



New Albany Planning Commission Agenda
Monday, April 15, 2024 at 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call to order

II. Roll call

III. Action on minutes: March 18, 2024

IV. Additions or corrections to agenda

Administration of oath to all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth."

V. Hearing of visitors for items not on tonight's agenda

VI. Cases:

FDM-008-2024 Final Development Plan Modification

Modification to the approved final development plan for the New Albany Links subdivision driving range (PID: 222-002263).

Applicant: New Albany Driving Range c/o Christopher Ingram, VORYS Law Firm.

Motion of Acceptance of staff reports and related documents into the record for FDM-008-2024.

*Motion to **table** application FDM-008-2024 until the next regularly scheduled meeting based on the request of the applicant.*

VII. Other business

Urban Center Code Amendment: Village Center Parkland and Open Space Requirements

VIII. Poll members for comment

IX. Adjournment



New Albany Planning Commission
Monday, March 18, 2024 Meeting Minutes - DRAFT

I. The New Albany Planning Commission held a regular meeting on Monday, March 18, 2024 in the New Albany Village Hall. Vice-Chair Wallace called the meeting to order at 7:00 p.m., and asked to hear the roll.

II. Roll call

Those answering roll call:

Mr. Kirby	absent
Mr. Wallace	present
Mr. Schell	present
Mr. Larsen	present
Ms. Briggs	present
Council Member Wiltout	present

Having four voting members present, the commission had a quorum to transact business.

Staff members present: Law Director Albrecht, Development Engineer Albright, Planner II Christian, Deputy Clerk Madriguera.

III. Action on minutes: March 4, 2024

Vice-Chair Wallace asked if there were any corrections to the March 4, 2024 meeting minutes.

Commissioner Schell moved to approve the March 4, 2024 meeting minutes.
Commissioner Larsen seconded the motion.

Vice-Chair Wallace asked whether there was any further discussion on the motion.
Hearing none, he asked to hear the roll.

Upon roll call: Mr. Schell yes, Mr. Larsen yes, Ms. Briggs yes, Mr. Wallace yes. Having four yes votes, the motion passed and the March 4, 2024 meeting minutes were approved as submitted.

IV. Additions or corrections to agenda

Vice-Chair Wallace administered the oath to all present who planned to address the commission. He further advised everyone that now would be a good time to silence cell phones.

V. Hearing of visitors for items not on tonight's agenda

Vice-Chair Wallace asked whether there were any visitors present who wished to address the commission for an item that was not on the agenda. Hearing none, he asked if there were any changes or amendments to the agenda.

Planner II Christian answered there were not.

Vice-Chair Wallace proceeded to the scheduled cases, ZC-12-2024 and CU-13-2024, and requested that, unless staff or the applicant had any objection, the staff reports be presented together as they were related to the same property.

VI. Cases:

ZC-12-2024 Rezoning

Request to rezone 2.942 acres located at 2278 Beech Road from Limited General Employment (L-GE) to Limited General Employment (L-GE). The purpose of the rezoning is to add Industrial Product Sales as a conditional use and modify development standards in the existing Beech Road East L-GE zoning text (Parcel ID: 095-112104-00.018).

Applicant: New Albany Crossing LLC, c/o Jackson B Reynolds III

Hearing no objection, Planner II Christian delivered the staff reports for ZC-12-2024 and CU-13-2024 in a single presentation.

Vice-Chair Wallace confirmed with staff that maintaining the tree stand on the southern border of the property was in the existing zoning text.

Vice-Chair asked whether there were any engineering comments.

Development Engineer Albright responded that there were not.

Commissioner Schell noted that neighbor notice letters had been sent out and asked whether staff has had any response.

Planner II Christian responded that there had not been any responses.

Commissioner Schell asked whether the northern side of the property would be developed in the future, or whether it was unusable land.

Planner II Christian responded that the applicant was best suited to speak to plans, if any, for the northern portion of the property.

Commissioner Larsen asked whether chemicals were included in the definition of industrial sales.

Planner II Christian responded that there are no chemicals with this applicant and further that this conditional use, if approved, only applies to this applicant, Keim Lumber.

Vice-Chair Wallace asked to hear from the applicant.

Applicant Jack Reynolds, an attorney with Smith and Hale spoke in support of the applications. He explained that this is a unique property in that it is two or three acres and sits on the east side of Beech. The adjacent properties are larger. Keim currently has an operation where they rent space in Westerville and were looking for a more permanent location. Keim met with city staff on multiple occasions and staff agreed to support the rezoning and conditional use to permit product sales at this location for Keim only. This will be an office/showroom/warehouse situation. There will not be manufacturing here. Keim's home operation is in Charm, Ohio.

Applicant John Leck, Keim Executive Administrator. Mr. Leck reiterated that their business is mainly in Charm, Ohio which is located in Holmes County, and that they currently rent space in Westerville. Keim provides building and finishing materials to

contractors and home developers. He explained that the products they sell, doors etc., require space in order to display them. The warehouse is an intermediate location for storage. Keim's hours would be 7:00 to 4:30 Monday through Friday, which is the same as their Westerville location. They are not a walk-in retailer and they are not open on weekends. In a broad sense, they chose this location to have a better presence and to create an easier location for deliveries and for their customers.

Vice-Chair Wallace remarked that the business would be open to the public, but it did not seem as though the public was necessarily invited.

Mr. Leck responded that was correct, this is a location where the contractor and customers would work together with the sales staff.

Vice-Chair Wallace continued and asked whether Keim would consider opening on the weekend so contractors and homeowners could come together.

Mr. Leck responded that they might consider it, but there would have to be a push from the customers. He added that part Keim's culture is having weekend time for their co-workers. Keim limits their hours, and further, their customers are builders who do not work on the weekends.

Commissioner Larsen asked what Keim's operating hours are.

Mr. Leck responded that their hours are 7:00 a.m. to 4:30 p.m.

Commissioner Schell asked whether they planned to use the northern part of the property for future growth.

Mr. Leck responded that this [the site plan] depicts what Keim's current needs are. Keim is not trying to fill the whole three acres with a roof. He remarked that if Keim grows they would consider that area.

Council Member Wiltout asked what was there currently.

Mr. Leck responded that it was a field.

Mr. Reynolds added that Keim would be required to seek commission approval if they wanted to expand.

Commissioner Briggs asked Planner II Christian to explain the site plan, ingress and egress to the property and whether there was a secondary exit/entrance leading to the warehouse.

Planner II Christian indicated the location of the detention basin on the southern border. He explained that the applicant will be working with KDC and will be installing a roadway over the culvert in order to provide secondary access via Innovation Campus.

Commissioner Briggs continued that the anticipated secondary access would be used by trucks.

Mr. Leck stated that the main entrance would be on Beech Road, and the other would be a secondary access.

Commissioner Briggs asked whether trucks would use the secondary access or whether trucks and the public would use the main access on Beech Road and then the secondary access would be used by emergency vehicles.

Applicant Steve Fox, Engineer, responded that the site was designed so that the Beech Road access is the main entrance for all traffic. He added that staff suggested the creation of a secondary access, but the secondary access is not necessary. He did not think the public would ever need to use that access point. The secondary access would be for emergency access and possibly for deliveries.

Commissioner Briggs asked whether there was any concern with trucks using the same access point as customers. Would there be a schedule for truck access in order to avoid safety risks to customers – families and contractors - walking from the parking lot into the showroom. This area seemed prone to accidents and traffic jams.

Mr. Leck responded that Keim's deliveries are on a day to day basis. Typically orders were delivered directly to the job site. Specific deliveries to the warehouse would be an overstock situation, this is not a situation where there would be continuous deliveries to the warehouse.

Commissioner Briggs stated that she was very familiar with Keim's operation in Charm and that it is a great operation. She confirmed Mr. Leck's explanation that most deliveries would proceed from Charm to the job site and not to the warehouse on the subject property.

Mr. Leck remarked that the advantage of this warehouse was for clients in the area with a larger job. In those situations, the materials could be stored at the warehouse and accessible in a shorter period of time. The warehouse is more of a give and take, rather than storing the inventory. He continued that the pedestrian traffic was considered and he indicated the location of a crosswalk and a sidewalk around the building.

Council Member Wiltout asked what size the delivery trucks are.

Mr. Leck responded that they were mostly low-profile box trucks, or sprinter vans. But the building was designed with docks to accommodate semi-trucks.

Vice-Chair Wallace asked whether the additional curb cut would need to be reviewed by the commission or whether it would be reviewed by staff and engineering.

Planner II Christian answered that it would be reviewed and approved by staff.

Vice-Chair Wallace confirmed that the landscaping and screening would extend the full length of the property from the northern edge to the southern edge.

Planner II Christian responded yes, it would. He continued that the text included that there would be 10 trees for every 100 feet.

Vice-Chair Wallace asked whether there was leisure path on both sides of the road.

Planner II Christian responded that the leisure path is existing, and it is located on the east side.

Vice-Chair Wallace stated that he wanted to be sure the commission was not setting any precedent, and asked for the location of similar properties where a reduced setback had been approved in the beauty campus.

Planner II Christian indicated the location of the adjacent properties with a reduced setback.

Vice-Chair Wallace asked whether the applicants agreed to the conditions.

Mr. Reynolds responded that they did, and they understood that if the northern property were ever developed they would need to seek commission approval.

Planner II Christian recommended that the commission impose a third condition of approval on the conditional use, that any future development on the northern portion of the site must be reviewed and approved by the Planning Commission.

Vice-Chair Wallace asked Planner II Christian whether any further changes were needed to the zoning text.

Planner II Christian responded that, other than the solar panels language and typos that were fixed, it looked to be in pretty good shape.

Vice-Chair Wallace asked if there were any further questions from the commission. Hearing none, he asked whether there were any members of the public present who wished to speak on the application.

Walt Barrett, 2285 Beech Road, came to the lectern.

Vice-Chair Wallace administered the oath to Mr. Barrett.

Mr. Barrett explained that his was the first house on the other side and he wanted to know where the driveway would be coming out.

Mr. Fox indicated the location of the driveway on Beech and explained that it would not be directly across from Mr. Barrett's house.

Mr. Barrett thanked the commission.

Vice-Chair Wallace asked if there were any other questions.

Hearing none, Vice Chair Wallace moved to accept the staff reports and related documents into the record for ZC-12-2024. Commissioner Briggs seconded the motion.

Vice-Chair Wallace asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Wallace yes, Ms. Briggs yes, Mr. Larsen yes, Mr. Schell yes.

Having four yes votes, the staff reports and related documents ZC-12-2024 were admitted into the record.

Commissioner Schell moved to recommend approval to city council of application ZC-12-2024. Commissioner Larsen seconded the motion.

Upon roll call: Mr. Schell yes, Mr. Larsen yes, Mr. Wallace yes, Ms. Briggs yes.

Having four votes in favor, the motion passed and ZC-12-2024 was approved.

CU-13-2024 Conditional Use

Conditional use to allow Industrial Product Sales on a 2.942-acre site located at 2278 Beech Road for Keim Lumber (Parcel ID: 095-112104-00.018).

Applicant: Applicant: New Albany Crossing LLC, c/o Jackson B Reynolds III

Vice-Chair Wallace moved to accept the staff reports and related documents into the record for CU-13-2024. Commissioner Larsen seconded the motion.

Vice-Chair Wallace asked if there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Wallace yes, Mr. Larsen yes, Mr. Schell yes, Ms. Briggs yes.

Having four yes votes, the staff reports and related documents were admitted into the record for CU-13-2024.

Commissioner Larsen moved for approval of CU-13-2024 based on the findings in the staff report with the conditions listed in the staff report with the following conditions:

1. Zoning change application ZC-12-2024 must be adopted by city council. If the zoning code change is not adopted, the conditional use approval shall become null and void.
2. This conditional use approval only applies to Keim Lumber.
3. Any future development on the northern portion of the site must be reviewed and approved by the Planning Commission.

Commissioner Briggs seconded the motion.

Vice-Chair Wallace asked if the conditions were clear.

Staff responded that they were.

Vice-Chair Wallace asked to hear the roll.

Upon roll call: Mr. Larsen yes, Ms. Briggs yes, Mr. Wallace yes, Mr. Schell yes. Having four votes in favor, the motion passed and CU-13-2024 was approved, subject to the conditions in the staff report and the additional condition as stated above.

The commission wished the applicants good luck.

VII. Other business

Vice-Chair Wallace asked if there was any other business before the commission.

Planner II Christian answered there was not.

VIII. Poll members for comment

Vice-Chair Wallace polled the members for comment.

The commissioners wished all present a good evening.

IX. Adjournment

Having no further business, Vice-Chair Wallace adjourned the March 18, 2024 regular Planning Commission meeting at 7:38 p.m.

Submitted by, Deputy Clerk Madriguera, Esq.

Appendix

ZC-12-2024

Staff Report

Record of Action

CU-13-2024

Staff Report

Record of Action



**Planning Commission Staff Report
March 18, 2024 Meeting**

**BEECH ROAD EAST L-GE
ZONING AMENDMENT**

LOCATION: 2278 Beech Road (PID: 095-112104-00.018)
APPLICANT: New Albany Crossing LLC, c/o Jackson B. Reynolds III
REQUEST: Zoning Amendment
ZONING: Limited General Employment (L-GE) to Limited General Employment (L-GE)
STRATEGIC PLAN: Employment Center
APPLICATION: ZC-12-2024

Review based on: Application materials received March 1, 2024.

Staff report completed by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to rezone approximately 2.942 acres.

In 2020, the property was zoned to its current Limited General Employment (L-GE) zoning classification (ZC-56-2020, O-15-2020). The Beech Road East limitation zoning text applies to the property. The purpose of this rezoning application is to add Industrial Product Sales as a conditional use and modify the following development standards in the existing Beech Road East L-GE zoning text. There are no other proposed changes to the existing zoning text.

- Reduce the Beech Road pavement setback from 50 feet to 25 feet.
- Modify the required rear yard setback to match the requirements of 1153.04(d) as follows:
 - For any structure or service area, the required rear yard shall not be less than 25 feet.
- Solar panels are permitted to be located on roof top areas and are required to be appropriately screened from view.
- Several typographical errors have been corrected in this version of the zoning text.

The applicant also requests review and approval to allow an Industrial Product Sales use to be developed on the property for Keim Lumber. This conditional use application is scheduled to be heard by the Planning Commission on March 18th and is evaluated in a separate staff report (CU-13-2024).

II. SITE DESCRIPTION & USE

The overall site consists of one parcel and it is located within Licking County. The site is located on the east side of Beech Road directly north of Innovation Campus Way. The site is located within the Personal Care and Beauty campus and is surrounded by the gray water ponds along the east, north and southern property lines. The immediate neighboring zoning districts include the Beech Road West, Innovation Expansion District and Innovation District Subarea A L-GE zoning districts to the north and east, the Faith Life Church and Beech Crossing I-PUD zoning districts to the west and unincorporated residential located directly across the street from this site. The site currently contains an accessory structure and undeveloped land.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1111. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (a) Adjacent land use.
- (b) The relationship of topography to the use intended or to its implications.
- (c) Access, traffic flow.
- (d) Adjacent zoning.
- (e) The correctness of the application for the type of change requested.
- (f) The relationship of the use requested to the public health, safety, or general welfare.
- (g) The relationship of the area requested to the area to be used.
- (h) The impact of the proposed use on the local school district(s).

A. New Albany Strategic Plan

The Engage New Albany strategic plan lists the following development standards for the Employment Center future land use district:

1. No freeway / pole signs are allowed.
2. Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
3. Plan office buildings within context of the area, not just the site, including building heights within development parcels.
4. Sites with multiple buildings should be well organized and clustered if possible.
5. All office developments are encouraged to employ shared parking or be designed to accommodate it.
6. All office developments should plan for regional stormwater management.
7. All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
8. Any periphery security should integrate with the existing landscape and maintain and enhance the character of road corridor.
9. Combined curb cuts and cross-access easements are encouraged.
10. The use of materials, colors, and texture to break up large-scale facades is required.

B. Use, Site and Layout

1. The applicant proposes to rezone the property in order to add Industrial Product Sales as a conditional use in this zoning district. Conditional use applications are subject to review and approval by the New Albany Planning Commission.
 - Industrial Product Sales is listed as a conditional use in the General Employment (GE) District.
 - The existing Limited General Employment (L-GE) zoning classification functions as an overlay with additional, more restrictive requirements when compared to the base General Employment (GE) requirements found in C.O. 1153.
 - The existing Beech Road East limitation text states that Industrial Product Sales is a prohibited use at this site therefore a rezoning is necessary to consider a conditional use application for Industrial Product Sales at the property.
2. The applicant also requests review and approval to allow an Industrial Product Sales use to be developed on the property for Keim Lumber. This conditional use application is scheduled to be heard by the Planning Commission on March 18th and is evaluated in a sperate staff report (CU-13-2024).

3. The site is located in the Employment Center future land use district of the Engage New Albany Strategic Plan. Industrial Product Sales falls within the Employment Center land use category and is an appropriate use for this site given its location in the New Albany Business Park.
4. The applicant proposes to modify the following setback requirements found in the existing Beech Road East limitation text.

<u>Boundary</u>	<u>Existing Setback Requirements</u>	<u>Proposed Setback Requirements</u>
Beech Road	50 foot pavement setback 50 foot building setback	25 foot pavement setback 50 foot building setback
Eastern (rear) boundary	25 foot pavement setback 50 foot building setback	For any structure or service area, the required rear yard shall not be less than 25 feet.

5. Due to the small size of the lot (2.942 acres), the reduced setbacks appear to be appropriate in this case. Larger setbacks are typically required when larger, taller buildings are present. The size of the lot limits the applicant’s ability to develop large scale commercial uses on the property. In addition, the reduced setback does not exempt the applicant from meeting all other requirements of the zoning text, including providing screening for residential uses. For perimeter boundaries that abut residentially owned and used properties, the text requires that the landscape treatment within the pavement setback be enhanced to provide an opacity of 75% within five years of planting with a total planting height of 10 feet. Residential properties exist west of this site, across Beech Road. The text states that even if there is a road separating the properties, the screening requirements still apply.
6. There are no other proposed changes to the existing Beech Road East limitation text standards.

C. Access, Loading, Parking

1. There are no proposed changes to the existing Beech Road East limitation text standards.

D. Architectural Standards

1. Solar panels are permitted to be located on roof top areas and the zoning text requires them to be appropriately screened from view.
2. There are no other proposed changes to the existing Beech Road East limitation text standards.

E. Parkland, Buffering, Landscaping, Open Space, Screening

1. There are no proposed changes to the existing Beech Road East limitation text standards.

F. Lighting & Signage

1. There are no proposed changes to the existing Beech Road East limitation text standards.

IV. ENGINEER’S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided no comments.

V. SUMMARY

The proposed rezoning is consistent with the principles for Employment Center development in the Engage New Albany Strategic Plan and the existing business park in Licking County. Industrial Product Sales is appropriate for this site given its location in the New Albany Business Park and the surrounding development pattern. Industrial Product Sales is a conditional use that requires review and approval by the Planning Commission to determine the appropriateness of the use based on a specific development proposal.

While the proposed rezoning reduces some of the existing setback standards, all other existing landscape and screening requirements still apply to the property. The text provides additional landscaping requirements along Beech Road to provide appropriate screening from nearby residentially owned and used properties, above and beyond what is required in zoning texts within the immediate area.

1. The rezoning will result in a more comprehensive planned redevelopment of the area and will ensure compatibility between uses (1111.06(a)).
2. The L-GE rezoning application is an appropriate application for the request (1111.06(e)).
3. The overall effect of the development advances and benefits the general welfare of the community (1111.06(f)).
4. The proposed rezoning will allow for the development of businesses that will generate revenue for the school district while eliminating residential units having a positive impact on the school district (1111.06(h)).

VI. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to recommend approval to City Council of zoning change application ZC-12-2024.

Approximate Site Location:





Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear New Albany Crossing LLC, c/o Jack B. Reynolds III,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, March 19, 2024

The New Albany Planning Commission took the following action on 03/18/2024 .

Zoning Amendment

Location: 2278 BEECH RD

Applicant: New Albany Crossing LLC, c/o Jack B. Reynolds III

Application: PLZC20240012

Request: Request to rezone 2.942 acres located at 2278 Beech Road from Limited General Employment (L-GE) to Limited General Employment (L-GE). The purpose of the rezoning is to add Industrial Product Sales as a conditional use and modify development standards in the existing Beech Road East L-GE zoning text (Parcel ID: 095-112104-00.018).

Motion: Move to recommend approval to city council

Commission Vote: Motion Approval Recommended, 4-0

Result: Zoning Amendment, PLZC20240012 was Approval Recommended, by a vote of 4-0.

Recorded in the Official Journal this March 18, 2024

Condition(s) of Approval: None

Staff Certification:

Chris Christian

Chris Christian
Planner II



**Planning Commission Staff Report
March 18, 2024 Meeting**

**KEIM LUMBER
CONDITIONAL USE**

LOCATION: 2278 Beech Road (PID: 095-112104-00.018)
APPLICANT: New Albany Crossing LLC, c/o Jackson B. Reynolds III
REQUEST: Conditional Use: Industrial Product Sales
ZONING: Limited General Employment (L-GE)
STRATEGIC PLAN: Employment Center
APPLICATION: CU-13-2024

Review based on: Application materials received March 1, 2024.

Staff report completed by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests review and approval of a conditional use to allow an Industrial Product Sales use to be developed on the property for Keim Lumber.

The applicant also requests review and recommendation to rezone this same property. If approved by city council, the rezoning application will add Industrial Product Sales as a conditional use at this site, subject to review and approval by the Planning Commission. The rezoning application is scheduled to be heard by the Planning Commission on March 18th and is evaluated in a separate staff report (ZC-12-2024). This conditional use request is evaluated based on the requirements found in the proposed zoning text.

Should the Planning Commission find that this conditional use application has sufficient basis for approval, staff recommends a condition its approval is contingent on zoning change application ZC-12-2024 being adopted by city council. Therefore, if the zoning change is not adopted, the conditional use approval shall become null and void.

II. SITE DESCRIPTION & USE

The overall site consists of one parcel and it is located within Licking County. The site is located on the east side of Beech Road directly north of Innovation Campus Way. The site is located within the Personal Care and Beauty campus and is surrounded by the gray water ponds along the east, north and southern property lines. The immediate neighboring zoning districts include the Beech Road West, Innovation Expansion District and Innovation District Subarea A L-GE zoning districts to the north and east, the Faith Life Church and Beech Crossing I-PUD zoning districts to the west and unincorporated residential located directly across the street from this site . The site currently contains an accessory structure and undeveloped land.

III. PLAN REVIEW

The general standards for Conditional Uses are contained in Codified Ordinance Section 1115.03. The Planning Commission shall not approve a conditional use unless it shall in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location meets all of the following requirements:

(a) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.

Use:

- The applicant proposes to build a 18,000+/- sq. ft. building at 2278 Beech Road for Keim Lumber. The building will include a sales office, showroom and distribution warehouse. The applicant states that the operation of this building is focused on meeting the needs of commercial and residential building contractors by facilitating product selections at construction job sites, in the proposed showroom and by distributing products from the proposed warehouse component of the building.
- Based on the description of this use, the city attorney states that it is best classified as Industrial Product Sales, therefore a conditional use application is required to be reviewed and approved by the Planning Commission.
- The Beech Road East limitation text associated with the rezoning of the property places additional requirements above the General Employment (GE) District requirements for the development of the property. These requirements further ensure that the character of the area is preserved and enhanced by future development.
- The applicant proposes building and pavement setbacks that meet the minimum requirements of the zoning text.

Architecture:

- No architectural details were submitted as part of the conditional use application. The architectural requirements in the zoning text are the same as surrounding business park zoning districts. The applicant is required to meet these standards and staff verifies compliance as part of the permit review process. Some of these standards include:
 - Four-sided screening is required for rooftop mechanical units for sight and sound.
 - Generators, storage tanks, trash cans and any other similar improvements are required to be located behind the front façade of primary buildings.

Parking & Circulation:

- Primary access to the site will be provided off of Beech Road which is permitted by the zoning text. An additional connection is proposed on Smith's Mill Road. Staff is supportive of the proposed curb cuts.
- C.O. 1167 provides the following parking space requirements for each use in the building. Between the sales office, showroom and distribution warehouse uses, the applicant is required to provide a total of 34 parking spaces on the site and they exceed this requirement by providing a total of 43 spaces.
 - For showroom and office uses, one parking space is required to be provided for every 250 square feet. There is 6,000 square feet of office/showroom space in the building therefore 24 spaces are required.
 - For warehouse and distribution uses, 2 parking spaces are required to be provided for every 3 employees on the main shift, plus 1 additional space for each vehicle maintained on the premises. The applicant states that there will 9 employees on the main shift and 4 vehicles therefore 10 parking spaces are required.

(b) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

- The proposed use complements the office, data center and distribution uses which are permitted uses within the overall area. The New Albany Business Park contains five industry clusters. This portion of the business park is home to large manufacturing, warehouse and distribution companies including Axium Plastics, CCL and KDC.

New Albany's Personal Care and Beauty Campus is the first of its kind in the country, and has attracted global industry leaders as a result of its ability to seamlessly integrate product manufacturing, labeling, packaging and distribution within a single campus. The proposed use is similar to these surrounding uses in terms of providing materials that support other industries. Keim Lumber supplies goods to facilitate the residential and commercial construction process. The proposed use is appropriate in the context of the surrounding uses, development patterns and will contribute to the overall success of the New Albany Personal Care and Beauty Campus.

- Additional design guidelines for manufacturing and warehousing facilities contained in the zoning text further ensures compatibility with the character of the area. The same architectural requirements as the surrounding commercial areas are required at this site.
- A landscape plan was submitted as part of the conditional use application. For perimeter boundaries that abut residentially owned and used properties, the text requires that the landscape treatment within the pavement setback be enhanced to provide an opacity of 75% within five years of planting with a total planting height of 10 feet. Residential properties exist west of this site, across Beech Road. The applicant proposes to install the landscape screening as required by the zoning text.

(c) *The use will not be hazardous to existing or future neighboring uses.*

- The use will be subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district.
 - The applicant, as part of the conditional use statement, states that the effects of noise, glare, odor, light, and vibration on adjoining properties is not anticipated to present as part of this use.

(d) *The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*

- This site is located on Beech Road which is primary roadway corridor in the New Albany Business Park. This conditional use will not have any more impact on public facilities and services than will the uses that are permitted in the underlying zoning.
- Sewer and water service is readily available for extension in this location.
- The proposed manufacturing and production use will produce no new students for the Johnstown Monroe School District.

(e) *The proposed use will not be detrimental to the economic welfare of the community.*

- The proposed Industrial Product Sales use will generate income tax for the city by the creation of new jobs.

(f) *The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*

- The use will be subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district. The applicant states that the proposed use will not involve activities process or materials, equipment nor conditions of operation that would be detrimental to any person, property or the general welfare.

(g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*

- The infrastructure in this portion of the city is designed to accommodate the traffic associated with commercial uses. The applicant proposes to install one curb cut on Beech Road as permitted in the zoning text. In addition, the applicant will install one curb cut on Smith's Mill Road to help disburse traffic on their property.
- There is no reason to believe that that traffic generated by the manufacturing and production uses will have any greater impact than traffic for permitted users in the GE district.

V. SUMMARY

The overall proposal appears to be consistent with the code requirements for conditional uses and meets the development standards and recommendations contained in the Engage New Albany Strategic Plan and the New Albany Economic Development Strategic Plan.

The proposed Industrial Product Sales use complements the permitted uses within the zoning district. This conditional use meets the recommendations in the New Albany Economic Development Strategic Plan by providing additional business type diversity, and attracting supply-chain and technology industries and technology. The proposed use does not include noxious, heavy industry uses therefore it does not appear any negative off-site impacts will be generated.

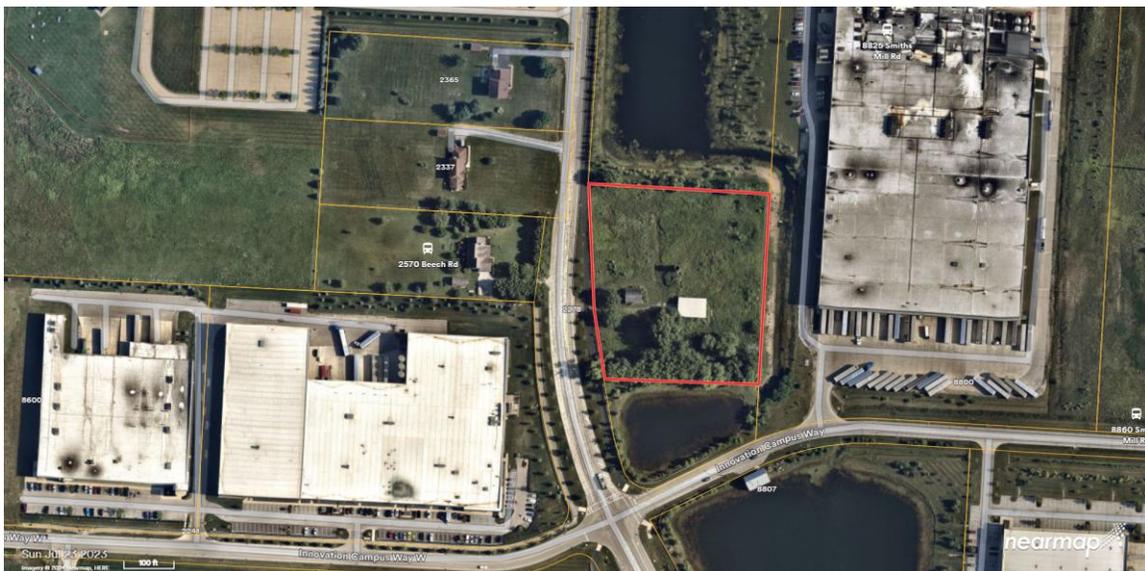
VI. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve conditional use application CU-13-2024 with the following conditions (additional conditions of approval may be added):

1. Zoning change application ZC-12-2024 must be adopted by city council. If the zoning change is not adopted, the conditional use approval shall become null and void.
2. This conditional use approval only applies to the operation of Keim Lumber.

Approximate Site Location:





Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear New Albany Crossing LLC, c/o Jack B. Reynolds III,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, March 19, 2024

The New Albany Planning Commission took the following action on 03/18/2024 .

Conditional Use

Location: 2278 BEECH RD

Applicant: New Albany Crossing LLC, c/o Jack B. Reynolds III

Application: PLCU20240013

Request: Conditional use to allow Industrial Product Sales on a 2.942-acre site located at 2278 Beech Road for Keim Lumber (Parcel ID: 095-112104-00.018).

Motion: Move to approve with conditions

Commission Vote: Motion Approved with Conditions, 4-0

Result: Conditional Use, PLCU20240013 was Approved with Conditions, by a vote of 4-0.

Recorded in the Official Journal this March 18, 2024

Condition(s) of Approval:

1. Zoning change application ZC-12-2024 must be adopted by city council. If the zoning change is not adopted, the conditional use approval shall become null and void.
2. This conditional use approval only applies to the operation of Keim Lumber.
3. Any future development on the northern portion of the site must be reviewed and approved by the Planning Commission as part of a conditional use application.

Staff Certification:

Chris Christian

Chris Christian
Planner II

**Planning Commission Staff Report
April 15, 2024 Meeting**

**NEW ALBANY LINKS DRIVING RANGE
FINAL DEVELOPMENT PLAN MODIFICATION**

LOCATION: 7100 New Albany Links Drive (PID: 222-002263)
REQUEST: Final Development Plan Modification
ZONING: Infilled Planned Unit Development (I-PUD)
STRATEGIC PLAN: Parks & Green Space
APPLICATION: FDM-008-2024
APPLICANT: Christopher Ingram c/o The New Albany Links Driving Range

Staff report completed by Sierra Cratic-Smith, Planner.

I. REQUEST

The applicant requests that the New Albany Links Driving Range final development plan modification application be tabled to the May 20, 2024 Planning Commission meeting. The applicant requests the tabling in order to provide the parties with additional time to meet and confer on a solution.

II. ACTION

Move to table final development plan application FDM-008-2024, to the Monday, May 20, 2024 regular planning commission meeting.

Approximate Site Location:



Source: NearMap

Christopher L. Ingram
Direct Dial (614) 464-5480
Direct Fax (614) 464-5480
Email clingram@vorys.com

March 27, 2024

VIA E-MAIL

New Albany Planning Commission
C/O: Sierra Cratic-Smith, Planner
scratics@newalbanyohio.org

Re: FDM-008-2024 Final Development Plan Modification
New Albany Links Driving Range Final Development Plan Modification

Dear Planning Commission Members:

The applicant is working to develop an amicable resolution to this matter. The applicant respectfully requests that the Planning Commission table this matter to its next meeting in order to provide the parties with additional time to meet-and-confer on a solution.

Very truly yours,



Christopher L. Ingram



TO: Planning Commission

FROM: Community Development Department

DATE: April 8, 2024

RE: Urban Center Code Amendment: Village Center Parkland and Open Space Requirements

Introduction

Attached are the proposed Urban Center Code amendments to expressly exempt properties in the Village Center from meeting the parkland and open space development standards (as described in C.O. 1165.10(1)).

It has been widely recognized that the Village Center should be developed in a style that promotes a traditional town center form. The success of the Village Center is directly linked to the success of the urban design decisions for future development projects. The goal and intent of the Urban Center Code (UCC) is to remove suburban design elements in the Village Center to accomplish the desired traditional urban form.

There is a discrepancy between the zoning sub-districts found in the UCC and the city code parkland and open space development standards for new residential development. Adherence to both the UCC zoning designations and the city code development standards for parkland and open space dedication compromises the ability to create the desired urban form in the Village Center.

This memo provides an overview of existing parkland and open space regulations and how they should be modified to achieve the future development pattern as envisioned in the Engage New Albany strategic plan for properties in the Village Center.

Parkland and Open Space Regulations

Types of Regulations

Construction within the city is controlled through two types of regulations: zoning districts and development standards. A zoning district is an area delineated on a zoning map for which uniform use rules are specified. A development standard is a regulation pertaining to the modification of land. Development standards examples include setbacks, lot coverage, building heights, landscaping, and parking regulations.

Traditional Zoning Outside Village Center

There are two types of zoning districts in the city of New Albany. The first is a traditional, Euclidian (use-based) type of zoning for land outside of the Village Center. Parkland and open space is not an established zoning district. For these Euclidian zoning districts, parkland and open space are provided through separate development standards found in chapter 1165 of the city

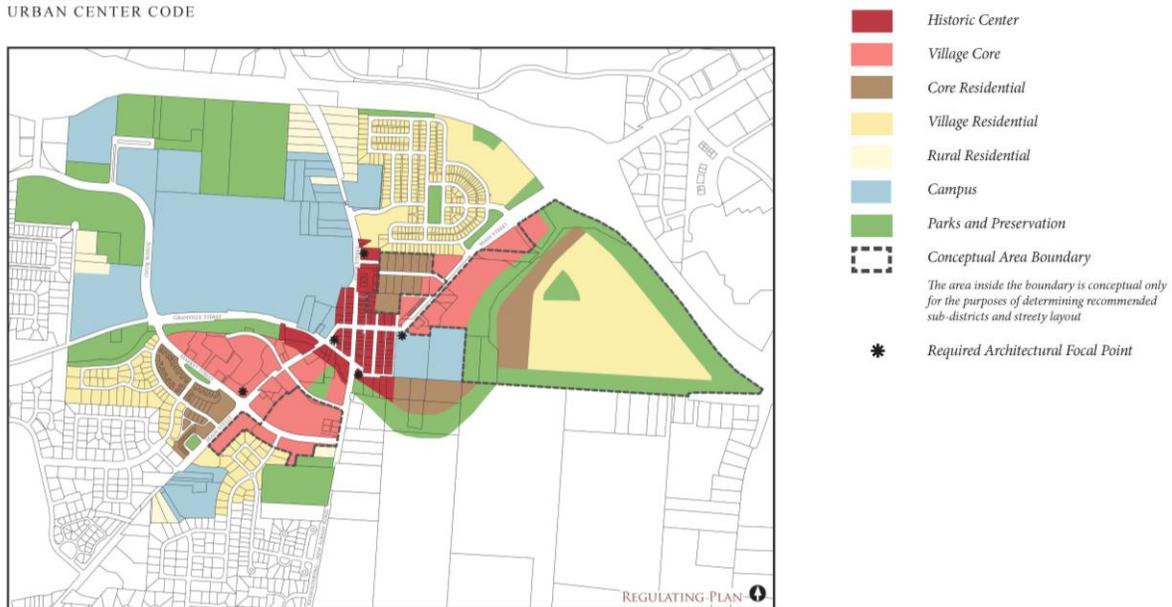
codified ordinances (C.O.). These standards are included in the table below and apply to all new residential developments in the city.

Development Type/Zoning	Parkland Dedication	Open Space Requirement
Residential “subdivisions” as defined in C.O. 1187.01(g)	2,400 sq. ft. per dwelling unit	In residential developments of two (2) acres or more, a minimum of twenty percent (20%) of the gross developed land area shall be common open space.

Urban Center Code Zoning Within the Village Center

The second type of zoning district in the city of New Albany is a form-based code, named the Urban Center Code (UCC), that is established only for land within the Village Center. The entire Village Center is zoned with different zoning districts from the UCC as shown in the graphic below. One of the UCC zoning districts is the Parks and Preservation (PP) District. The UCC only permits the development of government and recreational facilities, parks, and playgrounds within this district. The Parks and Preservation (PP) zoning district designates parkland and open space for the entire Village Center rather than relying on the development standards found in C.O. 1165.

NEW ALBANY
URBAN CENTER CODE



The Parks and Preservation (PP) zoning district serves the same purpose as C.O. 1165. However, the UCC does not expressly exempt the Village Center from the parkland and open space development standards found in C.O. 1165. Strict interpretation of city code results in requiring two parkland and open space regulations being applied within the Village Center (the first is the existing PP zoning district and the second is the development standard found in C.O. 1165). Adherence to both sets of regulations compromises the ability to create the desired urban form in the Village Center. The code needs to be updated so that a single parkland and open space regulation applies in the Village Center.

The city staff researched and determined that this code change is consistent with best practices.

Parkland and Open Space Best Practices

New Albany city code section 1165.10(a) states that the land required to be dedicated as part of new development shall be suitable for municipally owned and operated parks, recreation facilities, and open space. Every year, the city includes a breakdown of existing municipal land use categories as percentages in the city's annual report. Today, there are 1,132 acres of open space, parkland, and preserved areas in the city which is 9.54% of the total city area. Within the Village Center, there are 94 acres which is 13.4% of the total Village Center area. Private parks and open spaces, such as golf courses, are included in this calculation.

As noted in the Engage New Albany Strategic Plan, parks and open space are intrinsic to the character of New Albany and these spaces take many different forms, serving different purposes throughout the community. These spaces consist of formal greens, city parks, rural corridor setbacks, environmentally sensitive lands, and others. Existing green spaces in the city complement the development pattern in which they are located, including the Village Center. In a 2023 report, the National Recreation and Park Association (NRPA) states that the organization does not provide standards as every community is unique with its own set of desires and needs.

In a memo published by the American Planning Association, David Barth states that there are no national standards for the optimal number of parks and other recreational facilities provided in a community (Barth, 2016). The article identifies and describes the most common park and recreation Level of Service (LOS) metrics, including acres per capita. Barth recommends that communities only include lands that could have otherwise been developed, are publicly accessible, and are able to be used for recreation in their acreage LOS metric. However, the author recognizes that there is no standard answer for what lands should and should not be included in this metric (Barth, 2016).

If the existing land use numbers are applied to an acreage LOS metric, there are approximately 96 acres of parkland, open space, and preserved areas per 1,000 residents in the entire city. Within the Village Center, there are approximately 85 acres of the same type of space per 1,000 residents. Surveying 1,000 park and recreation agencies, the NRPA reports that the median parkland acreage provided in cities with a population of less than 20,000 people is 13 with an upper quartile of 21.1 acres (National Recreation and Park Association, 2023).

Conclusion

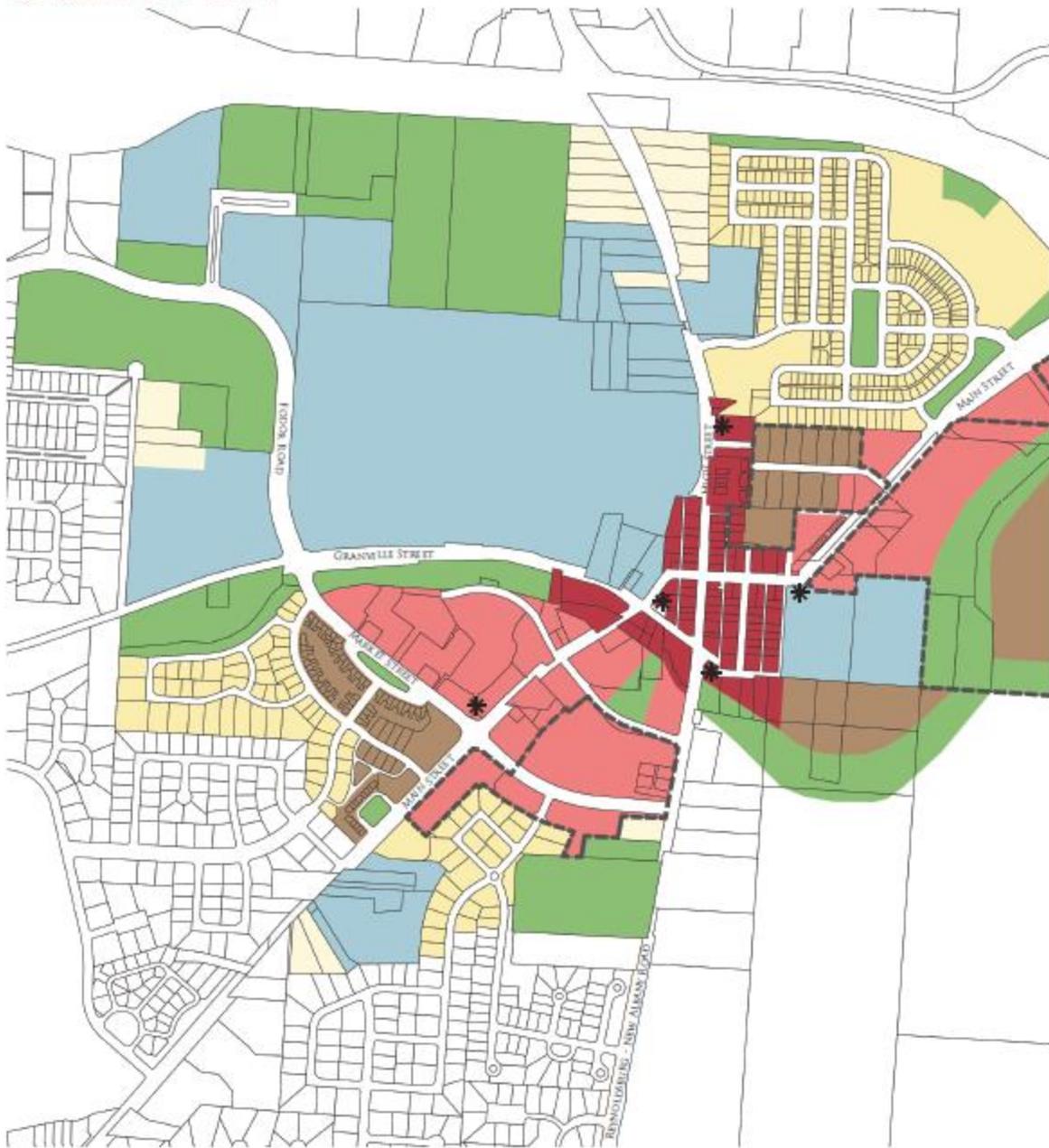
Parkland, open space, and preserved areas within the Village Center have historically been provided in a manner generally consistent with the regulating plan of the UCC. The intent of the UCC is to provide an appropriate arrangement of development that creates a vibrant, mixed-use district including a certain balance of greenspace and developed ground. This has resulted in an abundance of green spaces in the Village Center including key amenities such as Swickward Woods, Rose Run Park and the New Albany Wetland and Nature Preserve. Development in the Village Center is complimented by these greenspaces and when considered together, accomplishes the vision of the UCC.

To preserve the intent of the UCC and continue to promote cohesive development in the Village Center, the UCC should be modified so that properties in the Village Center are not required to meet the parkland and open space development standards (as described in C.O. 1165.10(1)).

Recommended Code Changes

The UCC should be updated to expressly exempt properties in the Village Center from meeting the parkland and open space development standards (as described in C.O. 1165.10(1)). The proposed modifications to the Urban Center Code are attached to this memo.

REGULATING PLAN





Street Standards Plan
 Refer to the Street Standards Plan for required and recommended street, alley, and building envelope standards.

1.1 Regulating Plan

- 1.1.1 The Regulating Plan divides the Urban Center District into sub-districts. These sub-districts identify areas of common building form based upon existing conditions and recommended future conditions from the Village Center Strategic Plan.
- 1.1.2 The sub-districts allocate the location of building forms, building frontages, and other development considerations to create the desired urban design standards for each.
- 1.1.3 The conceptual area boundary indicates a required arrangement of sub-districts and conceptual street layout for areas where the existing condition does not match the desired future building form or street layout. Modifications to sub-district boundaries can be made through the amendment process (Chapter 1111). Acceptable circumstances for modifications to the Regulating Plan would include the following:
 - a. modifications to the street standards plan
 - b. protection of natural features not previously identified
 - c. revisions to the Village Center Strategic Plan
- 1.1.4 Multiple locations within the Urban Center District have been identified as important visual termini. The locations should be seen as opportunities to highlight architectural interest through building orientation, unique massing, or frontage treatments. Refer to Section 3.3 for additional guidelines for required architectural focal points.
- 1.1.5 Some form of open space or parkland shall be provided within 1,200 linear feet of all new residential buildings. These spaces shall be amenitized to meet the needs of residents in the surrounding area.

- Historic Center*
- Village Core*
- Core Residential*
- Village Residential*
- Rural Residential*
- Campus*
- Parks and Preservation*
- Conceptual Area Boundary*
- Required Architectural Focal Point*

the desired placement in a sub-district.

- 2.2.3 New building typologies shall be project specific and cannot be used for other development applications.

2.3 Wide Buildings

- 2.3.1 Buildings with lot widths that are longer than 300 feet should be sensitive to adjacent building patterns.
- 2.3.2 If a wide building is across from an existing set of buildings with significantly narrow lot widths, the wide building must mitigate the facade length by creating the appearance of smaller lot widths.
- 2.3.3 Wide buildings may implement vertical architectural elements to the building facade, changes in material, color, breaks in plane to the facade, or a varied roof line.

2.4 Reference Regulations

- 2.4.1 Unless otherwise specified in this document, the development standards of Part Eleven of the Codified Ordinances of New Albany shall apply.
- 2.4.2 Decks are permitted and shall be regulated by Codified Ordinance Chapter 1165.
- 2.4.3 Open-sided structures are permitted and shall be regulated by Codified Ordinance Chapter 1165.
- 2.4.4 Swimming pools shall be regulated by Codified Ordinance Chapter 1173.
- 2.4.5 Fencing and hedges shall be regulated by Codified Ordinance Chapter 1175.
- 2.4.6 Satellite antennas shall be regulated by Codified Ordinance Chapter 1177.
- 2.4.7 Wireless Telecommunication Facilities shall be regulated by Codified Ordinance Chapter 1179.
- 2.4.8 Properties located within the Regulating Plan boundary are not required to meet the Parkland and Open Space Dedication Requirements in Codified Ordinance Chapter 1165.