

*O-30-2021*

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 30.6 +/- ACRES OF LAND GENERALLY LOCATED AT SOUTHWEST AND SOUTHEAST CORNERS OF CENTRAL COLLEGE ROAD AND NEW ALBANY-CONDIT ROAD FOR AN AREA TO BE KNOWN AS THE "NONA ZONING DISTRICT" FROM ITS CURRENT ZONING OF RESIDENTIAL ESTATE DISTRICT (R-1) TO "I-PUD" INFILL-PLANNED UNIT DEVELOPMENT DISTRICT AS REQUESTED BY NONA MASTER DEVELOPMENT LLC**

- **Rezoning Public Process**

**ROCKY FORK  
BLACKLICK ACCORD**

Advisory Board makes a recommendation to the New Albany Planning Commission

**NEW ALBANY  
PLANNING  
COMMISSION**

Reviews and makes a recommendation to New Albany City Council

**NEW ALBANY  
CITY COUNCIL**

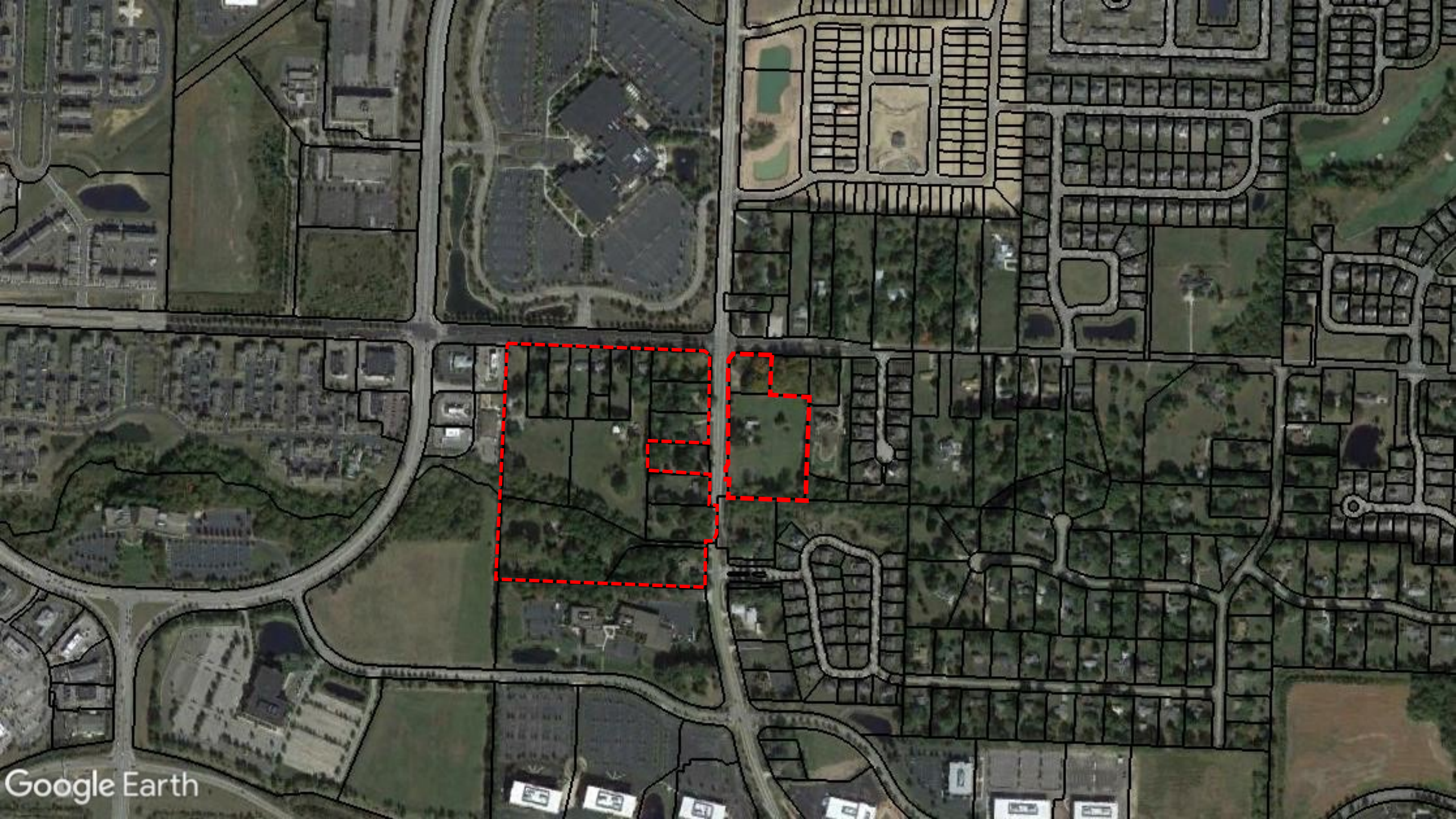
New Albany City Council takes final action on the rezoning application

**After Rezoning...**

**FINAL DEVELOPMENT  
PLAN**

The applicant must return to the Planning Commission for review and approval of a final development plan application at a later date

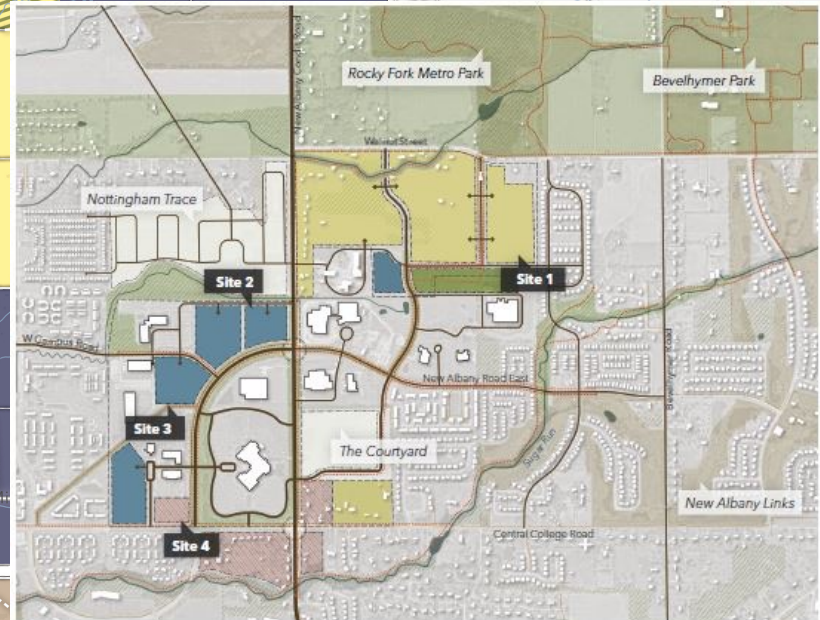
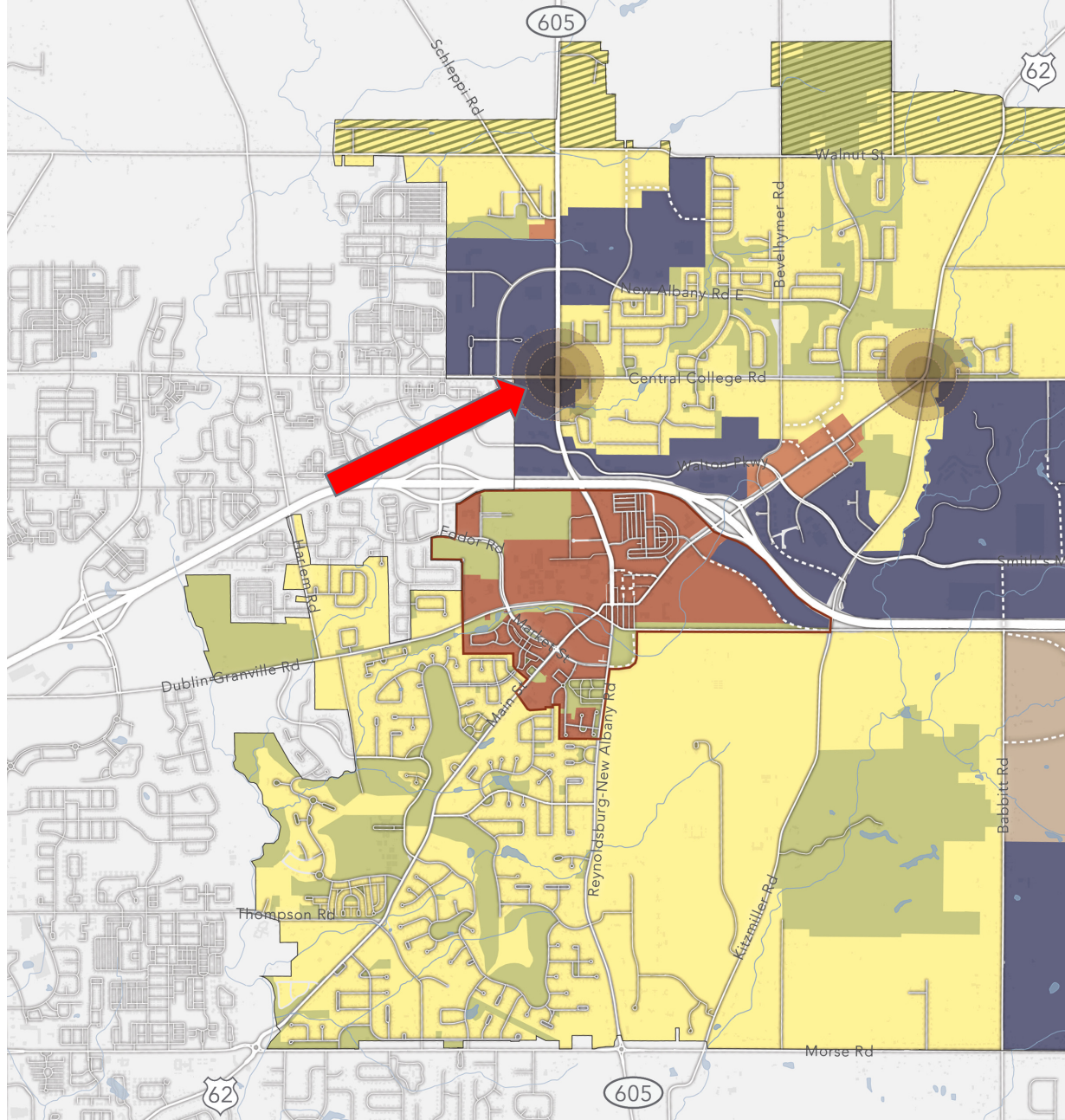








# LEGEND

-  Employment Center
-  Mixed Use
-  Retail
-  Village Center
-  Residential
-  Green Space
-  Metro Park Zone
-  Neighborhood Hamlet
-  Proposed Roadways



To respond to the local retail need of this area, Site 2 could include first floor retail or retail integrated with office, provided it is designed as a walkable, street facing development with landscaped setbacks. Alternative B shows Site 1 as entirely employment-centric development. Because street frontage and visibility are typically more desirable for such uses, it assumes the success of such development will ultimately depend upon the annexation and development of the entire northern portion of this block to Walnut Street as general employment use.

In this alternative, no street connection to Upper Clarenton is made and a substantial buffer is created between these uses. In Alternative B, the mixed-use node is located along the Central College Road frontage of Site 4 rather than at Site 2. This allows for retail integrated into the first floor of a larger development that could include residential above to be more consistent with adjacent development to the west, or office above to integrate with the office campus development to the north.

- Legend
-  Buildings
  -  Tree Cover
  -  Existing Leisure Trails
  -  Rivers & Streams
  -  Study Area Boundary
  -  Residential Development Site
  -  Commercial Development Site
  -  Mixed Use
  -  Leisure Trail Connections
  -  Open Space/Green Corridors
  -  Important Intersection



# Use Plan

## RESIDENTIAL

- Millennial/Active Adult Apts
- Senior Living Community
- Single Family Homes
- Townhomes/Duplexes
- Affordable Apartments (5%)
- Whimsical Residences

## COMMERCIAL

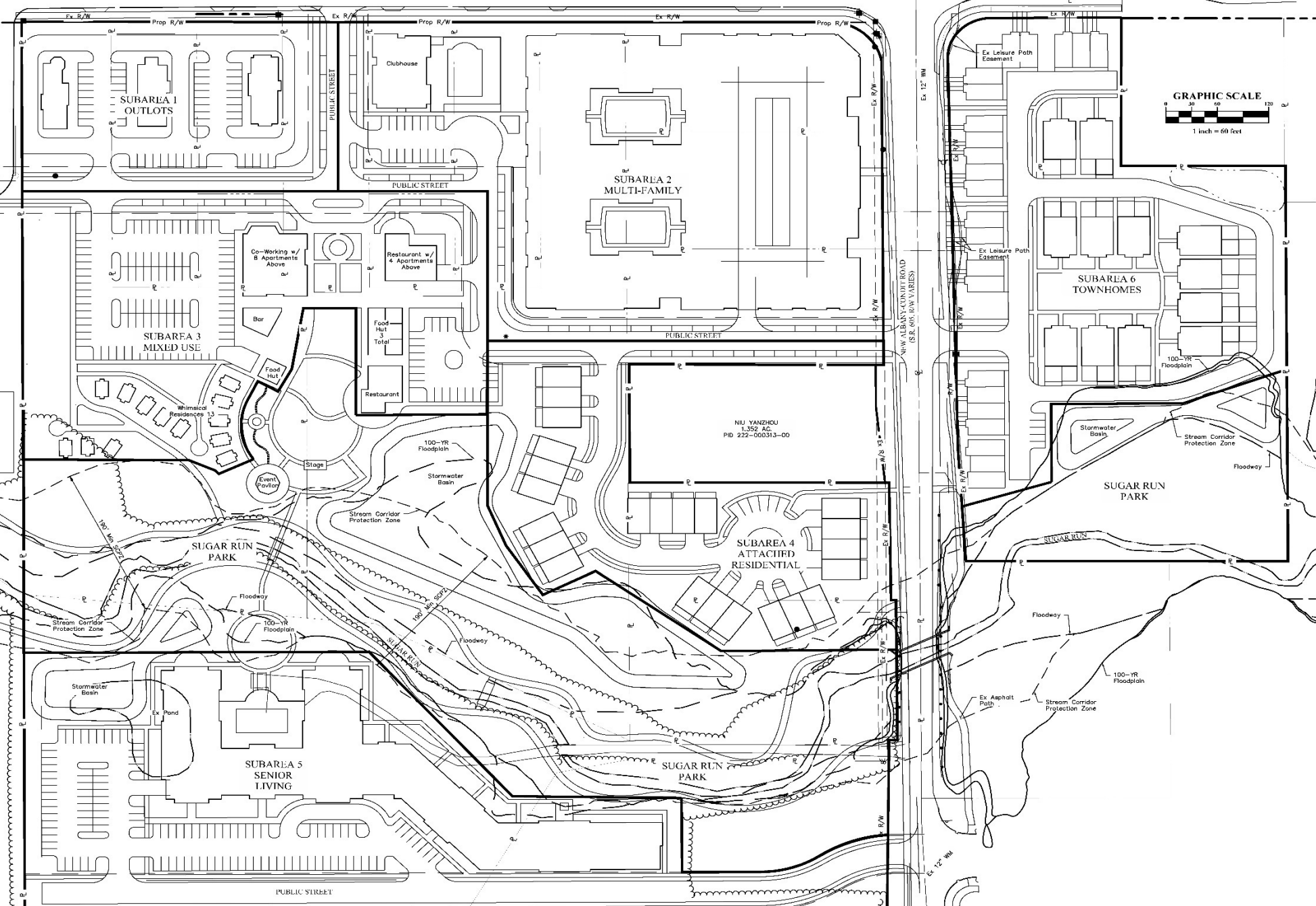
- Office/Coworking
- Restaurants and Bar
- The Trailhead Park
  - Artisanal Eateries
  - Food Truck Haus
  - Community Stage

## PARKS AND RECREATION

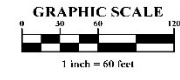
- Sugar Run Park
- Walking Paths/Trails
- Childrens' Play Area
- Meditation Path
- English Garden







VICINITY MAP  
Not to Scale



**DISTRICT PROGRAM:**

MILLENNIAL APARTMENTS:	280 UNITS
ASSISTED LIVING COMMUNITY:	125 UNITS
SINGLE FAMILY HOMES:	12 LOTS
TOWNHOMES/DUPLI EXES:	48 LOTS
WHIMSICAL RESIDENCES:	25 LOTS
TRAILHEAD COMMERCIAL SPACE:	14,450 SF
QUICK SERVE RESTAURANTS:	3 LOTS
SUGAR RUN PARK	8.47 ACRES*

\*Excluding Off-Site Land & Improvements.

**SUBAREA SUMMARY**

Subarea	Area Acres	Units	Density (Units/Acre)
1	1.8	N/A	N/A
2	5.2	280	54
3	3.5	25	7
4	2.8	24	9
5	5.1	125	25
6	3.7	36	10
Park	8.5		
<b>Total</b>	<b>30.6</b>	<b>490</b>	<b>16</b>

NIU YANZHOU  
1,352 AC.  
PID 222-000313-00

REVISIONS  
DATE  
DESCRIPTION

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO  
Zoning Ordinance  
NONA DISTRICT



DATE  
May 8, 2021

SCALE  
1" = 60'

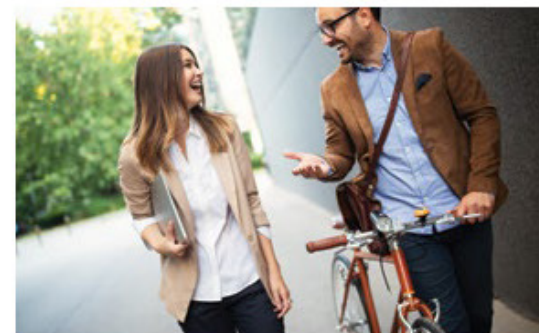
JOB NO.  
20200672

SHEET  
1/1



NoNA DISTRICT:

# Lifespan Residential Offerings





# Impact on Street Design

## INTEGRATE WITH AND IMPROVE THE SURROUNDING AREA

- Continuation of Existing Fabric
- Community Gateway
- Unified Pedestrian Experience
- Responsive to Engage New Albany Northwest Focus Area Development Scenario





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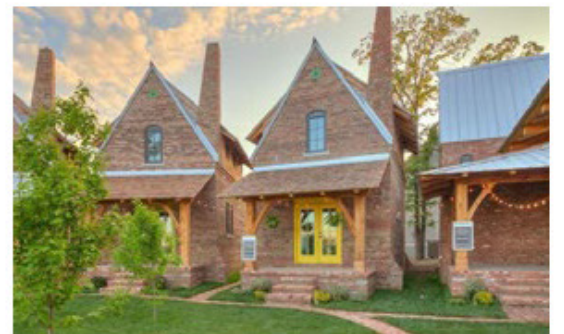
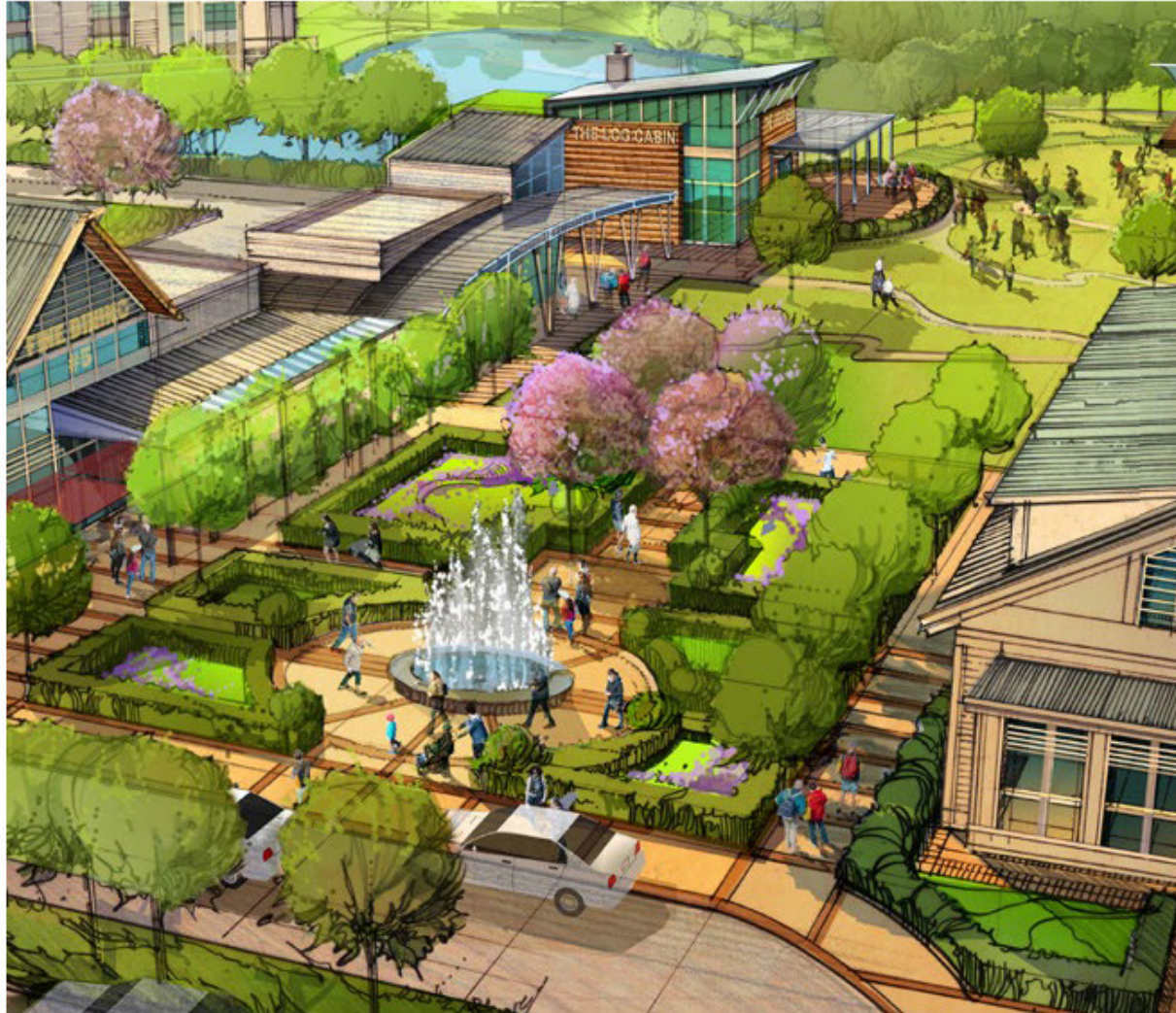
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NoNA DISTRICT:

# Mixed Use District





NoNA DISTRICT:

# Trailhead Park





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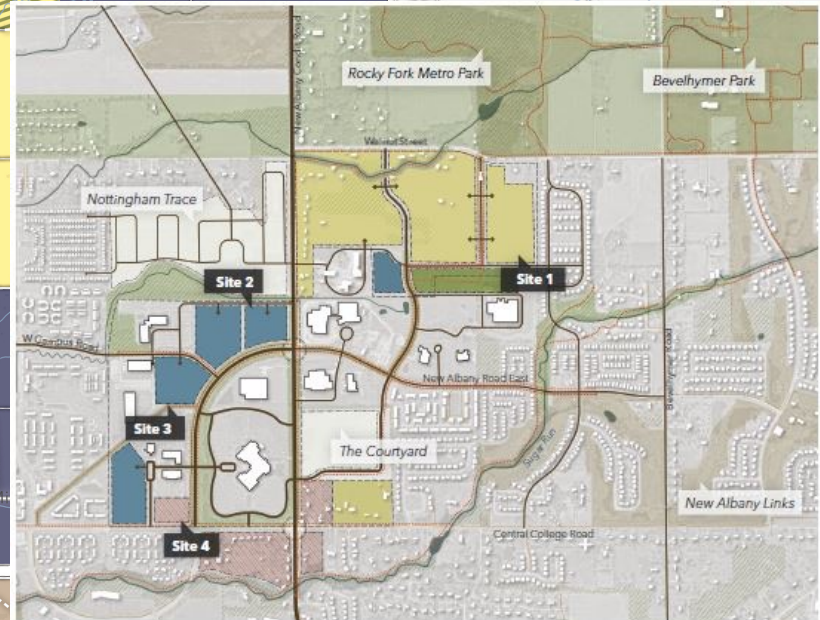
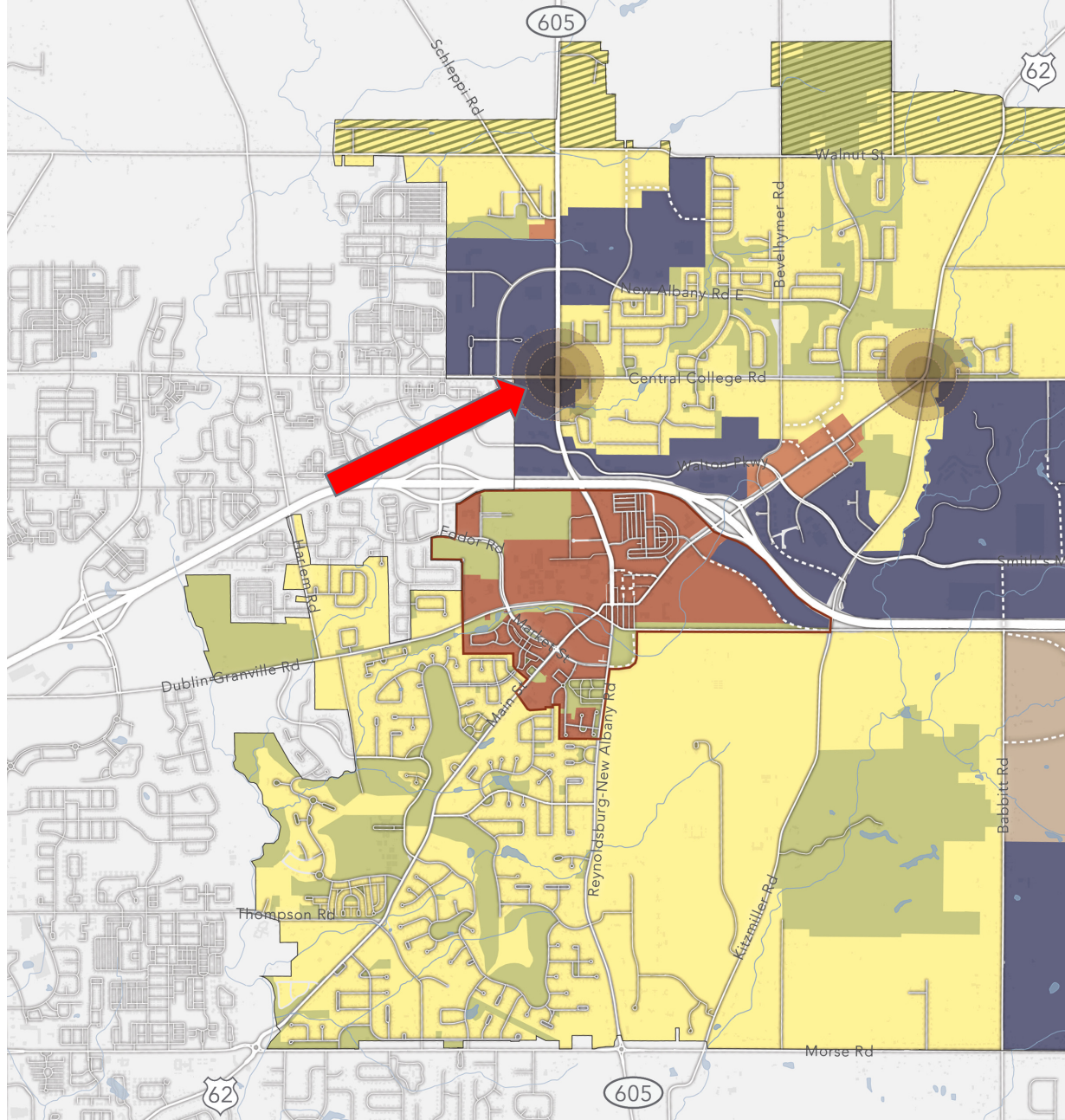
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