



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

Members of the public must attend the meeting in-person to participate and provide comments 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: June 17, 2024

IV. Additions or corrections to the 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-08-2024 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-08-2024.

*Motion to **table** application FDM-08-2024 until the next regularly scheduled meeting based on the request of the applicant.*

FDP-20-2024 Reconsideration of a Final Development Plan

Reconsideration of final development plan to allow for the construction of a single residential home on 1.654 acres located at 4093 Reynoldsburg-New Albany Road (PID:222-000630).

Applicant: Todd Parker, F5 Design

Motion of acceptance of staff reports and related documents into the record for the reconsideration of FDP-20-2024.

Motion of approval for the reconsideration of FDP-20-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

ZC-28-2024 Zoning Change

Rezoning of 11.44 acres located at 7800 Walton Parkway from Limited Office Campus District (L-OCD) to Limited General Employment (L-GE). The purpose of the rezoning is to add clean manufacturing and production as a permitted use in the existing 7800 Walton Parkway L-OCD zoning text (PID: 222-000307).

Applicant: City of New Albany

Motion of acceptance of staff reports and related documents into the record for ZC-28-2024.

Motion of approval for application ZC-28-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

ZC-48-2024 Zoning Change

Rezoning of approximately 108.1+/- acres generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road from Comprehensive Planned Unit Development (C-PUD) to Comprehensive Planned Unit Development (C-PUD) (PIDs: 222-000238 and 222-004730).

Applicant: The New Albany Company LLC, c/o Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for ZC-48-2024.

Motion of approval for application ZC-48-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-50-2024 Final Development Plan

Final development plan to allow for the construction of a 3,694 square foot McDonald's with drive-through on 1.805 acres located generally near the southwest corner of Beech Road and Beech Crossing (PID: 093-106512-00.000).

Applicant: Permit Solutions c/o Cathy Stephens

Motion of acceptance of staff reports and related documents into the record for FDP-50-2024.

Motion of approval for application FDP-50-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-51-2024 Variance

Variance to the number of active and operable doors associated with a final development plan application for a McDonald's development located generally near the southwest corner of Beech Road and Beech Crossing (PID: 093-106512-00.000).

Applicant: Permit Solutions c/o Cathy Stephens

Motion of acceptance of staff reports and related documents into the record for VAR-51-2024.

Motion of approval for application VAR-51-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

- **Informal Review of the Hamlet Final Development Plan Application**

VIII. Poll members for comment

IX. Adjournment