Those uses which are permitted in the Village Residential (VR) subdistrict of the Urban Center Code.

ii. Those uses which are permitted in the Core Residential (CR) subdistrict of the Urban Center Code.

iii. Those uses which are permitted in the Parkland and Preservation (PK) subdistrict of the Urban Center Code.

iv. Private community facilities serving residents within Subarea 3, which may include uses such as (but not limited to) fitness rooms, indoor and outdoor gathering spaces, swimming pools, and other recreational or social amenities.

v. Publicly or privately owned recreational areas, parkland, and open space (including, without limitation, athletic fields) and associated parking areas.

vi. Civic uses.

vii. Post offices and other government facilities.

B. Conditional Uses: Up to two (2) residential model homes are permitted to be located in Subarea 3, and shall be reviewed in accordance with Codified Ordinances Chapter 1115, provided that each such home also shall be reviewed and evaluated based on the criteria set forth in Codified Ordinances Section 1133.04(d).

C. Development Standards and Requirements – Generally: Section II (Building Form), Section III (Urban Design Standards), and Section V (Street & Network Standards) of the City’s Urban Center Code shall serve as the baseline set of development and architectural standards and requirements for Subarea 3. To the extent that that a standard or requirement of those sections conflicts with one that is set forth in this text, then the standard or requirement in this text shall govern. The Campus (CP) and Parks and Preservation building typology standards, as described in the Urban Center Code, apply to all civic, post office, and other government facility uses.

D. Density and Setback Requirements:

i. Number of Units: A maximum of 294 residential units shall be permitted in Subarea 3, which is the same number of units which are permitted in Subarea 3D of the 1998 NACO PUD prior to the approval of this zoning text. Any permitted but undeveloped units in Subarea 3 may be deposited into the so-called NACO “housing bank” that originally was created under the 1998 NACO PUD for transfer and development in other locations within the City. The deposit of units into the housing bank shall be requested and approved as part of one or more final development plan applications.

ii. Setbacks. The following setback requirements shall apply to this subarea:

aa. East Dublin-Granville Road. There shall be a minimum pavement and building setback of 140 feet from the right-of-way of East Dublin-Granville Road, provided that this setback shall be gradually tapered moving from west to east so that the minimum pavement and building setback from the right-of-way of East Dublin-Granville Road shall be 180 feet at and near the eastern boundary line of Subarea 3. The specifications for the tapering of the minimum setbacks shall be demonstrated on the first preliminary development plan for Subarea 3 which contains property with frontage on East Dublin-Granville Road and shall be finalized as approved as part of a final development plan. Notwithstanding the foregoing, the tapering of the minimum setbacks shall not be required if a minimum pavement and building setback of 180 feet is provided as measured from the right-of-way of East Dublin-Granville Road.

bb. Ganton Parkway. There shall be a minimum building and pavement setback of 25 feet from the right-of-way of Ganton Parkway for improvements relating to non-residential uses. Homes shall not have direct vehicular access from a driveway connecting to that street.

cc. Building Orientation. Primary building facades shall not back onto public open space, parks or reserve areas.

E. Rose Run Creek: Land shall be dedicated to the City extending for a distance of 100 feet as measured from the western boundary line of Subarea 3 between Ganton Parkway on the north and East Dublin-Granville Road on the south. There shall be a minimum pavement and building setback of 10 feet from the edge of this dedicated land area.

F. Vehicular Access: Vehicular access to and from Subarea 3 shall occur using Ganton Parkway, once constructed. Access to this subarea shall be permitted via public street connections between Ganton Parkway and East-Dublin-Granville Road. Ganton Parkway shall have a right-of-way width of 100 feet and a design and specifications as approved in one or more final plats to be prepared, reviewed, and approved by the City in accordance with its Codified Ordinances, provided, however, that Ganton Parkway shall not be subject to the standards and requirements of Section V of the Urban Center Code.

G. Buffering, Landscaping and Open Space: The following landscaping requirements shall apply to Subarea 3:

i. Tree Preservation During Construction: 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.

ii. Fencing: A four-board white horse fence exists and shall remain generally running parallel to East Dublin-Granville Road along the perimeter of this subarea.

iii. Ganton Parkway: The landscaping treatment along Ganton Parkway shall be consistent across the Zoning District, and shall be designed through cooperative efforts between the property owner(s) and the City as the design of Ganton Parkway is finalized as part of a final plat.

iv. Landscaping Plans: A landscaping plan shall be provided for review and approval of each development site within this subarea as part of a final development plan.

v. Stormwater Basins: 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 unless other design solutions are found to be appropriate. Other design solutions may be appropriate if the City Landscape Architect finds that an alternative design,

shape, and appearance is appropriate in particular relationship to streetscape and other site design considerations. One or more stormwater basins may be shared to serve some or all development within this Zoning District, so as to eliminate the need for each parcel to have its own on-site basin. Where shared stormwater basins are proposed, they shall be reviewed and approved by City staff without the requirement to be reviewed as part of a final development plan. Installation of stormwater basins shall include simultaneous installation of screening, buffering, and other aesthetic enhancements near the basins. The foregoing requirement is not intended to require such simultaneous installation of screening, buffering, and other aesthetic enhancements throughout the entirety of the Zoning District, but is to be limited only to such improvements in the general vicinity thereof.

vi. Parking Areas: Parking areas should be designed to foster pedestrian connectivity by accommodating the required pedestrian connections/walkways and provide landscaping to enhance visual aspects of the development. Particular attention shall be given to quantity of plant material and size of parking lot landscape islands closest to buildings.

vii. Minimum On-Site Tree Sizes: Unless otherwise approved by the city landscape architect, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for deciduous trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

viii. Landscape Screening: The landscape screening requirements of C.O. 1171.05(c) do not apply within this subarea.

G. Lighting:

i. Each home shall have a light mounted near the front entry door. A light post may also be provided in the front yard of each residential lot.

ii. All parking lot and private driveway lighting for non-residential uses 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.

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

iii. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed eighteen (18) feet in height.

- iv. Landscape uplighting from a concealed source shall not be permitted.
  - ii. Building up lighting shall not be permitted.
- v. No permanent colored lights or neon lights shall be used on the exterior of any building.
- vii. All other lighting on the site shall be in accordance with the Codified Ordinances
- viii. Street lighting must meet the City Standards and Specifications.

H. **Signage:** Permitted sign types and regulations within Subarea 3 shall be based on the land use category for each site, not the Village Center sign code sub-districts. All other new signage must be reviewed and approved only by the ARB via a certificate of appropriateness application.

I. **Utilities:** All new utilities shall be installed underground.

J. **Mailboxes:** Currently applicable postal regulations do not permit individual mailboxes to be located on or to the front of a home, and instead require centralized banks of grouped mailboxes to serve new developments. Details of grouped mailbox locations and designs shall be provided for review and approval as part of a final development plan for each residential development.

**VI. PARKLAND AND OPEN SPACE:** The intent of this Zoning District is to provide an equivalent amount of green space within the subject property as is contemplated in the Urban Center Code's Regulating Plan while providing flexibility in terms of locations for these features. To this end, the total amount of green space within dedicated parkland, the dedicated green space along the western boundary of Subarea 3, undeveloped setback areas, and within privately owned open spaces shall be a combined minimum of 38.0 acres. Those green spaces which are to be parkland and those which are to be open space will be determined as approved in one or more final development plan applications. Parks and open space dedication shall be reviewed and a recommendation made by the Architectural Review Board and shall reviewed and approved by Planning Commission as part of a final development plan application. The parkland and open space design and evaluation standards of the Urban Center Code shall apply within this zoning district.



**VII. GENERAL MATTERS:**

**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 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.

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. Waivers:**

i. Deviations from development standards in this text or in the Codified Ordinances, as part of a final development plan application, are subject to the waiver process as described in city code. The consideration of a waiver request shall be deemed to constitute an administrative proceeding, The Planning Commission shall be the decision-making body as to the approval, approval with conditions, or disapproval of each waiver application in accordance with the requirements of this text that are associated with a final development plan. In considering a request for a waiver, the Planning Commission shall conduct a public meeting in conjunction with the application.

ii. Deviations from development standards in this text or in the Codified Ordinances, as part of a certificate of appropriateness application, are subject to the waiver process as described in city code. The consideration of a waiver request shall be deemed to constitute an administrative proceeding, The Architectural Review Board shall be the decision-making body as to the approval, approval with conditions, or disapproval of each waiver application in accordance with the requirements of this text that are associated with a certificate of appropriateness application. In considering a request for a waiver, the Architectural Review Board shall conduct a public meeting in conjunction with the application.



**LEGEND**  
 --- Prop Right-of-Way

1/1	SHEET	DATE JAN 25, 2024	SCALE 1" = 200'	JOB NO. XXXXXX	CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO		REVISIONS	
					EXHIBIT FOR <b>GANTON PARKWAY</b>		DATE	DESCRIPTION
					CITY OF NEW ALBANY			





**ORDINANCE O-29-2024**

**AN ORDINANCE TO APPROVE THE FINAL PLAT AND ACCEPT RIGHT-OF-WAY DEDICATION FOR GANTON PARKWAY WEST PHASE 3 AS REQUESTED BY THE CITY OF NEW ALBANY**

**WHEREAS**, an application to approve the final plat for Ganton Parkway West phase 3 has been submitted by the City of New Albany; and

**WHEREAS**, the city will be the recipient (grantee) of the right-of-way dedication of approximately 3.818 acres; and

**WHEREAS**, the New Albany Planning Commission, after review in a public meeting on August 5, 2024, recommended approval of the Final Plat; and

**WHEREAS**, the city engineer certifies that Ganton Parkway West phase 3 meets all the requirements of Chapter 1187 of the codified ordinances, stormwater management, design requirements, and will meet all other requirements of the city.

**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 final plat to create Ganton Parkway West phase 3 extension, attached to this ordinance as Exhibit A and made a part herein, is approved.

**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 20 day of August, 2024.

**Attest:**



Sloan T. Spalding  
Mayor



Jennifer H. Mason  
Clerk of Council

**Approved as to form:**



Benjamin S. Albrecht  
Law Director

**Legislation dates:**

Prepared: 07/23/2024

Introduced: 08/06/2024

Revised:

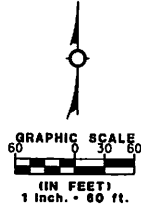
Adopted: 08/20/2024

Effective: 09/19/2024



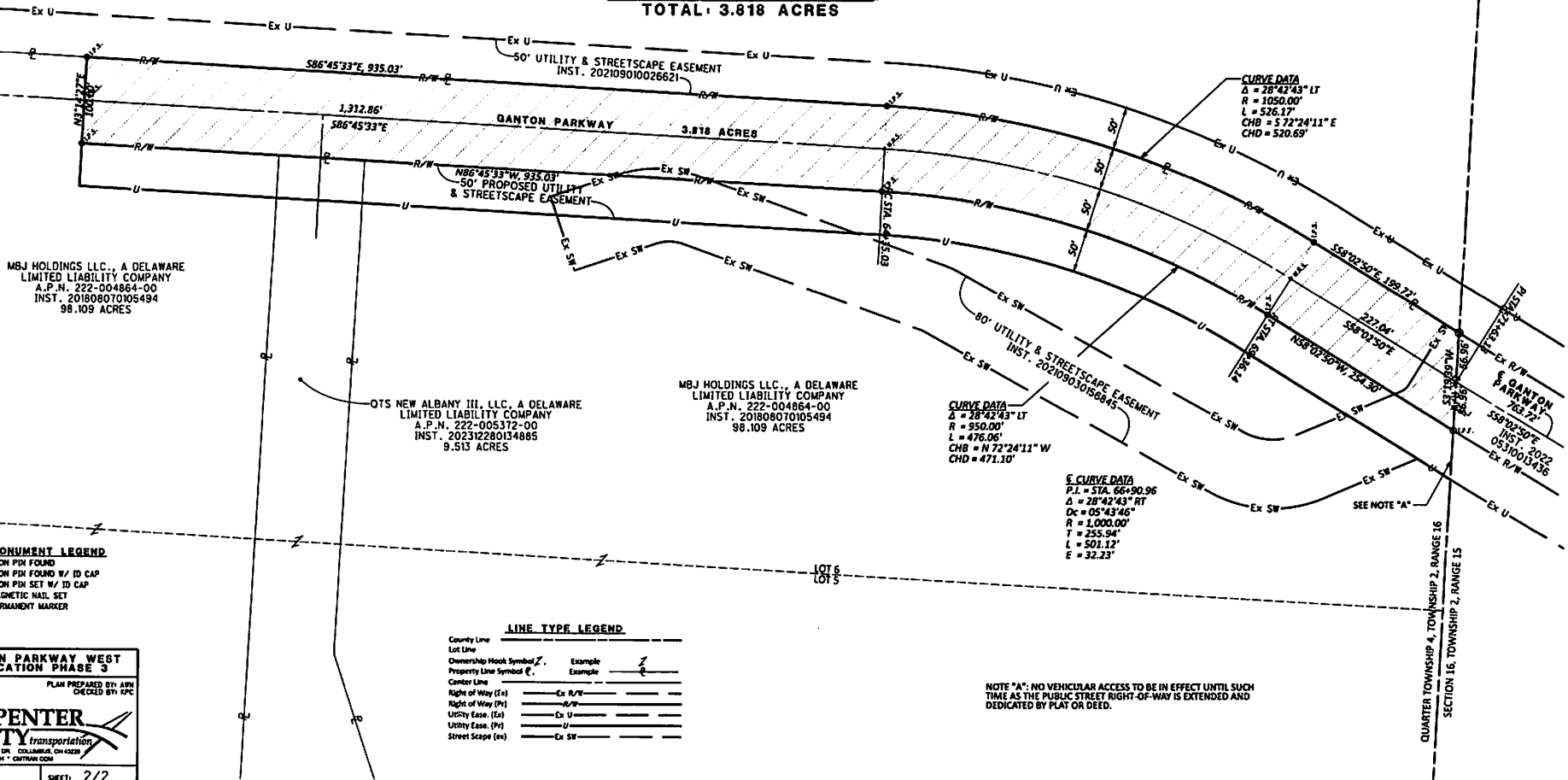
# GANTON PARKWAY WEST DEDICATION PHASE 3

PLAIN TOWNSHIP, CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO  
 UNITED STATES MILITARY DISTRICT SURVEY  
 LOT #6, QTR. TWP. 4W, R16W, T2N



AMGEN INC., A DELAWARE CORPORATION  
 A.P.N. 222-005172-00  
 INST. 202109030156846  
 44.88 ACRES

**3.818 ACRES, A.P.N. 222-004864-00**  
**TOTAL 3.818 ACRES**



MBJ HOLDINGS LLC., A DELAWARE LIMITED LIABILITY COMPANY  
 A.P.N. 222-004864-00  
 INST. 201808070105494  
 98.109 ACRES

QTS NEW ALBANY III, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 A.P.N. 222-005372-00  
 INST. 202312280134865  
 9.513 ACRES

MBJ HOLDINGS LLC., A DELAWARE LIMITED LIABILITY COMPANY  
 A.P.N. 222-004864-00  
 INST. 201808070105494  
 98.109 ACRES

**CURVE DATA**  
 $\Delta = 28^{\circ}42'43''$  LT  
 $R = 1050.00'$   
 $L = 526.17'$   
 $CHB = S 72^{\circ}24'11'' E$   
 $CHD = 520.69'$

**CURVE DATA**  
 $\Delta = 28^{\circ}42'43''$  LT  
 $R = 950.00'$   
 $L = 476.06'$   
 $CHB = N 72^{\circ}24'11'' W$   
 $CHD = 471.10'$

**E CURVE DATA**  
 $P.I. = STA. 65+90.96$   
 $\Delta = 28^{\circ}42'43''$  RT  
 $Dc = 05^{\circ}43'46''$   
 $R = 1,000.00'$   
 $T = 255.94'$   
 $L = 501.12'$   
 $E = 32.23'$

SEE NOTE "A"

NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

**MONUMENT LEGEND**

- IRON PIN FOUND
- ⊕ IRON PIN FOUND W/ ID CAP
- ⊗ IRON PIN SET W/ ID CAP
- ⊙ MAGNETIC NAIL SET
- ◊ PERMANENT MARKER

**LINE TYPE LEGEND**

County Line	—————
Lot Line	—————
Ownership Mark Symbol Z	Example Z
Property Line Symbol E	Example E
Center Line	—————
Right of Way (R/W)	—————
Right of Way (Pr)	—————
Utility Eas. (Ex)	—————
Utility Eas. (Pr)	—————
Street Scope (Pr)	—————

**GANTON PARKWAY WEST DEDICATION PHASE 3**

PLAN PREPARED BY: APH  
 CHECKED BY: JPC



SCALE: 1"=60'  
 DATE: JULY 23, 2024  
 SHEET: 2/2  
 JOB NO.: CM1100001

P:\CMA\TR\0001\Ganton\Ganton\_Pkwy\_V100-Engineering\AR\Sheets\Ganton\_Pkwy\_R100\ldgn Plot Sheet 1/23/2024 10:03:35 PM CM1005

FRANKLIN COUNTY  
 LICKING COUNTY  
 QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 16  
 SECTION 16, TOWNSHIP 2, RANGE 15



## RESOLUTION R-33-2024

### **A RESOLUTION DECLARING INTENT TO APPROPRIATE PROPERTY AND EASEMENTS FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, IMPROVING, OR CONSTRUCTING GREEN CHAPEL ROAD NW PHASE 2 AS EXTENDED TO JOIN WITH INTERSECTING ROADS WHICH ARE AND SHALL BE OPEN TO THE PUBLIC WITHOUT CHARGE**

**WHEREAS**, the City of New Albany has the authority and power under the constitution, statutes, and laws of the State of Ohio, and the additional authority of the City under its charter to construct and repair roads and make road and street improvements, acquire necessary real property and interests therein, including temporary and permanent right-of-way and appurtenances thereto, and enter into agreements with other political subdivisions for the exercise of any and all powers, performance of any function or rendering of any service necessary to improve, construct, repair, and maintain street and road improvements and their appurtenances; and

**WHEREAS**, Intel Corporation is in the process of constructing a \$20 billion+ chip manufacturing project in New Albany on property between Clover Valley Road NW on the west, Mink Street NW on the east, and abutting and south of Green Chapel Road NW; and

**WHEREAS**, the city has determined that improving, making and repairing portions of Green Chapel Road NW as extended at the intersections and certain access points to join with improved and existing intersecting roads, all of which are and shall be open to the public, without charge, (the "Green Chapel Road Project Phase 2") is necessary and essential and will contribute to the promotion of the health, safety, public convenience and welfare of the people and City of New Albany and the traveling public.

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

**Section 1.** Council considers it necessary and declares its intention to appropriate, for the public purpose of improving, making, and repairing roads, which shall be open to the public, without charge, the fee simple interests and permanent and temporary easements in and to the real property and interests therein identified and described in the attached Exhibit A for the construction, repair and improvement of Green Chapel Road NW Phase 2 as extended at the intersections and certain access points to join with improved and existing roadways.

**Section 2.** The city manager is authorized and directed to cause written notice of the passage of this Resolutions to be given to the owner(s) of, person(s) in possession of, or person having an interest of record in the property sought to be appropriated, or to the authorized agent of the owner or such other persons. The notice shall be served and returned according to law.

**Section 3.** 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 4.** Pursuant to Article VI, Section 6.07(A) of the charter of the City of New Albany and Ohio Revised Code Section 719.05, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 20 day of August, 2024.

**Attest:**

  
Sloan T. Spalding  
Mayor

  
Jennifer H. Mason  
Clerk of Council

**Approved as to form:**

  
Benjamin S. Albrecht  
Law Director

Legislation dates:	
Prepared:	07/26/2024
Revised:	07/30/2024 – <i>Exhibit A</i>
Introduced:	08/06/2024
Tabled:	08/06/2024 to 08/20/2024
Adopted:	
Effective:	



**RESOLUTION R-33-2024**

**EXHIBIT A**

This resolution of intent to appropriate includes the acquisition of real property and property interests from the following property owner, the owner's real property intended to be appropriated, the owner's interest therein intended to be appropriated and a legal description and depiction of that real property.

<b>Property Owner</b>	<b>Property Interests and Reference to Descriptions</b>	<b>Licking County Auditor Parcel ID Number</b>
Strelecky, Ula M.	G5-WD Fee simple right of way without limitation of existing access 0.435 Acres  G5-WD2 Fee simple right of way without limitation of existing access 0.153 Acres	052-176544-00.000 052-176550-00.000

**EXHIBIT A**

**PARCEL G5-WD  
0.435 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in the Southeast Quarter of Section 25, Township 3, Range 15, United States Military District, being part of that 1.443 acre tract conveyed as "Parcel One" and that 0.783 acre tract conveyed as "Parcel Two" to Ula M. Strelecky by deeds of record in Instrument Numbers 200907070015034 and 202210180025131 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the southerly common corner of said Section 25 and Section 24 of said Township 3, in the centerline of Green Chapel Road NW (Township Road 63), the northerly line of Township 2, said Range 15;

Thence with the centerline of said Green Chapel Road NW, the line common to said Townships 3 and 2, the following courses and distances:

North 86° 40' 15" West, a distance of 733.54 feet to a railroad spike found; and

North 86° 43' 12" West, a distance of 518.20 feet to a magnetic nail set at the southeasterly corner of said 0.783 acre tract, the southwesterly corner of that 1.641 acre tract conveyed to Michael E. Dingess by deed of record in Instrument Number 201108090014686 in the northerly line of that 91.173 acre tract conveyed as Parcel 2 to Deborah Tripp and Sharon Smart, Co-Trustees or their successor(s) as Co-Trustees of "The Cross Keystone Inheritance Trust", dated February 2, 2011 by deed of record in Instrument Number 201104140007147, the TRUE POINT OF BEGINNING;

Thence North 86° 43' 12" West, with the southerly lines of said 0.783 and 1.443 acre tracts, said centerline, said common Township line and the northerly lines of said 91.173 acre tract and that 2.500 acre tract conveyed to Rusty Allen Smart and Brandi Lynnette Smart by deed of record in Instrument Number 202108120024279, a distance of 267.14 feet to a magnetic nail set at the southwesterly corner of said 1.443 acre tract, the southeasterly corner of that 2 acre tract conveyed to Mary Alice Grove by deeds of record in Instrument Numbers 200703190006870 and 202210240025731, in the northerly line of said 2.500 acre tract;

Thence North 03° 19' 18" East, across said Green Chapel Road NW, with the line common to said 1.443 and 2 acre tracts, a distance of 137.59 feet to an iron pin set on the arc of a curve;

Thence across said 1.443 and 0.783 acre tracts, with the arc of a curve to the left, having a central angle of 29° 34' 11", a radius of 545.00 feet, an arc length of 281.27 feet, a chord bearing of South 64° 52' 55" East and chord distance of 278.16 feet to an iron pin set in the line common to said 0.783 and 1.641 acre tracts;

Thence South 11° 14' 27" East, with said common line and across said Green Chapel Road NW (passing an iron T-post found at a distance of 14.58 feet (0.35 feet easterly)), a total

**EXHIBIT A**

**PARCEL G5-WD  
0.435 ACRE**

-2-

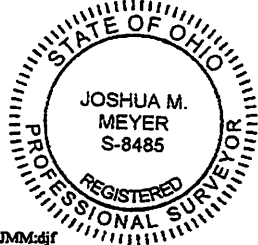
distance of 35.25 feet to the TRUE POINT OF BEGINNING, containing 0.435 acre, more or less, 0.298 acre of which is within Auditor's Parcel Number 052-176544-00.000 and 0.137 acre of which is within Auditor's Parcel Number 052-176550-00.000. Of said 0.435 acre, 0.044 acre is within the present roadway occupied.

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of North 86°43'12" West, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



JMM:djf  
G05-WD\_0\_435 ac 20220307-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

April 25, 2024

Joshua M. Meyer  
Professional Surveyor No. 8485

Date

<b>PRE-APPROVAL</b>	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	5/1/24

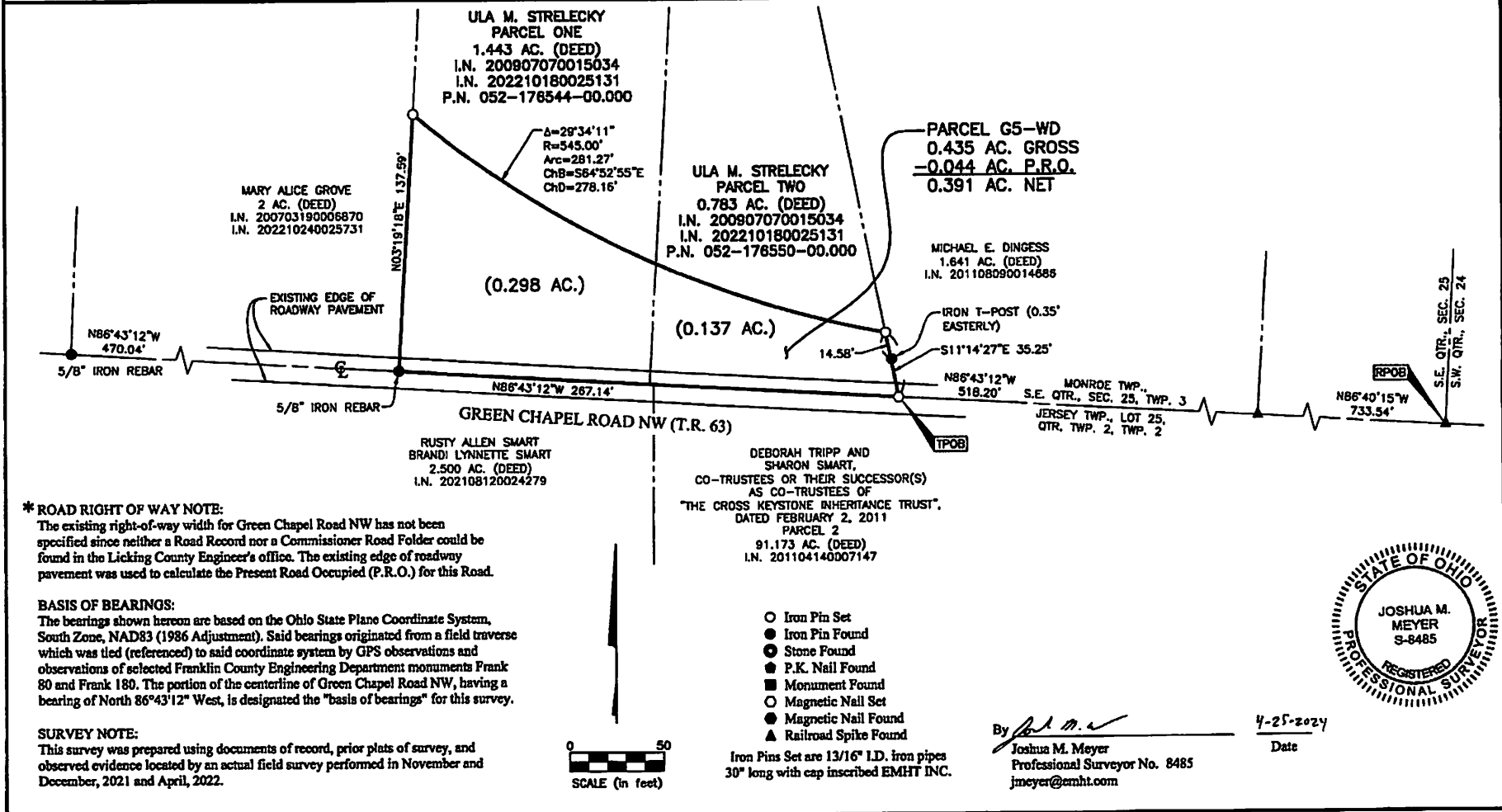


EMHT  
 Surveyors • Planners • Engineers  
 5000 New Albany Road, Columbus, OH 43254  
 Phone: 614.778.4300 Fax: 614.778.4348  
 emht.com

# SURVEY OF ACREAGE PARCEL

SOUTHEAST QUARTER, SECTION 25, TOWNSHIP 3, RANGE 15  
 UNITED STATES MILITARY DISTRICT  
 TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date:	April 25, 2024
Scale:	1" = 50'
Job No:	2022-0307
Sheet No:	1 of 1



**EXHIBIT A**

**PARCEL G5-WD2  
0.153 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, Township of Monroe, lying in the Southeast Quarter of Section 25, Township 3, Range 15, United States Military District, being on, over and across that 1.443 acre tract conveyed as "Parcel One" and that 0.783 acre tract conveyed as "Parcel Two" to Ula M. Strelecky by deeds of record in Instrument Numbers 200907070015034 and 202210180025131 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Johnstown-Utica Road NW (U.S. Route 62) (width varies) and Green Chapel Road NW (Township Road 63) in the line common to said Southeast Quarter of Section 25 and Township 2 of said Range 15;

Thence with the centerline of said Johnstown-Utica Road (U.S. Route 62), the following courses and distances:

North 59° 41' 16" East, a distance of 210.62 feet to a point;

North 60° 04' 31" East, a distance of 564.02 feet to a magnetic nail set at the northwesterly corner of said 1.443 acre tract, the northeasterly corner of that 2.921 acre tract conveyed to the City of New Albany by deed of record in Instrument Number 202407180012160, in the southeasterly line of that 28.534 acre tract conveyed as "Tract Four" to Hendren One LLC by deed of record in Instrument Number 201304180009917, the TRUE POINT OF BEGINNING; and

North 60° 04' 31" East, with the line common to said 1.443 and 28.534 acre tracts, a distance of 160.36 feet to a magnetic nail set at the northeasterly corner of said 1.443 acre tract, the northerly corner of said 0.783 acre tract, the northwesterly corner of that 1.641 acre tract conveyed to Michael E. Dingess by deed of record in Instrument Number 201108090014686;

Thence South 11° 14' 27" East, with the line common to said 0.783 and 1.641 acre tracts (passing a 5/8 inch iron rebar found at a distance of 31.34 feet), a total distance of 42.23 feet to an iron pin set;

Thence South 60° 04' 31" West, across said 0.783 and 1.443 acre tracts, a distance of 173.05 feet to an iron pin set in the line common to said 1.443 and 2.921 acre tracts;

Thence North 03° 19' 18" East, with said common line (passing a 5/8 inch iron rebar found at a distance of 11.53 feet), a total distance of 47.83 feet to the TRUE POINT OF BEGINNING, containing 0.153 acre, more or less. Of said 0.153 acre, 0.147 acre is within Auditor's Parcel Number 052-176544-00.000, 0.111 acre of which is within the present roadway occupied, and 0.006 acre is within Auditor's Parcel Number 052-176550-00.000, 0.003 acre of which is within the present roadway occupied.

**EXHIBIT A**

**PARCEL G5-WD2**

**0.153 ACRE**

**-2-**

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 shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Johnstown-Utica Road NW (U.S. Route 62), having a bearing of North 60°04'31" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December of 2021 and April of 2022.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

**DRAFT**

Joshua M. Meyer                      Date  
Professional Surveyor No. 8485



Evans, Mechwart, Hambleton & Titon, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

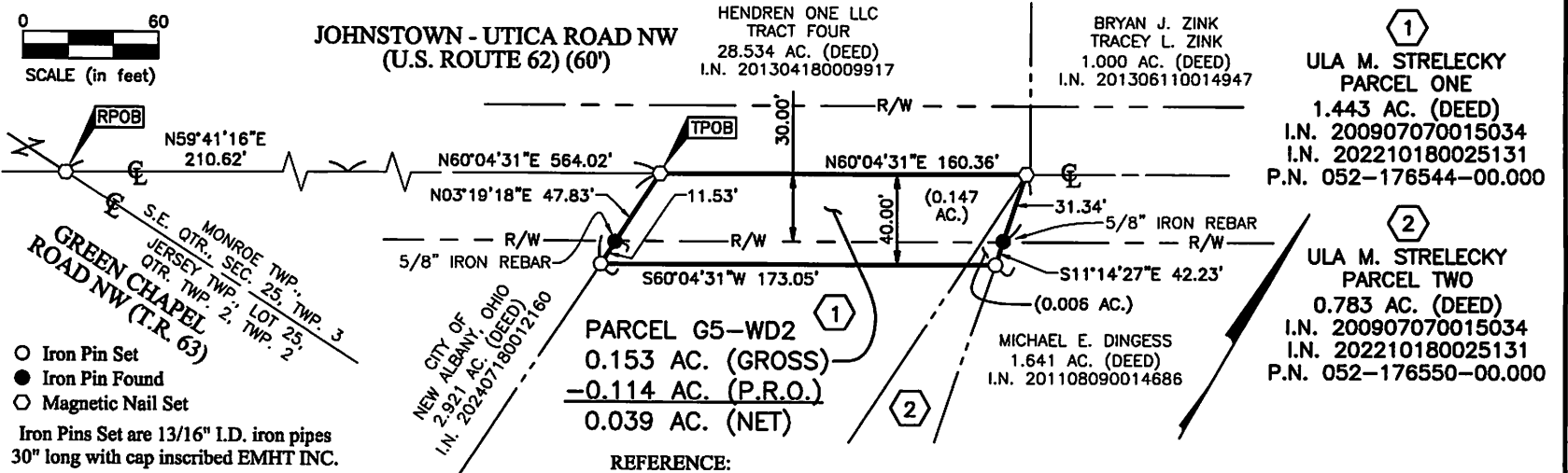
# SURVEY OF ACREAGE PARCEL

## SOUTHEAST QUARTER, SECTION 25, TOWNSHIP 3, RANGE 15

### UNITED STATES MILITARY DISTRICT

### TOWNSHIP OF MONROE, COUNTY OF LICKING, STATE OF OHIO

Date:	July 26, 2024
Scale:	1" = 60'
Job No:	2022-0307
Sheet No:	1 of 1



- Iron Pin Set
  - Iron Pin Found
  - Magnetic Nail Set
- Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

**BASIS OF BEARINGS:**  
 The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Johnstown-Utica Road NW (U.S. Route 62), having a bearing of North 60°04'31" East, is designated the "basis of bearings" for this survey.

**REFERENCE:**  
 - Roadway plan titled "Sec. P Columbus-Millersburg Road", I.C.H. No. 23, dated 1919, on file with the Ohio Department of Transportation, District 5.  
 - Right of Way plan titled "LIC-62-0.49" PID 109329, dated 2020, on file with the Ohio Department of Transportation, District 5.

**SURVEY NOTE:**  
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in November and December of 2021 and April of 2022.

DRAFT

By \_\_\_\_\_ Date \_\_\_\_\_  
 Joshua M. Meyer  
 Professional Surveyor No. 8485  
 jmeyer@emht.com



## RESOLUTION R-36-2024

### **A RESOLUTION DECLARING INTENT TO APPROPRIATE PROPERTY AND EASEMENTS FOR THE PUBLIC PURPOSE OF MAKING, REPAIRING, IMPROVING, OR CONSTRUCTING GREEN CHAPEL ROAD NW PHASE 2 AS EXTENDED TO JOIN WITH INTERSECTING ROADS WHICH ARE AND SHALL BE OPEN TO THE PUBLIC WITHOUT CHARGE**

**WHEREAS**, the City of New Albany has the authority and power under the constitution, statutes, and laws of the State of Ohio, and the additional authority of the City under its charter to construct and repair roads and make road and street improvements, acquire necessary real property and interests therein, including temporary and permanent right-of-way and appurtenances thereto, and enter into agreements with other political subdivisions for the exercise of any and all powers, performance of any function or rendering of any service necessary to improve, construct, repair, and maintain street and road improvements and their appurtenances; and

**WHEREAS**, Intel Corporation is in the process of constructing a \$20 billion+ chip manufacturing project in New Albany on property between Clover Valley Road NW on the west, Mink Street NW on the east, and abutting and south of Green Chapel Road NW; and

**WHEREAS**, the city has determined that improving, making and repairing portions of Green Chapel Road NW as extended at the intersections and certain access points to join with improved and existing intersecting roads, all of which are and shall be open to the public, without charge, (the "Green Chapel Road Project Phase 2") is necessary and essential and will contribute to the promotion of the health, safety, public convenience and welfare of the people and City of New Albany and the traveling public.

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

**Section 1.** Council considers it necessary and declares its intention to appropriate, for the public purpose of improving, making, and repairing roads, which shall be open to the public, without charge, the fee simple interests and permanent and temporary easements in and to the real property and interests therein identified and described in the attached Exhibit A for the construction, repair and improvement of Green Chapel Road NW Phase 2 as extended at the intersections and certain access points to join with improved and existing roadways.

**Section 2.** The city manager is authorized and directed to cause written notice of the passage of this Resolutions to be given to the owner(s) of, person(s) in possession of, or person having an interest of record in the property sought to be appropriated, or to the authorized agent of the owner or such other persons. The notice shall be served and returned according to law.




**Section 3.** 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 4.** Pursuant to Article VI, Section 6.07(A) of the charter of the City of New Albany, and Ohio Revised Code Section 719.05, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 20 day of August, 2024.

Attest:

  
Sloan T. Spalding  
Mayor

  
Jennifer H. Mason  
Clerk of Council

Approved as to form:

  
Benjamin S. Albrecht  
Law Director

<b>Legislation dates:</b>	
Prepared:	08/09/2024
Introduced:	08/20/2024
Revised:	
Adopted:	08/20/2024
Effective:	08/20/2024

**RESOLUTION R-36-2024**

**EXHIBIT A**

This resolution of intent to appropriate includes the acquisition of real property and property interests from the following property owners, the owners' real property intended to be appropriated, the owners' interest therein intended to be appropriated and a legal description and depiction of that real property.

<b>Property Owners</b>	<b>Property Interests and Reference to Descriptions</b>	<b>Licking County Auditor Parcel ID Number</b>
Daniel D. Potter, Trustee of the Daniel D. Potter Trust, U/D/T DTD January 17, 2022	G22-WD Fee simple right of way without limitation of existing access rights 1.266 Acres  G22-U Perpetual Easement for facilities and utilities appurtenant to the right of way without limitation of access 0.475 acres	095-112218-00.000

**EXHIBIT A**

**PARCEL G22-WD  
1.266 ACRES**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, City of New Albany, lying in Lot 24, Quarter Township 2, Township 2, Range 15, United States Military District, being part of that 50 acre tract conveyed to Daniel D. Potter, Trustees of The Daniel D. Potter Trust, u/d/t dtd January 17, 2022 by deed of record in Instrument Number 202203160006679 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

BEGINNING, at a magnetic nail set in the centerline of Green Chapel Road NW (Township Road 63), at the northerly common corner of said 50 acre tract and that 47.874 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, Lori Ellen Bush, Cheryl A. Bush, Trustee or her Successor(s) as Trustees of "The Bush Keystone Inheritance Trust" dated January 23, 2007 by deed of record in Instrument Numbers 200601310002957 and 201209100020565, the northerly common corner of said Lot 24 and Lot 9 of said Quarter Township 2, in the southerly line of that 2.511 acre tract conveyed to Michael Smith by deed of record in Instrument Number 201307090017403, in the line common to said Township 2 and Township 3 of said Range 15;

Thence South 03° 38' 23" West, across said Green Chapel Road NW and with the line common to said 50 and 47.874 acre tracts, a distance of 40.00 feet to an iron pin set;

Thence North 86° 55' 56" West, across said 50 acre tract, a distance of 1378.80 feet to an iron pin set in the westerly line of said 50 acre tract, the easterly line of that 20.00 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202305190008893;

Thence North 03° 31' 31" East, with the line common to said 50 and 20.00 acre tracts and across said Green Chapel Road (passing a 5/8 inch iron rebar found at a distance of 4.93 feet), a total distance of 40.00 feet to a magnetic nail set at the northerly common corner thereof in said centerline, said common Township line, the southerly line of that 35.3449 acre tract conveyed as "Parcel A" to Randy Piper, Trustee of the Randy Piper Living Trust, dated November 27, 2006 by deed of record in Instrument Numbers 200703070005898 (1/2 Interest), 201105170009183 (1/4 Interest) and 201105170009185 (1/4 Interest);

Thence South 86° 55' 56" East, with the northerly line of said 50 acre tract, said centerline, said common Township line and with the southerly lines of said 35.3449 acre tract, that 70.25 acre tract conveyed as "Parcel B" to Randy Piper, Trustee of the Randy Piper Living Trust, dated November 27, 2006 by deed of record in Instrument Numbers 200703070005898 (1/2 Interest), 201105170009183 (1/4 Interest) and 201105170009185 (1/4 Interest), that 5.415 acre tract conveyed to Clayton Euell Devries and Mia Devries by deed of record in Instrument Number 202007200017591, that 0.957 acre tract conveyed to Jerry E. Hursey and Marianne Hursey by deed of record in Official Record 844, Page 353, that 2.128 acre tract conveyed to Jerry E. Hursey and Marianne Hursey by deed of record in Official Record 508, Page 7 and said 2.511 acre tract, a distance of 1378.88 feet to the POINT OF BEGINNING, containing 1.266

**EXHIBIT A**

**PARCEL G22-WD**

**1.266 ACRES**

-2-

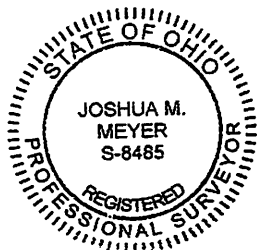
acres, more or less, all of which is within Auditor's Parcel Number 095-112218-00.000 and 0.351 acre of which is within the present roadway occupied.

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of South 86°55'56" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, April, 2022, and March 2024.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

March 13, 2024

Joshua M. Meyer  
Professional Surveyor No. 8485

Date

JMM:djf  
G22-WD\_1\_266 ac 20220307-VS-BNDY.docx

<b>PRE-APPROVAL</b>	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	
DATE: 3-13-24	



Evans, Mechwart, Hambleton & Thon, Inc.  
 Engineers & Surveyors • Planners • Subdividers  
 5200 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.4500 Toll Free: 888.778.5348  
 emht.com

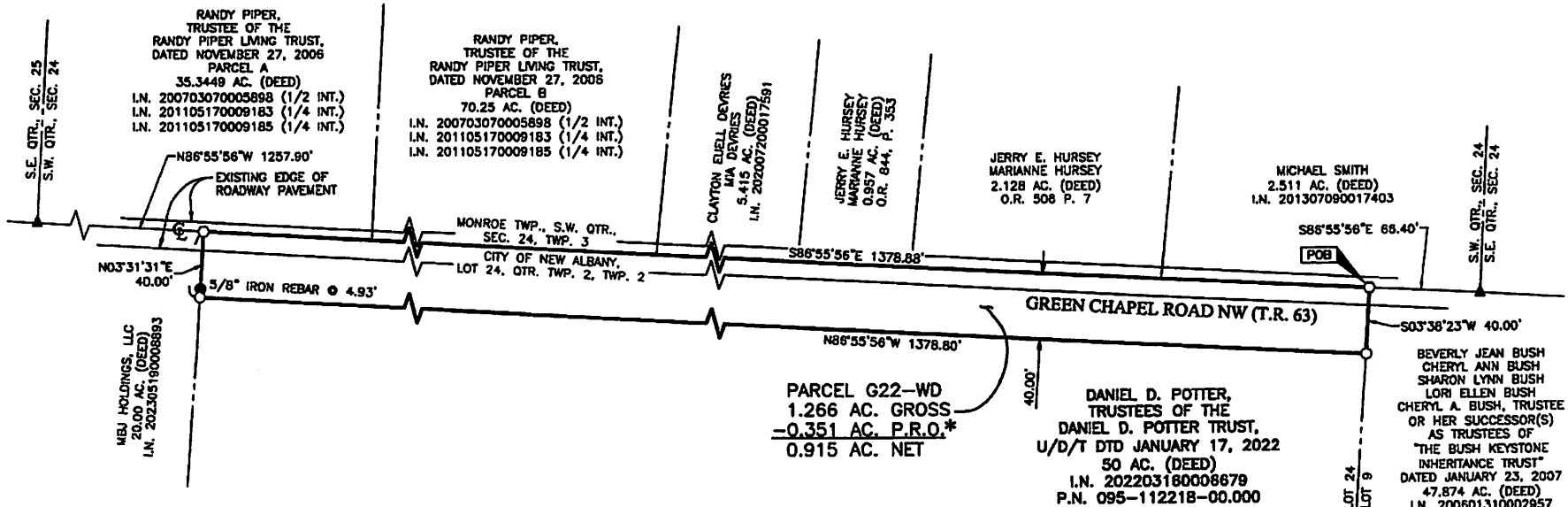
# SURVEY OF ACREAGE PARCEL

LOT 24, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15

UNITED STATES MILITARY DISTRICT

CITY OF NEW ALBANY, COUNTY OF LICKING, STATE OF OHIO

Date:	March 13, 2024
Scale:	1" = 60'
Job No:	2022-0307
Sheet No:	1 of 1



**\* ROAD RIGHT OF WAY NOTE:**

The existing right-of-way width for Green Chapel Road NW has not been specified since neither a Road Record nor a Commissioner Road Folder could be found in the Licking County Engineer's office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

**BASIS OF BEARINGS:**

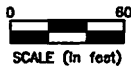
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of South 86°55'56" East, is designated 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 performed in November and December, 2021, April, 2022, and March, 2024.

- Iron Pin Set
- Iron Pin Found
- ⊙ Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



By *Joshua M. Meyer*  
 Joshua M. Meyer  
 Professional Surveyor No. 8485  
 jmeyer@emht.com

3-13-2024  
 Date

Resolution R-36-2024 - EXHIBIT A

**EXHIBIT A**

**PARCEL G22-U  
0.475 ACRE**

**EASEMENT**

Situated in the State of Ohio, County of Licking, City of New Albany, lying in Lot 24, Quarter Township 2, Township 2, Range 15, United States Military District, being on, over and across that 50 acre tract conveyed to Daniel D. Potter, Trustees of The Daniel D. Potter Trust, w/d/t dtd January 17, 2022 by deed of record in Instrument Number 202203160006679 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Green Chapel Road NW (Township Road 63), at the northeasterly corner of said 50 acre tract, the northwesterly corner of that 47.874 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, Lori Ellen Bush, Cheryl A. Bush, Trustee or her Successor(s) as Trustees of "The Bush Keystone Inheritance Trust" dated January 23, 2007 by deed of record in Instrument Numbers 200601310002957 and 201209100020565 the northerly common corner of said Lot 24 and Lot 9 of said Quarter Township 2, in the line common to said Township 2 and Township 3 of said Range 15;

Thence with the line common to said 50 and 47.874 acre tracts, the line common to said Lots 24 and 9, the following courses and distances:

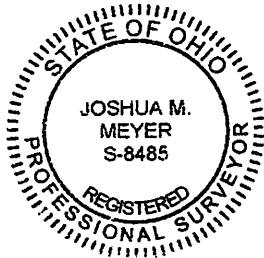
South 03° 38' 23" West, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;  
and

South 03° 38' 23" West, a distance of 15.00 feet to a point;

Thence North 86° 55' 56" West, across said 50 acre tract, a distance of 1378.77 feet to a point in the westerly line of said 50 acre tract, the easterly line of that 20.00 acre tract conveyed to MBI Holdings, LLC by deed of record in Instrument Number 202305190008893;

Thence North 03° 31' 31" East, with the line common to said 50 and 20.00 acre tracts, a distance of 15.00 feet to a point;

Thence South 86° 55' 56" East, across said 50 acre tract, a distance of 1378.80 feet to the TRUE POINT OF BEGINNING, containing 0.475 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

March 22, 2024

Joshua M. Meyer  
Professional Surveyor No. 8485

Date

JMM:djf  
G22-U\_0\_475 ac 20220307-VS-ESMT-UTIL.docx

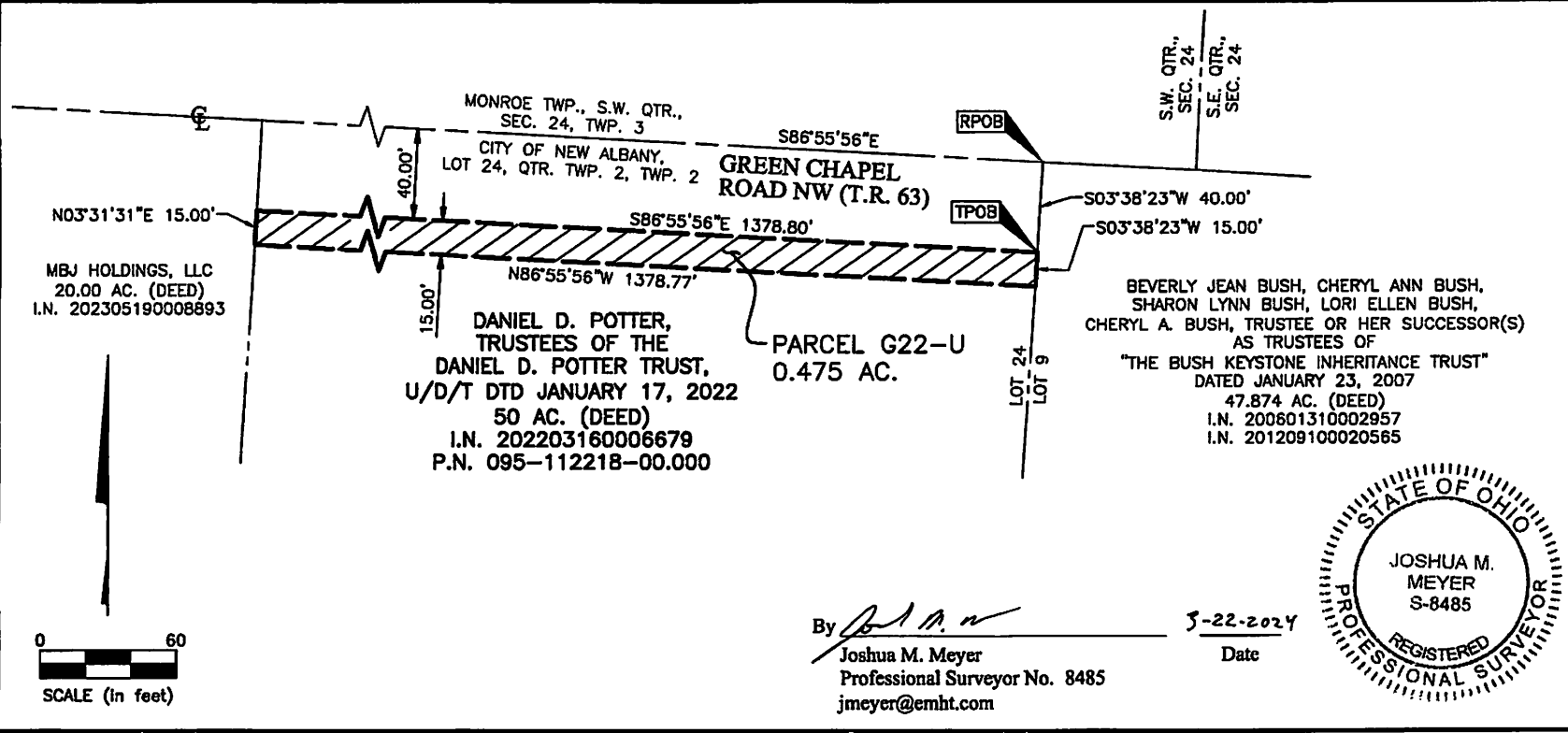


Evans, Mechwart, Hambleton & Tibon, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43264  
 Phone: 614.773.4500 Toll Free: 800.773.3648  
 emht.com

# EASEMENT

**LOT 24, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15  
 UNITED STATES MILITARY DISTRICT  
 CITY OF NEW ALBANY, COUNTY OF LICKING, STATE OF OHIO**

Date:	March 22, 2024
Scale:	1" = 60'
Job No:	2022-0307
Sheet No:	1 of 1



Resolution R-36-2024 - EXHIBIT A

J:\2022\0307\DWG\04SHEETS\EASEMENTS\G22-U\_20220307-V5-ESM1-UTL.DWG plotted by FERUGSON, DAVID on 3/22/2024 11:53:17 AM last saved by DFERUGSON on 3/22/2024 11:53:13 AM

**RESOLUTION R-36-2024**

**EXHIBIT A**

This resolution of intent to appropriate includes the acquisition of real property and property interests from the following property owners, the owners' real property intended to be appropriated, the owners' interest therein intended to be appropriated and a legal description and depiction of that real property.

<b>Property Owners</b>	<b>Property Interests and Reference to Descriptions</b>	<b>Licking County Auditor Parcel ID Number</b>
Bush, Beverly Jean Bush, Cheryl Ann Houser, Sharon Lynn (f/k/a Sharon Lynn Bush) Bush, Lori Ellen Cheryl A. Bush, Trustee, of the "Bush Keystone Inheritance Trust" Dated January 23, 2007	G26-WD1 Fee simple right of way without limitation of existing access rights 0.504 Acres  G26-WD2 Fee simple right of way without limitation of existing access rights 0.600 Acres  G26-S Permanent Drainage Easement for public road 1.083 Acres  G26-U1 Perpetual Easement for facilities and utilities appurtenant to the right of way without limitation of access 0.189 Acres  G26-U2 Perpetual Easement for facilities and utilities appurtenant to the right of way without limitation of access 0.308 Acres  G26-T1 Temporary Easement for a public road including grading, seeding, drainage, relocation and maintenance without limitation of access 0.321 Acres	095-111480-00.000



<b>PRE-APPROVAL</b> LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>[Signature]</i>
DATE:	3-14-24

**EXHIBIT A**

**PARCEL G26-WD1  
0.504 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, City of New Albany, lying in Lot 9, Quarter Township 2, Township 2, Range 15, United States Military District, being part of that 47.874 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, Lori Ellen Bush, Cheryl A. Bush, Trustee or her Successor(s) as Trustees of "The Bush Keystone Inheritance Trust" dated January 23, 2007 by deed of record in Instrument Numbers 200601310002957 and 201209100020565 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a 5/8 inch iron rebar found at the easterly centerline intersection of Green Chapel Road NW (Township Road 63) and Clover Valley Road NW (County Road 26) at the northerly common corner of Lot 9 and Lot 8 of said Quarter Township 2, in the line common to said Township 2 and Township 3 of said Range 15;

Thence North 87° 05' 47" West, with said Green Chapel Road NW centerline, said common Township line, a distance of 67.60 feet to a P.K. nail found at the westerly centerline intersection of said Green Chapel Road NW and Clover Valley Road NW, the southerly common corner of Sections 23 and 24 of said Township 3;

Thence North 86° 21' 26" West, with said Green Chapel Road NW centerline, said common Township line, a distance of 2227.22 feet to a magnetic nail set at a northeasterly corner of said 47.874 acre tract, the northwesterly corner of that 2.126 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202205270013315, in the southerly line of that 11.980 acre tract conveyed to Stephen W. Smallsreed, Trustee of the Stephen W. Smallsreed Amended and Restated Revocable Trust dated May 19, 2022 by deed of record in Instrument Number 202207210017875, the TRUE POINT OF BEGINNING;

Thence South 03° 38' 34" West, across said Green Chapel Road NW and with the westerly line common to said 47.874 and 2.126 acre tracts (passing a 5/8 inch iron rebar capped "BLAINE 7830" found at a distance of 20.66 feet), a total distance of 40.00 feet to an iron pin set;

Thence across said 47.874 acre tract, the following courses and distances:

North 86° 21' 26" West, a distance of 482.15 feet to an iron pin set; and

North 86° 55' 56" West, a distance of 66.60 feet to an iron pin set in the westerly line thereof, the easterly line of that 50 acre tract conveyed to Daniel D. Potter, Trustees of The Daniel D. Potter Trust, u/d/t dtd January 17, 2022 by deed of record in Instrument Number 202203160006679;

Thence North 03° 38' 23" East, with the line common to said 47.874 and 50 acre tracts, and across said Green Chapel Road NW, a distance of 40.00 feet to a magnetic nail set at the northerly common corner thereof in said Green Chapel Road NW centerline, said common

**EXHIBIT A**

**PARCEL G26-WD1  
0.504 ACRE**

-2-

Township line, the southerly line of that 2.511 acre tract conveyed to Michael Smith by deed of record in Instrument Number 201307090017403;

Thence South 86° 55' 56" East, with the northerly line of said 47.874 acre tract, said centerline, said common Township, said southerly line, distance of 66.40 feet to a railroad spike found at the southeasterly corner of said 2.511 acre tract, the southwesterly corner of that 1.205 acre tract conveyed as Tract I to Jana L. Davis by deed of record in Instrument Number 200902200003338, the southerly common corner of the Southeast and Southwest Quarters of said Section 24;

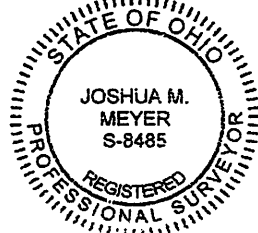
Thence South 86° 21' 26" East, with said northerly line, said centerline, said common Township line, and with the southerly lines of said 1.205 acre tract, that 4.709 acre tract conveyed as Tract II to Jana L. Davis by deed of record in Instrument Number 200902200003338 and said 11.980 acre tract, a distance of 482.35 feet to the TRUE POINT OF BEGINNING, containing 0.504 acre, more or less, all of which is within Auditor's Parcel Number 095-111480-00.000 and 0.115 acre of which is within the present roadway occupied.

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of South 86°21'26" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Professional Surveyor No. 8485

March 11, 2024

Date

JMM:djf  
G26-WD1\_0\_504 ac 20220307-VS-BNDY.docx

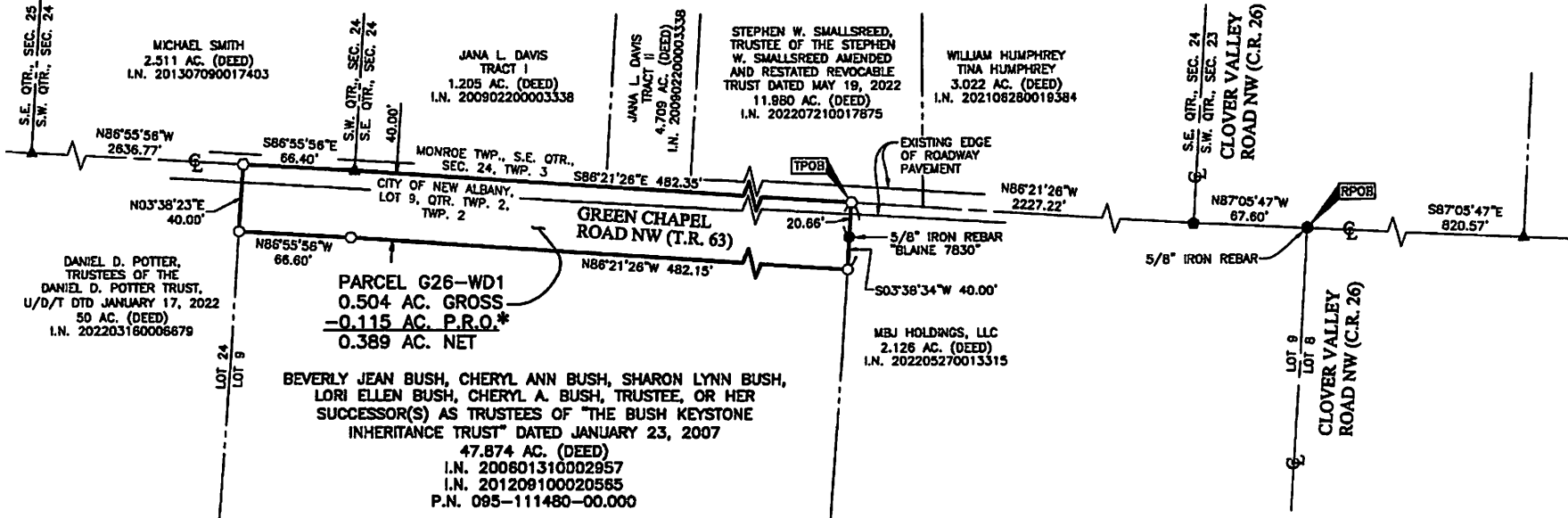


Evans, Mechwart, Hamilton & Tison, Inc.  
 Engineers • Surveyors • Planners • Subdividers  
 6303 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.4300 Toll Free: 888.775.3448  
 emht.com

# SURVEY OF ACREAGE PARCEL

## LOT 9, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15 UNITED STATES MILITARY DISTRICT CITY OF NEW ALBANY, COUNTY OF LICKING, STATE OF OHIO

Date:	March 11, 2024
Scale:	1" = 60'
Job No:	2022-0307
Sheet No:	1 of 1



**PARCEL G26-WD1**  
 0.504 AC. GROSS  
 -0.115 AC. P.R.O.\*  
 0.389 AC. NET

BEVERLY JEAN BUSH, CHERYL ANN BUSH, SHARON LYNN BUSH,  
 LORI ELLEN BUSH, CHERYL A. BUSH, TRUSTEE, OR HER  
 SUCCESSOR(S) AS TRUSTEES OF "THE BUSH KEYSTONE  
 INHERITANCE TRUST" DATED JANUARY 23, 2007  
 47.874 AC. (DEED)  
 I.N. 200601310002957  
 I.N. 201209100020565  
 P.N. 095-111480-00.000

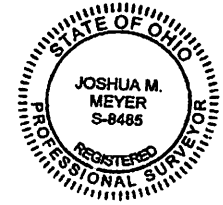
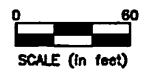
**\* ROAD RIGHT OF WAY NOTE:**  
 The existing right-of-way width for Green Chapel Road NW has not been specified since neither a Road Record nor a Commissioner Road Folder could be found in the Licking County Engineer's office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

**BASIS OF BEARINGS:**  
 The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of South 86°21'26" East, is designated 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 performed in November and December, 2021 and April, 2022.

- Iron Pin Set
- Iron Pin Found
- Stone Found
- P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes  
 30" long with cap inscribed EMHT INC.



By *Joshua M. Meyer* 3-11-2024  
 Joshua M. Meyer  
 Professional Surveyor No. 8485  
 Date  
 jmyer@emht.com

Resolution R-36-2024 - EXHIBIT A

**EXHIBIT A**

**PARCEL G26-WD2  
0.600 ACRE**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
FOR PUBLIC HIGHWAY, STREET AND ROADWAY PURPOSES  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for his/its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, City of New Albany, lying in Lot 9, Quarter Township 2, Township 2, Range 15, United States Military District, being part of that 47.874 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, Lori Ellen Bush, Cheryl A. Bush, Trustee or her Successor(s) as Trustees of "The Bush Keystone Inheritance Trust" dated January 23, 2007 by deed of record in Instrument Numbers 200601310002957 and 201209100020565 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a 5/8 inch iron rebar found at the easterly centerline intersection of Green Chapel Road NW (Township Road 63) and Clover Valley Road NW (County Road 26) at the northerly common corner of Lot 9 and Lot 8 of said Quarter Township 2, in the line common to said Township 2 and Township 3 of said Range 15;

Thence North 87° 05' 47" West, with said Green Chapel Road NW centerline, said common Township line, a distance of 67.60 feet to a P.K. nail found at the westerly centerline intersection of said Green Chapel Road NW and Clover Valley Road NW, the southerly common corner of Sections 23 and 24 of said Township 3;

Thence North 86° 21' 26" West, with said Green Chapel Road NW centerline, said common Township line, a distance of 1354.18 feet to a magnetic nail set at the northeasterly corner of said 47.874 acre tract, the northwesterly corner of that 4.012 acre tract conveyed as Parcel G40-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202308160014794, in the southerly line of that 0.211 acre tract conveyed as Parcel G37-WD to City of New Albany, Ohio by deed of record in Instrument Number 202309260017633, the TRUE POINT OF BEGINNING;

Thence South 02° 56' 50" West, across said Green Chapel Road NW and with the line common to said 47.874 and 4.012 acre tracts, a distance of 40.00 feet to an iron pin set;

Thence North 86° 21' 26" West, across said 47.874 acre tract, a distance of 653.52 feet to an iron pin set in a westerly line thereof, the easterly line of that 2.126 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202205270013315;

Thence North 03° 38' 34" East, with the easterly line common to said 47.874 and 2.126 acre tracts and across said Green Chapel Road NW (passing a 5/8 inch iron rebar capped "BLAINE 7830" found at a distance of 19.46 feet), a total distance of 40.00 feet to a magnetic nail set at the northerly common corner thereof, in said centerline, said common Township line, the southerly line of that 3.022 acre tract conveyed to William Humphrey and Tina Humphrey by deed of record in Instrument Number 202106280019384;

Thence South 86° 21' 26" East, with the northerly line of said 47.874 acre tract, said centerline, said common Township line, and the southerly lines of said 3.022 acre tract, that 8.020 acre tract conveyed to Daniel Hank Potter and Sarah M. Potter by deed of record in

**EXHIBIT A**

**PARCEL G26-WD2  
0.600 ACRE**

-2-

Instrument Number 201708210017554, that 12.636 acre tract conveyed to MJB Holdings, LLC by deed of record in Instrument Number 202305040007792 and said 0.211 acre tract, a distance of 653.03 feet to the TRUE POINT OF BEGINNING, containing 0.600 acre, more or less, all of which is within Auditor's Parcel Number 095-111480-00.000 and 0.081 acre of which is within the present roadway occupied.

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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of South 86°21'26" East, is designated the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in November and December, 2021, and April, 2022.



JMM:djf  
G26-WD2\_0\_600 ac 20220307-VS-BNDY.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Professional Surveyor No. 8485

March 13, 2024

Date

<b>PRE-APPROVAL</b>	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	3/13/24



Evans, Mechwart, Hombler & Tison, Inc.  
 Engineers • Surveyors • Planners • Estimators  
 6300 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.4520 Toll Free: 888.775.5448  
 emht.com

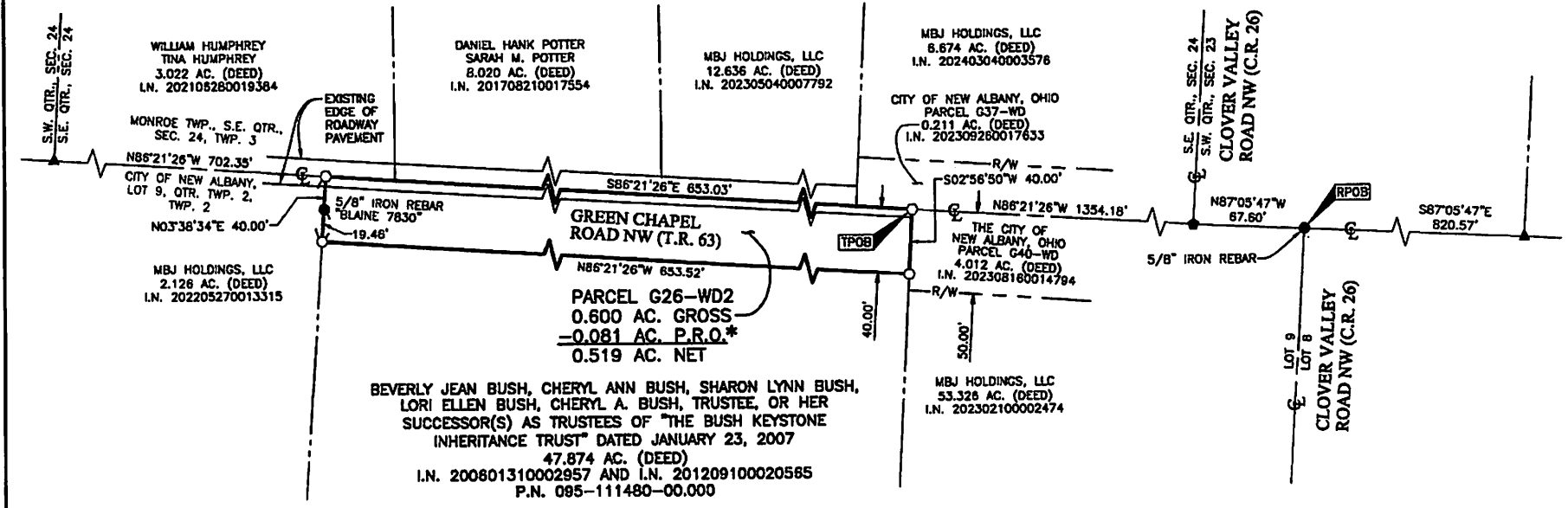
# SURVEY OF ACREAGE PARCEL

## LOT 9, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15

### UNITED STATES MILITARY DISTRICT

#### CITY OF NEW ALBANY, COUNTY OF LICKING, STATE OF OHIO

Date:	March 13, 2024
Scale:	1" = 60'
Job No:	2022-0307
Sheet No:	1 of 1



**BEVERLY JEAN BUSH, CHERYL ANN BUSH, SHARON LYNN BUSH,  
 LORI ELLEN BUSH, CHERYL A. BUSH, TRUSTEE, OR HER  
 SUCCESSOR(S) AS TRUSTEES OF "THE BUSH KEYSTONE  
 INHERITANCE TRUST" DATED JANUARY 23, 2007**  
 47.874 AC. (DEED)  
 I.N. 200601310002957 AND I.N. 201209100020585  
 P.N. 095-111480-00.000

**\* ROAD RIGHT OF WAY NOTE:**  
 The existing right-of-way width for Green Chapel Road NW has not been specified since neither a Road Record nor a Commissioner Road Folder could be found in the Licking County Engineer's office. The existing edge of roadway pavement was used to calculate the Present Road Occupied (P.R.O.) for this Road.

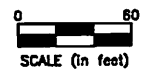
**BASIS OF BEARINGS:**  
 The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Green Chapel Road NW, having a bearing of South 86°21'26" East, is designated 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 performed in November and December, 2021 and April, 2022.



By Joshua M. Meyer 3-13-2024  
 Joshua M. Meyer Date  
 Professional Surveyor No. 8485  
 jmeyer@emht.com

Resolution R-36-2024 - EXHIBIT A



- Iron Pin Set
  - Iron Pin Found
  - Stone Found
  - P.K. Nail Found
  - Monument Found
  - Magnetic Nail Set
  - Magnetic Nail Found
  - ▲ Railroad Spike Found
- Iron Pins Set are 13/16" I.D. iron pipes  
 30" long with cap inscribed EMHT INC.

**EXHIBIT A**

**PARCEL G26-S  
1.083 ACRES**

**EASEMENT**

Situated in the State of Ohio, County of Licking, City of New Albany, lying in Lot 9, Quarter Township 2, Township 2, Range 15, United States Military District, being on, over and across that 47.874 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, Lori Ellen Bush, Cheryl A. Bush, Trustee or her Successor(s) as Trustees of "The Bush Keystone Inheritance Trust" dated January 23, 2007 by deed of record in Instrument Numbers 200601310002957 and 201209100020565 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Green Chapel Road NW (Township Road 63), at a northwesterly corner of said 47.874 acre tract, the northeasterly corner of that 2.126 acre tract conveyed to MBI Holdings, LLC by deed of record in Instrument Number 202205270013315, in the line common to said Township 2 and Township 3 of said Range 15;

Thence South 03° 38' 34" West, with the line common to said 47.874 and 2.126 acre tracts, a distance of 100.00 feet to the TRUE POINT OF BEGINNING;

Thence across said 47.874 acre tract, the following courses and distances:

South 86° 21' 26" East, a distance of 60.00 feet to a point;

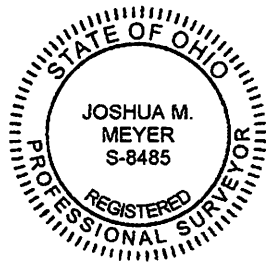
North 45° 03' 09" East, a distance of 60.00 feet to a point;

South 86° 21' 26" East, a distance of 250.31 feet to a point;

South 03° 38' 34" West, a distance of 145.00 feet to a point; and

North 86° 21' 26" West, a distance of 350.00 feet to a point in a westerly line of said 47.874 acre tract, the easterly line of said 2.126 acre tract;

Thence North 03° 38' 34" East, with a line common to said 47.874 and 2.126 acre tracts, a distance of 100.00 feet to the TRUE POINT OF BEGINNING, containing 1.083 acres, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Professional Surveyor No. 8485

April 16, 2024

Date

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G26-S\_1\_083 ac 20220307-VS-ESMT-DRAN.docx

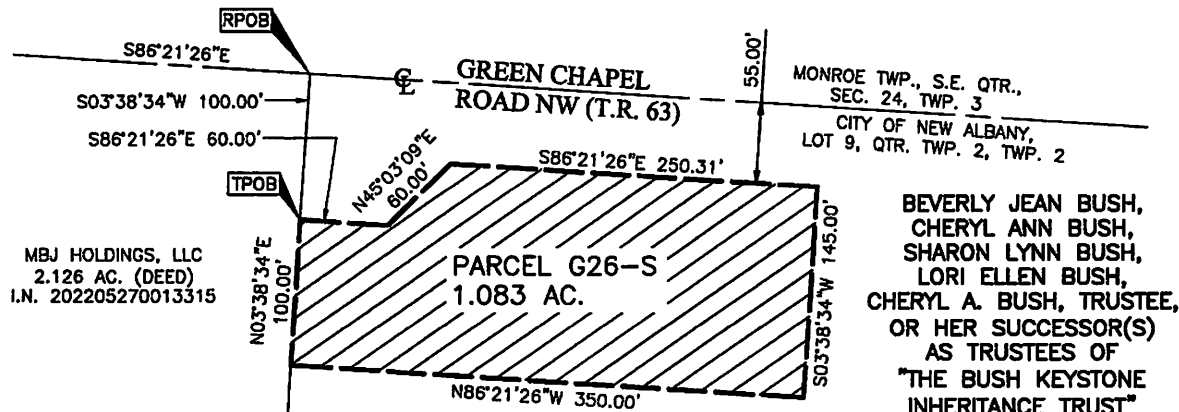


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 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

# EASEMENT

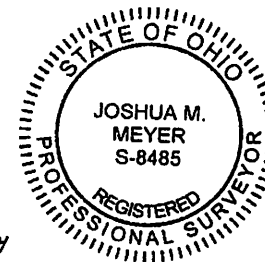
LOT 9, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15  
 UNITED STATES MILITARY DISTRICT  
 CITY OF NEW ALBANY, COUNTY OF LICKING, STATE OF OHIO

Date:	April 16, 2024
Scale:	1" = 100'
Job No:	2022-0307
Sheet No:	1 of 1

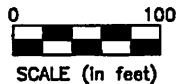


MBJ HOLDINGS, LLC  
 2.126 AC. (DEED)  
 I.N. 202205270013315

BEVERLY JEAN BUSH,  
 CHERYL ANN BUSH,  
 SHARON LYNN BUSH,  
 LORI ELLEN BUSH,  
 CHERYL A. BUSH, TRUSTEE,  
 OR HER SUCCESSOR(S)  
 AS TRUSTEES OF  
 "THE BUSH KEYSTONE  
 INHERITANCE TRUST"  
 DATED JANUARY 23, 2007  
 47.874 AC. (DEED)  
 I.N. 200601310002957  
 I.N. 201209100020565  
 P.N. 095-111480-00.000



By Joshua M. Meyer 4-16-2024  
 Joshua M. Meyer Date  
 Professional Surveyor No. 8485  
 jmeyer@emht.com



Resolution R-36-2024 - EXHIBIT A



**EXHIBIT A**

**PARCEL G26-U1**

**0.189 ACRE**

**EASEMENT**

Situated in the State of Ohio, County of Licking, City of New Albany, lying in Lot 9, Quarter Township 2, Township 2, Range 15, United States Military District, being on, over and across that 47.874 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, Lori Ellen Bush, Cheryl A. Bush, Trustee or her Successor(s) as Trustees of "The Bush Keystone Inheritance Trust" dated January 23, 2007 by deed of record in Instrument Numbers 200601310002957 and 201209100020565 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Green Chapel Road NW (Township Road 63) at a northeasterly corner of said 47.874 acre tract, the northwesterly corner of that 2.126 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202205270013315, in the line common to said Township 2 and Township 3 of said Range 15;

Thence with the line common to said 47.874 and 2.126 acre tracts, the following courses and distances:

South 03° 38' 34" West, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;  
and

South 03° 38' 34" West, a distance of 15.00 feet to a point;

Thence across said 47.874 acre tract, the following courses and distances:

North 86° 21' 26" West, a distance of 482.07 feet to a point; and

North 86° 55' 56" West, a distance of 66.68 feet to a point in the westerly line of said 47.874 acre tract, the easterly line of that 50 acre tract conveyed to Daniel D. Potter, Trustees of The Daniel D. Potter Trust, w/d/t dtd January 17, 2022 by deed of record in Instrument Number 202203160006679;

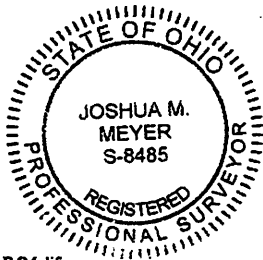
Thence North 03° 38' 23" East, with the line common to said 47.874 and 50 acre tracts, a distance of 15.00 feet to a point;

Thence across said 47.874 acre tract, the following courses and distances:

South 86° 55' 56" East, a distance of 66.60 feet to a point; and

South 86° 21' 26" East, a distance of 482.15 feet to the TRUE POINT OF BEGINNING, containing 0.189 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



*Joshua M. Meyer*

Joshua M. Meyer  
Professional Surveyor No. 8485

*March 22, 2024*

Date

JMM:djf  
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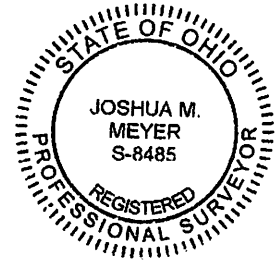
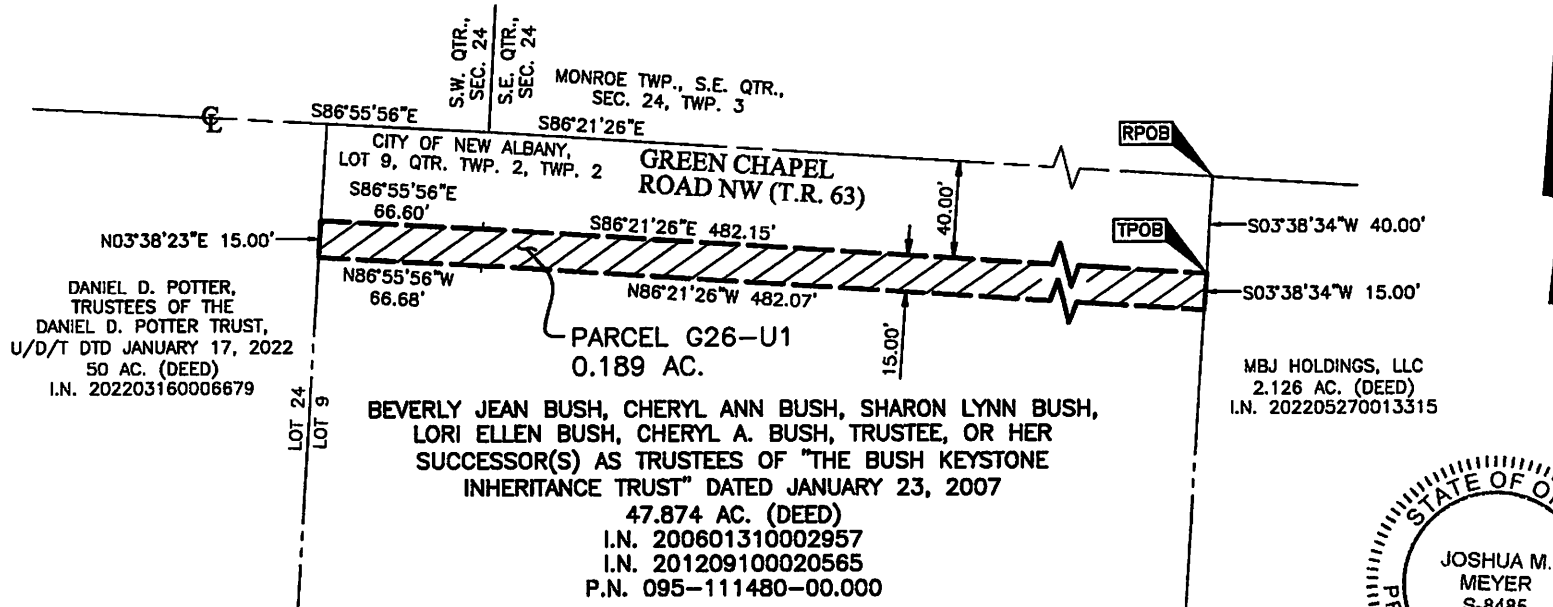


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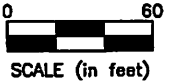
# EASEMENT

**LOT 9, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15  
 UNITED STATES MILITARY DISTRICT  
 CITY OF NEW ALBANY, COUNTY OF LICKING, STATE OF OHIO**

Date:	March 22, 2024
Scale:	1" = 60'
Job No:	2022-0307
Sheet No:	1 of 1



By *Joshua M. Meyer* 3-22-2024  
 Joshua M. Meyer Date  
 Professional Surveyor No. 8485  
 jmeyer@emht.com



Resolution R-36-2024 - EXHIBIT A

J:\20220307\DWG\04SHEETS\EASEMENTS\G26-U1\_20220307-VS-ESMT-UTIL.DWG plotted by FERGUSON, DAVID on 3/22/2024 1:08:34 PM last saved by OFERGUSON on 3/22/2024 1:08:31 PM

**EXHIBIT A**

**PARCEL G26-U2  
0.308 ACRE**

**EASEMENT**

Situated in the State of Ohio, County of Licking, City of New Albany, lying in Lot 9, Quarter Township 2, Township 2, Range 15, United States Military District, being on, over and across that 47.874 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, Lori Ellen Bush, Cheryl A. Bush, Trustee or her Successor(s) as Trustees of "The Bush Keystone Inheritance Trust" dated January 23, 2007 by deed of record in Instrument Numbers 200601310002957 and 201209100020565 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Green Chapel Road NW (Township Road 63), at a northwesterly corner of said 47.874 acre tract, the northeasterly corner of that 2.126 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202205270013315, in the line common to said Township 2 and Township 3 of said Range 15;

Thence South 03° 38' 34" West, with the line common to said 47.874 and 2.126 acre tracts, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

Thence South 86° 21' 26" East, across said 47.874 acre tract, a distance of 653.52 feet to a point in the easterly line thereof, the westerly line of that 4.012 acre tract conveyed as Parcel G40-WD to The City of New Albany, Ohio by deed of record in Instrument Number 202308160014794;

Thence South 02° 56' 50" West, with the easterly line of said 47.874 acre tract, the westerly line of said 4.012 acre tract and the westerly line of that 53.326 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202302100002474, a distance of 15.00 feet to a point;

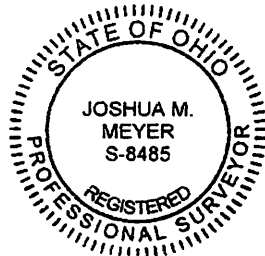
Thence across said 47.874 acre tract, the following courses and distances:

North 86° 21' 26" West, a distance of 554.01 feet to a point;

South 45° 03' 09" West, a distance of 60.00 feet to a point; and

North 86° 21' 26" West, a distance of 60.00 feet to a point in a westerly line of said 47.874 acre tract, the easterly line of said 2.126 acre tract;

Thence North 03° 38' 34" East, with a line common to said 47.874 and 2.126 acre tracts, a distance of 60.00 feet to the TRUE POINT OF BEGINNING, containing 0.308 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Josh M. Meyer*

Joshua M. Meyer  
Professional Surveyor No. 8485

*July 15, 2024*

Date

JMM:djf  
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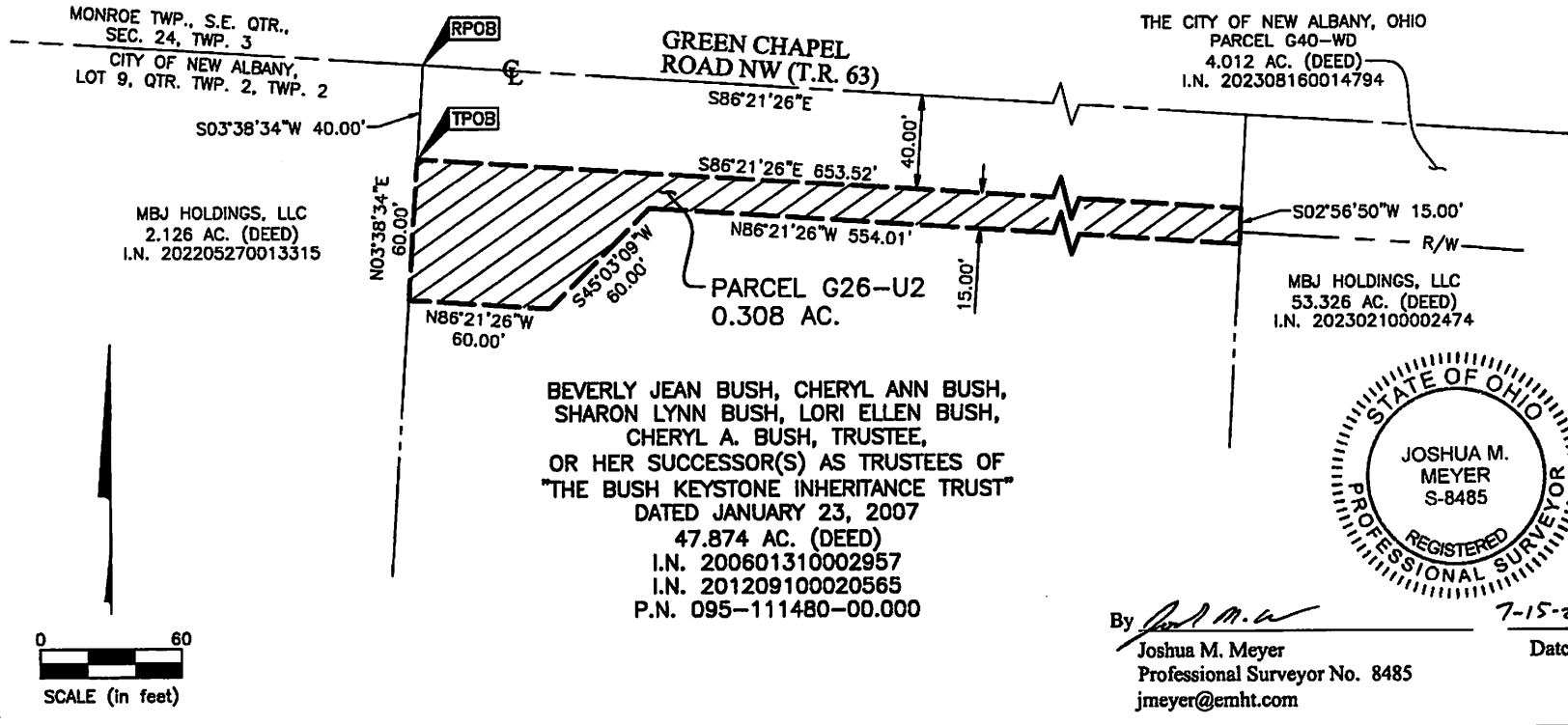


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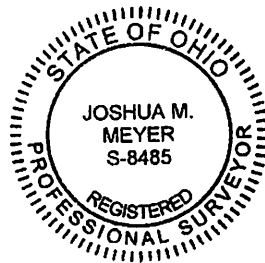
# EASEMENT

**LOT 9, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15  
 UNITED STATES MILITARY DISTRICT  
 CITY OF NEW ALBANY, COUNTY OF LICKING, STATE OF OHIO**

Date:	July 15, 2024
Scale:	1" = 60'
Job No:	2022-0307
Sheet No:	1 of 1

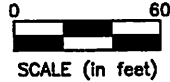


BEVERLY JEAN BUSH, CHERYL ANN BUSH,  
 SHARON LYNN BUSH, LORI ELLEN BUSH,  
 CHERYL A. BUSH, TRUSTEE,  
 OR HER SUCCESSOR(S) AS TRUSTEES OF  
 "THE BUSH KEYSTONE INHERITANCE TRUST"  
 DATED JANUARY 23, 2007  
 47.874 AC. (DEED)  
 I.N. 200601310002957  
 I.N. 201209100020565  
 P.N. 095-111480-00.000



By Joshua M. Meyer 7-15-2024  
 Joshua M. Meyer  
 Professional Surveyor No. 8485  
 jmeyer@emht.com  
 Date

Resolution R-36-2024 - EXHIBIT A



**EXHIBIT A**

**PARCEL G26-T1  
0.321 ACRE**

**TEMPORARY EASEMENT  
WITHOUT LIMITATION OF ACCESS**

An exclusive temporary easement for the establishment, construction, reconstruction, widening, repair or maintenance of a public road and appurtenances thereto, including, but not limited to any grading, seeding, drainage, relocation and/or maintenance work deemed necessary by the City of New Albany and/or Licking County, Ohio, their successors and assigns, with access to Grantor's Property to be maintained during the term of this temporary easement.

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Licking, City of New Albany, lying in Lot 9, Quarter Township 2, Township 2, Range 15, United States Military District, being on, over and across that 47.874 acre tract conveyed to Beverly Jean Bush, Cheryl Ann Bush, Sharon Lynn Bush, Lori Ellen Bush, Cheryl A. Bush, Trustee or her Successor(s) as Trustees of "The Bush Keystone Inheritance Trust" dated January 23, 2007 by deed of record in Instrument Numbers 200601310002957 and 201209100020565 (all references are to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Green Chapel Road NW (Township Road 63), at a northwesterly corner of said 47.874 acre tract, the northeasterly corner of that 2.126 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202205270013315, in the line common to said Township 2 and Township 3 of said Range 15;

Thence South 03° 38' 34" West, with the line common to said 47.874 and 2.126 acre tracts, a distance of 200.00 feet to the TRUE POINT OF BEGINNING;

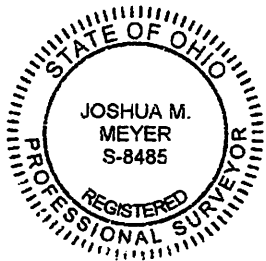
Thence across said 47.874 acre tract, the following courses and distances:

South 86° 21' 26" East, a distance of 350.00 feet to a point;

South 03° 38' 34" West, a distance of 40.00 feet to a point; and

North 86° 21' 26" West, a distance of 350.00 feet to a point in a westerly line of said 47.874 acre tract, the easterly line of said 2.126 acre tract;

Thence North 03° 38' 34" East, with a line common to said 47.874 and 2.126 acre tracts, a distance of 40.00 feet to the TRUE POINT OF BEGINNING, containing 0.321 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Professional Surveyor No. 8485

March 22, 2024

Date

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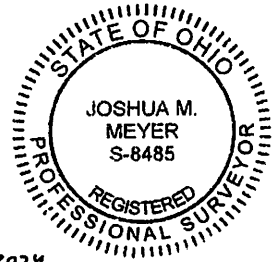
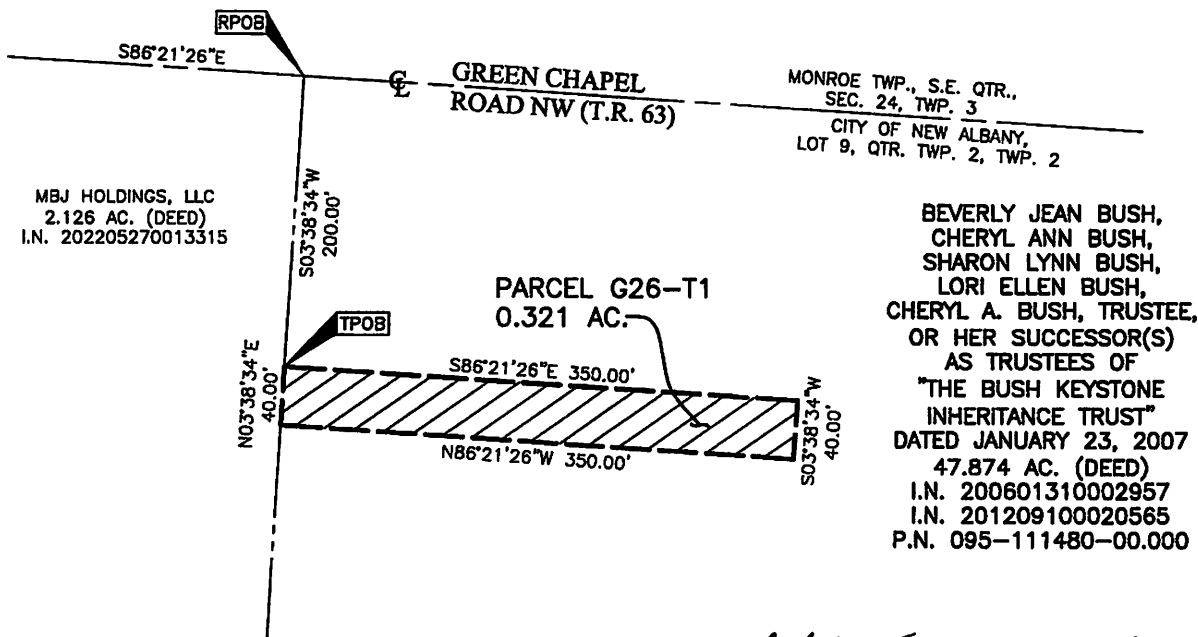


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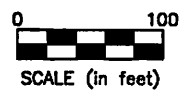
# TEMPORARY EASEMENT

LOT 9, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15  
 UNITED STATES MILITARY DISTRICT  
 CITY OF NEW ALBANY, COUNTY OF LICKING, STATE OF OHIO

Date:	March 22, 2024
Scale:	1" = 100'
Job No:	2022-0307
Sheet No:	1 of 1



By Joshua M. Meyer 3-22-2024 Date  
 Joshua M. Meyer  
 Professional Surveyor No. 8485  
 jmeyer@emht.com



Resolution R-36-2024 - EXHIBIT A

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## RESOLUTION R-37-2024

### **A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT AND A MEMORANDUM OF UNDERSTANDING WITH VANTAGE DATA CENTERS OH11, LLC AND MAKING RELATED AUTHORIZATIONS**

**WHEREAS**, the Council for the City of New Albany, Ohio (the "City") by its Resolution No. R-17-09 adopted March 3, 2009 (the "Original CRA Legislation"), created the Oak Grove II Community Reinvestment Area (the "Original Area"), and by its Resolutions No. R-41-10 adopted July 6, 2010, No. R-72-10 adopted November 16, 2010, No. R-53-2012 adopted October 2, 2012, No. R-26-2013 adopted August 6, 2013, No. R-72-2014 adopted September 16, 2014, and R-49-2015 adopted November 17, 2015, No. R-45-2016 adopted November 1, 2016, No. R-02-17 adopted February 7, 2017, No. R-17-18 adopted July 17, 2018, No. R-41-18 adopted November 6, 2018, No. R-05-2019 adopted February 19, 2019, No. R-37-2019 adopted August 6, 2019, No. R-15-2021 adopted April 6, 2021, No. R-46-21 adopted September 21, 2021, No. R-09-2022 adopted February 1, 2022, No. R-18-2022 adopted May 3, 2022, and No. R-38-2022 adopted November 15, 2022, No. R-21-2023 adopted April 18, 2023, and No. R-46-2023 adopted November 7, 2023 (together the "CRA Expansion Legislation" and collectively with the Original CRA Legislation the "CRA Legislation"), amended the designation of the Original Area to include the area known as the "Johnstown Monroe Area", "Johnstown Monroe Annex", "Licking Heights Annex", "Cobbs Road Annex", "Harrison Road Area", "Innovation Campus Area" "Innovation Campus Way Extension" "Beech Road South", "Babbitt Road", "Central College Road Area", "Jug Street North", "Jug Street South", "Innovation District East", "Innovation District East Expansion", "Mink Street and Green Chapel Road Expansion", "Beech Rd. & US 62 District", "Northeast Business Park District", and Jug and Harrison respectively, and certain other parcels within the City (collectively, with the Original Area, the "Area"), and designated that entire Area the Oak Grove II Community Reinvestment Area; and

**WHEREAS**, the Directors of the Department of Development of the State of Ohio and the Ohio Development Services Agency (successor and predecessor to one another) have determined and certified that the aforementioned Area contains the characteristics set forth in Ohio Revised Code Section 3735.66 and confirmed that Area as a "Community Reinvestment Area" pursuant to that Section 3735.66; and

**WHEREAS**, VANTAGE DATA CENTERS OH11, LLC (the "Company") has submitted to the City the application attached to the Community Reinvestment Area Agreement (the "CRA Agreement") referred to in Section 1 of this Resolution (the "Agreement Application"), together with the fee referred to in Section 6 of that CRA Agreement; and

**WHEREAS**, the Housing Officer of the City designated under Ohio Revised Code Section 3735.65 has reviewed the Application and has recommended the same to this Council on the basis that the Company is qualified by financial responsibility and business experience to create and preserve employment opportunities in the CRA and to improve the economic climate of the City; and

**WHEREAS**, the City, having appropriate authority, desires to provide certain property tax incentives to encourage the development of the Project (as defined in the CRA Agreement); and

**WHEREAS**, the Boards of Education of both the Johnstown-Monroe Local School District and the Licking County Joint Vocational School District (also known as “Career and Technology Education Centers of Licking County” or “C-TEC”) have each waived their rights to receive notice under Section 5709.83 of the Revised Code in accordance with their respective compensation agreements entered into with the city of New Albany; and

**WHEREAS**, the Company requires an adequate supply of water and sewer services for the development and operation of the Project and the City and Company desire to enter into a Memorandum of Understanding (the “MOU”) addressing the availability and supply of water and sewer services for the development and operation of the Project.

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

**Section 1. Community Reinvestment Area Agreement.** The CRA Agreement for the Project, by and between the City and the Company, in the form presently on file with the Clerk of the Council which provides for a 100% CRA exemption for 15-years for the proposed Project is hereby approved and authorized with any changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this City which shall be approved by the city manager. The city manager, for and in the name of this City, is hereby authorized to execute that CRA Agreement and approve the character of any changes or amendments thereto as not inconsistent with this Resolution and not substantially adverse to this City that are approved by the city manager, which approval shall be conclusively evidenced by the city manager's execution of that CRA Agreement.

**Section 2. Water and Sewer Services Memorandum of Understanding.** The Memorandum of Understanding by and between the City and the Company, in the form presently on file with the Clerk of the Council which addresses the availability and supply of water and sewer services for the development and operation of the Project, is hereby approved and authorized with any changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this City which shall be approved by the city manager. The city manager, for and in the name of this City, is hereby authorized to execute that MOU and approve the character of any changes or amendments thereto as not inconsistent with this Resolution and not substantially adverse to this City that are approved by the city manager, which approval shall be conclusively evidenced by the city manager's execution of that MOU.

**Section 3. Further Authorizations.** This Council hereby further authorizes and directs the city manager, the director of law, the director of finance, the community development director, the



clerk of council, or any such other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions (including by not limited to making application and preliminary arrangements for financing that is then subject to formal approval by this Council) as may be appropriate to implement this Resolution and the transactions referenced or contemplated in this Resolution and the CRA and the MOU authorized and approved in this Resolution.

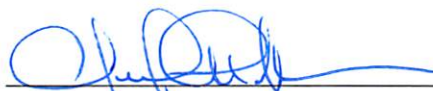
**Section 4. Compliance with the Law.** This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were taken in an open meeting of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**Section 5. Effective Date.** Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.


CERTIFIED AS ADOPTED THIS 20 day of August, 2024.

Attest:

  
Sloan T. Spalding  
Mayor

  
Jennifer H. Mason  
Clerk of Council

Approved as to form:

  
Benjamin S. Albrecht  
Law Director

**Legislation dates:**

Prepared:	08/08/2024
Introduced:	08/20/2024
Revised:	
Adopted:	08/20/2024
Effective:	08/20/2024



**RESOLUTION R-38-2024**

**A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM AND TO EXECUTE CONTRACTS AS REQUIRED**

**WHEREAS**, council desires to make infrastructure improvements that enhance both the movement of traffic and pedestrian safety throughout the city; and

**WHEREAS**, the State Capital Improvement Program and the Local Transportation Improvement Program both provide financial assistance to political subdivisions for capital improvements to public infrastructure; and

**WHEREAS**, the city of New Albany is planning to make capital improvements to the intersection of Walnut Street and Bevelhymer Road; and

**WHEREAS**, the infrastructure improvement described above is considered a community priority and is a qualified project under the OPWC programs.

**NOW, THEREFORE**, be it resolved by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, that;

**Section 1.** The city manager is hereby authorized and directed to apply to the OPWC for funds as described above.

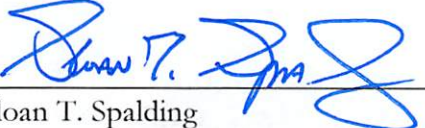
**Section 2.** The city manager is authorized to enter into any agreements as necessary and appropriate to obtain this financial assistance.

**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 20 day of August, 2024.

**Attest:**

  
Sloan T. Spalding  
Mayor

  
Jennifer H. Mason  
Clerk of Council

**Approved as to form:**

  
Benjamin S. Albrecht  
Law Director

Legislation dates:	
Prepared:	08/12/2024
Introduced:	08/20/2024
Revised:	
Adopted:	08/20/2024
Effective:	08/20/2024