



**New Albany Planning Commission**  
July 15, 2024 Meeting Minutes - Approved

**I. Call to order**

The New Albany Planning Commission held a regular meeting on July 15, 2024 at the New Albany Village Hall. Chair Kirby called the meeting to order at 7:02 p.m. and asked to hear the roll.

**II. Roll call**

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

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

Staff members present: Development Engineer Albright, Planner II Christian, Planner Cratic-Smith, Planner Saumenig, Law Director designee Mosier, Deputy Clerk Madriguera.

**III. Action on minutes: June 17, 2024**

Chair Kirby asked if there were any corrections to the minutes.

Hearing none, Commissioner Wallace moved to approve the June 17, 2024 meeting minutes as presented. Commissioner Schell seconded the motion.

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

Upon roll call: Mr. Wallace yes, Mr. Schell yes, Ms. Briggs yes, Mr. Larsen yes, Mr. Kirby yes. Having five yes votes, the motion passed and the June 17, 2024 meeting minutes were approved as presented.

**IV. Additions or corrections to the agenda**

Chair Kirby asked if there were any additions or corrections to the agenda.

Planner II Christian answered yes, staff was requesting two changes under the Other business portion of the agenda. First, he explained that due to unforeseen circumstances the applicant for the Informal Review of the Hamlet Final Development Plan Application was unable to attend the meeting. As a result, Planner II Christian would be giving a high-level staff review of process and the status of the application.

Second, Council Member Wiltout would be providing information on New Albany's Community Connectors program. A new community ambassador program developed by the IDEA Implementation Panel.

Chair Kirby then administered the oath to all present who planned to address the commission. He also reminded everyone present that now would be a good time to silence all cell phones.

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

Chair Kirby asked whether there were any visitors present who wished to address the commission for an item not on the agenda. Hearing none, he introduced the first case and asked to hear from staff.

**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.**

Planner Cratic-smith explained that the applicant was requesting to table the application for one more month, until August 19<sup>th</sup>, so that data could be collected and shared with the board.

Commissioner Schell moved to table FDM-08-2024 until the next regularly scheduled meeting which would be August 19, 2024 based on the request of the applicant. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any 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. Kirby yes, Mr. Wallace yes. Having five yes votes, the motion passed and FDM-08-2024 was laid upon the table at the request of the applicant until the next regularly scheduled meeting which would be on August 19, 2024.

Council Member Wiltout remarked that this needs to be the last tabling of this application. This needs to be wrapped up and completed

Chair Kirby agreed, and stated that if consideration could not occur at the next meeting, it was possible to remove it from the agenda altogether.

Applicant Ingram agreed that this would be the last tabling.

Chair Kirby introduced the next case and asked to hear from staff.

**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**

Planner Cratic-Smith delivered the staff report.

Commissioner Wallace asked legal whether a change in the land that affects the zoning is a change in the circumstances affecting the subject property.

Law Director designee Mosier responded that that is the question before the commission, but he thought it was appropriate.

Chair Kirby asked whether the applicant could submit an entirely new application. Is this different enough to support consideration as a new application. He further asked what the dividing line is between a reconsideration and a new application.

Planning Manager Mayer answered that the major factor is time. Reconsideration must occur within two months. Following that, a new application must be submitted.

Commissioner Wallace continued that an intervening motion for reconsideration seemed to take the legs out of tabling an application. An application is tabled so that the commission's comments and feedback can be considered and incorporated into the application. While he appreciated legal's response, it did not seem right.

Chair Kirby asked for comments from engineering.

Development Engineer Albright said there are no comments from engineering.

Chair Kirby asked to hear from the applicant.

Applicant and Architect Todd Parker explained that he had asked Steve and Sierra about the dividing line and that the applicants are trying to keep this project moving forward. The revisions address the concerns raised by the commission and they want to keep this application moving.

Commissioner Schell asked what the fee is for a new application.

Mr. Parker responded \$60.00 which was fine.

Council Member Wiltout asked what the delta between a new application and a reconsideration of an existing application, as is the case here.

Planning Manager Mayer responded that new applications have a 30 day timeline for hearing and reconsideration must be requested within 60 days of the decision. He further explained that that since this is a final development plan application, the city has a neighbor notification requirement following a successful motion for reconsideration. Tabling has less impact to the applicant. The core differences are time and cost function.

Council Member Wiltout asked what the timeline would be if the application was submitted tomorrow.

Planning Manager Mayer responded that it would be two months. If this was just a normal tabling it would be at the expiration of the tabling period.

Chair Kirby remarked that if this was a brand new application, it could be heard in August.

Planning Manager Mayer agreed that this would meet the August deadlines if it was submitted as a new application. He also reminded the commission that upon passage of a motion for reconsideration, staff was requesting tabling the application so neighbor notification letters could be distributed.

Commissioner Wallace asked staff to remind the commission of the procedure for reconsideration.

Planning Manager Mayer explained the procedure including that the commission would first need to vote on a motion for reconsideration of the application. Thereafter, the commission could proceed to a vote on the merits of the application.

Planning Manager Mayer responded that a motion for reconsideration has to be made and the board needs to find one of the following factors:

1. Circumstances affecting the subject property or item under consideration have substantially changed; or

2. New information is available that could not with reasonable diligence have been presented at a previous hearing

Chair Kirby stated that item 2 is not applicable. Item 1 is for final development plans.

Chair Kirby asked if there was anyone present who wished to speak on the application. Hearing none he moved to accept the staff reports and related documents into the record for the reconsideration of FDP-20-2024. Commissioner Briggs seconded the motion.

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

Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Larsen yes, Mr. Wallace yes, Mr. Schell yes. Having five yes votes, the motion passed and the staff reports and related documents were accepted into the record for FDP-20-2024.

Commissioner Larsen moved to reconsider FDP-20-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval. Commissioner Schell seconded the motion.

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

Upon roll call: Mr. Larsen no, Mr. Schell yes, Ms. Briggs yes, Mr. Kirby no, Mr. Wallace no. Having two yes votes and three no votes, the motion failed and reconsideration was denied.

Commissioner Larsen explained that he voted no because there is a tabling process in place and the instant motion for reconsideration circumvented that process. He further observed that this should be a new application.

Chair Kirby concurred and stated that a full application should see a much brighter future than a motion for reconsideration.

Commissioner Wallace concurred and further stated that he did not believe this motion met the first factor for the basis for reconsideration.

Chair Kirby introduced the next case and asked to hear from staff.

### **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**

Planner Saumenig delivered the staff report.

Chair Kirby asked if there were any comments from engineering.

Development Engineer Albright stated that engineering had no comments.

Chair Kirby noted that the subject property is in Franklin County. He then asked whether CVG expects to stay or go.

Planner Saumenig responded that she believes they are going to stay but would like to lease one of their buildings.



Commissioner Larsen will this have any impact on traffic in the area.

Planning Manager Mayer responded that traffic will be evaluated with any occupancy permit.

Chair Kirby noted that since CVG is winding down, traffic may actually decrease. He then asked whether anyone from the public was present to comment on the application.

Kirt Beres, 5460 Snider Loop New Albany asked whether the warehouse that was proposed in the original application was still included.

Planner Saumenig answered that it was not. She acknowledged that it was part of the original application but has since been taken off.

Mr. Beres thanked staff and the commission.

Chair Kirby moved to accept the staff reports and related documents into the record for ZC-28-2024. Commissioner Larsen seconded the motion.

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

Upon roll call: Mr. Kirby yes, Mr. Larsen yes, Mr. Wallace yes, Mr. Schell yes, Ms. Briggs yes. Having five yes votes the motion passed and the staff reports and related documents for ZC-28-2024 were accepted into the record.

Commissioner Briggs moved for approval of ZC-28-2024. Commissioner Schell seconded the motion.

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

Upon roll call: Ms. Briggs yes, Mr. Schell yes, Mr. Larsen yes, Mr. Kirby yes, Mr. Wallace yes. Having five yes votes, the motion passed and ZC-28-2024 was approved.

Chair introduced the next case and asked to hear from staff.

### **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.**

Planner II Christian delivered the staff report.

Council Member Wilttrout, referring to the building typologies, asked whether the cottages and bungalows are detached buildings.

Planner II Christian responded yes. In the conclusion of his staff report presentation he noted a difference between this application and the application presented to the Architectural Review and Advisory Board a week prior. This application included the campus building typology in order to accommodate the possibility of a government facility.

Chair Kirby asked for comments from engineering.

Development Engineer Albright responded that there are no comments from engineering.

Chair Kirby asked to hear from the applicant.

Applicant and Attorney for the project Aaron Underhill, 8000 Walton Parkway, stated that he is excited to bring this project forth. It accomplishes many long standing objectives for the city and for this site. He reviewed the process for this application. He explained that the planning commission will get three bites at the apple with this application, and that he expects to be working hand in hand with the city. The southern boundaries of subareas one and two are dependent on the placement of the road. Development on the subject property is 26 years in the making, and one of the objectives here is to modernize the zoning text. The applicants are in discussions with a user for subarea one who they think everyone will be excited about, but they cannot disclose the identity of the prospective user. Subarea two will likely be developed in conjunction with the user in subarea one. Zoning text permits commitment to the text or the zoning code. The homes may be attractive to families but will more than likely be attractive to owners without children. The goal here is to develop this land in such a way that it is supportive of the village center.

Applicant Tom Rubey of the New Albany Company (NACO). Mr. Rubey explained that New Albany Plain Local Schools has formally requested a dedication of 15 acres of parkland within the subject property to be used in conjunction with the school district's projections and expansions plans. He clarified that for the building typologies for civic, library, or the Church of the Resurrection, will also be constructed to meet the needs of recreational uses. The 1998 zoning and PUD text is similar to the Windsor subdivision and he acknowledged that it was clear that officials did not want another Windsor. NACO is listening to what the community wants with this property. The easement on the western edge contain the headwaters of Rose Run creek. NACO has had preliminary discussions with the Army Corps of Engineers for the road, and are working through the environmental permitting process regarding the same, and the line between subareas one and two may need to be adjusted. He continued that the the city is taking the lead on the alignment of Ganton Parkway. The text commits to 100-feet of additional right of way, and additional easements may need to be added. There is a study that recommends Kitzmiller be realigned so that it is bended to the west. Such a proposal, if made, will come back before the commission.

Chair Kirby referenced a comment made regarding connectivity to village center and the development of residential units close to the Village Center. The much older alignment would take traffic to Market Square. He asked whether Market Street or Eagle Pizza was considered Village Center.

Mr. Rubey responded that the Ganton property is part of the Village Center. How the residents of this property get to the Village Center is a big question. What trumps that is traffic engineering and dispersement. The connection between 62 interchange and the Beech road interchange connect, is important. It is accomplished via road alignment and leisure trail alignment.

Chair Kirby noted that the south is the one, and asked whether one of the objectives of the development of Ganton Parkway that far east is to have Dublin-Granville Road less attractive and US-62 more attractive.

Mr. Rubey responded yes, businesses and major employment centers east of the Village Center are being considered.

Chair Kirby noted that Dublin Granville Road is very popular for bicycle traffic and building another neighborhood on Dublic Granville Road will decrease safety for bicycles. He asked what the impact of placing residential on Dublin-Granville Road would be on the setbacks and bicycle traffic.

Mr. Rubey responded that the idea is that the residential development will front Ganton Parkway. The velo loop will be expanded here. Further the setback on Dublin-Granville Road will likely be 300-feet and maybe as much as 400 feet.

They both noted the historical structures on Dublin Granville Road will be grandfathered in.

Chair Kirby thanked Mr. Rubey and noted that the zoning text says 140 feet.

Mr. Rubey agreed and responded that he expected it to be increased.

Chair Kirby suggested that it be pegged at 140 feet at the west end and have it grow to force it to have a wider and wider setback as we go.

Mr. Rubey responded that he liked that idea and further that what that section ultimately looks like is to be determined.

Chair Kirby asked whether uplighting could be banned.

Mr. Rubey responded that he would be happy to do it in subareas two and three, however he would have to be careful about the uses in subarea one. They are working with very sensitive users in subarea one.

Chair Kirby asked whether it could be discouraged in subarea one. He further noted that subarea one was across from residential and it would be good to be sensitive to those residents and to organize the buildings so that they, rather than the lighting, fronts the road.

Mr. Rubey responded yes, and continued that he understood that uplighting is important but he could not make those commitments to the zoning texts at present. He was hopeful that he would be back before the commission with that level of detail.

Commissioner Schell had a comment and a quick question. First he thanked Mr. Rubey for working with the schools on the dedication of 15 acres. Second he asked whether there had been any discussions about imposing age restrictions on the homes to be built.

Mr. Rubey responded no, the applicants are highly supportive of New Albany's existing age-restricted communities but are targeting the homeowners for this community through design. The formula attached to this cite is more akin to the townhomes in the Village Center and to the apartments at Keswick and Market and Main.

Council Member Wiltrout asked whether the recent population study from the school district included the 294 homes to be built on the subject property and to clarify whether the load factor for those students was not single family residential. was similar to Windsor.

Mr. Rubey responded that it did, the load factor was similar to Windsor but following communication from the schools, the design of the homes was altered to decrease it.

Council Member Wiltrout thanked him and stated that she just wanted to make clear that the plan was discussed.

Commissioner Larsen asked whether the number of homes, 294, was based on the whole acreage or was it tied to density.

Mr. Underhill responded that the Urban Center Code does not have density limits. This zoning text, however, is limited to 294 homes.

Chair Kirby added that it was the 1998 PUD, the overall residences for the PUD was pegged and the maximum was established.

Commissioner Larsen stated that this text states that if the 294 is not used, it goes back into the bank. He then asked whether the Architectural Review Board imposed any conditions.

Planner II Christian responded yes, that LED lights are permitted and there may have been a condition about signage.

Chair Kirby asked whether the school gets to control how it is used.

Mr. Rubey responded no. They have not yet responded the school's request. If the school gets the dedication, they will need to have their proposed uses approved by the commission.

Chair Kirby said he wanted to avoid parkland designation that was actually restricted from public use, as was the case with the golf course in the Links. He sought an agreement in cooperation with the schools that promotes public use.

Commissioner Wallace added that he was having a tough time understanding what the school might use this land for.

Mr. Rubey responded that the he hoped the 15 acre dedication did not create a distraction by talkin about the schools' request. Parkland is used and open space is not. The application needs to stand on its own. Some of the amenities on the school campus today are available for public use, some are not. He further mentioned that the applicants are in agreement with the vision of establishing an emerald necklace in New Albany - connecting Taylor Farm to Ganton via Rose Run.

Commissioner Wallace thanked Mr. Rubey and remarked that connectivity is important and asked for more detail on connectivity with the Rose Run corridor.

Mr. Rubey explained that NACO has donated two acres adjacent to Village Hall. He further explained that there will be healthy setbacks along Dublin Granville Road. The Rose Run east of SR 605 connects through the estate. At this time, it is unclear whether additional land will be donated, and indicated the location of the connection between Rose Run and Third. There are many encumbrances that are happening along the way, but how this will all fit together is unclear.

Chair Kirby noted the riparian corridor and that the setback is 100 feet from the center line of the creek.

Mr. Rubey agreed and continued that they will be working with the Army Corps of Engineers and with the Ohio Environmental Protection Agency (OEPA). He observed that the area was unremarkable today. This is all about the floodplain, and pursuant to current language, public access is prohibited.

Chair Kirby noted that Rose Run is the western boundary, so the 100-feet is on this side and is not centered.

Planner II Christian stated that the the text commits to 100-feet of of the western boundary from the center of the easement.

Commissioner Wallace asked whether it would make sense to set up a time to schedule a site visit.

Mr. Rubey said that is great idea and he would work with staff to see it through.

Chair Kirby asked whether the palette for the architectural standards in C3 on page 5 of the staff report was too restrictive. He noted that the commission had approved a similar palette in the past and found it too restrictive for the form types being examined. If it is too restrictive, a variance would be required in order to fix it.

Planning Manager Mayer responded that staff did not think it was too restrictive and also pointed out that this is what is required in the existing buildings in the Village Center.

Mr. Rubey added that this is a new process, and the palettes will be discussed by the Architectural Review Board.

Commissioner Wallace asked whether Mr. Rubey could give him a sense of what the buildings would look like in subarea one. He further stated that if he was seeking cohesiveness and it would be jarring to have industrial buildings next to bungalows.

Mr. Rubey agreed and responded that this would not be Georgian brick like Tidewater. While these buildings will be in the Village Center, it will not look like the Village Center. Ganton itself will be a boulevard with a center green. There will be a veil of green.

Commissioner Larsen remarked that language at the end of the text in subsections one and two stated that no screening is required for solar panels.

Chair Kirby responded that the language was a practicality, screening solar panels risks shielding them from the sun.

Commissioner Larsen asked whether the Architectural Review Board will review waiver and variance requests.

Mr. Underhill responded that the text states that the planning commission will have the final say. He added that the waiver process is a little different than the variance process, variance is a legal process.

Chair Kirby asked if there was anyone from the public who wished to be heard on the application.

Hearing none, he moved for acceptance of staff reports and related documents into the record for ZC-48-2024. Commissioner Schell seconded the motion.

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

Upon roll call: Mr. Kirby yes, Mr. Schell yes, Ms. Briggs yes, Mr. Larsen yes, Mr. Wallace yes. Having five yes votes the motion passed and the staff reports and related documents were accepted into the record for ZC-48-2024.

Chair Kirby moved for approval of ZC-48-2024 based on the findings in the staff report with the conditions in the staff report and the following four conditions, subject to staff approval:

- No uplighting in subareas two and three, and uplighting is discouraged in subarea one;
- Structures appropriate to parks be allowed in parks to accommodate the parkland requirement;
- Setbacks on Dublin-Granville Road linear taper to 140-feet as requested on western edge and returning to 180 feet on eastern end, noting that the commission is expecting them to be larger in practice;
- Subarea one and two be sensitive to residential uses across the street.

Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Schell yes, Mr. Larsen yes, Mr. Wallace yes. Having five yes votes the motion passed and ZC-48-2024 was approved subject to the conditions stated above.

The commission wished the applicants good luck.

Thereafter, at 8:25 p.m., Chair Kirby called a 10-minute recess at 8:37 p.m.

Chair Kirby called the July 15, 2024 Planning Commission meeting to order at 8:47 p.m. He introduced the next case and asked to hear from staff.

**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**

Planner Saumenig delivered the staff report.

Chair Kirby asked for comments from engineering.

Engineer Albright delivered the engineering report.

Chair Kirby asked to hear from the applicant.

Applicant Lindsay Jordan stated that many of the staff comments and conditions have been addressed. However one item remains outstanding, the turning radius in the striped areas in the landscaping islands.

Planning Manager Mayer recommended adding a condition of approval to seek out design opportunities for additional green plantings on the other islands, subject to staff approval.

Ms. Jordan agreed and stated that she thinks this an easy one to fix.

Chair Kirby asked staff if there were any additional conditions for the variance.

Planner Saumenig answered no.

Commissioner Schell remarked that he appreciated the applicant's compliance with the sign requirements.

Chair Kirby asked if anyone from the public was present who wished to address the commission on this application.

Hearing none, Chair Kirby moved for acceptance the staff reports and related documents into the record for FDP-50-2024. Commissioner Schell seconded the motion.

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

Upon roll call: Mr. Kirby yes, Mr. Schell yes, Mr. Wallace yes, Ms. Briggs yes, Mr. Larsen yes. Having five yes votes, the motion passed and the staff reports and related documents were admitted into the record for FDP-50-2024.

Commissioner Schell moved for approval of FDP-50-2024 subject to the staff report and the following additional condition:

- Modification of the landscape plan to accommodate the turn radius subject to staff approval.

Commissioner Briggs seconded the motion.

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

Upon roll call: Mr. Schell yes, Ms. Briggs yes, Mr. Kirby yes, Mr. Wallace yes, Mr. Larsen yes. Having five yes votes, the motion passed and FDP-50-2024 was approved subject to the conditions as stated above.

### **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**

Chair Kirby moved to accept the staff reports and related documents into the record for VAR-51-2024. Commissioner Wallace seconded the motion.

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

Upon roll call: Mr. Kirby yes, Mr. Wallace yes, Mr. Larsen yes, Mr. Schell yes, Ms. Briggs yes. Having five yes votes, the staff reports and related documents were admitted into the record for VAR-51-2024.

Commissioner Briggs moved for approval of VAR-51-2024 based on the findings in the staff report with the conditions listed in the staff report, and the following additional condition subject to staff approval:

- Noting that modification applies to rear access road.

Commissioner Schell seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Ms. Briggs yes, Mr. Schell yes, Mr. Larsen yes, Mr. Kirby yes, Mr. Wallace yes. Having five yes votes, the motion passed and VAR-51-2024 was approved subject to the condition as stated above.

## **VII. Other business**

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

Planner II Christian reminded the commission that due to unforeseen circumstances the applicant was unable to be present to present an informal review of the application. As a result he provided a high level review.

Commissioner Schell asked how tall the 40 unit apartment building was going to be.

Planner II Christian responded that he was not sure but it was his understanding that it meets all code requirements.

Council Member Wilttrout asked Planner II Christian whether he has a sense of the building materials.

Planner II Christian responded that they included brick and hardie plank, and that all proposed building materials were permitted.

Council Member Wilttrout remarked that it sounded similar to Keswick, and then she asked how stormwater would be handled.

Planner II Christian responded yes. He then explained that the property has been designed to eliminate storm retention basins – as originally shown. He further pointed out that the developer will be installing on-street parking spaces in order to slow down traffic on SR 605.

The commission thanked Planner II Christian and said they looked forward to more details.

- Community Connectors.

Council Member Wilttrout briefed the commission on this program. She explained that this program will designate current residents to be community connectors who will serve as ambassadors for new residents and also to serve as liaisons to the city council and boards and commissions.

#### **VIII. Poll members for comment**

Chair Kirby polled all members for comments.

#### **IX. Adjournment**

Hearing no comments and having no further business, Chair Kirby adjourned the July 15, 2025 regular meeting of the New Albany Planning Commission at 9:21 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

#### **Appendix**

##### **FDM-008-2024**

**Tabling Memo**

**Record of Action**

##### **FDP-20-2024**

**Staff Report**

**Record of Action**

##### **ZC-28-2024**

**Staff Report**

**Record of Action**

##### **ZC-48-2024**

**Staff Report**

**Record of Action**

##### **FDP-50-2024**

**Staff Report**

**Record of Action**

##### **VAR-51-2024**

**Staff Report**

**Record of Action**



**Planning Commission Staff Report  
July 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 August 19, 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 August 19, 2024, regular Planning Commission meeting.

**Approximate Site Location:**



Source: NearMap

## Sierra Cratic-Smith

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**From:** Ingram, Christopher L. <clingram@vorys.com>  
**Sent:** Monday, July 1, 2024 4:28 PM  
**To:** Christopher Christian; btpauley@bmdllc.com  
**Cc:** Stephen Mayer; Sierra Cratic-Smith; Christina Madriguera; Ben Albrecht; lbowersock@kempersports.com  
**Subject:** RE: New Albany Links Range

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Chris,

The applicant requests to table the Commission's consideration of the application until the Commission's August meeting. We need a couple of more weeks to work through what should be an amicable resolution for the parties involved. Thank you.

-Chris



### Christopher L. Ingram

Partner  
**direct:** 614.464.5480  
clingram@vorys.com  
**vorys.com**



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

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**4093 REYNOLDSBURG NEW ALBANY ROAD  
FINAL DEVELOPMENT PLAN RECONSIDERATION**

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LOCATION: 4093 Reynoldsburg New Albany Road (PID: 222-000630)  
APPLICANT: F5 Design  
REQUEST: Final Development Plan Reconsideration  
ZONING: Hawksmoor North I-PUD  
STRATEGIC PLAN: Residential District  
APPLICATION: FDP-20-2024

Review based on: Application materials received June 21, 2024

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*Staff report completed by Sierra Cratic-Smith, Planner.*

**I. REQUEST AND BACKGROUND**

The applicant requests a reconsideration of a final development plan application the Planning Commission reviewed and denied on May 20, 2024. This final development plan proposed to allow for the construction of a single residential home on 1.654 acres. The residential home was designed in a rural barn style with a 10-car garage.

The applicant states that the final development plan has been updated to reflect the comments made during the meeting in May. These updates include a full architectural redesign of the home to match the existing Hawksmoor community and the relocation of all garage doors to the rear and side yard. This new site design has eliminated all variances that were required during the prior meeting.

Per Codified Ordinance 159.06(c) (Reconsideration of Commission/Board Action) the Planning Commission may reconsider any action it has taken upon its own motion for good cause shown. Any action denying or disapproving an application, other than one involving an incomplete application, may be reconsidered no later than the second regular meeting after the original action from which reconsideration is being requested was taken, only if the applicant or its designee clearly demonstrates one of the following:

1. Circumstances affecting the subject property or item under consideration have substantially changed; **or**
2. New information is available that could not with reasonable diligence have been presented at a previous hearing.

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

1. Move to reconsider variance application FDP-20-2024 pursuant to Codified Ordinance 159.

If the motion passes, staff recommends that the board immediately table the application until the next regularly scheduled meeting date so that the surrounding neighbors can be notified of the hearing and staff can prepare staff report containing a full evaluation of the FDP proposal.

## II. SITE DESCRIPTION & USE

The property is 1.654 acres and is located along the west side of Reynoldsburg-New Albany Road. It is north of the Hawksmoor subdivision and south of Belmont Place. The lot is currently undeveloped. However, there are single family residential homes located to the south of this lot in the Hawksmoor subdivision and north within the New Albany Country Club.

## III. PLAN REVIEW

Staff's review is based on New Albany plans and studies, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text. Planning Commission's review authority is found under Chapter 1159.

The Commission should consider, at a minimum, the following (per Section 1159.08):

*That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*

- (a) That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- (b) That the proposed development advances the general welfare of the Municipality;*
- (c) That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- (d) Various types of land or building proposed in the project;*
- (e) Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
- (f) Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- (g) Building heights of all structures with regard to their visual impact on adjacent facilities;*
- (h) Front, side and rear yard definitions and uses where they occur at the development periphery;*
- (i) Gross commercial building area;*
- (j) Area ratios and designation of the land surfaces to which they apply;*
- (k) Spaces between buildings and open areas;*
- (l) Width of streets in the project;*
- (m) Setbacks from streets;*
- (n) Off-street parking and loading standards;*
- (o) The order in which development will likely proceed in complex, multi-use, multi-phase developments;*
- (p) The potential impact of the proposed plan on the student population of the local school district(s);*
- (q) The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
- (r) The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

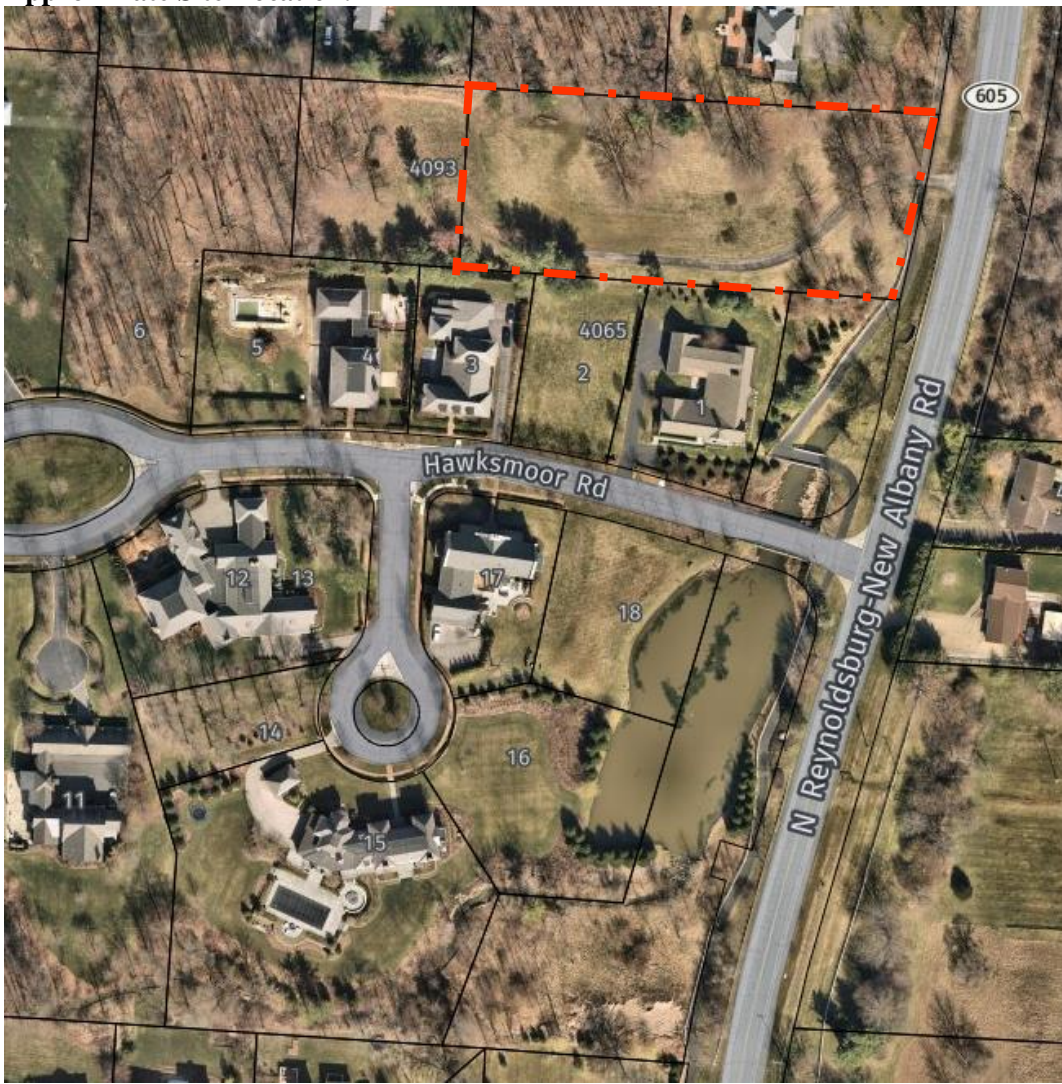
It is also important to evaluate the PUD portion based on the purpose and intent. Per Section 1159.02, PUD's are intended to:

- a. Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
- c. Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
- d. Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*



- e. Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;
- f. Foster the safe, efficient and economic use of land, transportation, public facilities and services;
- g. Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;
- h. Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;
- i. Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;
- j. Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;
- k. Provide an environment of stable character compatible with surrounding areas; and
- l. Provide for innovations in land development, especially for affordable housing and infill development.

**Approximate Site Location:**



Source: Nearmap



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

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**7800 WALTON PARKWAY L-GE  
ZONING AMENDMENT**

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LOCATION: 7800 Walton Parkway (PID: 222-000307)  
APPLICANT: City of New Albany  
REQUEST: Zoning Amendment  
ZONING: Limited Overlay Office Campus District (L-OCD) to Limited General Employment (L-GE)  
STRATEGIC PLAN: Employment Center  
APPLICATION: ZC-28-2024

Review based on: Application materials received April 22, 2024.

*Staff report completed by Sierra Saumenig, Planner.*

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**I. REQUEST AND BACKGROUND**

The applicant requests review and recommendation to rezone approximately 11.44 acres.

In 2006, the property was zoned to its Limited Overlay Office Campus District (L-OCD) zoning classification (ZC-9-016). The Commercial Vehicle Group (CVG) Office Campus District limitation zoning text applies to the property. The city, on behalf of the property owner, requests this rezoning to allow clean and non-hazardous manufacturing and production uses for the entire site. The city research and information district, a section of the New Albany International Business Park, allows for the same uses along State Route 605 to the north of the site. The site is already developed and there are no other proposed changes to the existing zoning text.

This case was heard at the May 16, 2024 Rock Fork-Blacklick Accord Panel and was recommended for approval by a 5-0 vote.

The proposed zoning districts allows for the existing uses found in the City of New Albany's General Employment zoning district (GE). Unless otherwise specified in the zoning text, the standards and requirements of Chapter 1153, GE General Employment Districts shall apply to this proposed zoning district. Therefore, it is consistent with surrounding zoning requirements.

**II. SITE DESCRIPTION & USE**

The overall site consists of one parcel and it is located within Licking County. The site is located at the northwest corner of Walton Parkway and New Albany Condit Road, adjacent to the current business park, and the city of Columbus corporate line. The immediate neighboring zoning districts include the Hamlet at Sugar Run I-PUD to the north, The Enclave at New Albany I-PUD and Sorensen Office Development I-PUD to the east, 1998 NACO PUD Subarea 7B: Sugar Run to the south, and the city of Columbus to the west. The property contains an occupied 50,000+/- gross square foot office building and partially occupied 39,000+/- gross square foot research and development building.

**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 site is located within the Engage New Albany Strategic Plan's Employment Center future land use district. Manufacturing and production uses are not listed as a permitted or conditional use in the Office Campus District. Therefore, to allow these uses the property must be rezoned to the GE General Employment District classification.
2. Manufacturing and production uses falls within the Employment Center land use category and are an appropriate use for this site given its location in the New Albany Business Park.
3. The current OCD zoning (chapter 1142.02) permits the following uses:
  - (a) Administrative business and professional offices & General administrative and executive offices
  - (b) Research and Production
  - (c) Religious exercise facilities and related uses
  - (d) A park-and-ride facility
  - (e) Data Centers
4. The proposed limited General Employment zoning text permits the following uses below. All these uses are already permitted on this site with the current zoning classification with the exception of clean and non-hazardous manufacturing and production.
  - (a) General Office Activities (existing permitted use)

- (b) Research and Production (existing permitted use)
  - (c) Religious exercise facilities and related uses (existing permitted use)
  - (d) A park-and-ride facility (existing permitted use)
  - (e) Data Centers (existing permitted use)
  - (f) Clean and non-hazardous Manufacturing and Production (new use)
5. Limited educational institutions (secondary and higher educational uses) is currently and continues to be a conditional use for the site.
  6. The following uses would be prohibited under the proposed zoning:
    - a. Industrial product sales
    - b. Industrial service Industrial Manufacturing and Assembly
    - c. Warehouse and distribution
    - d. Personal service and retail product sales and service except that such uses shall be allowed as accessory uses to a permitted use in this subarea
    - e. Vehicle services
    - f. Radio/television broadcast facility
    - g. Off-Premises Signs
    - h. Sexually-oriented businesses
    - i. Car fleet and truck fleet parking

**C. Access, Loading, Parking**

1. The rezoning proposal is solely for adding uses to the site and does not modify any exterior development standards.

**D. Architectural Standards**

1. The rezoning proposal is solely for adding uses to the site and does not modify any exterior development standards.

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

1. The rezoning proposal is solely for rezoning the site adding uses to the site and does not modify any exterior development standards.

**F. Lighting & Signage**

1. No signage is proposed at this time. All signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.
2. The rezoning proposal is solely for adding uses to the site and does not modify any exterior development standards.

**G. Other Considerations**

1. The city, on behalf of the property owner, requests this rezoning to allow clean and non-hazardous manufacturing uses for the entire site. The city research and information district, a section of the New Albany International Business Park, allows for the same uses along State Route 605 to the north of the site. The site is already developed and there are no other proposed changes to the existing zoning text.
2. Permitting clean and non-hazardous manufacturing and production uses within an existing building provides a positive benefit to the city's economic and development goals and fiscal strength as quick market access is an important factor when a company is undertaking site selection and further diversifies the business park.
3. The proposed clean and non-hazardous manufacturing and production use will produce no new students for the school district.

**IV. ENGINEER'S COMMENTS**

The City Engineer has no comments on this submittal.



## V. SUMMARY

It appears that the proposed zoning text meets the use recommendations found in the Engage New Albany Strategic Plan. The application is solely for rezoning the site. No exterior site development standard modifications result from the proposed rezoning. The additional uses on the property advance and benefit the general welfare of the community by allowing for additional flexibility and diversification of businesses. Furthermore, it aligns with the city's economic development goals and fiscal strength by offering a pre-development site for a company to occupy.

## 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-28-2024.

### Approximate Site Location:



Source: NearMap

7800 WALTON PARKWAY  
GENERAL EMPLOYMENT DISTRICT  
LIMITATION TEXT

February 29, 2024

INTRODUCTION: This site consists of 11.4± acres and is located northwest of and adjacent to the intersection of Walton Parkway and State Route 605/New Albany-Condit Road. The design intent for this development is to balance the developer's desire to create a high-tech corporate headquarters campus with the community's goal of preserving the natural and rural characteristics of the area. The limitations in this text seek to ensure this result by meeting and exceeding the high development standards of the Village.

I. PERMITTED AND CONDITIONAL USES

1. 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.
2. The following uses from these code sections shall be **prohibited**:
  - a. Industrial product sales (See Section 1153.03(a)(1))
  - b. Industrial service (See Section 1153.03(a)(2))
  - c. Industrial Manufacturing and Assembly (See Section 1153.03(a)(3))
  - d. Warehouse and distribution (See Section 1153.03(a)(5))
  - e. Personal service (See Section 1153.03(b)(2)) and retail product sales and service (See Section 1153.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in this subarea
  - f. Vehicle services (See Section 1153.03(b)(4))
  - g. Radio/television broadcast facility (See Section 1153.03(c)(1))
  - h. Off-Premises Signs (See Section 1153.03(c)(2))
  - i. Sexually-oriented businesses (See Section 1153.03(c)(3))
  - j. Car fleet and truck fleet parking (See Section 1153.03(c)(5))
3. Manufacturing and production as set forth in Section 1153.02 and described in Section 1153.03 of the Codified Ordinances shall be permitted, provided that such uses are clean and non-hazardous.

II. DEVELOPMENT STANDARDS

A. Setback, Height, and Lot Coverage

1. Building and pavement setbacks shall be as follows:
  - a. Along State Route 605/New Albany-Condit Road, the minimum pavement setback shall be fifty-five (55) feet from the

right-of-way and the minimum building setback shall be seventy-five (75) feet from the right-of-way.

b. The minimum building and pavement setback shall be fifty-five (55) feet from the centerline along Walton Parkway.

c. A Preservation zone shall be established for a distance of eighty (80) feet from the northern boundary of the development as shown on the submitted development plan (Exhibit A). Utilities, pedestrian paths, accessory structures associated with landscaping may be placed within this zone if necessary.

2. The maximum height for any principal building or structure shall be forty-five (45) feet plus mechanical equipment and/or architectural features, as measured and permitted per the Zoning Ordinance.

3. The maximum allowable lot coverage shall be seventy percent (70%).

B. Access, Loading, Parking and Traffic Related Commitments

1. There shall be one (1) curbcut on State Route 605/New Albany-Condit Road and two (2) curbcuts on Walton Parkway as indicated on the development plan. The curbcuts shall be located subject to staff approval.

2. The developer shall dedicate sufficient right-of-way to the Village along the west side of State Route 605/New Albany-Condit Road to ensure that there is forty (40) feet of right-of-way as measured from the centerline of that roadway.

3. Sidewalks shall be constructed in a manner that provides interconnectivity between parking areas and buildings and between parking areas themselves. When open space is found between buildings, pedestrian connections shall be provided. Paths shall be located and constructed so as to promote the use of non-automotive transportation within the development. Covered areas for bicycle parking shall be provided within a reasonable distance of all buildings.

4. No left turn lane into the development site from State Route 605/New Albany-Condit Road shall be required to be paid for or installed by the owner of the subject site at the time of the initial development of the property in accordance with plans approved by the Village. The owner agrees, upon the request of the Village, to perform and pay for a left turn warrant analysis based on the standards contained in the then-current ODOT manual should any one of the following three conditions occur:

- a. The parking lot located behind the easternmost building on the site is connected to another parking lot found elsewhere on the site so as to allow for vehicular access between such areas; or
- b. The number of parking spaces located to the rear of the easternmost building on the site exceeds the number of parking spaces provided on the limited overlay development plan that is approved by Village Council in the rezoning of the property; or
- c. The primary use of the easternmost building changes from the research and development uses currently contemplated therein by this limitation text.

In the event that the left turn warrant analysis indicates the need for a left turn lane to be provided along State Route 605/New Albany-Condit Road following the occurrence of one of the above events, the owner shall be required to fund and (if necessary) construct that improvement or agree to a mutually acceptable alternative solution with the Village (for example, restricted turn movements) within a mutually acceptable time after such determination is made.

C. Architectural

1. Building additions shall be complementary in materials and design to existing structures.
2. Primary building materials may be brick, stone, glass, metal panels, and/or architectural pre-cast concrete. Flat roofs shall be permitted. Prefabricated metal buildings are prohibited.

D. Preservation, Buffering, Landscaping, Open Space and/or Screening

1. A Preservation zone shall extend for a minimum of eighty (80) feet from the northern boundary of the development in the no build/no disturb zone as shown on the submitted development plan. This area shall be maintained in a natural state with minimal disturbance. Tree removal shall occur only if trees are dead or diseased. Clearing of understory should occur only as a method of removing noxious plant material such as poison ivy, or other aggressive growing plant material in keeping with good forestry management practices.
2. Paths shall be permitted within the eighty (80) foot preservation zone.

3. Landscaping that is rural in nature shall be provided within the required setbacks along State Route 605/New Albany Condit Road and shall strive to preserve or enhance the natural aesthetic character along this roadway.
4. Existing street trees along Walton Parkway shall be preserved unless removal is warranted for the purpose of constructing entry drives into the site. Street trees shall be provided along State Route 605/New Albany-Condit Road and shall be spaced (or clustered at the same rate) a minimum of thirty (30) feet on center.
5. The required amount of interior landscaping within parking areas shall be a minimum of eight percent (8%) of the total area of the parking lot pavement. The landscaped areas shall be arranged in such a manner so as to visually break up the large expanses of pavement and to provide landscaped walking paths between parking lots and buildings and is subject to staff approval.
6. An eight (8) foot wide asphalt leisure trail shall be constructed along State Route 605/New Albany-Condit Road and maintained along Walton Parkway (already exists).
7. Walks and paths shall be constructed elsewhere on the site in accordance with the specifications of the Zoning Ordinance and shall be a minimum of five (5) feet wide.
8. Interior site plantings: At installation, the minimum size of deciduous shade and ornamental trees shall be two (2) inches in caliper. Evergreen trees shall be a minimum of six (6) feet in height at installation.
9. The design and planting layout of all landscaping must be reviewed and approved by the Village Landscape Architect.

E. Mechanical Equipment, Service Areas, and Lighting

1. Mechanical equipment, whether located on the ground or a rooftop, shall be totally screened from all public roads and /or adjacent properties at ground level with landscaping or materials that are consistent with the building. If screened by landscaping, one hundred percent (100%) opacity must be achieved.
2. All service areas including loading docks, exterior storage of materials, supplies, equipment or products shall be screened at ground level from all public roads and/or adjacent properties with earth mounding, walls or landscaping. Trash dumpsters shall be completely enclosed and screened from all public roads and/or adjacent properties and shall be equipped with a gate to provide total opacity.

3. All wiring for lighting within the development shall be located underground. Any security lighting that is provided shall be of a motion sensor type.

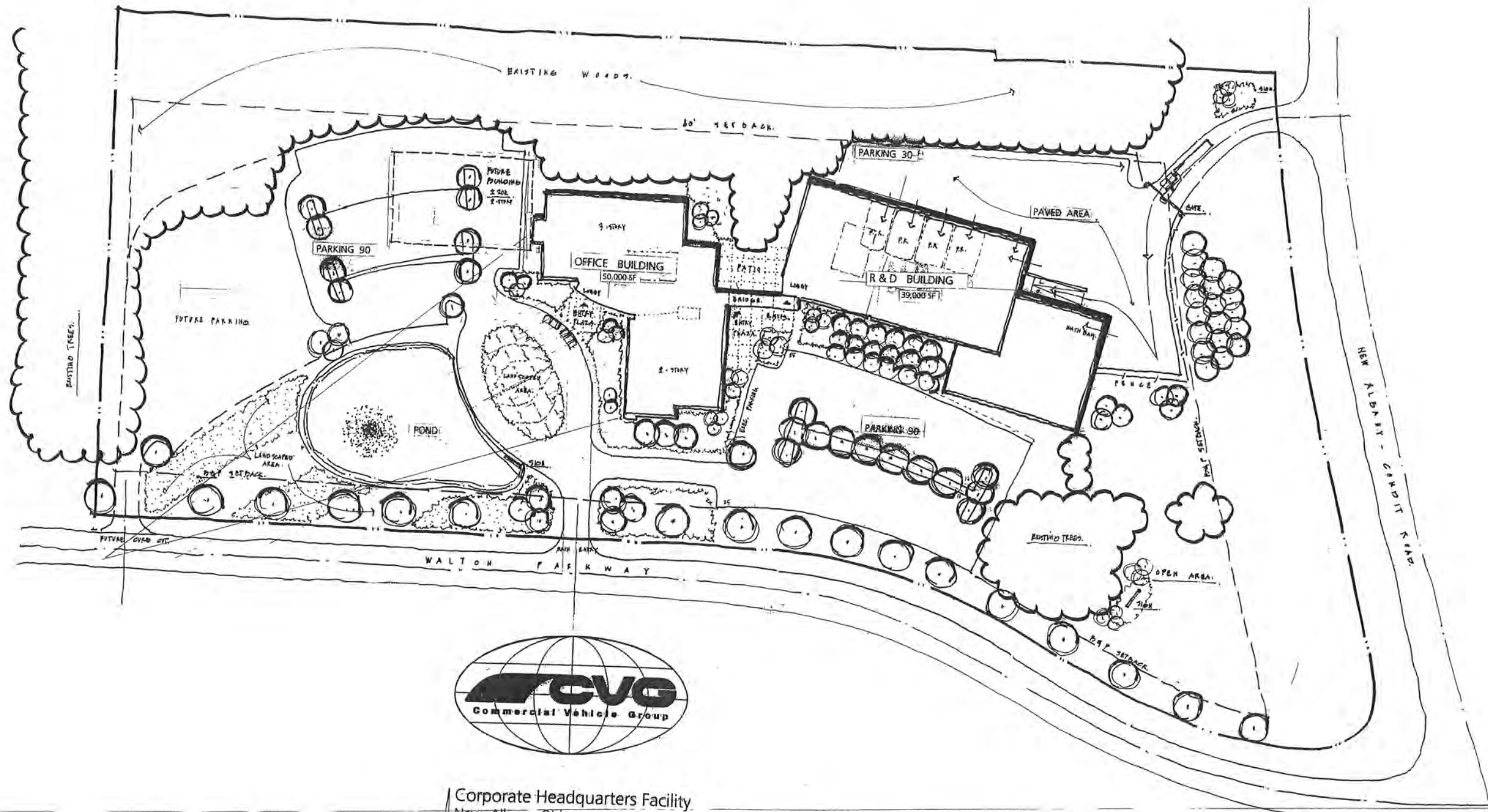
F. Parking

Per Code, parking shall be provided at the rate of one (1) space per two hundred fifty (250) square feet of office uses. Required parking for research and development uses is not addressed by Code, but Section 1167.05(f) gives the Planning Commission discretion to determine the appropriate number of parking spaces in such an instance. The required number of parking spaces shall be one (1) space per four thousand (4,000) square feet for research and development uses. Planning Commission's recommendation of approval of this text shall also constitute approval of the required parking ratio for research and development uses.

G. Plan Review

1. The site shall be developed in accordance with the submitted site plan. The site plan may be adjusted moderately to reflect engineering, topographical, or other site data available at the time that development and engineering plans are completed. Any adjustment to the plan shall be reviewed and may be approved by the Village of New Albany Development Staff or appropriate designee upon submission of the appropriate data.
2. Future expansions of the buildings on this site are anticipated and are permitted as of right, provided that prior to undertaking any expansion the applicant shall appear before the Planning Commission for a review of the expansion plans to determine adherence to applicable regulations.





Corporate Headquarters Facility  
New Albany, Ohio

Schematic Site Plan  
1" = 50'-0" 7/15/04



RECEIVED  
JUL 9 2004

BY:.....



## **Community Development Department**

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

Dear CITY OF NEW ALBANY,

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

Wednesday, July 17, 2024

The New Albany Planning Commission took the following action on 07/15/2024 .

#### Zoning Amendment

**Location:** 7800 WALTON PW

**Applicant:** CITY OF NEW ALBANY,

**Application:** PLZC20240028

**Request:** 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).

**Motion:** To approve

**Commission Vote:** Motion Approval Recommended, 5-0

**Result:** Zoning Amendment, PLZC20240028 was Approved, by a vote of 5-0.

Recorded in the Official Journal this July 17, 2024

#### Condition(s) of Approval:

Staff Certification:

Sierra Saumenig  
Planner



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

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**GANTON C-PUD REZONING**

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**LOCATION:** 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 (PIDs: 222-000238 and 222-004730).  
**APPLICANT:** The New Albany Company LLC, c/o Aaron Underhill, Esq.  
**REQUEST:** Zoning Amendment  
**ZONING:** Comprehensive Planned Unit Development (C-PUD) to Comprehensive Planned Unit Development (C-PUD)  
**STRATEGIC PLAN:** Village Center and Employment Center  
**APPLICATION:** ZC-48-2024

Review based on: Application materials received on June 26, 2024.

*Staff report prepared by Chris Christian, Planner II*

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**I. REQUEST AND BACKGROUND**

The applicant requests review and recommendation to city council to rezone 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. The site is currently zoned under the 1998 NACO Comprehensive Planned-Unit Development (C-PUD) zoning district. The applicant proposes to rezone the property under the C-PUD zoning classification, thereby establishing a new zoning text.

The zoning district is made up of 3 subareas, each with different permitted uses and development standards. A summary of the different subareas, permitted uses, and development standards are included in this staff report.

Per C.O. 1157.08(b)(2), C-PUD rezoning applications, within the Village Center, require a Certificate of Appropriateness to be issued by the Architectural Review Board (ARB) who reviews the proposal and makes a recommendation to the Planning Commission (PC). The PC then reviews the rezoning application, including the recommendation of the ARB. The ARB and PC recommendations are forwarded to City Council who takes final action on all rezoning applications. The rezoning application is scheduled to be reviewed by the ARB during their July 8<sup>th</sup> meeting.

Due to the C-PUD zoning classification and the requirements of C.O. 1157.08(b)(2), the applicant is required to submit preliminary and final development plan applications for review and approval by the ARB and PC in the future, prior to any construction on the property. The PC and City Council review and approve plat applications in this zoning district.

**II. SITE DESCRIPTION & USE**

The 108.1+/- acre property is located within the Village Center and is currently vacant. The site is commonly referred to as the “Ganton Property”.

### III. EVALUATION

#### A. Rezoning Process and Review Criteria

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.09. 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).

#### New Albany Strategic Plan

The rezoning area is made up of 3 subareas. Subareas 1 and 2 are located in the Employment Center future land use district of the Engage New Albany Strategic Plan and subarea 3 is in the Village Center (Ganton Focus Area) future land use district. The strategic plan lists the following development standards and recommendations for each future land use district.

##### Employment Center 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.

##### Village Center District (Ganton Focus Area)

1. Create a compelling, high quality office development along the frontage of State Route 161.
2. Create a new public road, Ganton Parkway, to create new development sites in this area.
3. Ensure that the office site development contributes to the proposed mobility zone, including transit-friendly placement of buildings along Ganton Parkway.
4. Preserve and create linear greenway along the Rose Run stream corridor through the site, complete with leisure trail connections.
5. Continue to pursue the creation of the Velo Loop along the southern border of this focus area.
6. Create strong connections to the Village Center for pedestrians and cyclists.

**A. Use, Site and Layout**

1. The proposed zoning is Comprehensive-Planned Unit Development (C-PUD) and the zoning district consists of 3 subareas. Within each subarea, multiple uses are permitted each with their own set of development standards. The table below provides a high-level overview of the uses permitted in each subarea. A more detailed list of permitted uses and building typologies, within Subarea 3, is attached as an appendix to this staff report.

| Subarea | Acreage       | Permitted Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Conditional Uses      | Notes                                                                                                                                                                                                      |
|---------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | 27.2+/- acres | <ul style="list-style-type: none"> <li>• Hospitals, with or without emergency departments and overnight patient beds</li> <li>• Several accessory uses within a hospital including but not limited to cafeterias, fitness clubs and pharmacies</li> <li>• In-patient surgery centers</li> <li>• Ambulatory care uses</li> <li>• Office uses</li> <li>• Above and below ground parking garages</li> </ul>                                                                   | None                  |                                                                                                                                                                                                            |
| 2       | 15.9+/- acres | The permitted uses found in the Office Campus District (OCD) of the Codified Ordinances Section 1143.02 including but not limited to administrative and business offices.                                                                                                                                                                                                                                                                                                  | None                  | Data centers are a prohibited use                                                                                                                                                                          |
| 3       | 65+/- acres   | <p>The permitted uses and building typologies of the following Urban Center Code sub-districts are permitted within this subarea:</p> <ul style="list-style-type: none"> <li>• Village Residential</li> <li>• Core Residential</li> <li>• Parkland and Preservation</li> </ul> <p>In addition, the text allows private and public community facilities and recreation areas, civic uses, post offices and other government facilities to be developed in this subarea.</p> | Up to two model homes | A maximum of 294 residential units are permitted to be developed in this subarea. This is the same number of units permitted within the existing 1998 NACO C-PUD zoning text that applies to the property. |

2. The existing C-PUD zoning text allows 294 single family, detached housing units to be developed on the site. The proposed zoning text retains these development rights, within subarea 3, but adheres to the Urban Center Code standards for residential development. The Urban Center Code permits a variety of housing types to be developed.
3. The applicant submitted a school impact statement with the rezoning application. According to the applicant, they intend to donate a generous amount of land to the school district for the purposes of athletic fields in subarea 3. Smaller residential lots

are more likely to be developed on the property due to the adherence to Urban Center Code building typologies compared to the larger lots and units that are permitted under the current text. When considering these factors, the rezoning provides a positive impact to the school district from a financial and facilities standpoint.

4. The zoning text establishes the following setbacks, for all major roads, listed in the table below. Interior setbacks within subarea 3 will be determined at the time of a preliminary development plan application, based on the proposed building typology as regulated by the Urban Center Code. There is a 0-foot building and pavement setback between properties located within subareas 1 and 2.

| <b>MAJOR ROADWAY SETBACKS</b> |                                                                                                                                                                                                                  |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| State Route 161               | 100-foot building and pavement setback from the edge of the right-of-way. Service and loading areas may be located within 25 feet of the right-of-way as long as the screening requirements of the text are met. |
| Future Ganton Parkway         | 25-foot building and pavement setback from the edge of the right-of-way                                                                                                                                          |
| East Dublin-Granville Road    | 140-foot building and pavement setback from the edge of the right-of-way                                                                                                                                         |

5. The Engage New Albany Strategic Plan identifies the future Ganton Parkway as a “Business Park Transitional” roadway with a recommended 50-foot setback. East Dublin-Granville Road is identified as a “Village Traditional Roadway” with a recommended 185-foot setback. The proposed, reduced setbacks are appropriate due to the site’s location in the Village Center and are generally consistent with other setbacks in the surrounding area.
6. The zoning text states that primary front building facades shall not back onto public open space, parks or reserve areas within the entire zoning district.

**B. Access, Loading, Parking**

1. The zoning text commits to the extension of Ganton Parkway, as identified in the Engage New Albany Strategic Plan. The roadway will connect into the existing Theisen Drive, off of US-62, and connect into a realigned intersection at Kitzmiller Road and East Dublin-Granville Road. A general illustration of this new roadway is included as part of the submittal material for this application. The text states that a minimum of 100 feet of right-of-way shall be provided for this new roadway which meets the strategic plan recommendations.
2. The zoning text states that primary roadway access, within this zoning district, shall be provided from Ganton Parkway. Direct vehicular access from Kitzmiller Road is prohibited.
3. Section 5 (Street and Network Standards) of the Urban Center Code applies to new roads created within subarea 3 which will be evaluated with future development applications.
4. The off-street parking requirements of C.O. 1167 do not apply to subareas 1 and 2. The text states that the ARB and PC shall review the number of parking spaces as part of future final development plan applications, taking into consideration the unique relationship between uses in these subareas. Shared parking agreements are permitted in these subareas and shall be reviewed, if proposed, as part of a final development plan application. These standards are consistent with other zoning districts where there is a unique relationship between uses.
5. Off-street parking requirements within subarea 3 will be determined as part of future final development plan applications as they are determined based on a proposed building typology in the Urban Center Code.

### **C. Architectural Standards**

1. The New Albany Design Guidelines and Requirements (DGRs) ensure neighborhoods and other development sustains their quality and vibrancy over time. These guidelines have been developed by New Albany to ensure that the community enjoys the highest possible quality of architectural design that has made the community successful thus far.
2. The text states that subareas 1 and 2 are subject to the regulations of New Albany Design Guidelines and Requirements Section 6: Commercial Outside the Village Center due to the permitted uses in this subarea. Subarea 3 is subject to various sections of the DGRs, based on future uses that are developed. Compliance with the DGRs will be evaluated with future development proposals.
3. The zoning text permits the brick, brick veneer, architectural precast concrete, metal, and non-reflective or mirrored glass as primary building materials within subareas 1 and 2. Brick and true wood siding are permitted primary building materials within subarea 3.
4. The text allows a maximum building height of 75 feet in subarea 1 and 45 feet in subarea 2. Building height regulations in subarea 3 are governed by the Urban Center Code based on a proposed building typology which will be evaluated with future development applications.
5. The zoning texts requires full screening of rooftop and ground mounted mechanical equipment to buffer sound and visibility. These standards are consistent with other commercial zoning districts in the surrounding area and do not apply to solar panels.

### **D. Parkland, Buffering, Landscaping, Open Space, Screening**

1. The zoning text commits to providing 38 acres of parkland and open space throughout the zoning district, consistent with the recommendations of the Urban Center Code Regulating Plan. The text states that this acreage will include dedicated parkland, the dedication of 100 feet along the entire Rose Run Corridor in subarea 3, undeveloped setback areas, and privately-owned open spaces. Compliance with these requirements will be evaluated with future development applications.
2. The dedication along the Rose Run Corridor in subarea 3 will allow future extensions of Rose Run Park that exists today in the Village Center.
3. The parkland and open space dedication requirements of C.O. 1165.10(a) do not apply within this zoning district as it is located in the Village Center and the text commits to meeting the parkland and open space requirements of the Urban Center Code.
4. The strategic plan states that homes shall not back onto open spaces or public roads. The applicant is meeting these recommendations by prohibiting homes from backing onto open space and/or parkland.
5. The zoning text does not provide any exemptions from all other buffering, landscaping and screening requirements of city code or the Urban Center Code. The landscaping requirements of C.O. 1171 and the Urban Center Code apply within this zoning district. With the exception of alleys, city code and the Urban Center Code require street trees, leisure trail or sidewalk to be installed along both sides of all streets. Compliance with these requirements will be evaluated with future development applications.

### **E. Lighting, Signage and Utilities**

1. The zoning text states that a master sign plan shall be submitted for subareas 1 and 2 as part of a final development plan application. Once a master sign plan is approved, all future sign applications shall be reviewed and approved by the ARB via a certificate of appropriateness application and do not require Planning Commission review.
2. The zoning texts describes the unique needs of hospital, medical office and general office users and provides more flexibility by including signs regulations for those users in the text. These regulations are consistent with other zoning districts where hospitals and associated medical and general office uses are permitted.
3. Future signage in subarea 3 is subject to the regulations of C.O. 1169, based on the proposed use. Future sign applications in this subarea require ARB review via a

certificate of appropriateness application and do not require Planning Commission review.

4. There are no lighting regulations in subarea 1. The text states that light poles are to be a maximum of 30 feet tall in subarea 2 and 18 feet tall in subarea 3. The text does not prohibit building up lighting.

#### **F. Engineering Comments**

The City Engineer reviewed the proposed rezoning and provided no comments.

#### **IV. SUMMARY**

The existing Ganton C-PUD permits 294 units of residential uses and Communities Facilities (CF) uses. This rezoning retains those uses and adds hospital and office uses just to a portion of the Ganton property immediately south of State Route 161. The hospital and office uses meet the land use recommendations of the Engage New Albany strategic plan. Since the adoption of the existing C-PUD zoning text 26 years ago, the city has undergone numerous strategic plan and codified ordinance updates such as the Urban Center form-based zoning code. This C-PUD is unique because it blends site-specific C-PUD standards for the hospital and office uses and adheres to the city Urban Center form-based code standards for residential.

The proposed rezoning meets the Engage New Albany Strategic Plan recommendations for the Ganton Property including:

- Creation of a compelling, high quality office development along the frontage of State Route 161.
- Creation a new public road, Ganton Parkway, to create new development sites in this area.
- Preserving and creating a linear greenway along the Rose Run stream corridor through the site, complete with leisure trail connections.
- Creation of strong connections to the Village Center for pedestrians and cyclists.

This site is uniquely positioned in the Village Center, where more compact town-center development is encouraged and along State Route 161 where large-scale commercial uses are appropriate in the community. The proposed C-PUD zoning text meets both of these goals as the Village Center Urban Center Code applies to development in subarea 3 and the text provides standards in subareas 1 and 2, along State Route 161, for the creation of high-quality commercial development. The extension of Ganton Parkway through the zoning district provides additional vehicular and pedestrian connectivity in the community and access to future development sites, while preserving the character of the immediate area.

The public dedication of 100 feet adjacent to the Rose Run corridor in subarea 3 will allow future phases of Rose Run Park to be extended through this zoning district. Rose Run Park is a critical component of the Village Center experience and provides a high-quality amenity for the entire community.

The applicant is required to submit preliminary and final development plan applications prior to any construction within the zoning district. These applications will be reviewed by the Architectural Review Board and Planning Commission in the future.

#### **V. ACTION**

Should Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

**Move to recommend approval of zoning change application ZC-48-2024 to New Albany City Council.**

**Approximate Site Location:**



Source: NearMap



# EXHIBIT A

## SUBAREA 3 PERMITTED BUILDING TYPOLOGIES AND USES

| <b>BUILDING TYPOLOGIES</b><br>WITH URBAN CENTER CODE REFERENCES | <b>USES</b>                                  |
|-----------------------------------------------------------------|----------------------------------------------|
| COTTAGE<br>(UCC 2.5)                                            | HOME OCCUPATION                              |
| BUNGALOW<br>(UCC 2.14)                                          | LIVE-WORK/JOINT LIVING-WORKING QUARTERS      |
| HOUSE<br>(UCC 2.23)                                             | SINGLE-FAMILY DETACHED                       |
| ATTACHED HOUSE<br>(UCC 2.32)                                    | MULTI-FAMILY WITH TWO OR MORE DWELLING UNITS |
| TWO-FAMILY BUILDING<br>(UCC 2.41)                               | COACH HOUSE/ACCESSORY DWELLING               |
| TOWNHOME<br>(UCC 2.50)                                          | BED AND BREAKFAST                            |
| MULTI-UNIT HOUSE<br>(UCC 2.59)                                  | DAY CARE CENTER                              |
|                                                                 | GOVERNMENT FACILITY                          |
|                                                                 | EDUCATIONAL FACILITY                         |
|                                                                 | RELIGIOUS EXERCISE FACILITY                  |
|                                                                 | PARKS, PLAYGROUNDS AND OPEN SPACE            |
|                                                                 | RECREATIONAL FACILITY                        |
|                                                                 | PRIVATE COMMUNITY FACILITIES                 |
|                                                                 | POST OFFICES                                 |



## **Community Development Department**

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

Dear New Albany Company LLC, c/o Aaron Underhill, Esq.

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

Thursday, July 18, 2024

The New Albany Planning Commission took the following action on 07/15/2024 .

#### Zoning Amendment

**Location:** 9550 Johnstown Rd. 9582 JOHNSTOWN RD

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

**Application:** PLZC20240048

**Request:** 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).

**Motion:** Move to approve with conditions

**Commission Vote:** Motion Approval with Conditions, 5-0

**Result:** Zoning Amendment, PLZC20240048 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this July 18, 2024

#### Condition(s) of Approval:

1. No up lighting in subareas 2,3 and discouraged in subarea 1.
2. Parks and Preservation building typologies are permitted in subarea
3. A 140-foot setback is required along the on western edge of Dublin Granville Road, tapering up to 180 feet as you move east on Dublin Granville Road.
4. Lighting in subareas 1 and 2 shall be sensitive to the residential development in subarea 3.

Staff Certification:

*Chris Christian*

Chris Christian  
Planner II



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

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**MCDONALD'S  
FINAL DEVELOPMENT PLAN**

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LOCATION: Located generally at the southwest corner of Beech Road and Beech Crossing (PID: 093-106512-00.000)  
APPLICANT: Permit Solutions, c/o Cathy Stephens  
REQUEST: Final Development Plan  
ZONING: Beech Crossing I-PUD  
STRATEGIC PLAN: Retail  
APPLICATION: FDP-50-2024

Review based on: Application materials received June 14, 2024 and June 28, 2024

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*Staff report prepared by Sierra Saumenig, Planner*

**I. REQUEST AND BACKGROUND**

The application is for a final development plan for a proposed McDonald's located at the southwest corner of Beech Road and Beech Crossing. The development includes a fast food restaurant with two drive-through lanes on a 1.805-acre site.

The property in question is zoned I-PUD and is located within the Beech Crossing Zoning District. The proposed use (McDonald's with drive-through) is permitted as a carry-out food and beverage establishment with a drive-through facility.

This site is located within the Beech Crossing zoning district which was reviewed and approved by the Planning Commission on January 22, 2020 (ZC-102-2019).

The applicant is also applying for one variance related to this final development plan under application VAR-51-2024. Information and evaluation of the variance requests are under a separate staff report.

**II. SITE DESCRIPTION & USE**

The 1.805-acre site is located at the southwest corner of Beech Road and Beech Crossing. This is the sixth proposed development for this zoning district. The Planning Commission approved a final development plan application for Duke and Duchess on October 20, 2020, an application for Holiday Inn Express on February 19, 2020, a Taco Bell on August 21, 2023, and a Donatos multi-tenant building on June 17, 2024.

**III. EVALUATION**

Staff's review is based on New Albany plans and studies, zoning text, zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text. Planning Commission's review authority is found under Chapter 1159.

The Commission should consider, at a minimum, the following (per Section 1159.08):

- a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*

- b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- c. *That the proposed development advances the general welfare of the Municipality;*
- d. *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- e. *Various types of land or building proposed in the project;*
- f. *Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
- g. *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- h. *Building heights of all structures with regard to their visual impact on adjacent facilities;*
- i. *Front, side and rear yard definitions and uses where they occur at the development periphery;*
- j. *Gross commercial building area;*
- k. *Area ratios and designation of the land surfaces to which they apply;*
- l. *Spaces between buildings and open areas;*
- m. *Width of streets in the project;*
- n. *Setbacks from streets;*
- o. *Off-street parking and loading standards;*
- p. *The order in which development will likely proceed in complex, multi-use, multi- phase developments;*
- q. *The potential impact of the proposed plan on the student population of the local school district(s);*
- r. *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
- s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

It is also important to evaluate the PUD portion based on the purpose and intent. Per Section 1159.02, PUD's are intended to:

- a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
- c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
- d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
- e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
- f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
- g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
- h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
- i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*
- j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*

1. *Provide for innovations in land development, especially for affordable housing and infill development.*

**Engage New Albany Strategic Plan Recommendations**

The Engage New Albany Strategic Plan recommends the following development standards for the Neighborhood Retail future land use category:

1. Parking areas should promote pedestrians by including walkways and landscaping to enhance visual aspects of the development.
2. Combined curb cuts and cross access easements are encouraged.
3. Curb cuts on primary streets should be minimized and well-organized connections should be created within and between all retail establishments.
4. Retail building entrances should connect with the pedestrian network and promote connectivity through the site.
5. Integrate outdoor spaces for food related businesses.

**A. Use, Site and Layout**

1. The applicant proposes to develop a 3,694 sq. ft. McDonald’s restaurant with two drive-through lanes. The existing total site size is 1.805-acres. The proposed development is in an appropriate location given its proximity to the New Albany Business Park and State Route 161.
2. The Beech Crossing, I-PUD zoning text places a limitation on total acreage that can be utilized for retail uses in the Beech Road / Smith’s Mill Road area. The intent is to limit retail development to a maximum of 92 acres in this general area. Once 92 acres have been developed with retail uses found in the C-3 and GE zoning districts, the remainder of the land from all of these subareas can only allow non-retail General Employment (GE) zoning district uses listed in their respective zoning texts. This 1.805-acre development is subject to this overall 92-acre retail limitation.
3. The development site is accessed by a private road which was reviewed and approved by the Planning Commission on October 21, 2019 (FDP-72-2019). This private road, Beech Crossing, was constructed by another private developer and each property is to include street trees and a sidewalk along the road. The approved development to the south (Holiday Inn Express) is required to provide a 5’ sidewalk along the property line of the proposed McDonald’s therefore, the applicant is not required to install the sidewalk. However, street trees are required to be installed by the applicant.
4. According to zoning text section C(1), the applicant is required to install a leisure trail along Beech Road. The site plan meets this standard as an 8’ wide leisure trail is already developed along Beech Road.
5. The City Landscape Architect evaluated the proposed drive-through and recommends that the applicant reduce the pavement of the proposed bypass lane from 18’-22’ to 11’-12’. Staff recommends this is a conditional of approval (condition 1b).
6. Zoning text section 8a.01(7) requires that the total lot coverage, which includes areas of pavement and building, to not exceed 80%. The plan meets this requirement with a proposed 68% lot coverage amount.
7. The zoning text section 8a.01 requires the following setbacks:

| Road                  | Requirement                                          | Proposed                                                                                       |
|-----------------------|------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Beech Road            | 75-foot building setback<br>40-foot pavement setback | 40+/- foot pavement [meets code]<br><br>95+/- building [meets code]                            |
| Beech Crossing        | 15-foot building pavement setback                    | 15+/- foot pavement [meets code]                                                               |
| Internal Parcel Lines | 10-foot building and pavement                        | Southern property line<br>30+/- foot pavement [meets code]<br>60+/- foot building [meets code] |

## **B. Access, Loading, Parking**

1. The site is accessed from two proposed curb cuts:
  - a. One full access along Beech Crossing;
  - b. One right out only along Beech Crossing
    - Per Beech Crossing zoning text requirement II.B.1(c) states that as part of a final development plan approval, two vehicular access points along the Outparcel Access Road/Beech Crossing may be permitted for any outparcel with side and rear boundary lines that are contiguous to the Outparcel Access Road, subject to approval of the City Engineer and if supported by a traffic analysis provided by the applicant. The City Engineer may waive the obligation for this traffic analysis. The city's traffic engineer has reviewed the request for a second access point. They are supportive of allowing the second full access point and have waived the obligation of the traffic analysis.
    - The City Landscape Architect has reviewed the second access and recommends further evaluation of the proposed curb cut to ensure proper function and vehicular circulation. Staff recommends this as a condition of approval (condition 1a).
2. Codified Ordinance 1167.05(d)(4) requires a minimum of one parking space for every 75 square feet of restaurant floor area space. The building is 3,694 square feet in size therefore 50 parking spaces are required and the applicant meets this requirement with 52 proposed spaces.
3. Additionally, the city parking code requires a minimum number of stacking spaces in the drive-through lane that must be provided. The required number of drive-through stacking spaces must equal 25% of the total required parking spaces for the drive-through tenant space. Based on this calculation, 13 stacking spaces must be provided and the applicant exceeds this requirement by providing 14.
4. Per C.O. 1167.03(a), the minimum parking space dimensions required are 9 feet wide and 19 feet long and this requirement is met.
5. Per C.O. 1167.03(a) the minimum maneuvering lane width size is 22 feet for this development type and this requirement is met.
6. Per C.O. 1165.06(a)(1), a 5-foot-wide concrete sidewalk is required to be installed along the Beech Crossing site frontage and this requirement is met on both the northern and western sides of the property. In regards to the western property line, the proposed Holiday Inn to the south is required to install the 5-foot sidewalk as part of their approved final development plan.

## **C. Architectural Standards**

1. The purpose of the New Albany Design Guidelines and Requirements is to help ensure that the New Albany community enjoys the highest possible quality of architectural design. The zoning text contains architectural standards and the site also falls under the Section 6 of the Design Guidelines and Requirements: Commercial Outside Village Center.
2. The zoning text states that buildings with this use shall be a minimum of one story and a maximum of two stories in height and this requirement is being met as the building is a one-story building.
3. The primary building material for the restaurant is brick, which is a permitted building material in the zoning text.
4. Zoning text section E.4(b) states that all rooftop mechanical units must be screened to limit off site visibility and sound. The applicant meets this requirement through the use of a parapet wall on all four sides of the building.
5. DGR Section 6(I)(A)(4) states that the number, location, spacing and shapes of window openings shall be carefully considered, particularly for buildings in retail use and shall impart a sense of human scale. The applicant meets this requirement.

6. DGR Section 6(I)(A)(6) states that all visible elevations of a building must receive similar treatments in style, materials and design so that no visible side is of a lesser character than any other. The applicant is meeting this requirement by using the same materials on all building elevations.
7. DGR Section 6(I)(A)(12) states that buildings shall have active and operable front doors along all public and private streets. The restaurant fronts onto Beech Road and Beech Crossing. The building is designed with active and operable front doors along Beech Road and along Beech Crossing on the north façade of the proposed building. However, the building lacks an active and operative door along Beech Crossing on the west elevation. A variance has been requested related to this under application VAR-51-2024. Information and evaluation of the variance request is under a separate staff report.
8. C.O. 1171.05(b) states that all trash and garbage container systems must be screened, not be located in front yards, and meet the minimum required pavement setbacks. All of these requirements are met as the applicant proposes to install a dumpster enclosure on the west side of the lot. It meets the minimum pavement setback and is completely screened with a dumpster enclosure and landscaping.

#### **D. Parkland, Buffering, Landscaping, Open Space, Screening**

1. Parking Lot Landscaping Requirement:
  - Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces. The applicant is providing 52 parking spaces thereby requiring six trees. The plan meets this requirement.
  - Per zoning text 8a.04(4)(a), parking lots shall be screened from rights-of-way with a minimum 36-inch-high evergreen landscape hedge or wall. The landscape plan meets this requirement with the proposed 36-inch-high evergreen landscape hedge.
2. General Site Landscaping Requirement:
  - Codified Ordinance 1171(5)(e) requires parking lots over 20,000 square feet to have a minimum of one tree per 5,000 square feet of ground coverage and a total tree planting equal to 10.5 in tree trunk size for every 2,000 square feet of ground coverage. The applicant states that the parking lot and building is approximately 39,210 sq. ft requiring 8 trees at 15" total caliber (CAL). The applicant proposes to provide 8 trees at 15" total CAL, meeting the requirement.
3. Per zoning text requirement G(3)(d), a landscape buffer is required to be installed within the required setback of any interior side parcel line and shall consist of a ten-foot landscape buffer with grass and landscaping and deciduous trees planted at a rate of 4 trees for every 100 feet of side property line and deciduous shrubs must be planted under the trees. The applicant is required to provide 11 trees and proposes to install 11 trees and shrubs along the southside within the 10-foot setback. Therefore, this requirement is being met.
4. Per zoning text requirement G(5), all public and private roads shall contain one (1) tree for every (30) feet of street frontage and should be three caliper inches at installation. The site plan is meeting the required number of trees along the western property line facing Beech Road. The street tree requirement is not met on the northern property line facing Beech Crossing however, there are site distance constraints due to the curb cuts. The Beech Road frontage is required to have 9 trees and the applicant is providing 8.
  - Staff recommends a condition of approval that the applicant add one additional street tree to the Beech Road frontage and add two additional trees on-site to meet the Beech Crossing street tree requirement (condition 2).
  - Staff recommends a condition of approval that the applicant ensure all proposed street trees are three caliper inches at installation (condition 3).
5. Per zoning text requirement G(7), a minimum of one tree for every 10 parking space is required and at least 5 percent of the vehicular use area shall be landscaped. The applicant is providing 52 parking spaces, and meeting this requirement by providing six trees. 13.42% of the total parking area is landscaped. This requirement is being met.
6. Per zoning text requirement G(8), a master landscape plan was completed as part of the first final development plan. The applicant is providing trees along Beech Road in a



landscape buffer however, the types are trees and location are not consistent with the master landscape plan. Staff recommends a condition of approval that the proposed trees should be consistent with what is shown on the master landscape plan (condition 4).

7. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval.

#### **E. Lighting & Signage**

1. Section II(H)(1) of the zoning text requires all parking lot light poles to be downcast and use cut-off type fixtures in order to minimize light spilling beyond the boundaries of the site. A detailed photometric plan was submitted showing no light spillage from this site onto Beech Road and other properties within this zoning district.
2. Section II(H)(3) states that all parking lot poles within the entire zoning district shall be black or New Albany Green, be constructed of metal and not exceed 30 feet in height. The applicant is proposing to use the same black metal poles within the development that are 21 feet in height.
3. As part of this final development plan application, the applicant has submitted a sign plan for the site.

#### **Wall Signs**

Zoning text section 8a.06(3)(i) permits one wall mounted sign per retail tenant on each elevation of the building that fronts or sides on a public or private road. The proposed building faces three public streets or private drives, therefore permitting a maximum of three wall signs on the building. One square foot of sign face is permitted per each lineal foot of the building, not to exceed 80 square feet in size. The applicant proposes the following wall signs.

#### **Beech Road Elevation Wall Sign**

- a. Area: 14 sq. ft. [meets code]
- b. Lettering Height: N/A
- c. Location: one on the Beech Road elevation [meets code]
- d. Lighting: non-illuminated [meets code]
- e. Relief: 4" [meets code, code minimum of 1-inch relief required]
- f. Color: one color [meets code]
- g. Materials: aluminum [meets code]

#### **Beech Crossing Elevation Wall Sign**

- a. Area: 14 sq. ft. per sign [meets code]
- b. Lettering Height: N/A [meet code, 24-inch maximum required]
- c. Location: on the Beech Crossing building elevation [meets code]
- d. Lighting: non-illumination [meets code]
- e. Relief: 4" [meets code, code minimum of 1-inch relief required]
- f. Color: one color [meets code]
- g. Materials: aluminum [meets code]

The wall signs feature the company logo.

- DGR Section 6(II)(A)(8) states that signage for this building type shall be as simple and unobtrusive as possible and shall avoid overly bright or jarring colors. The applicant is proposing two wall signs that are appropriately scaled for the building and are appropriate for this area given the desired development type.
4. The applicant proposes to install four drive-through menu board signs which is permitted per C.O. 1169.11(c). Two of the signs are 18 sq. ft while other two ordering board signs are 9 sq. ft. The maximum size permitted is 32 sq. ft. All four signs meet this requirement.

5. The applicant proposes to install two 11' tall "clearance" bars in the drive-through lanes. The clearance bar does not contain any signage or a company logo.

#### **Ground Mounted Signs**

The applicant proposes to install one monument sign along Beech Crossing. Monument signage along Beech Crossing is intended to match the existing sign plan for the retail within the neighbor Canini Trust Corp development along US-62. The proposed sign meets those standards as proposed. The signs feature the company logo and address.

#### **IV. ENGINEER'S COMMENTS**

The City Engineer has reviewed the application and provided the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval.

1. Add the signature block shown on this exhibit and accompanying monumentation notes to the cover sheet of the referenced FDP.
2. Add stop signs/stop bars at the curb cuts
3. Note that the city requires detectable domes to be red clay brick.
4. Add notes requiring that the water service beneath Beech Road be constructed using Horizontal Directional Drilling. Open cut of pavement is not permitted.
5. Add a legend that includes a major flood routing arrow and show major flood routing in plan view.
6. Revise note 2 at the bottom of this sheet by deleting 21 days and adding back 14 days.
7. The city recently updated the seed application rate to be 14 lbs. per 1000 SF, City of Columbus Type 1 Lawn Mix
8. Add site distance triangles at the cuts and remove landscaping that impedes motorist view.
9. Have a licensed Ohio professional surveyor sign the ALTA survey.
10. Provide a fire truck turning analysis using the template for the applicable Fire Department ladder truck.
11. The engineering team will evaluate storm water management, sanitary sewer collection and roadway construction related details once detailed construction plans become available

#### **V. SUMMARY**

The proposal meets many of the goals of the Engage New Albany Strategic Plan such as providing pedestrian access along roadways and into the site, as well as utilizing high quality building materials that are consistent with other buildings in the immediate area. The proposed development is in an appropriate location given the context of the surrounding area and will serve as an amenity for the New Albany Business Park.

#### **V. ACTION**

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

Move to approve final development plan application **FDP-50-2024**, subject to the following conditions:

1. The City Landscape Architect's comments must be addressed, subject to staff approval;
  - a. Further evaluation of the proposed curb cut at the access drive closest to Beech Road NW is necessary to ensure proper function and vehicular circulation.
  - b. Reduce asphalt pavement width at drive-through bypass lane to be 11'-12' instead of the proposed 18'-22'.
  - c. Extend curbed planting beds into proposed striped pavement at end of the drive-through lane. Provide planting equal to adjacent landscaped beds.
  - d. Provide approved deciduous shade trees in proposed lawn.
  - e. Provide approved deciduous shade trees along Beech Road NW.

- f. Adjust the proposed planting plan to align with the updated edge of pavement at the drive through bypass lane.
2. That the applicant adds an additional street tree on the Beech Road frontage and two additional trees on-site to meet the Beech Crossing street tree requirement.
3. That the applicant ensures all proposed street trees are three caliper inches at installation.
4. That the applicant revises the landscape plans to be consistent with the approved master landscape plan.
5. The City Engineer's comments must be addressed, subject to staff approval;
  - o Add the signature block shown on this exhibit and accompanying monumentation notes to the cover sheet of the referenced FDP.
  - o Add stop signs/stop bars at the curb cuts
  - o Note that the city requires detectable domes to be red clay brick.
  - o Add notes requiring that the water service beneath Beech Road be constructed using Horizontal Directional Drilling. Open cut of pavement is not permitted.
  - o Add a legend that includes a major flood routing arrow and show major flood routing in plan view.
  - o Revise note 2 at the bottom of this sheet by deleting 21 days and adding back 14 days.
  - o The city recently updated the seed application rate to be 14 lbs. per 1000 SF, City of Columbus Type 1 Lawn Mix
  - o Add site distance triangles at the cuts and remove landscaping that impedes motorist view.
  - o Have a licensed Ohio professional surveyor sign the ALTA survey.
  - o Provide a fire truck turning analysis using the template for the applicable Fire Department ladder truck.
  - o The engineering team will evaluate storm water management, sanitary sewer collection and roadway construction related details once detailed construction plans become available

**Approximate Site Location:**



Source: Nearmap

## Development Review

project name McDonald's - 1955 Beech Road NW  
prepared for City of New Albany  
date June 27, 2024  
date received June 13, 2024

## COMMENTS

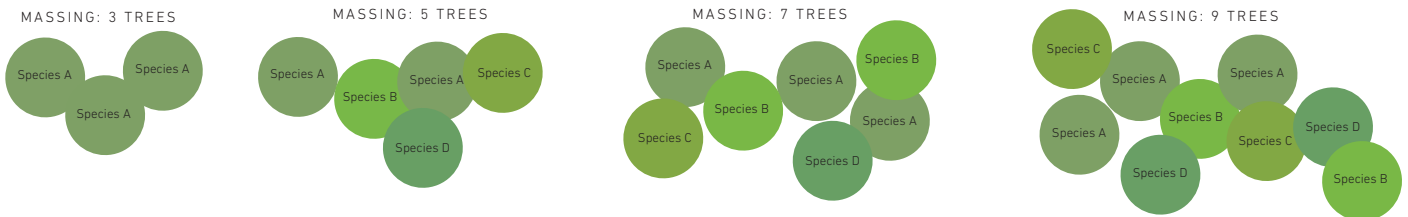
### Site Plan

1. Further evaluation of the proposed curb cut at the access drive closest to Beech Road NW is necessary to ensure proper function and vehicular circulation. See diagram.
2. Reduce asphalt pavement width at drive through. Bypass lane to be 11'-12', reduce from the proposed 18' to 22'. See diagram.

### Planting Plan

3. Extend curbed planting beds into proposed striped pavement at end of drive through lane. Provide planting equal to adjacent landscape beds. See diagram.
4. Provide approved deciduous shade trees in proposed lawn. See diagram.
5. Provide approved deciduous shade trees along Beech Road NW. Refer to the Northwest Beech Interchange Zoning District landscape plan and tree grouping standards below. See diagram.
6. Adjust the proposed planting plan to align with the updated edge of pavement at the drive through bypass lane. See diagram.

## Tree Grouping Standards

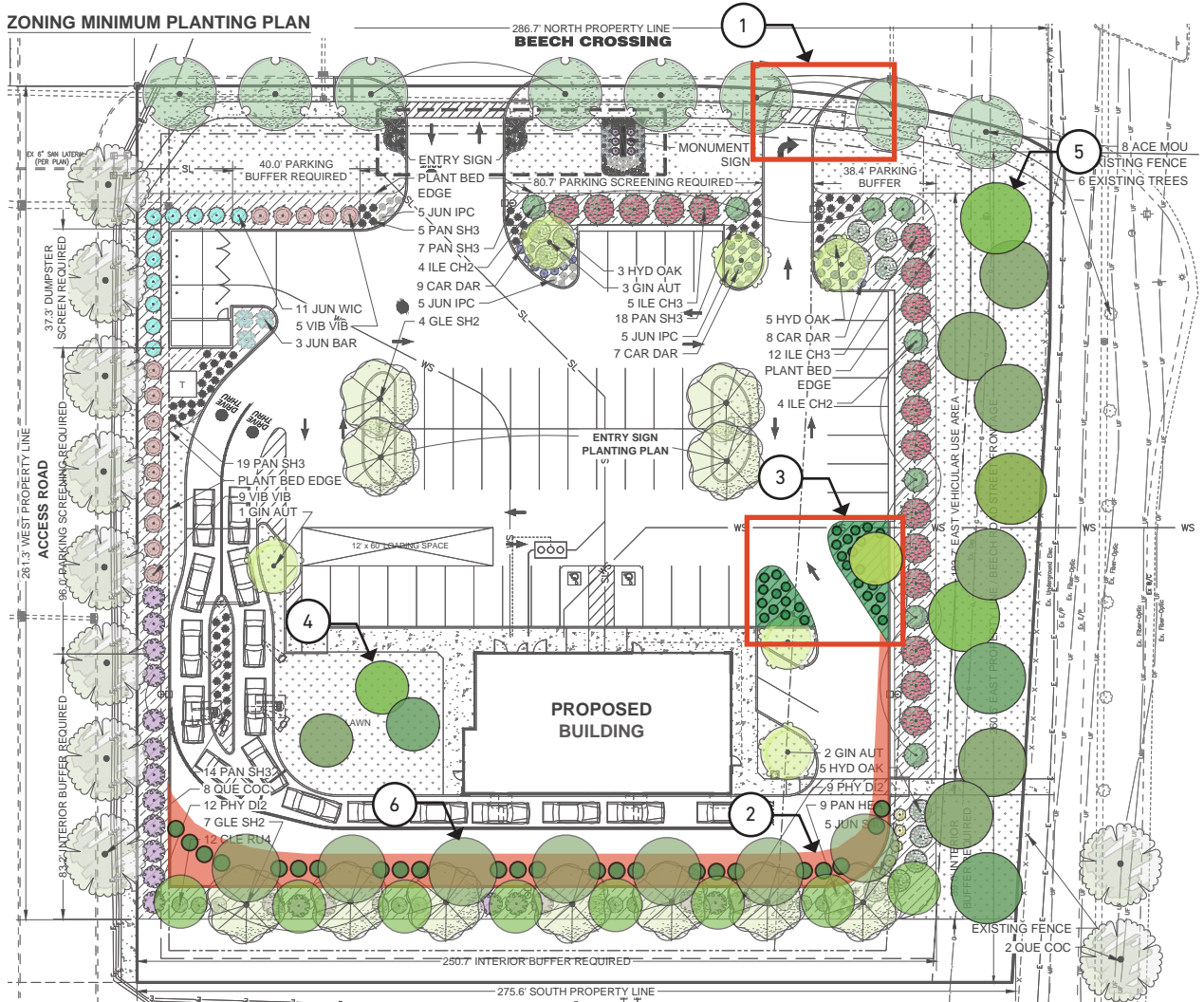


### \*NOTES:

The provided diagram is for clarification and design intent purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram may not be to scale.

## Development Review

project name McDonald's - 1955 Beech Road NW  
 prepared for City of New Albany  
 date June 27, 2024  
 date received June 13, 2024



| CODE                          | QTY | BOTANICAL NAME                           | COMMON NAME                 | TYPE      | MIN. SIZE |
|-------------------------------|-----|------------------------------------------|-----------------------------|-----------|-----------|
| <b>DECIDUOUS TREES</b>        |     |                                          |                             |           |           |
| FRN MOU                       | 1   | Fraxinus americana 'Green Mountain'™     | Green Mountain Sugar Maple  | B & B     | 15' Cal   |
| GIN AUT                       | 5   | Ginkgo biloba 'Autumn Gold'™             | Madisonian Tree             | B & B     | 2.5' Cal  |
| OLE SH3                       | 11  | Olethia lanceolata 'Shademaster'™        | Shademaster Locust          | B & B     | 2.5' Cal  |
| QUE COC                       | 1   | Quercus coccinea                         | Scarlet Oak                 | B & B     | 15' Cal   |
| <b>EVERGREEN TREES</b>        |     |                                          |                             |           |           |
| JUN WIC                       | 11  | Juniperus scopulorum 'Wichita Blue'      | Wichita Blue Juniper        | B & B     | 6' Ht.    |
| <b>SHRUBS</b>                 |     |                                          |                             |           |           |
| SEA CRB                       | 12  | Chaenactis barbatula 'Green Ball'        | Green Ball Sweet William    | 2 gal     | Clump     |
| <b>ANNUALS AND PERENNIALS</b> |     |                                          |                             |           |           |
| ALL UNID                      | 24  | Alkermis x Millennium™                   | Millennium Ornamental Onion | 16cm bulb | Clump     |
| ALL UNID                      | 24  | Alkermis x Mori Bello™                   | Mori Bello Ornamental Onion | 16cm bulb | Clump     |
| ECH RET                       | 14  | Echinops ritro                           | Globe Thistle               | 2 gal     | Clump     |
| <b>DECIDUOUS SHRUBS</b>       |     |                                          |                             |           |           |
| CLE R14                       | 12  | Castanea alnifolia 'Dark Knight'         | Blue Mist Sycamore          | 3 gal     | 30' Ht.   |
| CLE R14                       | 12  | Castanea alnifolia 'Ruby Spice'          | Ruby Spice Castina          | 3 gal     | 42' Ht.   |
| HYD OAK                       | 18  | Hydrangea opacifolia 'Snow Swan'         | Snow Swan Oakleaf Hydrangea | 3 gal     | 30' Ht.   |
| PHY BUR                       | 5   | Physocarpus opulifolius 'Burgundy Candy' | Burgundy Candy Ninebark     | 3 gal     | 24' Ht.   |
| PHY D12                       | 12  | Physocarpus opulifolius 'Duo Duo'        | Duo Duo Ninebark            | 3 gal     | 42' Ht.   |
| VIB VIB                       | 14  | Viburnum x burkwoodii 'Molokai'          | Molokai Viburnum            | 3 gal     | 42' Ht.   |
| <b>EVERGREEN SHRUBS</b>       |     |                                          |                             |           |           |
| ILE CH2                       | 5   | Ilex mesasiatica 'China Boy'™            | China Boy Holly             | 3 gal     | 42' Ht.   |
| ILE CH3                       | 12  | Ilex mesasiatica 'China Girl'™           | China Girl Holly            | 3 gal     | 42' Ht.   |
| JUN S45                       | 5   | Juniperus chinensis 'Spartan Gold'       | Spartan Juniper             | 3 gal     | 18' Ht.   |
| JUN S45                       | 5   | Juniperus chinensis 'Spartan Gold'       | Spartan Juniper             | 3 gal     | 18' Ht.   |
| JUN IPC                       | 15  | Juniperus horizontalis 'Panicake'        | Panicake Creeping Juniper   | 3 gal     | Clump     |
| JUN IPC                       | 15  | Juniperus horizontalis 'Panicake'        | Panicake Creeping Juniper   | 3 gal     | Clump     |
| <b>ORNAMENTAL GRASSES</b>     |     |                                          |                             |           |           |
| PAN SH3                       | 5   | Panicum virgatum 'Karl Foerster'         | Foerster Reed Grass         | 2 gal     | Clump     |
| PAN SH3                       | 5   | Panicum virgatum 'Heaven Mist'           | Blue Swept Grass            | 2 gal     | Clump     |
| PAN SH3                       | 5   | Panicum virgatum 'Shenandoah'            | Shenandoah Grass            | 3 gal     | Clump     |
| SPEC RET                      | 17  | Scoroparia heterophylla                  | Witch Grass                 | 2 gal     | Clump     |



404.689-01  
June 25, 2024

To: Sierra Saumenig  
City Planner

From: Matt Ferris, P.E., P.S.  
By: Jay M. Herskowitz, P.E., BCEE

Re: McDonald's FDP

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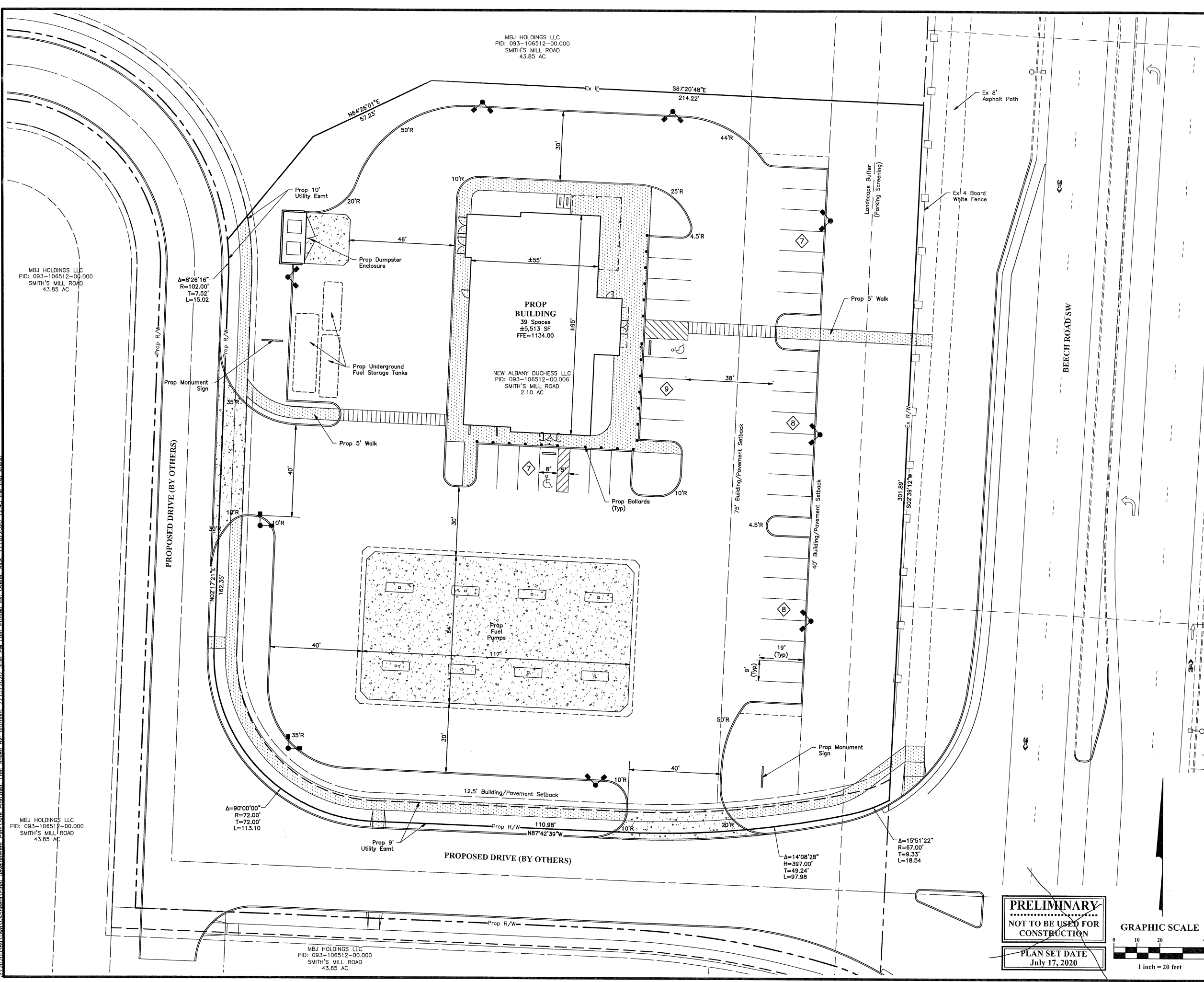
We reviewed the referenced submittal in accordance with Code Sections 1159.07 (b)(3) FDP. Our review comments are as follows:

1. Refer to Exhibit A (see attached). Add the signature block shown on this exhibit and accompanying monumentation notes to the cover sheer of the referenced FDP.
2. Sheet C3.0: Add stop signs/stop bars at the curb cuts.
3. Sheet C3.2: Note that the City requires detectable domes to be red clay brick.
4. Sheet C4.0: Add notes requiring that the water service beneath Beech Road be constructed using Horizontal Directional Drilling. Open cut of pavement is not permitted.
5. Sheet C5.0: Add a legend that includes a major flood routing arrow and show major flood routing in plan view.
6. Sheet C6.1: Revise note 2 at the bottom of this sheet by deleting 21 days and adding back 14 days.
7. Sheet C6.1: The City recently updated the seed application rate to be 14 lbs. per 1000 SF, City of Columbus Type 1 Lawn Mix.
8. Sheet L1.0: Add site distance triangles at the cuts and remove landscaping that impedes motorist view.
9. Have a licensed Ohio professional surveyor sign the ALTA survey.
10. Provide a fire truck turning analysis using the template for the applicable Fire Department ladder truck.
11. We will evaluate storm water management, sanitary sewer collection and roadway construction related details once detailed construction plans become available

MEF/JMH

(attachment)

cc: Josh Albright, Development Engineer  
Sierra Saumenig, Planner



**LEGEND**

- Concrete Pavement
- Concrete Sidewalk
- Sign
- Site Light Pole (see Map Plan)
- Parking Count

**PROJECT DESCRIPTION**  
The Gas Station Development Includes The Construction Of A 5,513 Square Feet Single Story Building With Fuel Pumps.

**STORMWATER MANAGEMENT**  
The Storm Water For This Project Will Be Controlled By A Regional Basin West Of The Site.

**MONUMENTATION**  
Monumentation In Compliance With C.O. 1159.07 (3) Will Be Set Prior To Completion Of Construction.

**SITE DATE TABLE**

|                             |             |
|-----------------------------|-------------|
| Total Site Area             | 2.11 Ac.    |
| Proposed Convenience Store  | 5,513 SF    |
| Parking Provided            | 39 Spaces   |
| Handcap Parking Required    | 2 Spaces    |
| Handcap Parking Provided    | 2 Spaces    |
| <b>Lot Coverage</b>         |             |
| Pavement/Walk               | 61,258 S.F. |
| Building                    | 5,513 S.F.  |
| Total Coverage              | 66,771 S.F. |
| Site Area (2.11 Ac.)        | 91,771 S.F. |
| Percent Coverage            | 73%         |
| Maximum Lot Coverage        | 85%         |
| Total Parking Area          | 17,751 S.F. |
| Interior Landscape Area     | 1,763 S.F.  |
| Interior Landscape Required | 10%         |
|                             | 8%          |

- NOTES**
- All Radii Are 5' Unless Otherwise Noted.
  - All Curb To Be 6" Extruded Unless Otherwise Noted.
  - All Dimensions Given Are Measured To The Face Of Curb.
  - All Radius Dimensions Given Are Measured Along The Face Of Curb.
  - Curb cut on US 62 is subject to ODOT approval. If this curb cut is approved, the northern most curb cut on Theisen Rd will be exit only. If curb cut is not approved it will be removed from the plan and both curb cuts on Theisen Rd will remain as full access.

**APPROVALS:**

\_\_\_\_\_  
Planning Commission Chair

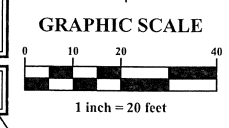
\_\_\_\_\_  
Vice Chair or Designee

\_\_\_\_\_  
Professional Engineer

\_\_\_\_\_  
Professional Surveyor

**PRELIMINARY**  
**NOT TO BE USED FOR CONSTRUCTION**

PLAN SET DATE  
July 17, 2020



MBJ HOLDINGS LLC  
PID: 093-106512-00.000  
SMITH'S MILL ROAD  
43.85 AC

MBJ HOLDINGS LLC  
PID: 093-106512-00.000  
SMITH'S MILL ROAD  
43.85 AC

MBJ HOLDINGS LLC  
PID: 093-106512-00.000  
SMITH'S MILL ROAD  
43.85 AC

MBJ HOLDINGS LLC  
PID: 093-106512-00.000  
SMITH'S MILL ROAD  
43.85 AC

NEW ALBANY DUCHESS LLC  
PID: 093-106512-00.006  
SMITH'S MILL ROAD  
2.10 AC

REVISIONS

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |

ENGLFIELD

CITY OF NEW ALBANY, LICKING COUNTY, OHIO  
FINAL DEVELOPMENT PLAN  
FOR  
**ENGLFIELD OIL - BEECH & SMITH'S MILL ROAD**  
SITE PLAN

**EMH**  
Eros, Mechanical, Hydrological & Terrain, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43254  
Phone: 614.752.6500 Fax: 614.752.6501  
emh.com

|         |               |
|---------|---------------|
| DATE    | July 17, 2020 |
| SCALE   | 1" = 20'      |
| JOB NO. | 2020-0369     |
| SHEET   | 1/2           |



## **Community Development Department**

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

Dear Permit Solutions c/o Cathy Stephens,

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, July 16, 2024

The New Albany Planning Commission took the following action on 07/15/2024 .

#### Final Development Plan

**Location:** 1955 Beech Rd. NW

**Applicant:** Permit Solutions c/o Cathy Stephens,

**Application:** PLFDP20240050

**Request:** 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).

**Motion:** To approve

**Commission Vote:** Motion Approved with Conditions, 5-0

**Result:** Final Development Plan, PLFDP20240050 was approved with Conditions, by a vote of 5-0.

Recorded in the Official Journal this July 16, 2024

#### Condition(s) of Approval:

1. The City Landscape Architect's comments must be addressed, subject to staff approval;
  - a. Further evaluation of the proposed curb cut at the access drive closest to Beech Road NW is necessary to ensure proper function and vehicular circulation.
  - b. Reduce asphalt pavement width at drive-through bypass lane to be 11'-12' instead of the proposed 18'-22'.
  - c. Modify landscaping plan to accommodate truck turning radius subject to staff approval.
  - d. Provide approved deciduous shade trees in proposed lawn.
  - e. Provide approved deciduous shade trees along Beech Road NW.
  - f. Adjust the proposed planting plan to align with the updated edge of pavement at the drive through bypass lane.
2. That the applicant adds an additional street tree on the Beech Road frontage and two additional trees on-site to meet the Beech Crossing street tree requirement.
3. That the applicant ensures all proposed street trees are three caliper inches at installation.
4. That the applicant revises the landscape plans to be consistent with the approved master landscape plan.
5. The City Engineer's comments must be addressed, subject to staff approval;
  - o Add the signature block shown on this exhibit and accompanying monumentation notes to the cover sheet of the referenced FDP.
  - o Add stop signs/stop bars at the curb cuts
  - o Note that the city requires detectable domes to be red clay brick.

- o Add notes requiring that the water service beneath Beech Road be constructed using Horizontal Directional Drilling. Open cut of pavement is not permitted.
- o Add a legend that includes a major flood routing arrow and show major flood routing in plan view.
- o Revise note 2 at the bottom of this sheet by deleting 21 days and adding back 14 days.
- o The city recently updated the seed application rate to be 14 lbs. per 1000 SF, City of Columbus Type 1 Lawn Mix
- o Add site distance triangles at the cuts and remove landscaping that impedes motorist view.
- o Have a licensed Ohio professional surveyor sign the ALTA survey.
- o Provide a fire truck turning analysis using the template for the applicable Fire Department ladder truck.
- o The engineering team will evaluate storm water management, sanitary sewer collection and roadway construction related details once detailed construction plans become available

Staff Certification:

*Sierra Saumenig*

Sierra Saumenig  
Planner



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

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**MCDONALD'S  
VARIANCE**

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LOCATION: Located generally at the southwest corner of Beech Road and Beach Crossing (PID: 093-106512-00.000)  
APPLICANT: Permit Solutions, c/o Cathy Stephens  
REQUEST: Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the Beech Crossing private road building elevation.  
ZONING: Beech Crossing I-PUD  
STRATEGIC PLAN: Retail  
APPLICATION: VAR-51-2024

Review based on: Application materials received on June 28, 2024

---

*Staff report prepared by Sierra Saumenig, Planner*

**I. REQUEST AND BACKGROUND**

This application is for a variance related to a final development plan for a proposed McDonald's located at the southwest corner of Beech Road and Beech Crossing within the Beech Crossing development. The development includes a dine-in restaurant with a drive-through.

The applicant requests the following variance:

Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the Beech Crossing private road building elevation.

**II. SITE DESCRIPTION & USE**

The 1.805-acre site is located at the southwest corner of Beech Road and Beech Crossing. This is the sixth proposed development for this zoning district. The Planning Commission approved a final development plan application for Duke and Duchess on October 20, 2020, an application for Holiday Inn Express on February 19, 2020, a Taco Bell on August 21, 2023, and a Donatos multi-tenant building on June 17, 2024.

**III. EVALUATION**

The application complies with the submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

***Criteria***

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the "practical difficulties" standard is

whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (*Section 1113.06*):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

### **III. RECOMMENDATION**

#### ***Considerations and Basis for Decision***

#### **Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that buildings have operable and active front doors along all public and private roads.**

The following should be considered in the Commission’s decision:

1. The applicant is requesting a variance to eliminate the requirement that buildings have operable and active front doors along all public and private roads.
  - a. The building has three frontages, two along Beech Crossing and one along Beech Road. As proposed, the commercial building has an entrance along the Beech Road elevation and along the north facing side elevation facing Beech Crossing.
  - b. The elevation with no operable and active door is along the west side of the building (rear side) and is adjacent to Beech Crossing, which is a private drive and referred to as the Outparcel Access Drive in the zoning text.
2. As required by the zoning text, the building is designed with the same caliber of finish on all sides of the building using the same building materials.
3. The variance appears to preserve the “spirit and intent” of the zoning requirement. The intent of this requirement is to ensure that buildings maintain a presence on the street and not contain blank or “empty” building elevations so there is architectural vibrancy and interest on all sides of a building which is crucial in pedestrian oriented development.

This site and the overall Beech Crossing developments are auto-oriented by design, therefore it does not appear that maintaining an entrance on every elevation facing a public or private road is as important in this development scenario. Additionally, the site faces Beech Crossing on two elevations and the elevation with no operable and active door is the rear of the building. All sides of the building are designed with the same caliber of finish using the same building materials so none of the elevations appear as a “lesser” side of the building.

4. While there isn’t an active and operable door along the private road on one of the elevations, the applicant is providing one on the north elevation facing Beech Crossing and using strong architectural features and materials so the building adequately addresses the primary street (Beech Road) architecturally. The building is designed so the front door architectural elements such as the awning and retail storefront windows front Beech Road.
5. It does not appear that the essential character of the neighborhood will be altered if the variance request is granted for the Beech Crossing frontage. Similar variances were granted for Turkey Hill, Panda Express, Sheetz, and the New Albany Duke and Duchess location on Johnstown Road.
6. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

## **II. SUMMARY**

Due to the auto-oriented nature of this zoning district, providing active and operable front doors on every elevation does not appear to be necessary since there is a hierarchy of streets. The applicant is still providing a high-quality designed building. Therefore, the design and non-active doors along the rear elevation facing Beech Crossing appear to be appropriate.

## **V. ACTION**

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

**Move to approve application VAR-51-2024 (conditions may be added)**

**Approximate Site Location:**



Source: NearMap



## Community Development Department

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

Dear Permit Solutions c/o Cathy Stephens,

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.

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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, July 16, 2024

The New Albany Planning Commission took the following action on 07/15/2024 .

#### Variance

**Location:** 1955 Beech Rd. NW

**Applicant:** Permit Solutions c/o Cathy Stephens,

**Application:** PLVARI20240052

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

**Motion:** To approve

**Commission Vote:** Motion Approved with Conditions, 5-0

**Result:** Variance, PLVARI20240052 was Approvaed with Conditions, by a vote of 5-0.

Recorded in the Official Journal this July 16, 2024

#### Condition(s) of Approval:

1. That the variance is modified to be applied to the rear access road elevation.

Staff Certification:

Sierra Saumenig  
Planner