NEW ALBANY
COMMUNITY CONNECTS US

ORDINANCE O-13-2020

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 19.68 +/- ACRES OF LAND GENERALLY LOCATED NORTH OF STATE ROUTE 161, SOUTH OF SMITH'S MILL ROAD AND WEST OF KITZMILLER ROAD FOR AN AREA TO BE KNOWN AS THE "MOTOR ENCLAVE ZONING DISTRICT" FROM ITS CURRENT ZONING OF INFILL PLANNED UNIT DEVELOPMENT (I-PUD) TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) AS REQUESTED BY THE MOTOR ENCLAVE NEW ALBANY LLC C/O AARON UNDERHILL, ESQ.

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

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

WHEREAS, pursuant to the application by The Motor Enclave New Albany LLC c/o Aaron Underhill, the Planning Commission of the City of New Albany has reviewed the proposed ordinance amendment and recommended its approval.

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

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

A. A 19.68 ± acre area of land generally located north of State Route 161, south of Smith's Mill Road and west of Kitzmiller Road for an area to be known as the "Motor Enclave Zoning District" from its current zoning of Infill Planned Unit Development (I-PUD) to Infill Planned Unit Development (I-PUD).

B. The zoning district's zoning text and site plan are hereby attached and marked Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action

were in meetings open to the public, in compliance with Section 121 of the Ohio Revised Code, and further pursuant to Ohio General Assembly 133 – House Bill 197 effective March 27, 2020.

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

CERTIFIED AS ADOPTED this _____ day of _____, 2020.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Mitchell H. Banchefsky
Law Director

Legislation dates:
Prepared: 08/07/2020
Introduced: 08/18/2020
Revised:
Adopted:
Effective:

PROOF

EXHIBIT A - O-13-2020

MOTOR ENCLAVE ZONING DISTRICT
I-PUD
August 5, 2020

I. INTRODUCTION AND BACKGROUND:

The Motor Enclave Zoning District (the "Zoning District") consists of 19.68+/- acres located to the north of and adjacent to the intersection of Kitzmiller Road and State Route 161. While it has visibility from the highway, the lack of direct and convenient vehicular access to and from this property and its irregular shape have inhibited its development to date. Therefore, the market for the site is limited to uses that would benefit from its visible location, but will not generate a large volume of traffic. This zoning will facilitate the development of such a use, in the form of a "motor enclave" that will be a one-of-a-kind development in the State of Ohio.

The project will create a private campus where owners and collectors can store their unique automobiles and socialize with other like-minded individuals. The Motor Enclave New Albany, LLC is in contract to purchase the property that is the subject of this text. Its business model provides for the construction, development, and operation of private "white box" conditioned spaces that provide for vehicle storage within garages that are purchased subject to a condominium form of ownership. Each unit owner is permitted to finish its interior space in a customized manner by providing (for example) a private office, a mezzanine level, bar or other gathering space, entertainment space, bathrooms, or some combination thereof. Units are intended to provide a space where individuals may relax and enjoy their vehicles or congregate with family, friends, and business associates.

The development will provide an exclusive location for individuals to enjoy their classic, muscle, performance, or exotic vehicles. At the same time, the campus will provide for ancillary uses and structures which further the ownership and visitor experience, as more particularly described in this text. Due to the private and exclusive nature of the use, vehicular access will be provided using private drives connecting to Kitzmiller Road and Forest Drive, with access to and from the site being controlled by gates. Security will be further ensured by fencing the perimeter of the campus. The general public will not have access to the campus, except during limited special events, as visitors will need to be invited by private garage owners or by other permitted users. The existence of a preservation area to the north of the property and within the western portion of the site will provide further seclusion, as well as a significant aesthetic feature.

II. DEVELOPMENT STANDARDS:

A. Existing Zoning Rights: Prior to the approval of this rezoning application, the property that is the subject of this text was zoned C-PUD as part of Subarea 8g of the 1998 New Albany Company PUD. The zoning text for Subarea 8g was modified by the Planning Commission on January 21, 2015, and the modified version accompanies this text as Supplement #1 (the "Existing Text"). Given the very unique nature of the uses being proposed in this rezoning, combined with the state of the economy based on the ongoing COVID-19 pandemic,

the current property owner (The New Albany Company) desires to retain the right to develop the subject property in accordance with the Existing Text should the transaction to sell the property to the applicant fail to occur. Therefore, any portion of the Property that is not conveyed to the applicant or an affiliated business entity may be developed and operated in accordance with the Existing Text. Immediately and automatically upon the conveyance of any portion of the subject property to the applicant or an affiliated business entity, the Existing Text shall no longer apply to the property that is conveyed.

B. **Applicability of Standards:** Unless otherwise specified in the submitted drawings or in this written text, the development standards of Part Eleven, Title Five of the Codified Ordinances of the City of New Albany shall apply to this Zoning District. In the event of a conflict between the standards contained in this text and those which are contained in the Codified Ordinances, this text shall govern. Where this text is silent on any standard, the standard contained in the Codified Ordinances shall be applied.

C. **Permitted Uses**: Uses within this Zoning District shall include three categories: Primary permitted uses; supportive permitted uses, and prohibited uses.

1. Primary Permitted Uses: The primary permitted uses within this Zoning District shall consist of those which fall within the definition of a "private automobile garage campus". This term will be generally defined to mean "a single campus with multiple buildings each containing numerous private garage units individually owned under a condominium form of ownership, with common elements such as parking lots, paved drives, grassed and landscaped areas, and buildings from which ancillary supporting uses will be operated. Each private garage unit may be used for the interior parking and storage of privately owned automobiles and the following uses: (1) Maintenance of and repairs to automobiles owned by the owner of the private garage unit or that owner's affiliated business; (b) personal leisure and entertainment; and (c) professional office space (provided that no office space will be used by any more than two employees per 600 gross square feet at any one time)." In addition to other permitted vehicles, private garage unit owners that are in the business of selling vehicles shall be permitted to use the private garage unit for the purpose of storing vehicles that are licensed to an automobile dealership under his, her, or its ownership and may use the address of the private garage unit as the licensee's address.

2. Supportive Permitted Uses: In order to support the primary permitted uses in this Zoning District and to enhance the experiences of owners and select visitors, the following uses shall be considered to be "supportive permitted uses". These uses shall be limited to operation within any building(s) on the site that are designated in an approved final development plan as a "Community Building" and shall not be permitted to be operated within or from a private garage unit unless otherwise specifically noted. For purposes of this text, a "Community Building" shall be defined to mean "a building intended to accommodate the operation of the uses permitted in this Section II.C.2.

Private garage units may not be located or operated within a Community Building." Except as provided in subsection k below, all of the uses in this Section II.C.2 shall serve owners of private garage units and may be available to serve persons who are not owners of garage units only by invitation or appointment.

a. Retail automotive sales of new or pre-owned classic, muscle, performance, and/or exotic vehicles, shown by appointment only and not otherwise accessible by visitors from the general public. No more than 50 automobiles may be displayed in total at any one time within the Community Building(s). Exterior displays and exterior storage of vehicles shall be prohibited. It is the intent to allow retail automotive sales on the site on a limited basis to provide opportunities to view, test drive, and purchase only classic, muscle, performance, and exotic vehicles. Sales of new vehicles by the common means of offering automobiles from a single manufacturer or limited group of manufacturers, and/or by offering used cars for sale which are not of the classic, muscle, performance, and/or exotic type, both in a traditional dealership arrangement, are prohibited;

b. Coffee shops, ice cream (or similar) shops, and cafes with indoor and/or outdoor seating, not to exceed 4,000 square feet in gross floor area in any single tenant space. These uses shall not be permitted to operate in the traditional method of serving the general public, it being the intent that they will serve owners and visitors of private garage units and other persons visiting the property in conjunction with another permitted use, and will be open periodically and not on a daily basis;

c. One private club accessible by owners of private garage units, paying members, or tenants of the Community Buildings. This use may serve food and/or beverages (including alcohol) and may be located within one of the Community Buildings or within one private garage unit;

d. Vehicle storage for private garage unit owners, paying members, or tenants, on the floors of buildings or using internal racking systems but in no event outside of a building;

e. Custom automobile repair facilities;

f. Automobile detailing, restoration, and/or specialty parts sales and installation;

g. "Speed shops," defined to mean "a retail store that sell and installs aftermarket performance and styling details for vehicles";

h. Sales of automobile insurance and other insurance products;

i. Rentals of space for events by businesses, non-profits, local governments, or members of the community;

j. Outdoor ancillary uses such as (but not limited to) outdoor seating, fire pits, and gathering areas;

k. Limited events open to the general public such as (but not necessarily limited to) classic, muscle, performance and/or exotic car shows, provided that such events shall be permitted no more than 12 times in any calendar year and no individual event shall occur for greater than two consecutive days;

l. A portion of this Zoning District which is located to the north of the Community Building that is to be located on the north side of the vehicular entrance into the Zoning District from Kitzmiller Road may or may not be purchased by the developer and/or owner of the private automobile garage campus. In the event that such portion of the Zoning District comes into common ownership with the balance of the Zoning District or is otherwise intended to be part of the private automobile garage campus, its uses shall be limited to private passive recreational amenities such as (but not limited to) leisure paths and trails, seating areas, fire pits, landscaping, and minor structures such as gazebos and pergolas. No permitted vertical improvements shall be located closer than 75 feet from the edge of the right-of-way of Smith's Mill Road as it exists on the effective date of this text. Other structures, paved parking areas, and playgrounds are expressly prohibited within this limited portion of the Zoning District.

3. Prohibited Uses: Prohibited uses shall include those which are not listed as expressly being permitted as contemplated in Sections II.B.1 and 2 above. For purposes of clarity and not by way of limitation, the following uses are prohibited:

a. Traditional self-storage units used, operated, and rented for purposes other than those contemplated in this text;

b. Any use of a private garage unit for the maintenance, repair, or storage of vehicles for commercial purposes;

c. Residential uses;

d. Storage of gasoline, oil, propane tanks (other than those relating to a barbeque grill or similar equipment), or other types of fuel within or outside of any structure; and

e. Exterior storage of vehicles, equipment, or personal property.

C. Density:

1. There shall be a maximum of 175 private garage units.

2. At least one and not more than two Community Buildings shall be permitted, provided that no more than 17,000 square feet of gross floor area shall be permitted in the aggregate. Community Buildings may be designated as "units" under the condominium declaration that will apply to the private garage units within the Zoning District or may be contained within one or more separate fee simple parcels that are not considered to be a condominium unit. Community Buildings are permitted in addition to the permitted 175 private garage units within this Zoning District.

3. Accessory buildings at gated vehicle entrances shall be permitted but each shall not exceed 250 square feet of gross floor area.

D. **Setbacks:** The following setback requirements shall apply to this Zoning District:

1. State Route 161: There shall be a minimum pavement setback of 50 feet and a minimum building setback of 75 feet from the edge of the right-of-way of State Route 161.

2. Kitzmiller Road: The size and configuration of the right-of-way of Kitzmiller Road, as well as topographical conditions within and adjacent to it, create unique conditions for this Zoning District. First, the right-of-way significantly widens adjacent to the eastern boundary line of the Zoning District traveling from the north to the south. Second, the pavement of Kitzmiller Road is offset such that the centerline for the street does not coincide with the centerline of its right-of-way, yielding a condition where the paved street is closer to the western edge of the right-of-way than to the eastern edge. Third, there is a significant drop in elevation from the vehicular access point for the Zoning District on Kitzmiller Road to the intersection of Kitzmiller Road and State Route 161 on the south, meaning that many of the building facades that will be oriented toward Kitzmiller Road will be not be visible in whole or in part from that street.

There shall be a minimum pavement setback of 105 feet and a minimum building setback of 115 feet from the centerline of the right-of-way of Kitzmiller Road for all portions of the Zoning District located to the north of the southern edge of pavement for the access drive into the site from Kitzmiller Road, provided that no more than 20% of the front façade of the Community Building to be located within that area may encroach up to 5 feet into the required minimum setback. For all other portions of the Zoning District, there shall be a minimum pavement setback of 140 feet and a minimum building setback of 150 feet from the centerline of the right-of-way of Kitzmiller Road

3. Perimeter Boundary: Along any perimeter boundary of this Zoning District that is not adjacent to a public right-of-way, pavement and buildings shall be located outside of any wetlands or preservation areas as generally illustrated on the preliminary development plan and as finally determined in an approved final development plan. Along such perimeter boundaries where no wetlands or preservation areas are present, the minimum building and pavement setback shall be 2 feet. In the

event that the property described in section II(C)(2)(l) of this zoning text is not purchased by the developer, the side yard setback requirements of C.O. 1143.04(d) shall apply to the property line directly north of where the Community Building is shown on the preliminary development plan.

4. Building Separation; Internal Parcel Lines: No structure shall be located less than 30 feet from another structure within this Zoning District. There shall be a zero building and pavement setback requirement from parcel lines which are internal to this Zoning District.

5. Community Buildings: When a Community Building is not designated as a condominium unit and is instead contained within a parcel owned in fee simple, there shall be a zero setback requirement for pavement and a 5-foot minimum building setback requirement from shared parcels lines for that parcel and any adjacent parcels containing condominium units. If a Community Building will not be designated as a condominium unit, the applicant shall notify the City at the time of filing a building permit application for that Community Building.

E. Lot Coverage: There shall be a maximum lot coverage of 70% in this Zoning District.

F. Access, Loading, Parking and Other Traffic Commitments:

1. Vehicular Parking:

a. Private Garage Units: Each private garage unit shall have a minimum of one and a maximum of three unstriped paved parking spaces in front of the pedestrian door and overhead garage door for that unit. Such parking spaces shall be a minimum of 9 feet wide and 19 feet long.

b. Additional Parking: A minimum of 110 additional paved and striped parking spaces shall be provided throughout the Zoning District as generally illustrated on the preliminary development plan and with final locations as approved as part of a final development plan.

2. Vehicular Access and Circulation: Vehicular access to and from this Zoning District shall be provided from one full movement access point on Kitzmiller Road and, if permitted by an existing easement located on adjacent property and relevant environmental regulations, a second access point on Forest Drive. The access point on Kitzmiller Road shall be gated with entry and exit being provided by and through the use of an attendant or by key card, keypad, or similar device. The access point on Forest Drive shall be gated but is not intended as a primary entrance for owners, visitors, and tenants. This gate will be controlled by management for the campus and maybe opened and closed either (i) manually or (ii) by using a key card, keypad, or similar device.

Internal vehicular circulation shall be provided using private drives that are a minimum of 22 feet in width. These drives may be named so that individual garage units can be assigned addresses to allow for efficient wayfinding and mail delivery to one or more clustered mailbox units, the location(s) and designs of which shall be approved as part of a final development plan.

3. Loading and Service Areas: Loading and service areas shall be fully screened from off-site view by the use of walls, fences, and/or landscaping. No loading spaces shall be required and therefore this Zoning District shall be exempt from the requirements of Codified Ordinances Section 1167.06.

4. Dedication of Rights-of-Way: There shall be no additional right-of-way required to be dedicated to the City for any public streets.

5. Bicycle Parking: Five bicycle parking spaces shall be provided near Community Buildings.

6. Traffic Analysis: A traffic study shall not be required prior to developing and operating permitted uses in this Zoning District given the intermittent traffic generation that is expected as a result and the infrequency of special events on the site.

7. Leisure Trail: Leisure trail or a fee-in-lieu payment is required to be provided along Smith's Mill Road and Kitzmiller Road.

G. Architectural Standards:

1. Character: Structures within this Zoning District shall be consistent in terms of design and architectural character with the drawings and renderings that accompany this text. Final architecture shall be approved as part of a final development plan. At the time of the final development plan, the following additional architectural details are required to be submitted for review:

a. Eave and rake details
b. Cupola details
c. Canopy details
d. Trim details
e. Garage door design and colors

2. Building Orientations:

a. Kitzmiller Road: Buildings shall be positioned on the site so that operable overhead garage doors for individual private garage units are not

oriented in a manner that is generally facing Kitzmiller Road. The Community Building located to the north of the vehicular access point on Kitzmiller Road shall not be permitted to have overhead garage doors on its facade that generally runs parallel to Kitzmiller Road. Buildings may (but shall not be required) to have pedestrian doors along Kitzmiller Road. Building facades that face Kitzmiller Road must be emphasized using architectural features demonstrated in the drawings and renderings that accompany this text. Some of these details may include: cupolas, projecting bays and gable roofs and faux garage doors. This requirement may be waived as part of a final development plan for building elements which are not visible from Kitzmiller Road due to topography.

b. State Route 161: Buildings along State Route 161 shall be permitted to have overhead garage doors for private garage units oriented toward State Route 161. The preservation of existing trees as required elsewhere in this text shall provide natural screening from State Route 161. No buildings shall be required to have operable or inoperable pedestrian doors on side facades oriented toward State Route 161. Building facades that face State Route 161 must be emphasized using architectural features demonstrated in the drawings and renderings that accompany this text in order to ensure that long facades are broken up with various design elements. These details may include, but are not limited to: cupolas, projecting bays and gable roofs and faux or operable garage doors.

3. Building Heights: The maximum building height in this Zoning District shall be 40 feet, as measured per the Codified Ordinances, and subject to Section 1165.03 of the Codified Ordinances.

4. Building Colors: Exterior paint colors for siding, roofs, doors, shutters, fascias, cornices, soffits and miscellaneous trim shall be selected from a pre-approved color guide of historic colors, which shall be provided for review and approval as part of the first final development plan for this Zoning District. Overhead garage doors may be white only if the primary color of the building is white.

5. Rooftop Terraces: Rooftop terraces suitable for social gatherings shall be permitted on Community Buildings, provided that the designs and specifications for the same are approved by the Planning Commission as part of a final development plan. Rooftop terraces shall be designed so that they are not visible from Kitzmiller Road.

6. Balconies and Patios: Balconies shall be permitted on buildings containing private garage units. Patios shall be permitted only along facades of buildings that are oriented toward wooded areas or open space.

7. Permitted Exterior Façade Materials:

a. Primary Materials: The following materials shall be permitted as primary exterior façade materials on all buildings: Metal siding and standing seam metal roofing, standard seam metal appearance PVC roofing (but only if such material provides a substantially similar aesthetic as standing seam metal, as determined by the Planning Commission as part of a final development plan), decorative block (such block being limited to the water table with a height to be approved as part of a final development plan), non-reflective glass, stone, and brick.

b. Secondary Materials: The following materials shall be permitted as secondary trim exterior façade materials on all buildings: Metal fascia and metal soffits.

8. Overhead Garage Doors: Overhead garage doors shall not exceed 18 feet in height and 18 feet in width.

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

H. Buffering, Landscaping, Open Space and Screening Commitments

1. Fencing:

a. Along SR 161 and Kitzmiller Road: A four-board white horse fence exists along the Zoning District's frontage on State Route 161. This fence shall be maintained in its current location. A four-board white horse fence also exists along a limited portion of the Zoning District's frontage on Kitzmiller Road, which shall be extended where it will be visible from this street. This fencing shall not be required along portions of this frontage where the topography is such that the elevation of the ground is significantly lower than the elevation of the street, as determined at the time of final development plan review and approval.

b. Security Fencing: In order to provide security for the campus, additional fencing shall be provided around the entire perimeter of this Zoning District within required minimum setbacks. Such fencing shall be installed behind the required four-board white horse fence. Final locations for security fencing shall be approved as part of a final development plan. Security fencing

shall be at least 6 feet but no more than 8 feet in height and shall be decorative in nature where visible from a public right-of-way. Where security fencing is not visible from a public right-of-way, it may consist of a black chain link fence.

2. Screening of Parking: Surface parking areas shall be screened in accordance with the requirements of the Codified Ordinances. Where parking lots are adjacent to wooded areas located to the north of and adjacent to the Zoning District or within the western portion of the Zoning District, this screening requirement may be waived by the Planning Commission when approving a final development plan if the existing trees and other vegetation provide the means to meet the intent of the parking lot screening requirements without the need for additional plantings or walls.

3. Parking Lot Landscaping: For each one hundred (100) square feet, or fraction thereof, of parking area, a minimum total of five (5) square feet of landscaped area shall be provided. Parking areas shall contain a minimum of one deciduous canopy tree for every ten (10) parking spaces. Trees used in parking lot islands shall have a clear trunk of at least five (5) feet above the ground, and the remaining areas shall be landscaped with shrubs, or ground cover, not to exceed two (2) feet in height.

4. Tree Preservation: Existing trees and vegetation located within required minimum pavement setbacks along public street rights-of-way or within other areas which are generally designated on the preliminary development plan (and as more particularly specified in an approved final development plan) as being within a "preservation area" shall be preserved except as provided in this subsection. Understory weeds, brush, and plants may be removed from the minimum pavement setback area along Kitzmiller Road in order to provide for a cleaner appearance and/or to accommodate new tree plantings. Trees which are dead or diseased, pose a potential danger to persons or property, or which are an invasive species may be removed from areas all minimum pavement setback areas. No trees shall be removed from wetlands areas (as generally illustrated on the preliminary plan and 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. Due to the large number of trees that are being preserved on the western portion of the Zoning District and within required minimum perimeter setbacks, and the existence of a significant wooded preservation area located to the north of and adjacent to the Zoning District. The existing trees along the western and northern boundaries of this zoning district may count towards meeting the planting requirements of Codified Ordinances Section 1171.05(e), subject to review and approval at the time of a final development plan.

5. Street Trees: Deciduous street trees shall be planted at the average rate of thirty (30) feet on center along Kitzmiller Road as shown on the preliminary development

plan and as approved as part of a final development plan. Trees may be grouped, provided that the quantity is equivalent to one per 30 feet or fraction thereof. Street trees shall be a minimum caliper of three (3) inches. This requirement may be waived where existing trees are preserved.

6. Additional Perimeter Plantings: Additional trees shall be required to be planted behind the required street trees on Kitzmiller Road and within the required pavement setback. These trees shall be deciduous or a combination of deciduous and evergreens. A minimum of four trees shall be planted per 100 linear feet in this area. Trees shall be randomly located so as to promote a rural character along Kitzmiller Road. Where it is impractical or impossible to plant and/or maintain due to topographical conditions, the trees may be grouped in an alternate location along the Kitzmiller Road frontage in order to achieve the minimum 4 trees per 100 feet, as determined by Planning Commission as part of a final development plan approval.

7. Master Landscape Plan: A master landscape plan for the entire Zoning District shall be presented for review by the Planning Commission along with the first final development plan application that is filed. Landscaping shall conform to a master landscape plan that is approved by the Planning Commission, also subject to the review and approval of the City's Landscape Architect.

I. Dumpsters, Mechanicals, Lighting, Outdoor Display Areas and Other Environmental Commitments

1. Mechanical Equipment: Any external ground-mounted mechanical equipment shall be screened at ground level from all adjacent public streets with materials that are similar to or the same as used on the majority of the building, or with fencing or landscaping that achieves complete opacity when viewed from off-site. No rooftop mechanical equipment shall be permitted to be installed on any buildings other than Community Buildings. Rooftop mechanical equipment located on a Community Building shall be fully screened from off-site view and sound generated by such equipment.

2. Service Areas and Dumpsters: Service areas and dumpsters shall be fully screened from off-site view at ground level using walls, fencing, and/or landscaping that achieves completed opacity when viewed from off-site. Exterior storage of materials, supplies, equipment, or products is prohibited.

3. Lighting:

a. Photometric Plan: A detailed photometric plan must be submitted as part of a final development plan application showing zero or near zero light spillage onto adjacent properties.

b. Building Lighting: If lighting is used on the proposed buildings it shall be low scale and complimentary to historic barn lighting, subject to review and approval of the city architect. Building uplighting is prohibited, except in areas required for employee security. All external lighting fixtures shall be downcast, cut off type fixtures in order to reduce spillage.

c. Parking Lot Light Poles: Light poles within the parking lot shall not exceed 20 feet in height, shall be cut-off type fixtures, fully shielded, and shall be downcast. Parking lot lighting shall be from a controlled source in order to eliminate light spillage beyond the boundaries of the Zoning District. All light poles and standards shall be black or New Albany Green and constructed of metal.

d. Street Lighting: No street lighting or street light poles shall be permitted along Kitzmiller Road or State Route 161, except that one street light pole shall be permitted at each vehicular entrance into the site. Such poles shall not exceed 16 feet in height and shall utilize a pole design, color, and fixture that is consistent with those used in commercial areas of the City.

e. Prohibited Lighting: The following lighting shall be prohibited on building exteriors:

i. Permanent or temporary colored lights or neon lights; and

ii. String lighting that is visible from the public right-of-way.

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

e. Lighting Plan: All permanent lighting fixtures, plans, and specifications shall be provided for review and approval as part of a final development plan.

J. Graphics and Signage Commitments

1. Ground Signs: One ground sign shall be permitted at each vehicular entrance into the site. Each of these signs shall be permitted to identify the use within this Zoning District and provide an address. Secondary ground-mounted directional signs shall be permitted within the interior of the Zoning District to assist with vehicular and

pedestrian wayfinding. The number of these directional signs shall not be subject to any limitation given the campus-like nature of this Zoning District, provided that the number of such signs shall be limited to that which is necessary to provide efficient internal wayfinding, as determined as part of the master sign plan contemplated in subsection J.3 below. No ground signs are permitted to be installed along State Route 161.

2. Wall Signs: Wall signs shall be permitted on Community Buildings, provided that they shall be sized and designed in a manner that identifies uses to owners, visitors, and the fire department while within the Zoning District and not in a manner intended to advertise off-site. Wall signs indicating building addresses also shall be permitted. Wall signs and/or graphics indicating unit numbers and/or ownership names shall be permitted near or on the pedestrian access door for each private garage unit. Other wall signs on buildings containing private garage units shall be prohibited unless required by the fire department.

3. Master Sign Plan: A master sign plan for the entire Zoning District shall be presented for review by the Planning Commission along with the first final development plan application that is filed. Signage shall conform to a master sign plan that is approved by the Planning Commission. Specifications for signs shall meet relevant provisions of the Codified Ordinances except as otherwise provided in this text or approved in a final development plan.

4. Illumination: Signs shall be externally illuminated, except that the ground sign at the entrance into the Zoning District from Kitzmiller Road may be internally illuminated if approved as part of a final development plan. When external illumination is utilized, fixtures shall be shielded and shall be screened with landscaping.

5. Prohibited Signs: No signs shall be painted directly on the surface of any building or any wall or fence. No wall murals shall be allowed. No flashing, traveling, animated or intermittently illuminated signs or banners, tethered balloons, or pennants shall be used. Temporary interior window advertisements are prohibited, as are streamers, gas filled devices, revolving or rotating signs, and neon signs.

K. Utilities. All new utilities shall be installed underground.

III. APPEALS AND VARIANCES:

A. Appeals:

1. 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.

2. 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. Variances:

1. Nature of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of this text or the Zoning Ordinance unreasonable and, therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.

2. Variance Process: The procedures and requirements of Chapter 1113, Variances of the Codified Ordinances of the City of New Albany shall be followed in cases of appeals. The Planning Commission shall hear requests for variances in this zoning district.

Existing Zoning Text

SUBAREA 8g: TRUST CORP. MIXED USE (PC approved amendments 1/21/2015)

Trust Corp. Mixed Use is located north of the New Albany Expressway, south of Johnstown Road (U.S. Route 62), and west of Kitzmiller Road. The site is +/- 66.2 acres.

I. Permitted Uses

1. Office buildings and the permitted uses contained in the Codified Ordinances of the Village of New Albany, OCD Office Campus District, Section 1144.02 and the conditional uses contained in Section 1143.03, provided that the conditional uses comply with Chapter 1115. The permitted uses in Section 1144.02(c) may be freestanding.

2. Community Facilities and the permitted uses contained in the Codified Ordinances of the Village of New Albany, CF Community Facilities District, Section 1151.02.

II. Unit Types

Trust Corp. Mixed Use will offer a mix of corporate office, professional office, and flex office buildings. As a result of the differing land uses, the square footages of the buildings will vary as per user need.

III. Development Standards

Unless otherwise specified in the submitted drawings or in this written text, the development standards of Title Five of the Codified Ordinances of the Village of New Albany shall apply to this subarea. Basic development standards are compiled regarding proposed density, site issues, traffic circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the parcel's development.

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

1. The minimum pavement and building setback from the Smith's Mill Road right-of-way shall be fifty feet.

2. The minimum building and pavement setback from the west property line shall be ten feet.

3. The minimum building and pavement setback from the New Albany Expressway right-of-way shall be fifty (50) feet.

4. The minimum building and pavement setback from the centerline of Kitzmiller Road shall be two hundred fifty feet.

5. The total lot coverage for office and flex office buildings, which includes all areas of pavement and building coverage, shall not exceed 80% of the total lot area.

6. The maximum building height shall not exceed sixty feet. Architectural elements such as monitors, chimneys and cupolas may exceed this limitation upon approval of the architectural review committee.

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

1. Adequate employee and visitor parking shall be provided for office and flex office buildings per Section 1167 of the Codified Ordinances of the Village of New Albany.

2. Road right-of-way:
a) Proposed East/West Road shall have a minimum right-of-way of 90 feet. The road shall have 2 lanes both directions, and a 20' median (Refer to Section E for typical road cross-section).

3. All parking areas adjacent to the proposed parkway shall have headlight screening parallel to the frontage with a minimum height of 30 inches as measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding or wall.

8g.03 Architectural Standards

1. Office/Flex Office Buildings:

a) Buildings shall be sited with the longest and/or most predominant building façade parallel to a public or private street.

b) Buildings shall be complementary in design. Building additions, whether attached or detached, shall be of similar design, materials, and construction.

c) Building materials shall be limited to the following: brick shall be the predominant material, precast or synthetic materials may also be used. Tinted glass shall be permitted, reflective or mirrored glass shall be prohibited. Prefabricated metal or untreated masonry block buildings shall be prohibited. Alternative building materials may be used subject to ARB approval.

d) Earth tones, muted hues, and natural tones are permitted as a structures basic color. Brighter hues are permitted only as an accent feature on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other.

e) Pitched, flat, or mansard roofs shall be permitted. All flat roofs shall be required to have a parapet and/or a means of screening all rooftop mechanical equipment. All rooftop screens must be consistent and harmonious to the building's façade and character.

f) Poured concrete exterior walls are prohibited.

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

1. Tree Preservation: A tree preservation area shall apply to the minimum required building and pavement setback areas along the State Route 161 Expressway. In addition, a tree preservation area shall apply to other areas of the subarea as illustrated on the site exhibit which accompanies this text. Within these areas and unless otherwise approved by the Planning Commission as part of a final development plan, trees shall only be removed if they are dead, diseased, or present a potential safety hazard to persons or property. Additionally, standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

2. Street Trees: Street trees shall be required on both sides of public streets, as well as within the median. Trees are to be a minimum of two and a half inch caliper and shall be spaced a minimum distance of thirty feet on center. Trees may be grouped, provided that the quantity is equivalent to 1 tree per thirty feet or fraction thereof. This requirement may be waived in areas where existing vegetation occurs. Trees shall not obstruct sight distance or signage, subject to staff approval. Street tree and signage locations shall be shown on the final development plan for review and approval.

3. Fences:

   a) Wood horse fencing may be constructed along the Proposed Walton Parkway and New Albany Expressway to reinforce the agrarian nature of the landscape.

   b) Temporary Fences: Fences used as temporary barriers during construction around vegetation must be sturdy, at least 3 feet tall, and easy to maintain. All temporary fences must be removed prior to the issuance of a certificate of occupancy.

4. Parking lots shall be screened from public rights-of-way with a minimum 30" high evergreen hedge, earth mound or wall.

5. Office/Flex Office Buildings:

   a) Tree plantings shall be required within site parking and service areas. The number of trees required shall be determined by the following applicable ratios of total inches of tree caliper (minimum of 3" caliper tree) to total site coverage by buildings and pavement:

      1. Between 20,000 and 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage and a total tree planting equal to ten inches plus one-half inch in tree trunk size for every 2,000 square feet over 20,000 feet in ground coverage.

      2. Over 50,000 square feet: A minimum of one tree for every 5,000 square feet of ground coverage and a total tree planting equal to twenty-five

inches plus one-half inch in tree trunk size for every 4,000 square feet over 50,000 square feet in ground coverage.

b) At least 50% of required tree plantings shall be integrated within parking or service areas. Existing trees of 2 ½" caliper or greater may offset 2/3 of this requirement. Maximum possible green space shall be provided to minimize extensive unbroken hard surface areas.

c) The required amount of interior landscaping area shall be a minimum of 8% of the total area of the parking lot pavement. The landscaped areas shall be arranged in such a manner as to visually break up the large expanses of pavement and to provide landscaped walking paths between parking lots and the main buildings.

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

6. Minimum tree size shall be no less than 2 ½" caliper for street and/or shade trees and 1" caliper for ornamental trees.

7. Leisure Trails: Leisure trails shall be provided along on side of the Proposed East/West Road right-of-way. The leisure trails shall link with the path structure in adjoining subareas to enhance the coherent, overall leisure trail system of New Albany. Leisure trails shall be eight feet wide and shall be located along stream and creek preservation right-of-ways whenever possible in order to enhance the natural recreational assets of the pathways.

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

1. Office/Flex Office Buildings:

a) Mechanical Equipment

1. Any external mechanical equipment shall be totally screened from all public roads and/or adjacent properties at ground level with materials that are similar to or the same as used on the majority of the building. If screened by landscaping 100% opacity must be achieved. This shall include any rooftop equipment, satellite dishes (excluding communication devices), as well as ground mounted mechanical equipment. The screening of the mechanical equipment should be coordinated with the rest of the architecture so as to avoid being seen as an "add-on."

b) Service Areas and Dumpsters

1. All service areas including loading docks, exterior storage of materials, supplies, equipment or products, and trash containers shall be totally screened from all public roads and/or adjacent properties at ground level with walls or landscaping. Any walls shall be of the same materials used on the building walls and shall be complemented with landscaping.

c) Lighting

1. All external lighting shall be cut-off type fixtures and down cast to reduce "spillage."

2. The Proposed East/West Road street light fixture shall be the standard Esplanade fixture. All light fixtures shall be located on poles having a maximum height of thirty feet. Pedestrian lighting may be placed on shorter poles or in bollards. Other light fixtures may be used subject to approval by the Village of New Albany Planning Commission.

3. Luminaires should have a minimum cut-off of 45 degrees, so as to provide glare control to pedestrian and vehicular traffic, as well as a distinct beam cut-off on the outer perimeter of the setback areas.

4. Pole locations should be set back from the outer edges of the Perimeter and side lot areas at a distance that would allow the 45 degree cut-off angle of the luminaire to terminate at the base of the earth mounds at a height not to exceed 2' above grade.

5. All light poles and standards shall be black or New Albany Green and constructed of metal.

6. Parking lot lighting shall be of a standard light source type and style. Building, pedestrian and landscape lighting may be incandescent or metal halide.

7. Landscape uplighting from a concealed source shall be permitted. All uplight fixtures must be screened by landscaping.

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

9. Flood lighting of buildings or landscaping is prohibited, except in areas required for employee security.

10. External building lighting shall be limited to wall mounted sconces. Building lighting shall be mounted on the first floor only. No uplighting or washing of the building shall be permitted.

8g.06 <u>Graphics and Signage Commitments</u>

1. All signage shall conform to the standards set forth in Section 1169.08 of the Codified Ordinances of the Village of New Albany, unless otherwise stated below.

2. All ground mounted signage shall be externally illuminated from a concealed source.

3. Backlighting of individual letters on wall mounted signage shall be permitted. Internally illuminated wall mounted and ground supported signage shall be prohibited.

4. Office/Flex Office Buildings:

   a) One primary wall mounted sign shall be permitted per building frontage on any public right-of-way. One square foot of sign face per each square foot of building shall be allowed, not to exceed a maximum of one hundred twenty square feet.

   b) One ground supported sign shall be permitted per building frontage on any public right-of-way. The sign shall be limited to sixty square feet per sign face or one hundred twenty square feet if double sided, not to exceed eight feet in height.

   c) Identification signage within the perimeter area shall be limited to sixty square feet per sign face or one hundred twenty square feet if double sided, not to exceed eight feet in height. Signage shall be restricted to one sign per full service curb cut location.

5. The information shall be limited to the name of and function of the business. Smaller secondary signs may contain more detailed information to be read by people entering the building.

6. The development shall utilize standard Village of New Albany street, regulatory and directional signage. Entry and exit signs shall be limited to a maximum height of three feet and a maximum area of three square feet. Identification logo or name shall not be displayed on directional signage. Other signage may be used subject to approval by the Village of New Albany Planning Commission.

7. General Signage Criteria:

   a) Signs shall not obscure architectural features of the building.

   b) No signs shall be painted directly on the surface of the building, wall or fence. No wall murals shall be allowed.

   c) No roof signs shall be permitted nor shall a sign extend higher than the building.

   d) No flashing, traveling, animated or intermittently illuminated signs shall be used. No banners, tethered balloons or pennants shall be used. Temporary interior window advertisements are prohibited.

e) The following signs are not permitted as permanent signs: Banner or streamers, sidewalk or curb signs (sandwich of "A" type), portable displays or mobile signs, gas filled devices, roof mounted signs, revolving or rotating signs and neon signs.

f) Ground mounted signs shall not be placed in "landscaped features." They shall be incorporated into the horse fence style and should appear to sit within an agrarian roadway corridor. Domestic landscaping treatments shall be avoided at the base of ground mounted signs. Alternative signage placement and design may be used subject to ARB approval.

g) Signage shall be prohibited along the New Albany Expressway right-of-way frontage.

h) Signage shall be limited to a maximum of three colors.

8g.07 Miscellaneous Commitments

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

REVISIONS

MARK	DATE	DESCRIPTION

THE MOTOR ENCLAVE
NEW ALBANY

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
THE MOTOR ENCLAVE
NEW ALBANY
EXISTING CONDITIONS PLAN

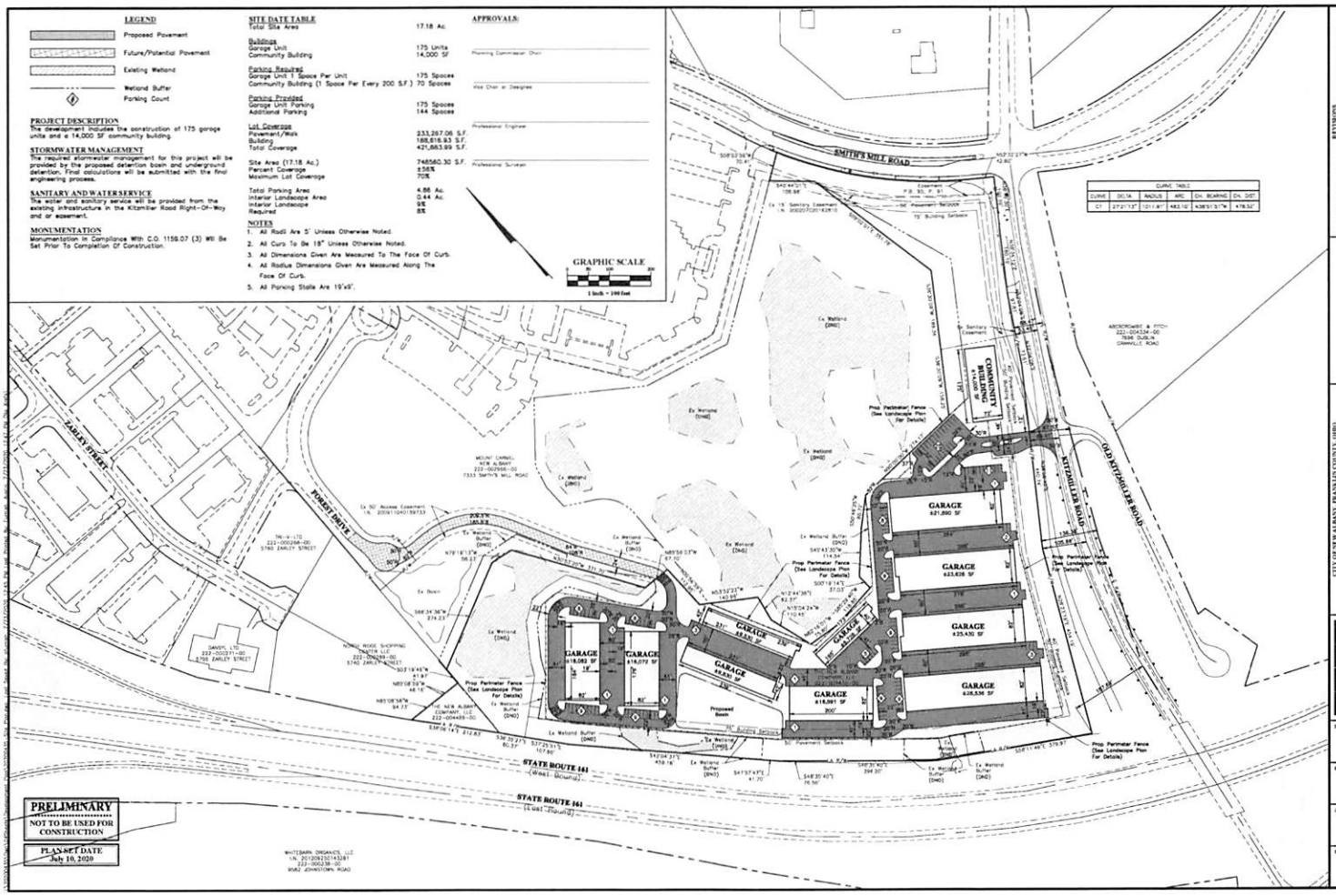
EMH&T
Engineers, Surveyors, Planners, Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
www.emht.com

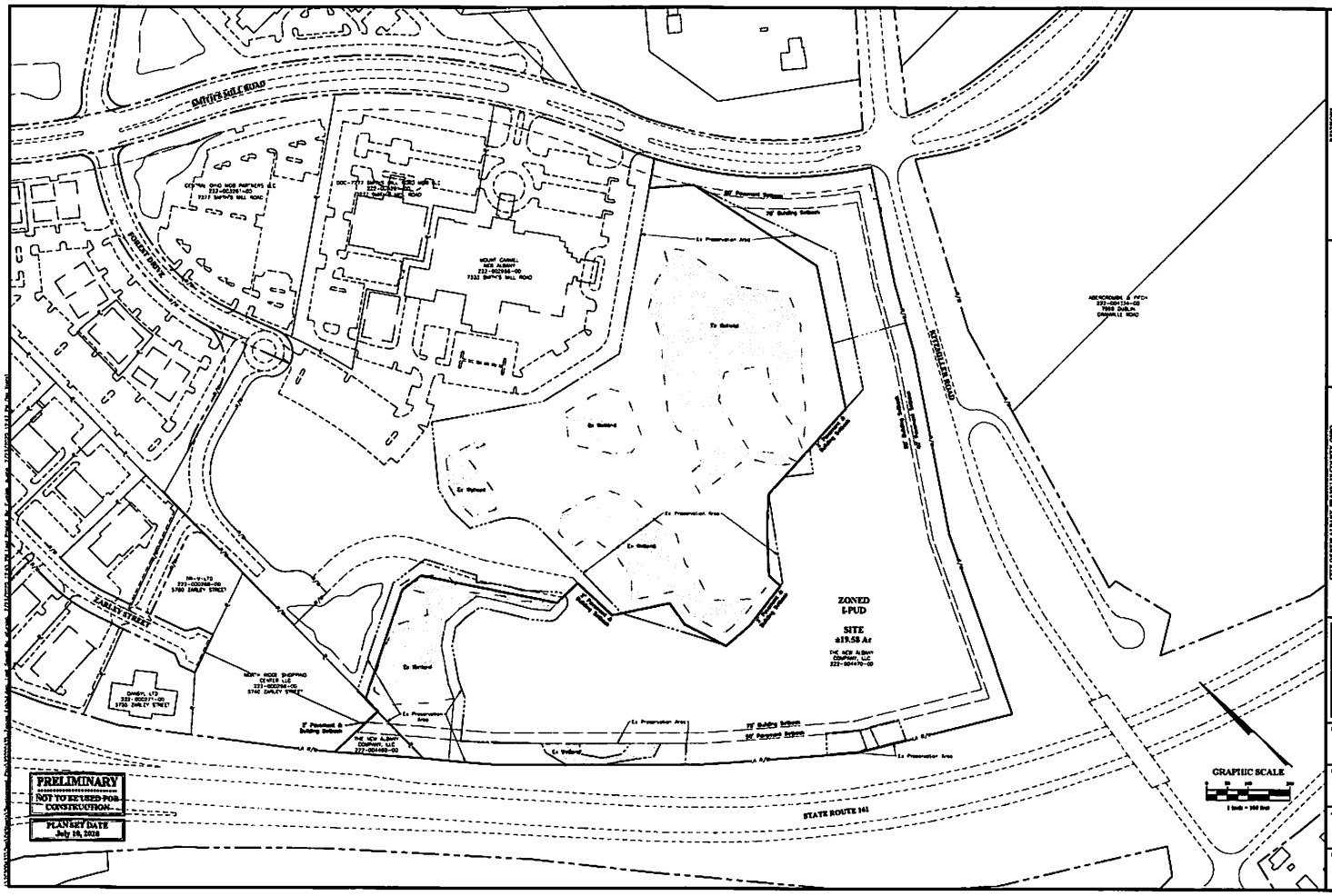
DATE
July 22, 2020

SCALE
1" = 100'

JOB NO.
20294035

SHEET
1/4


LEGEND
Proposed Pavement
Future/Potential Pavement
Existing Wetland
Wetland Buffer
Parking Count
PROJECT DESCRIPTION
The development includes the construction of 175 garage units and a 14,000 SF community building.
STORMWATER MANAGEMENT
The required stormwater management for this project will be provided by the proposed detention basin and underground detention. Final calculations will be submitted with the final engineering process.
SANITARY AND WATER SERVICE
The water and sanitary service will be provided from the existing infrastructure in the Kitzmiller Road Right-Of-Way and or easement.
MONUMENTATION
Monumentation In Compliance With C.O. 1159.07 (3) Will Be Set Prior To Completion Of Construction.
SITE DATE TABLE
Total Site Area 17.18 Ac.
Buildings
Garage Unit 175 Units
Community Building 14,000 SF
Parking Required
Garage Unit 1 Space Per Unit 175 Spaces
Community Building (1 Space Per Every 200 S.F.) 70 Spaces
Parking Provided
Garage Unit Parking 175 Spaces
Additional Parking 144 Spaces
Lot Coverage
Pavement/Walk 233,287.06 S.F.
Building 188,616.93 S.F.
Total Coverage 421,883.99 S.F.
Site Area (17.18 Ac.) 748580.30 S.F.
Percent Coverage 56%
Maximum Lot Coverage 70%
Total Parking Area 4.86 Ac.
Interior Landscape Area 0.44 Ac.
Interior Landscape 9%
Required 8%
NOTES
1. All Radii Are 5' Unless Otherwise Noted.
2. All Curb To Be 18" Unless Otherwise Noted.
3. All Dimensions Given Are Measured To The Face Of Curb.
4. All Radius Dimensions Given Are Measured Along The Face Of Curb.
5. All Parking Stalls Are 19'x9'.
APPROVALS:
Planning Commission Chair
Vice Chair or Designee
Professional Engineer
Professional Surveyor
GRAPHIC SCALE
1 inch = 100 feet
SMITH'S MILL ROAD
ZARLEY STREET
FOREST DRIVE
KITZMILLER ROAD
OLD KITZMILLER ROAD
STATE ROUTE 161
(West Bound)
STATE ROUTE 161
(East Bound)
COMMUNITY BUILDING
GARAGE
Proposed Basin
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE
July 10, 2020
REVISIONS
THE MOTOR ENCLAVE
NEW ALBANY
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
THE MOTOR ENCLAVE
NEW ALBANY
SITE PLAN
EMHT
DATE
July 22, 2020
SCALE
1" = 100'
JOB NO.
20206435
SHEET
2/4


SMITH'S MILL ROAD
FOREST DRIVE
ZARLEY STREET
NEW ALBANY CONDOMINIUM
ZONED
I-PUD
SITE
±19.58 Ac
THE NEW ALBANY COMPANY, LLC
222-004470-00
STATE ROUTE 161
GRAPHIC SCALE
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
PLAN SET DATE
July 10, 2020
REVISIONS
THE MOTOR ENCLAVE
NEW ALBANY
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
THE MOTOR ENCLAVE
NEW ALBANY
ZONING EXHIBIT
EMHT
DATE
July 22, 2020
SCALE
1" = 100'
JOB NO.
SHEET
3/4

LANDSCAPE CALCULATIONS:
H. Buffering, Landscaping, Open Space and Screening Commitments

3. Parking Lot Landscaping
- 100 SF of parking area = 3 SF min. of landscaped area shall be provided.
  ±211,911 SF x .05 = 10,595.55 SF
  ±10,595 SF Required
  ±10,726 SF Provided
- Parking areas should contain a minimum of 1 deciduous canopy tree for every 10 parking spaces
  144 Parking Spaces / 10 = 15 Trees Required
  15 Trees Provided

6. Street Trees
1 Tree per 24 LF min and 36 LF max of Frontage O.C. along Kitzmiller Road at 3" caliper
8 Trees Provided

7. Additional Perimeter Plantings:
Additional trees shall be required to be planted behind the required street trees on Kitzmiller Road and within the required pavement setback. These trees shall be deciduous or a combination of deciduous and evergreens. A minimum of 4 trees shall be planted per 100 linear feet in this area. Trees shall be randomly located so as to promote a rural character along Kitzmiller Road.
4 x (±988 L.F. of Frontage / 100) = 39 Trees Required
39 Trees Provided

CONCEPT PLANT SCHEDULE OVERALL SITE PLAN

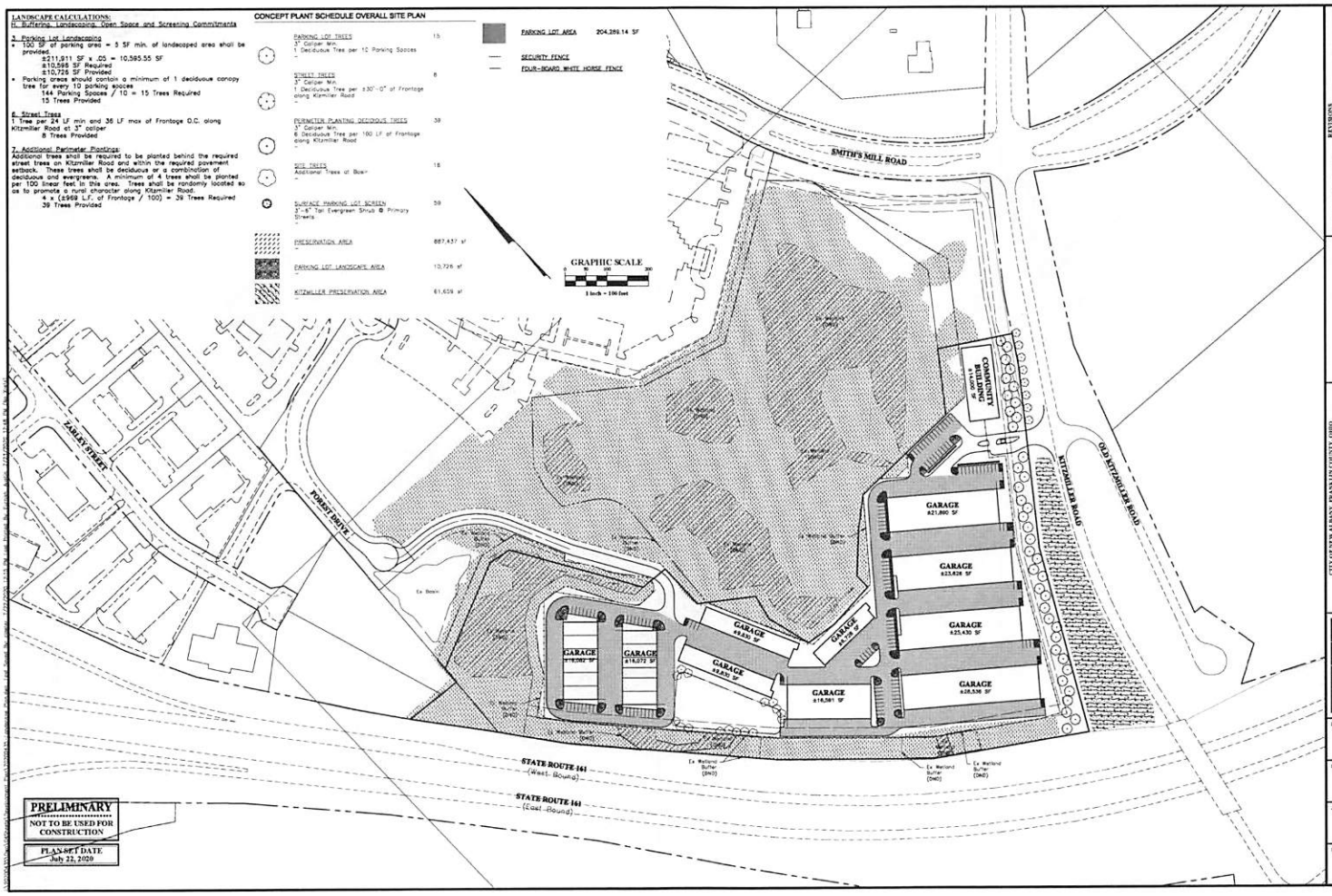
PARKING LOT TREES 3" Caliper Min. 1 Deciduous Tree per 10 Parking Spaces -	15	
STREET TREES 3" Caliper Min. 1 Deciduous Tree per ±30'-0" of Frontage along Kitzmiller Road -	8	
PERIMETER PLANTING DECIDUOUS TREES 3" Caliper Min. 6 Deciduous Tree per 100 LF of Frontage along Kitzmiller Road -	39	
SITE TREES Additional Trees at Bowin -	18	
SURFACE PARKING LOT SCREEN 3'-5" Tall Evergreen Shrub @ Primary Streets -	59	
PRESERVATION AREA -	887,437 sf	
PARKING LOT LANDSCAPE AREA -	10,726 sf	
KITZMILLER PRESERVATION AREA -	61,659 sf	

PARKING LOT AREA 204,289.14 SF

SECURITY FENCE

FOUR-BOARD WHITE HORSE FENCE

GRAPHIC SCALE
0 75 150 300
1 inch = 150 feet



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
July 22, 2020

REVISIONS		
MARK	DATE	DESCRIPTION

THE MOTOR ENCLAVE
NEW ALBANY

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR

THE MOTOR ENCLAVE
NEW ALBANY
LANDSCAPE BUFFER PLAN

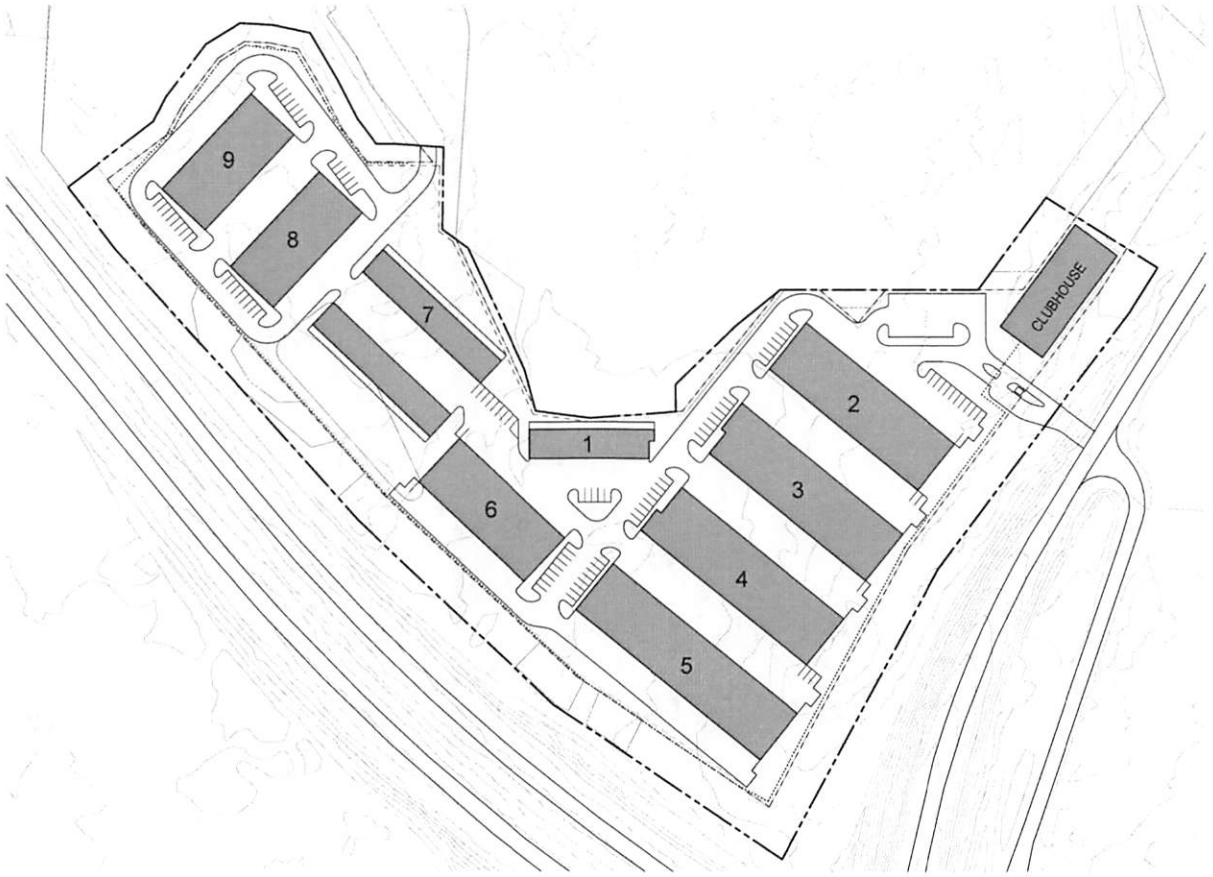
EMHT
Environmental Management & Planning, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
www.emht.com

DATE
July 22, 2020

SCALE
1" = 60'

JOB NO.
20200435

SHEET
4/4



1 ARCHITECTURAL SITE PLAN
1" = 60'-0"
REF

inFORM
studio

www.informstudio.com
215 e. main street,
suite 102b,
northville, mi 48167
voice: 248.348.3334
fax: 248.348.8354

SITE PLAN LAYOUT REVISION	04.29.2020
SITE PLAN LAYOUT REVISION	05.15.2020

BRAD OLESHANSKY

THE MOTOR ENCLAVE

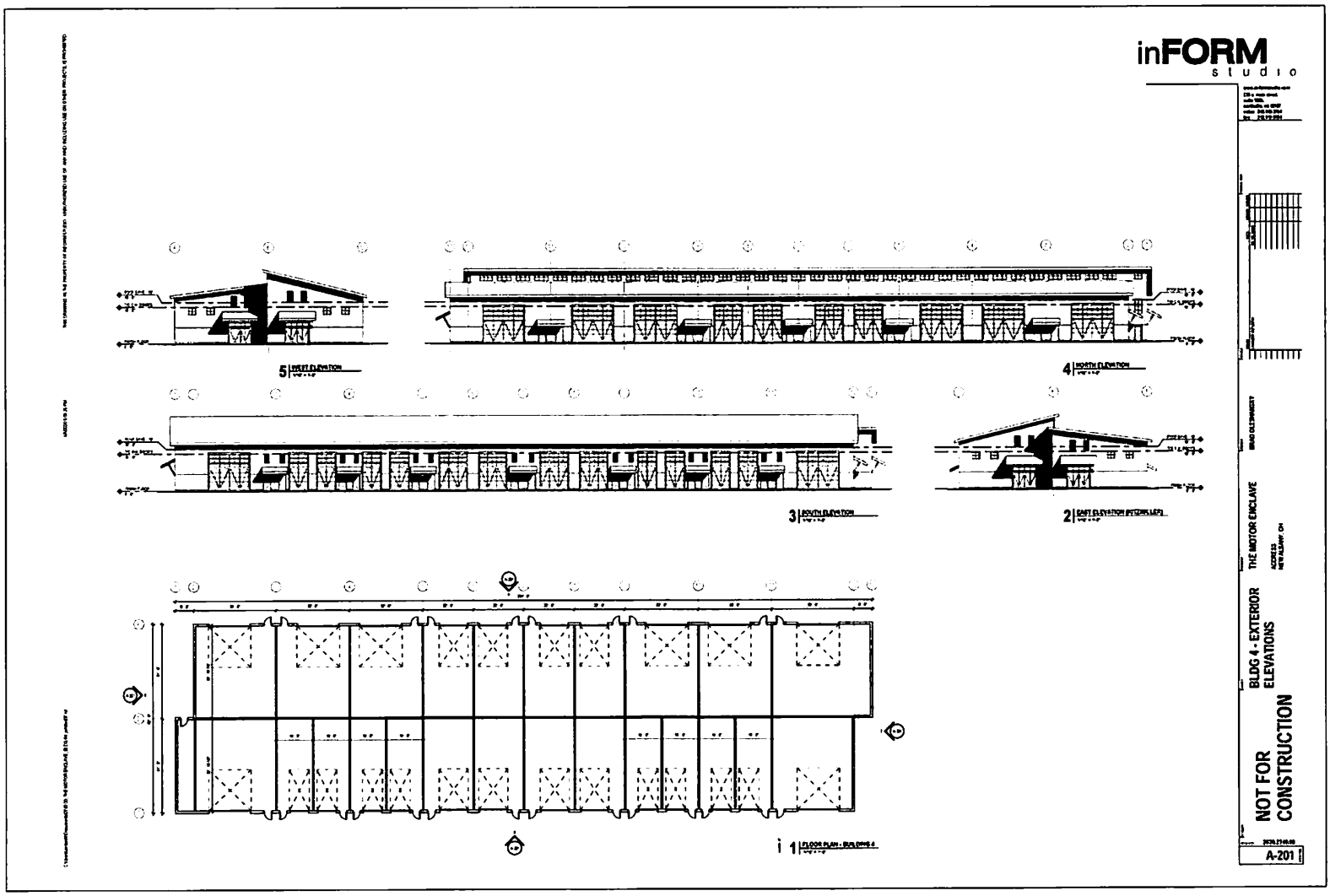
ADDRESS
NEW ALBANY, OH

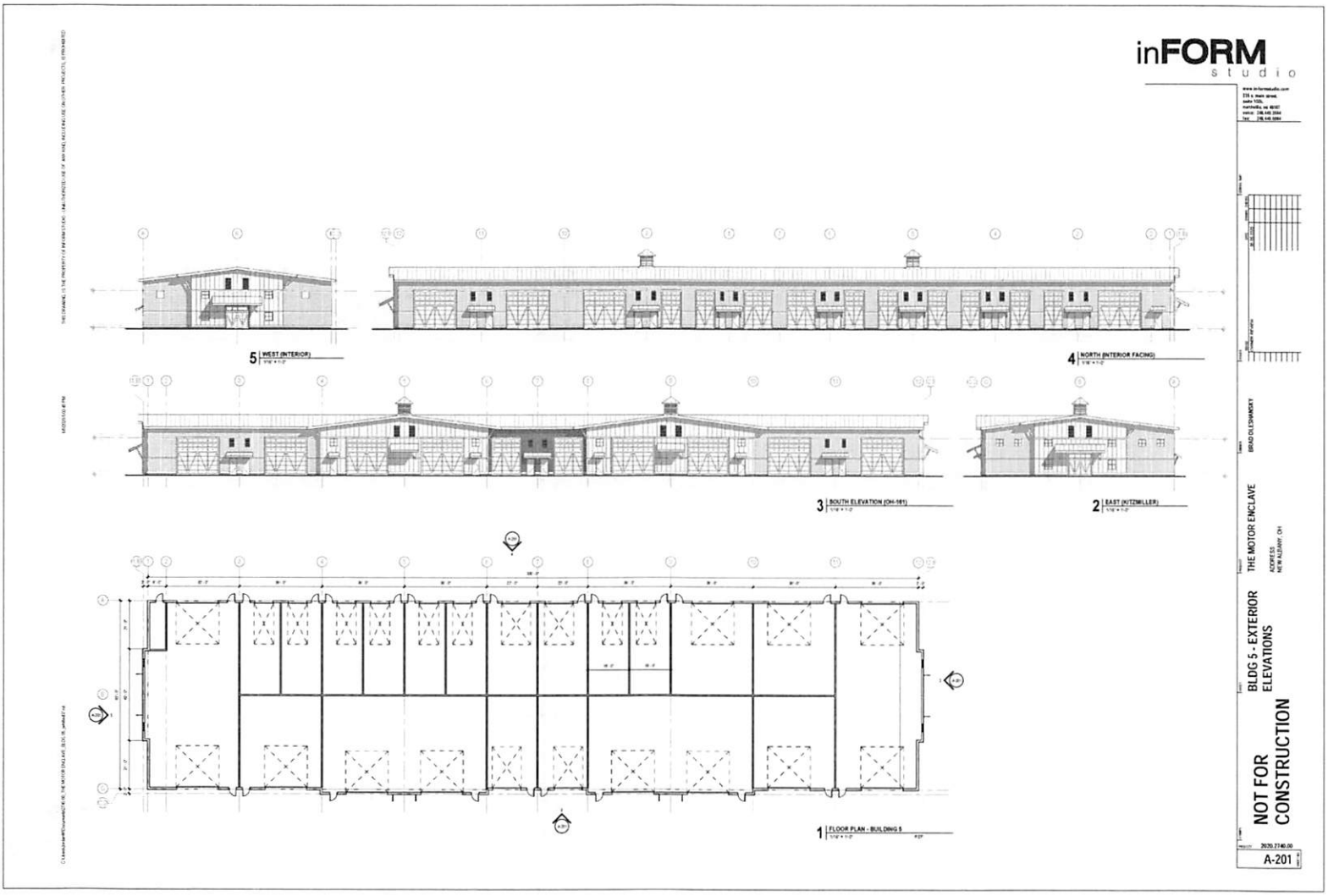
ARCHITECTURAL
SITE PLAN

NOT FOR
CONSTRUCTION

PROJECT: 2020.2740.00

AS-101


inFORM
studio
5 WEST ELEVATION
4 NORTH ELEVATION
3 SOUTH ELEVATION
2 EAST ELEVATION (INTERIOR LEFT)
1 FLOOR PLAN - BUILDING 4
BLDG 4 - EXTERIOR ELEVATIONS
THE MOTOR ENCLAVE
ACCESS NEW ALBANY, OH
NOT FOR CONSTRUCTION
A-201


inFORM
studio
5 WEST (INTERIOR)
4 NORTH (INTERIOR FACING)
3 SOUTH ELEVATION (OH-161)
2 EAST (KITZMILLER)
1 FLOOR PLAN - BUILDING 5
BLDG 5 - EXTERIOR ELEVATIONS
THE MOTOR ENCLAVE
ADDRESS
NEW ALBANY, OH
BRAD OLESHANSKY
NOT FOR CONSTRUCTION
2020.2740.00
A-201

NEW ALBANY
COMMUNITY CONNECTS US

RESOLUTION R-28-2020

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN ANNEXATION AGREEMENT WITH JERSEY TOWNSHIP IN ORDER TO FACILITATE THE ANNEXATION OF PARCEL NUMBERS 82-106590-00.000 AND 82-107748-00.000 WHICH COMPRISE APPROXIMATELY 6.7 +/- ACRES

WHEREAS, the city and the township share certain boundaries and therefore have a shared interest in the general area found immediately east of Beech Road, north of Ganton Parkway, and south of Worthington Road, as illustrated and described in the exhibits of the attached Annexation Agreement; and

WHEREAS, it is anticipated that real property comprised of a real estate Parcel Numbers 82-106590-00.000 AND 82-107748-00.000, totaling approximately 6.7 +/- acres and located on Beech Road, (Annexation Parcel), will be the subject of an annexation petition to be filed with the Licking County Commissioners soon after the Effective Date; and

WHEREAS, the city and the township desire to maintain a cooperative relationship that will foster economic development on the property and to provide for public infrastructure improvements that will serve the residents and property owners of the city and township; and

WHEREAS, the Ohio Revised Code Sections 709.021 and 709.022 establish provisions for the annexation of property that includes an annexation agreement between the city and the township; and

WHEREAS, in furtherance of this relationship, the city and the township desire to enter this Agreement to memorialize the terms of their mutual agreement on the procedure under which the annexation(s) of the property to the city will occur in order to ensure that such annexation(s) are completed in accordance with the procedure that has been historically utilized by 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. Council hereby authorizes the city manager to enter into an annexation agreement with Jersey Township.

Section 2. This Agreement shall cover and be applicable only to the property which is identified in Exhibit A, attached herein. The area/boundaries of the property to which this agreement applies shall not be reduced, enlarged, modified, or altered in any way except by written mutual agreement of the parties approved authorizing legislation from both the legislative authority of the township and

the city. Any changes to the boundaries of the property shall require a written amendment to this Agreement.

Section 3. On or after the Effective Date, all or part of the property shall, upon proper petition(s) to and with the approval of the Licking County Board of Commissioners and acceptance of the annexation by the city, be annexed to and accepted by the city under the conditions set forth in the annexation agreement.

Section 4. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121 of the Ohio Revised Code, and further pursuant to Ohio General Assembly 133 – House Bill 197 effective March 27, 2020.

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

CERTIFIED AS ADOPTED this _____ day of _____, 2020.

Attest:

_____
Sloan T. Spalding
Mayor

_____
Jennifer H. Mason
Clerk of Council

Approved as to form:

_____
Mitchell H. Banchefsky
Law Director

Legislation dates:	
Prepared:	08/13/2020
Introduced:	09/01/2020
Revised:	
Adopted:	
Effective:	

PROPOSED

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (this "Agreement"), is entered into as of the last date of signature below (the "Effective Date") by and between the City of New Albany, Ohio (the "City"), an Ohio Charter municipal corporation having its address at 99 W. Main Street, New Albany, Ohio 43054, and the Township of Jersey, Licking County, Ohio (the "Township"), a township duly organized and validly existing under the laws of the State of Ohio having its address at 1481 Mink Street, Pataskala, Ohio 43062.

WITNESSETH:

WHEREAS, the City and the Township share certain boundaries and therefore have a mutual interest in the general area found east of Beech Road, north of Ganton Parkway and south of Worthington Road, as illustrated in Exhibit A and described in Exhibit B; and

WHEREAS, the City and the Township desire to maintain a cooperative relationship that will foster economic development within the property and to provide for public infrastructure improvements that will serve the residents and property owners of the City and the Township; and

WHEREAS, in furtherance of this relationship, the City and the Township desire to enter this Agreement to memorialize the terms of their mutual agreement on the procedure under which the future annexation of the Property to the City will occur in order to ensure that such annexation is completed in accordance with the procedure that has been historically utilized by the City; and

WHEREAS, the City desires to work in good faith with the Township in order to identify certain public infrastructure improvements that the City will construct and fund in the general vicinity of the Property that will serve residents and property owners in the Township and the City.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements hereinafter set forth, the parties hereby agree as follows:

1. Territory Defined: This Agreement shall cover and be applicable only to the Property, which is presently located within the boundaries of the Township. The boundaries of the Property shall not be reduced, enlarged, modified, or altered in any way except by written consent approved and given by the legislative authorities of both the City and the Township by means of appropriate action authorizing such reduction, enlargement, modification, or alteration. Any changes to the boundaries of the Property shall require a written amendment to this Agreement.

2. Annexation of the Property: On or after the Effective Date, all or part of the Property shall, upon proper petition(s) to and with the final approval of the Licking County Board of Commissioners (the "Commissioners"), be annexed to and accepted by the City under the conditions hereinafter set forth in this Section 2 and subject to all other conditions and limitations in this Agreement. It is anticipated that the real property identified in Exhibits A and B attached hereto and incorporated by reference will be the subject of an annexation petition to be filed with the Commissioners soon after the Effective Date.

A. Procedure: Annexations of all or part of the Property to the City shall be filed pursuant to and comply with the provisions of Sections 709.021 and 709.022 of the Ohio Revised Code, as such provisions exist on the Effective Date. It is the intention of the parties to require any petition seeking to annex all or a portion of the Property to the City to be filed pursuant to and in compliance with the provisions of Sections 709.021 and 709.022 of the Ohio Revised Code as set forth in this Section 2.A, and to prohibit the City from assisting or accepting an annexation petition concerning the Property which fails to comply with this requirement.

B. Effect of Annexation: Immediately following both (i) the approval of a particular annexation petition affecting all or part of the Property by the Commissioners and (ii) the City's acceptance into municipal boundaries of the real property affected by the petition(s), then the annexed property shall be treated and viewed with the same legal effect as if it had been approved as an annexation completed under Section 709.02 of the Ohio Revised Code. Should, at any time, any Property annexed into the City, pursuant to this Agreement, be excluded from the Township, the City shall compensate the Township as in accordance with Section 709.19 of the Ohio Revised Code.

C. In the event that the annexed Properties' redevelopment and associated change in use from agricultural and/or residential uses to commercial use results in a reduction in the total aggregate property tax revenue received by the Township from the Property in tax years 2020 through 2025, when compared with property tax revenue received by the Township for tax year 2019 (January 1, 2019 tax lien date) (Baseline Year), the City agrees to compensate the Township annually in an amount equal to any such aggregate reduction in said property tax revenue. In the event any of the parcels which make up the Property are combined with other parcels not subject to this Agreement, then in that case, the total tax property revenue received by the Township for such combined parcel(s) shall be utilized in the comparison calculation to the Baseline Year.

D. Cooperative Efforts: Upon the filing of any annexation petition concerning all or part of the Property in accordance with Section 2.A of this Agreement, the Township and the City shall cooperate in good faith to facilitate the approval and success of such petition. In such an instance, each party shall refrain from taking any action that would directly or indirectly delay the annexation process or endanger the possible approval of the annexation petition by the Commissioners.

3. Tax Increment Financing (TIF) in Jersey Township: If the City redirects real property tax revenue through Tax Increment Financing (TIF), then, by May 1 and November 1 of the year following the year in which the (TIF) becomes effective, and continuing each year thereafter, for the duration of the TIF the City shall pay to the Township an amount equal to the real property tax revenue the Township would have received during the previous calendar year, exclusively from all property tax levies for fire and emergency medical services (EMS), had the TIF not been granted by the City (the "Fire & EMS Payment").

4. Public Infrastructure: In addition to their agreement regarding annexation of the Property as provided in Section 2 above, the City and the Township desire to work cooperatively to identify new public infrastructure improvements that may be necessary to serve areas in the vicinity of the Property. To this end, the City and the Township acknowledge that certain improvements may need to be made by the City to Beech Road at its intersection with Morse Road.

The City and the Township shall make reasonable and good faith efforts to identify such public infrastructure improvements in the future as the need arises and to negotiate the specifications and parameters for such improvements. Any commitments regarding the construction and/or financing of improvements as contemplated in this Section 3 shall require the prior approval of the New Albany City Council.

5. Miscellaneous:

A. The term of this Agreement shall commence on the Effective Date and shall terminate at 11:59 p.m. on the fiftieth (50th) anniversary of the Effective Date (the "Initial Term". Unless the legislative authority of the City or the Township, at least ninety (90) days before the expiration of the Initial Term or any subsequent term as provided herein, acts to terminate the Agreement at the expiration of said term, this Agreement shall automatically renew for consecutive terms of twenty (20) years each, with no limit on the number of renewal terms.

B. Notices. Any notice required to be given hereunder shall be given in writing by ordinary United States mail, postage prepaid, by nationally recognized overnight courier or by hand delivery addressed to the parties at their respective addresses as set forth below.

If to City:	**If to Township:**
The City of New Albany	Jersey Township Board of Trustees
Attn: City Manager	Attn: _____
99 W. Main Street	1481 Mink Street
New Albany, Ohio 43054	Pataskala, Ohio 43062
Fax: (614) 855-8583	Fax: _____

Notices shall be deemed received at the earlier of (i) actual hand delivery to the address of the receiving party, (ii) when received or when receipt is refused or (iii) two business days following proper deposit in the United States mail or delivery by facsimile.

C. Entire Contract. This Agreement embodies the entire understanding among the parties with respect to the subject matter herein contemplated. Any amendments hereto shall be in writing and shall be executed by both the City and the Township.

D. Counterparts. This Agreement may be executed in counterparts, each of which, when executed and delivered, shall be deemed an original, and all counterparts shall constitute one and the same instrument.

[Remainder of this page intentionally blank – Signatures on following page.]

City of New Albany

By:_____
Joseph Stefanov, City Manager

Date: _____

Approved as to Form:

_____
Mitchell Banchefsky,
Law Director

Jersey Township

By:_____
Ed Bright, Trustee

By:_____
Dan Wetzel, Trustee

By:_____
Jeff Fry, Trustee

Date: _____

Approved as to Form:

_____
[INSERT NAME AND TITLE]

EXHIBIT A

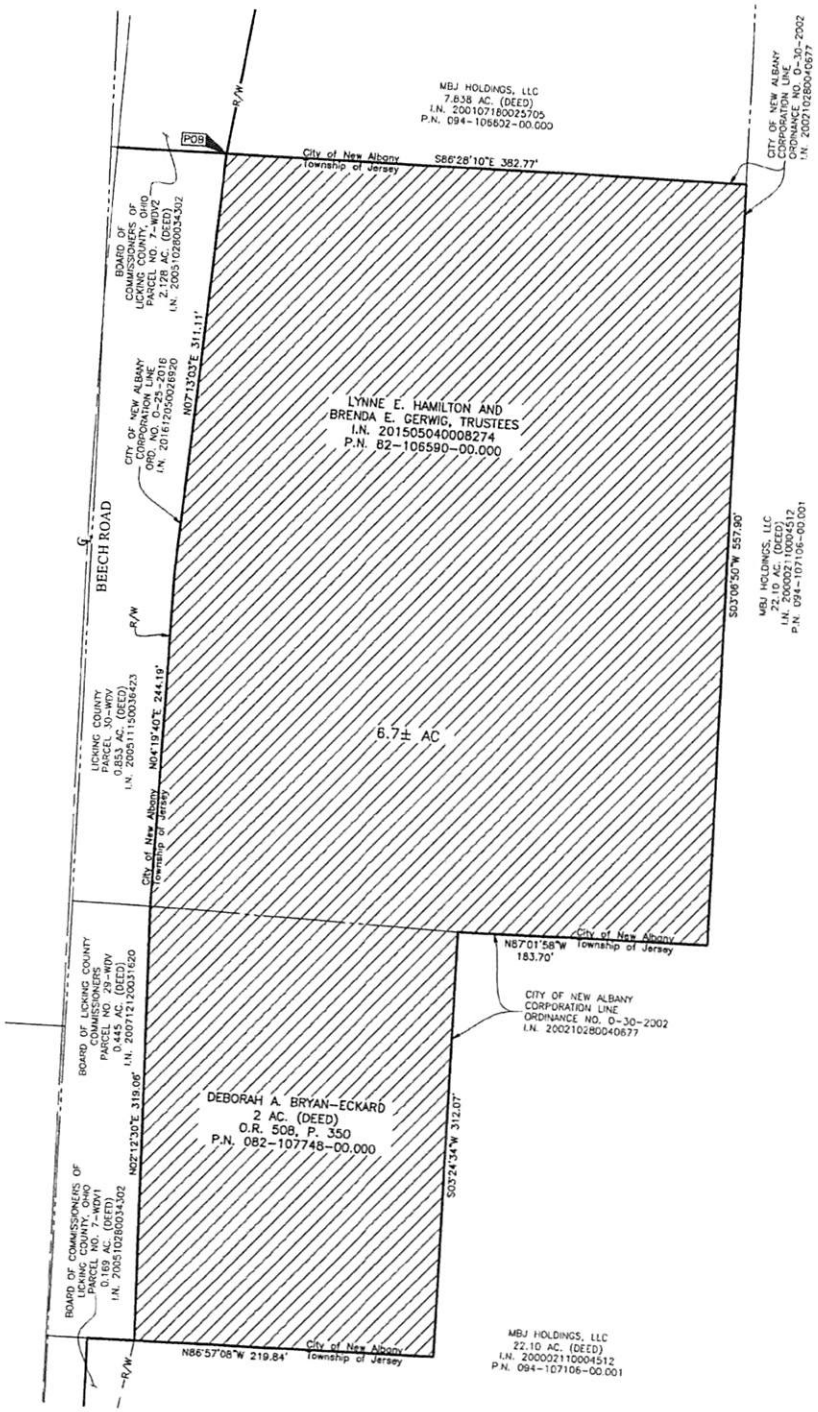
Depiction of the "Property"

EXHIBIT B

Description of the "Property"

PROPOSED ANNEXATION OF 6.7± ACRES
TO THE CITY OF NEW ALBANY FROM JERSEY TOWNSHIP

SECTION 16, QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

AREA TO BE ANNEXED

PROPOSED CITY OF NEW ALBANY CORPORATION LINE

EXISTING CITY OF NEW ALBANY CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 2530.65 feet, of which 2530.65 feet is contiguous with the existing City of New Albany corporation line, giving 100% perimeter contiguity.

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

Proposed Annexation
of 6.7 +/- acres to the City of New Albany

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

_____
Agent for Petitioners

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

Board of Licking County Commissioners

Petition Received _____, 20__ _____
Commissioner

Petition Approved _____, 20__ _____
Commissioner

_____
Commissioner

Transferred this ___ day of _____, 20___, upon the duplicates of this office.

Containing _____ acres.
Transfer Fee _____

_____
Licking County Auditor

Received for Record _____, 20__, at _____(AM-PM) and recorded _____, 20__, in plat ordinance, petition, etc. in Plat Book Volume ___, Page ___.

Plat Fee _____
Ordinance, etc. Fee _____

_____
Licking County Recorder

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

Attest_____
Clerk, City of New Albany

60 0 60 120
GRAPHIC SCALE (in feet)

By _____ Date
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

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

Date:	July 15, 2020
Scale:	1" = 60'
Job No:	2020-0702
Sheet:	1 of 1

REVISIONS

MARK	DATE	DESCRIPTION

PROPOSED ANNEXATION
6.7± ACRES

TO: CITY OF NEW ALBANY

FROM: JERSEY TOWNSHIP

Situated in the State of Ohio, County of Licking, Township of Jersey, in Section 16, Quarter Township 3, Township 2, Range 15, United States Military District, being comprised of all of that tract of land conveyed to Deborah A. Bryan-Eckard by deed of record in Official Record 508, Page 350, and all of that tract of land conveyed to Lynn E. Hamilton and Brenda E. Gerwig, Trustees by deed of record in Instrument Number 201505040008274, (all references are to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the southwesterly corner of that 7.838, acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 200107180025705, the southeasterly corner of that 2.128 acre tract conveyed as Parcel No. 7-WDV2 to Board of Commissioners of Licking County, Ohio by deed of record in Instrument Number 200510280034302, the northeasterly corner of that 0.853 acre tract conveyed as Parcel 30-WDV to Licking County by deed of record in Instrument Number 200511150036423, in the easterly right of way line of Beech Road, in the existing City of New Albany corporation line (as established by Ordinance Number O-30-2002, of record in Instrument Number 200210280040677);

Thence South 86° 28' 10" East, with said City of New Albany corporation line and the southerly line of said 7.838 acre tract, a distance of 382.77 feet to a point in the westerly line of that 22.10 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 200002110004512;

Thence with said corporation line and the boundary of said 22.10 acre tract the following courses and distances:

South 03° 06' 50" West, a distance of 557.90 feet to a point;

North 87° 01' 58" West, a distance of 183.70 feet to a point;

South 03° 24' 34" West, a distance of 312.07 feet to a point; and

North 86° 57' 08" West, a distance of 219.84 feet to a point in the easterly right-of-way line of said Beech Road, at the southeasterly corner of that 0.445 acre tract conveyed as Parcel No. 29-WDV to Board of Licking County Commissioners by deed of record in Instrument Number 200712120031620, the northeasterly corner of that 0.169 acre tract conveyed as Parcel No. 7-WDV1 to Board of Commissioners of Licking County, Ohio by deed of record in Instrument Number 200510280034302, in the existing City of New Albany corporation line as (as established by Ordinance Number O-25-2016, of record in Instrument Number 201612050026920);

Thence with said corporation line and said easterly right of way line the following courses and distances:

North 02° 12' 30" East, a distance of 319.06 feet to a point;

North 04° 19' 40" East, a distance of 244.19 feet to a point; and

North 07° 13' 03" East, a distance of 311.11 feet to the POINT OF BEGINNING, containing 6.7 acres of land, more or less.

PRE-APPROVAL
LICKING COUNTY ENGINEER
APPROVED ☑ CONDITIONAL ☐
APPROVED BY:
DATE: 7/30/20

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

15 July 20
Date

Matthew A. Kirk
Professional Surveyor No. 7865

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

NEW ALBANY
COMMUNITY CONNECTS US

RESOLUTION R-29-2020

A RESOLUTION AFFIRMING THE RECOMMENDATIONS OF THE NEW ALBANY TAX INCENTIVE REVIEW COUNCIL FOR FRANKLIN COUNTY

WHEREAS, New Albany has the statutory authority to create various zones that provide economic development incentives, which include Enterprise Zones, Community Reinvestment Areas, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, New Albany may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be as required to review these agreements between New Albany and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, the New Albany-Licking County TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each tax increment finance (TIF) and community reinvestment area (CRA) agreements within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31; and

WHEREAS, the recommendations of each TIRC is required to be forwarded to council within 60 days of making the recommendation and council is required to act upon those recommendations.

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 the New Albany – Licking County Tax Incentive Review Council met on July 13, 2020.

Section 2: Council will consider the recommendations of the Franklin County TIRC as described below:

i. Central College – Discover Properties (Data Center): approved
ii. Central College – American Regent.: approved
iii. Central College – SI NAL01, LLC (Nationwide Mutual Insurance Data Center): approved
iv. Central College – Motorists Insurance (Data Center): approved
v. Central College – TJX, Inc. (Data Center): approved

vi. Central College – New Albany Center of Technology (NACOT I & NACOT II): approved
vii. Central College – PCM, Inc. (Data Center): approved
viii. Central College – Ohio Power Company (Data Center): approved
ix. Oak Grove – New Albany Company (Tween): approved
x. Oak Grove – Abercrombie & Fitch: approved
xi. Oak Grove – Thirty-One Gifts, LLC (former Bob Evans): approved
xii. Oak Grove – Central Ohio MOB LLC (Medical Office Building II): approved
xiii. Oak Grove – Commercial Vehicle Group: approved
xiv. Oak Grove – Water's Edge Campus (Bldgs. I, II, & III): approved
xv. Oak Grove – Water's Edge East (Phase I/Bldg. IV): approved
xvi. Village Center – Market Street Retail/Medical Office Building (DNA MM I) – approved
xvii. Village Center – Market Street Retail/Medical Office Building (DNA MM II) - approved

Section 3: Council accepts the recommendation for continuance of the TIF Agreements made by the New Albany-Franklin County TIRC.

Section 4: It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this resolution were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121 of the Ohio Revised Code, and further pursuant to Ohio General Assembly 133 – House Bill 197 effective March 27, 2020.

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

CERTIFIED AS ADOPTED this _____ day of _____, 2020.

Attest:

_____
Sloan T. Spalding
Mayor

_____
Jennifer H. Mason
Clerk of Council

Approved as to form:

_____
Mitchell H. Banchefsky
Law Director

Legislation dates:
Prepared: 08/10/2020
Introduced: 09/01/2020
Revised:
Adopted:
Effective:

NEW ALBANY
COMMUNITY CONNECTS US

RESOLUTION R-30-2020

A RESOLUTION AFFIRMING THE RECOMMENDATIONS OF THE NEW ALBANY TAX INCENTIVE REVIEW COUNCIL FOR LICKING COUNTY

WHEREAS, New Albany has the statutory authority to create various zones that provide economic development incentives, which include Enterprise Zones, Community Reinvestment Areas, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, New Albany may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be as required to review these agreements between New Albany and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, the New Albany-Licking County TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each tax increment finance (TIF) and community reinvestment area (CRA) agreements within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31; and

WHEREAS, the recommendations of each TIRC is required to be forwarded to council within 60 days of making the recommendation and council is required to act upon those recommendations; and

WHEREAS, due to the public health emergency related to the COVID-19 pandemic the 60-day requirement to act on the recommendations could not be met.

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 the New Albany – Licking County Tax Incentive Review Council met on June 26, 2020.

Section 2: Council will consider the recommendations of the Licking County TIRC as described below:

i. Oak Grove II CRA - Ohio Power & American Electric Power Service Corp.: approved
ii. Oak Grove II CRA – Dream Industries/Accel, Inc.: approved

iii. Oak Grove II CRA - Anomatic: approved
iv. Oak Grove II CRA - Axium Plastics (PJP Holdings): approved
v. Oak Grove II CRA – Dream Industries/ Multi-Tenant Building I: approved
vi. Oak Grove II CRA - VeePak Ohio: approved
vii. Oak Grove II CRA – KDC/One: approved
viii. Oak Grove II CRA - Amcor Rigid Plastics: approved
ix. Oak Grove II CRA - Distribution Land Corp.: approved
x. Oak Grove II CRA - Molineta Investments, LLC/Magnanni, Inc.: approved
xi. Oak Grove II CRA - Vadata, Inc.: approved
xii. Oak Grove II CRA - Bocchi Laboratories Ohio, LLC: approved
xiii. Oak Grove II CRA - AEP Ohio Transmission Company: approved
xiv. Oak Grove II CRA - Pizzuti Multi-Tenant Building II: approved
xv. Oak Grove II CRA - CCL Label, Inc.: approved

Section 3: Council accepts the recommendation for continuance of the TIF Agreements made by the New Albany-Licking County TIRC.

Section 4: It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this resolution were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121 of the Ohio Revised Code, and further pursuant to Ohio General Assembly 133 – House Bill 197 effective March 27, 2020.

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

CERTIFIED AS ADOPTED this _____ day of _____, 2020.

Attest:

_____
Sloan T. Spalding
Mayor

_____
Jennifer H. Mason
Clerk of Council

Approved as to form:

_____
Mitchell H. Banchefsky
Law Director

Legislation dates:
Prepared: 08/10/2020
Introduced: 09/01/2020
Revised:
Adopted:
Effective: