



ORDINANCE O-12-2024

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 2.9 +/- ACRES OF LAND LOCATED AT 2278 BEECH ROAD FOR AN AREA KNOWN AS THE "BEECH ROAD EAST ZONING DISTRICT" FROM ITS CURRENT ZONING OF LIMITED GENERAL EMPLOYMENT (L-GE) TO LIMITED GENERAL EMPLOYMENT (L-GE) AS REQUESTED BY NEW ALBANY CROSSING LLC, C/O JACK B. REYNOLDS III

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

WHEREAS, the New Albany Planning Commission and 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 New Albany Crossing LLC, c/o Jack B. Reynolds III, 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 the 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 2.9 ± acre area of land located at 2278 Beech Road for an area known as the "Beech Road East Zoning District" from its current zoning of Limited General Employment (L-GE).to Limited General Employment (L-GE).
- 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 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 _____ day of _____, 2024.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 03/22/2024

Introduced: 04/16/2024

Revised:

Adopted:

Effective:

Exhibit A - O-12-2024

BEECH ROAD EAST ZONING DISTRICT LIMITATION TEXT

September 2, 2020

Amended March 18, 2024

I. Introduction: The Beech Road East Zoning District seeks to extend similar zoning rights granted in other sections of the New Albany Business Park to include land being annexed to the City of New Albany. This new zoning district is intended to provide zoning standards and requirements that are very similar to those which apply to the Beech Road West zoning district and other surrounding commercial zoning districts directly north and south of this site. This zoning seeks to position the real property that is the subject of this application so that it attracts the types of successful development projects that have been realized in those areas. The property that is the subject of this zoning text consists of 2.9+/- acres located at 2278 Beech Road.

II. Zoning Designation: L-GE. Limited General Employment District.

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

- A. Off Premises Signs
- B. Industrial service (See Section 1153.03(a)(2))
- C. Mini-warehouses (See Section 1153.03(a)(4)(c))
- D. Personal service (See Section 1153.03 (b)(2)) and retail product sales and service (See Section 1153.03.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in this subarea
- E. Vehicle services (See Section 1153.03(b)(4))
- F. Radio/television broadcast facilities (See Section 1153.03(c)(1))
- G. Sexually-oriented businesses (See Section 1153.03(c)(3))

IV. Lot and Setback Commitments:

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

B. Setbacks:

- I. Beech Road: There shall be a minimum pavement setback of 25 feet and minimum building setback of 50 feet from Beech Road.

2. Eastern (Rear) Perimeter Boundary: For any structure or service area, the required eastern (rear) yard shall not be less than 25 feet.
3. Northern and Southern (Side) Perimeter Boundaries: There shall be a minimum building and pavement setback of 25 feet.
4. Elimination of Setbacks: In the event that a parcel located within this subarea and an adjacent parcel located outside of this subarea (a) come under common ownership or control, (b) are zoned to allow compatible non-residential uses, and (c) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text shall no longer apply with respect to these parcels.

V. Architectural Standards:

A. Building Height: The maximum building height for structures in this subarea shall be 65 feet.

B. Service and Loading Areas: Service areas and loading docks shall be screened in accordance with City Code.

C. Building Design:

1. Building designs shall not mix architectural elements or ornamentation from different styles.
2. Buildings shall be required to employ a comparable use of materials on all elevations.
3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.
4. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.
5. Use of elements such as shutters, cupolas, dormers, and roof balustrades shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.

6. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact.

7. Accessory or ancillary buildings, whether attached or detached shall be of similar design, materials, and construction as the nearest primary structure. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind the front facade of the primary building(s).

D. Rooftop Equipment: Complete screening of all roof mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's facade and character. Such screening shall be provided in order to screen the equipment from off-site view and sound generated by such equipment. Solar panels may also be located on roof top areas and shall be appropriately screened from view.

E. Building Form:

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

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

F. Materials:

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

2. Prefabricated metal buildings, untreated masonry block structures, and buildings featuring poured concrete exterior walls are prohibited.

3. Generally, the quantity of materials selected for a building shall be minimized. A single material selection for the independent building components of roof, wall and accents is permitted (i.e., Architectural Grade shingle roof with Brick Masonry wall and EIFS Cornice and Accents).
4. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
5. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of warehousing and/or distribution uses are not subject to the DGRs and can present challenges in meeting the community standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complimentary to the architecture: that will be found elsewhere in this zoning district.

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

In conjunction with an application for a certificate of appropriateness for each building or structure in this subarea that is not subject to or governed by the DGRs, the applicant shall be required to submit to the City illustrations of the proposed exterior design of the building or structure for review and approval by the Design Review Committee contemplated in Section 1144.04(q) of the City Code. In designing such buildings, the user or applicant shall take into account the following, which are intended to set a level of expectation for the quality of design:

- a. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while taking into account the unique nature of the use(s) that will be

found therein.

b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals scoring of building facades; color changes; texture or material changes: and variety in building height.

c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.

d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.

e. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

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

A. One curb cut for this zoning district is permitted by right. Additional curb cuts may be approved by the City Manager or their designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this subarea if supported and justified by a traffic analysis that is review and approved by the city engineer.

B. Parking and loading spaces shall be provided for each use per Section 1167 of the Codified Ordinances of the City of New Albany.

VII. Buffering, Landscaping, Open Space, and Screening: The following landscaping requirements shall apply to this subarea:

A. Tree Preservation: Standard tree preservation practices will be put into place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line. Preservation Zones shall be deemed to include all minimum pavement setbacks along the perimeter boundaries of this zoning district that

are not adjacent to a public right-of-way. Within the Preservation Zones located within these perimeter setbacks, the developer shall preserve existing healthy and mature trees and vegetation but shall be permitted to place utilities within or allow them to cross through these areas, provided, however, that the developer shall use good faith efforts to place utilities in a manner that minimizes the impact on healthy and mature trees. Trees within these areas may be removed if they present a danger to persons or property.

B. Landscaping Along Major Street Corridors: Subject to Section VII.C below, landscaping within the pavement setbacks along Beech Road shall be coordinated and consistent throughout this zoning district. Within the required minimum building and pavement setbacks along Beech Road, the developer shall preserve existing trees stands to provide a buffer between the public right-of-way and development within the zoning district, or provide landscaping as described in this section or both. Landscaping, when installed within these setbacks, shall be provided in accordance with the following standards:

1. A minimum of ten (10) deciduous trees shall be installed for every 100 feet of frontage on the public right-of-way. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species.
2. Mounding shall be permitted but not required. When utilized, mounding shall have a minimum height of 3 feet and a maximum height of 12 feet. The slope of mounds shall not exceed 3:1 from the crest of the mound extending toward the private site, and shall not exceed a 6:1 slope from the crest of the mound extending toward the public right-of-way.
3. A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.

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

D. Street Trees: A street tree row shall be established along all publicly dedicated rights-of-way within or adjacent to this subarea and shall contain one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees

shall be located within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs, subject to approval of the City Landscape Architect.

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

F. Pedestrian Circulation: An internal pedestrian circulation system shall be created so that a pedestrian using a public sidewalk along a public street can access the adjacent buildings through their parking lots as delineated with markings, crosswalks, and/or different materials, directing foot traffic, where possible, away from primary access drives.

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

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

I. All project landscape plans are subject to review and approval by the City Landscape Architect.

VIII. Lighting:

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

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

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

D. Landscape uplighting from a concealed source shall be subject to staff approval. All uplighting fixtures must be screened by landscaping. Lighting details shall be

included in the landscape plan which is subject to review and approval by the City Landscape Architect.

- E. A detailed photometric plan, showing zero candle foot light intensity at the property lines must be submitted prior to the issuance of an engineering or building permit.
- F. No permanent colored lights or neon lights shall be used on the exterior of any building.
- G. All new electrical utilities that are installed in this subarea shall be located underground.
- H. All other lighting on the site shall be in accordance with City Code.
- I. Street lighting must meet the City Standards and Specifications.
- IX. Signage: Unless otherwise permitted in the Personal Care and Beauty Campus Master Landscape and Signage Plan, all signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.
- X. Utilities: All utilities shall be installed underground.
- XI. Outdoor Speaker Systems: Outdoor speaker systems shall be prohibited in this Zoning District.

