



**ORDINANCE O-40-2022**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 32.6+/- ACRES OF LAND GENERALLY LOCATED AT THE SOUTHWEST AND SOUTHEAST CORNERS OF NEW ALBANY CONDIT ROAD AND CENTRAL COLLEGE ROAD, FROM RESIDENTIAL ESTATE DISTRICT (R-1) TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR AN AREA TO BE KNOWN AS THE "HAMLET AT SUGAR RUN ZONING DISTRICT" AS REQUESTED BY NONA MASTER DEVELOPMENT LLC; ATTN: YAROMIR STEINER AND BRYAN STONE 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, New Albany Planning Commission and council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

**WHEREAS**, pursuant to the application by NONA Master Development LLC, Attn: Yaromir Steiner and Bryan Stone c/o Aaron Underhill, Esq., the Rocky Fork – Blacklick Accord and Planning Commission have reviewed the proposed ordinance amendment and recommended its approval.

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

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

- A. A 32.6+/- acre site within Franklin County, generally located at the southwest and southeast corners of New Albany Condit Road and Central College Road from its current zoning of Residential Estate (R-1) to Infill Planned Unit Development (I-PUD).
- B. The zoning district text and boundary map are hereby attached and marked Exhibit A.


**Section 2.** It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

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

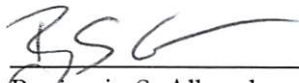
CERTIFIED AS ADOPTED this 6 day of Dec, 2022.

**Attest:**

  
Sloan T. Spalding  
Mayor

  
Jennifer H. Mason  
Clerk of Council

**Approved as to form:**

  
Benjamin S. Albrecht  
Law Director

<b>Legislation dates:</b>	
Prepared:	11/04/2022
Introduced:	11/15/2022
Revised:	11/23/2022 – exhibit A
Adopted:	12/06/2022
Effective:	01/05/2023

Exhibit A – O-40-2022

This document is 228 pages. Please go to this link on our website  
<https://newalbanyohio.org/wp-content/uploads/2022/11/O-40-2022-Hamlet-at-Sugar-Run-Zoning-District-EXHIBIT-A-UPDATED.pdf>

or call Clerk of Council Jennifer Mason for copy.

Clerk Mason: 614-939-2244