



New Albany Planning Commission Amended Meeting Agenda
Monday, February 3, 2025 at 7:00 p.m.

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

I. Call to order

II. Roll call

III. Action on minutes: January 22, 2025

IV. Additions or corrections to the agenda

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

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

VI. Cases:

FPL-92-2024 Final Plat

Final Plat for Phase 1 of the Hamlet development project generally located at the southwest and southeast corners of the New Albany Condit Road and Central College Road intersection (PIDs: 222-000675, 222-000685, 222-000686, 222-000670, 222-000676, 222-000678, 222-000313, 222-000664, 222-000671, 222-000672, 222-000654, 222-000669, 222-000549, 222-000668, 222-001167, 222-000688, 222-000375, 222-000314, 222-000673, and 222-000376).

Applicant: NONA Master Development LLC, c/o Aaron Underhill, Esq.

Motion of Acceptance of staff reports and related documents into the record for FPL-92-2024.

Motion of approval for application FPL-92-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FPL-01-2025 Final Plat

Final Plat for the dedication of public right-of-way for Ganton Parkway West Phase 4 located south of 161 and north of E Dublin-Granville Road.

Applicant: City of New Albany

Motion of Acceptance of staff reports and related documents into the record for FPL-01-2025.

Motion of approval for application FPL-01-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

1. TMD Update Workshop
2. Floodplain Chapter Update Workshop

VIII. Poll members for comment

IX. Adjournment



New Albany Planning Commission

Wednesday, January 22, 2025 Meeting Minutes - DRAFT

I. Call to order

The New Albany Planning Commission held a regular meeting on Wednesday, January 22, 2025 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:00 p.m. and asked to hear the roll.

II. Roll call

Those answering roll call:

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

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

Staff members present: Law Director Albrecht, Development Engineer Albright, Planner Blackburn, Planning Manager Mayer, Deputy Clerk Madriguera.

III. Action on minutes: December 16, 2024

Chair Kirby asked whether there were any corrections to the December 16, 2024 meeting minutes.

Commissioner Wallace noted one correction. On page 7 in the comment attributed to him, his final comment on that page that the sentence as corrected should read, "Commissioner Wallace observed that under the new code provision there would ~~be still be~~ have been three variance requests and asked whether 200 was ~~this~~ the right number."

* Clerk's note – the word "this" was inadvertently included in this sentence, and is stricken as a scrivener's error.

Chair Kirby asked if there were any further corrections.

Hearing none, Commissioner Wallace moved for approval of the December 16, 2024 meeting minutes as corrected. 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. Wallace yes, Ms. Briggs yes, Mr. Schell yes, Mr. Larsen yes, Mr. Kirby yes. Having all votes in favor, the motion passed and the December 16, 2024 meeting minutes were approved as corrected.

IV. Additions or corrections to the agenda

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

Planning Manager Mayer responded that staff was requesting that the first item of Other business, the NAPLS Presentation, be moved ahead of Cases on the agenda.

Chair Kirby asked if there was any objection to the change. Hearing none, the NAPLS Presentation was moved.

Thereafter Chair Kirby administered the oath to all present who wished to address the commission. He further reminded everyone 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 item of Other business, the NAPLS Presentation.

**VI. Other business
NAPLS Presentation**

Paul Miller, NCARB, CDT, AIA of Schorr Architects, Inc., delivered a slide presentation regarding the proposed school expansions and improvements. He explained that as currently contemplated the project includes two phases and a potential p/i funding component. Phase I is estimated to cost \$75,000,000.00 and includes the following components: construction of a school for K-2; Swickard Woods Boulevard improvements; baseball and softball fields; high school tech hub; middle school stadium improvements; a transportation facility; and a fire substation. Phase 2 is estimated to cost \$60,000,000.00 and includes the following components: middle school/high school expanded cafeteria; high school science hub. The potential p/i funded includes the following: (D) Annex (1921 Building) Demolition.

Nathan Gammela, AIA, Project Architect at Schorr Architects, Inc. continued the slide presentation regarding the transportation facility and fire substation. He explained that nothing is final and that this presented the opportunity for all to add items to their list of Project Priorities and Considerations which include the following: Site adjacencies and relationships and residential developments in the surrounding area; Intersection access and fire department access in an emergency and day-to-day school bus access; Jurisdictional & area requirements including: the architectural review board, the city council, the New Albany Company, the planning commission, and the Rocky Fork Blacklick Accord Implementation Panel. The plan is currently in the design development phase. Pending required approvals the team would like to begin construction in September 2025 with completion in July 2026. He then explained the proposed building, the proposed site layout, the location of the structure and land use constraints. The transportation and fire substation would be a single building divided in half by a firewall with the transportation portion comprising 9,350 square feet with a 2,750 square foot mezzanine, and the fire substation comprising 8,450 square feet with a 1,600 square foot mezzanine. He further explained the facility's proximity to the Columbia Gas/TransCanada easement. The easement accommodates two high-pressure gas mains that run the entire length of the site (and beyond). The easement has strict guidelines which include: no parking within 10' of the pipeline; no pavement within 5' of the pipeline except for crossings between 45 and 90 degrees; no parallel travel lanes within the right-of-way; and no turning within the right-of-way, crossing only.

Chair Kirby asked whether there would be sufficient charging for the entirety of the bus fleet. He noted that the operational costs of electric as compared to diesel are hard to argue with.

Mr. Gammela responded that he was taking that note down to investigate the issue.

Chair Kirby noted there are no windows on the second floor of the proposed facility. He then remarked that the 1921 Building has historical significance in the community. The historical

significance should be evaluated prior to scheduling it to be demolished. He further remarked that there are funds to restore it.

Planning Manager Mayer noted the issue.

Chair Kirby asked whether they are expecting to meet the warrants for a traffic light. He noted that traffic moved quickly going in the direction of the Wendy's after the stop sign.

There was a discussion of speed in that area.

Planning Manager Mayer stated that a study is needed and will be conducted to determine whether a traffic light is needed

Chair Kirby asked whether there were other questions from the commission.

Commissioner Schell noted that Plain Township Trustee Beckett Hill was at the hearing and asked her whether there had been discussion among the Plain Township Trustees regarding what will happen at the pool and whether the pool will be open for business as usual.

Plain Township Trustee Beckett Hill responded that it would be business as usual at the pool. They are looking at making improvements to the slide.

Commissioner Briggs asked for an overview of the application and how it got to this point. She further asked who owns the land and the site east of the Cornerstone Academy.

Mr. Underhill provided the overview. He further stated that the New Albany Company (NACO) had gotten approval for rezoning for Cornerstone Academy, then returned it to its original zoning when Cornerstone Academy's plans changed.

Development Engineer Albright added that Cornerstone is developing fields on another site.

NAPLS Representative Lori Loughton added that NAPLS owns the property and that it was donated by NACO. NAPLS knew the schools needed to expand in order to improve efficiency and they were grateful for the donation.

Commissioner Briggs asked a question regarding the northern edge of the property. She asked who owned the private drive on the north side that led to a cell tower. She asked because it appeared that that drive would be used by tenants of this property and wanted to be sure that the private ownership and public use was discussed.

Planning Manager Mayer stated that staff wanted to keep the creation and use of private roads to a minimum. He further noted that the city wants to make sure that the curb cuts are functioning properly.

Chair Kirby added that easements will be a serious matter. He further agreed that many are not fond of private roads due to maintenance.

Commissioner Schell asked whether this was this designed with the maximum needs being anticipated. He speculated that perhaps the next one would be in the far east side of New Albany, east of the business park.

Commissioner Wallace confirmed with Planning Manager Mayer that the speed limit is 50-55 miles per hour. He remarked that the speed limit seemed problematic and asked whether there is any appetite to lower the limit. He further stated that tremendous thought should be given to screening because this may not be the desired introduction to New Albany.

Commissioner Larsen asked whether the fire department would be responding to health calls only or to health calls and fire calls.

Mr. Gammela answered the response would be to health and fire calls.

Chair Kirby asked whether there was anyone from the public here to speak on the application.

Hearing none, he thanked the architects. Thereafter, he introduced the first and only regular case on the agenda and asked to hear from staff.

VII. Cases:

ZC-100-2024 Rezoning

Request to rezone 28.10 +/- located at 13785 Lucille Lynd Rd, 13837 Lucille Lynd Rd, 13853 Lucille Lynd Rd, 14062 Worthington Rd, and 0 Worthington Rd in Licking County from Limited Office Campus District (L-OCD) to Infill Planned Unit Development District (I-PUD) for an area to be known as the Beech Interchange Southeast Zoning District (PIDs: 094-108342-00.000, 094-106998-00.000, portion of 094-106740-00.005, 094-107880-00.000-, 094-108720-01.000, 094-108720-00.000).

Applicant: MJB Holdings, LLC c/o Aaron Underhill

Planner Blackburn delivered the staff report.

Chair Kirby asked for comments from engineering.

Engineer Albright stated that engineering had no comments.

Chair Kirby asked to hear from the applicant.

Applicant and Attorney for the project Aaron Underhill, 8000 Walton Parkway, spoke in support of the application. He thanked Planner Blackburn for her the introduction to the project and explained the reason he was seeking the rezoning was to facilitate and accommodate economic development. In service of that, they are seeking rezoning in order to realign with the needs of the business park. This would be a hybrid process and it was not the first time they had requested such a process. Review of the General Employment (GE) will be administrative, while the retail uses would be subject to commission review on final development. There is an opportunity here for economic development and for that reason they are building in some flexibility. He explained that adjacent parcels would be annexed following negotiation of an annexation agreement.

Commissioner Larsen referencing the site plan, asked for the difference between A and B.

Mr. Underhill explained that there is a transmission line easement between them. Subarea A uses include fueling stations with or without convenience stores, and restaurants and banks with drive-throughs and as such will require commission review and approval of a final development plan. Subarea B uses include office and data centers similar to other uses in the business park and are reviewed and approved administratively.

Commissioner Larsen referenced the text specification that only elevations visible from the public street were subject to the text and asked whether the roads surrounding the property are public or private.

Mr. Underhill responded that they basically viewed all the streets as public, so that language did not make much of a difference.

Chair Kirby stated, for staff, the zoning across the street has been around for about 4 years. As a general guideline uniformity on both sides of the street is good but if there are shortcomings with

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the existing text, it is best that those errors are not repeated. To that end he asked whether there are any such shortcomings here.

Planning Manager Mayer answered yes, in general. The OCD zoning classification for the property across the street is one of the original zoning designations from 2008 and as such it lacks many of today's provisions including roof top screening. Similarly zoning texts for the business park today do not have height restrictions, and they do have screening requirements.

Chair Kirby asked whether the text specifies the use of downcast lighting.

Mr. Underhill replied yes, the provision was included in H1 which is on page 14.

Chair Kirby thanked Mr. Underhill, said that was good, and asked if there were other questions. He asked if anyone from the public was present to comment on the application.

Hearing none, Chair Kirby moved to accept the staff reports and related documents into the record for ZC-100-2024. Commissioner Larsen 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. Kirby yes, Mr. Larsen yes, Mr. Schell yes, Ms. Briggs yes, Mr. Wallace yes. Having five yes votes, the motion passed and the staff reports and related documents for ZC-100-2024 were admitted to the record.

Commissioner Schell moved for approval of ZC-100-2024 based on the findings in the staff report. 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. Larsen yes, Mr. Kirby yes, Mr. Wallace yes. Having five yes votes, the motion passed and ZC-100-2024 was favorably recommended to the New Albany City Council.

Chair Kirby and the commission thanked the applicants and wished them good luck.

Thereafter Chair Kirby introduced the remaining item of Other business, the proposed City Code Amendment to C.O. 1115 Conditional Uses, and asked to hear from staff.

VII. Other business

1. City Code Amendment: C.O. 1115 Conditional Uses

Planner Blackbkurn delivered the staff report.

Planning Manager Mayer added that in addition to aligning the expiration timelines for final development conditional uses with stand alone conditional uses, the amendment was intended to improved existing conditional use revocation language by explicitly providing due process to the use holder. More specifically, the language requires the city to provide the use holder with notice of and the reasons supporting an alleged violation, an opportunity to cure the alleged violation, and an opportunity for a hearing before the commission if the alleged violation is not cured.

Commissioner Larsen asked why the use would not just expire if the use holder doesn't comply with the use.

Planning Manager Mayer explained that the violation could occur prior to expiration. Commissioner Larsen asked whether the use holder would be required to comply.

Council Member Wilttrout clarified the difference between expiration and revocation and noted that the ordinance was improved by including language specifying the procedures for each circumstance. She suggested that explicitly designating each circumstance, Expiration and Revocation along with a number or letter, would be helpful. She further suggested that perhaps the last paragraph could be combined with second to last paragraph.

Planning Manager Mayer agreed and continued that staff could add A and B and put the last sentence with the second paragraph.

Commissioner Wallace agreed and added that, as discussed at the prior meeting the word “after” needed to be in both places in the first paragraph. He also questioned whether “has” is the correct word there, he suspected it probably is but noted that it is a little clumsy.

Commissioner Larsen questioned the necessity of a hearing on revocation if the holder has been given notice and they still do not comply.

Planning Manager Mayer responded that in addition to a due process right to notice of the violation, the use holder has a due process right to the opportunity to be heard.

Law Director Albrecht agreed and added that that if the use holder does not show up, it will be a short and easy hearing.

Commissioner Wallace remarked that beginning the second paragraph with, “In the event the city is notified ...”, might be a better way to start that paragraph.

Chair Kirby asked for further questions.

Hearing none, Chair Kirby moved to favorably recommend the code update with the changes discussed at the meeting, to the New Albany City Council. 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, Ms. Briggs yes, Mr. Schell yes. Having five yes votes, the proposed amendment with the changes discussed at the January 22, 2025 Planning Commission Meeting was favorably recommended to the New Albany City Council.

VIII. Poll members for comment

Having no further business, Chair Kirby polled the members for comment.

Commissioner Wallace, noted the case number on the zoning request, ZC-100-2024, and asked whether the commission had considered 100 zoning cases in 2024.

Planning Manager Mayer responded yes, the commission had heard more cases in 2024 than any other year and added that the cases were more complex. He thanked the commission for their dedication and noted that 2025 was likely to be even more busy.

Chair Kirby stated that, as with prior years, he was not going to be available for the March meeting.

IX. Adjournment

Having no further business and without objection, Chair Kirby adjourned the January 22, 2025 meeting of the New Albany Planning Commission at 8:18 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix

ZC-100-2024

Staff Report

Record of Action



Planning Commission Staff Report
January 22, 2025 Meeting

**BEECH INTERCHANGE SOUTHEAST ZONING DISTRICT
ZONING AMENDMENT**

LOCATION: 28.10 +/- acres located at 13785 Lucille Lynd Rd, 13837 Lucille Lynd Rd, 13853 Lucille Lynd Rd, 14062 Worthington Rd, and 0 Worthington Rd in Licking County (PIDs: 094-108342-00.000, 094-106998-00.000, portion of 094-106740-00.005, 094-107880-00.000-, 094-108720-01.000, 094-108720-00.000).

APPLICANT: MBJ Holdings LLC c/o Aaron L Underhill, Esq

REQUEST: Zoning Change

ZONING: Office Campus District (OCD) to Infill Planned Development (I-PUD)

STRATEGIC PLAN: Mixed-Use

APPLICATION: ZC-100-2024

Review based on: Application materials received on December 20, 2024

Staff report completed by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests a review for the rezoning of 28.10 +/- acres. The request proposes to create a new zoning district to be known as the “Beech Interchange Southeast Zoning District” by zoning the area to Infill Planned Unit Development (I-PUD) from Office Campus District (OCD).

The proposed zoning text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts, such as Beech Interchange Southwest Zoning District and Mink Interchange Zoning District, which is located directly to the west from this site. This zoning district would be flexible to facilitate the development of services, retail, restaurants, and related uses throughout the Zoning District and opportunities for employment-generating uses to be developed within roughly the eastern two-thirds of the site.

II. SITE DESCRIPTION & USE

The overall site consists of six parcels located within Licking County. The zoning district is generally located to the southeast of and adjacent to State Route 161/Beech Road interchange. The neighboring uses and zoning districts include L-GE and I-PUD. The site is undeveloped with two lots having single family homes on them.

III. PLAN REVIEW

Planning Commission’s review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.10. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to the city council. The staff 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. Engage New Albany Strategic Plan

The 2020 Engage New Albany strategic plan designates the area as the Retail future land use category. The strategic plan lists the following development standards for the Retail District 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. Combined curb cuts and cross-access easements between parking areas are preferred between individual buildings.
- 5. Retail building entrances should connect with pedestrian network and promote connectivity through the site.
- 6. Integrate outdoor spaces for food related businesses.

B. Use, Site and Layout

- 1. The proposed text permits uses set forth in the C-3, Highway Business District for subarea A and B. Permitted uses include a mix of retail stores and personal service uses. In addition, gasoline and diesel fueling stations with or without convenience stores (and other accessory uses), vehicle charging stations, and restaurants and banks with drive-throughs shall be permitted uses.
- 2. In addition, the following uses shall be prohibited:
 - a. Self-service laundries
 - b. Funeral services
 - c. Automobile sales
 - d. Motor vehicle sales and service (combined) establishments
 - e. Commercial recreational facilities
 - f. Carry out food and beverage establishments with drive-thru facilities. To clarify, this prohibited use is intended to include uses such as drive-thru and carry-out beer and wine sales and is not intended to apply to restaurants with drive-thrus.
- 3. In this zoning district, the term “gasoline service station” shall include, but not be limited to, service stations selling gasoline, diesel, and/or any other fuel for trucks and/or passenger vehicles, and/or offering charging stations for electric vehicles.” Special provisions outlined in the zoning text for gasoline and diesel service stations include:
 - a. Sections 1165.08(a) through (d) of the Codified Ordinances shall not apply.
 - b. Such uses shall be permitted to serve the commercial trucking industry in addition to regular (non-truck) motorists, but the overnight parking of trucks shall be prohibited.
 - c. Showers and bathing facilities serving truck drivers or others shall be prohibited.
 - d. No lodging shall be permitted as part of the use.
- 4. The proposed text permits uses set forth in the (GE) General Employment District for Subarea B only. The text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts that are also zoned L-GE. The text allows office, data center, manufacturing & production, warehouse & distribution, and research & production uses.
- 5. In addition, the following uses shall be prohibited:
 - a. Industrial product sales (See Section 1153.03 (a)(1))

- b. Industrial services (See Section 113.03(a)(2))
 - c. Mini-warehouses (See Section 1153.03(a)(4)(c))
 - d. Tool rental and household moving centers, sales of cars, motorcycles, boats and recreational vehicles, repair of TV's, appliances, precision instruments, and business machines, locksmiths, upholsters and furniture refinishing (See Section 1153.03(b)(3)).
 - e. Vehicle services (See Section 1153.03(b)(4) except as associated with "travel centers," as such term is defined in Section II.A.S.d of this text
 - f. Radio/television broadcast facilities (See Section 1153.03(c)(1))
 - g. Sexually-oriented businesses (See Section 1153.03(c)(3))
6. The proposed L-GE text requires the following setbacks which are the same as the southwest zoning district:
- a. State Route 161: There shall be a minimum pavement setback of 25 feet and a minimum building setback of 50 feet from the right-of-way of State Route 161.
 - b. Beech Road: There shall be a minimum pavement setback and a minimum building setback of 50 feet from the Beech Road right-of-way.
 - c. Worthington Road: There shall be a minimum pavement setback of 25 feet and a minimum building setback of 50 feet from the right-of-way of Worthington Road.
 - d. Eastern Perimeter Boundary: There shall be a minimum pavement and building setback of 25 feet from the eastern perimeter boundary of this Zoning District.
 - e. Internal Parcel Lines: There shall be zero setback requirement for pavement and a minimum building setback of 10 feet from internal parcel lines within this Zoning District.
 - f. Canopies: Canopies over fuel pumps as part of gasoline service station use may encroach into minimum building setbacks, subject to approval by City staff.
 - g. Public Street Frontage: An individual parcel shall not be required to have public street frontage, or may have frontage on a public street right-of-way to which vehicular access is prohibited, if that parcel has the right to vehicular access to and from Worthington Road by and through one or more recorded instruments providing perpetual easements in favor of the parcel for these purposes.

C. Access, Loading, Parking

- 1. Vehicular access to and from this Zoning District shall be permitted only along Worthington Road. No vehicular access shall be permitted along Beech Road.
- 2. Two vehicular access points shall be permitted along Worthington Road with full turn movements, provided that such access points are at least 500 feet apart. Subject to the provisions in the text, the full turn movement access points may serve multiple parcels within the Zoning District. Other vehicular access points shall be permitted along Worthington Road, but only if they are restricted to right-in and right-out turning movements and otherwise meet City spacing and safety standards. Final locations of the proposed access points will be reviewed for approval as part of the first final development plan that is filed for this Zoning District, except that in the case of proposed development of GE, General Employment uses, such locations and specifications shall be reviewed for approval by the City Engineer.
- 3. One full movement access point shall be permitted, but not required, on Lucille Lynd Road.
- 4. Internally within the Zoning District, private roadways and/or drives shall be utilized to provide vehicular circulation, which locations and specifications for the same to be reviewed and approved as part of one or more final development plans, except that in the case of proposed development of GE, General Employment uses, such locations and specifications shall be reviewed for approval by the City Engineer. If more than one use/user or property owner is expected to be located or to own property within this Zoning District, then one or more declarations of reciprocal easements or reciprocal easement agreements shall be recorded against the real property within this Zoning

District prior to the issuance of the first building permit in the Zoning District to provide for perpetual vehicular and pedestrian cross access easements, cross utility easements, and other easements which are necessary or desirable for efficient development.

5. In conjunction with the filing of the first final development plan for this Zoning District, or if no final development plan application is required then before filing the first application for a zoning permit in this Zoning District, a traffic study shall be filed by the applicant unless the City Engineer requires less than a full study as determined prior to the filing of the relevant application. The study or analysis which is approved along with the application shall apply to other developments within the Zoning District unless otherwise modified as part of a subsequent approved study or analysis as part of another application. A memorandum of understanding detailing the scope of all required traffic studies/analyses shall be agreed upon by the City Engineer and the applicant prior to the filing of the relevant application.
6. Pedestrian Access:
 - a. An 8-foot wide leisure trail shall be provided along the Zoning District's frontage on Worthington Road and shall connect on the west with an existing leisure trail on Beech Road.
 - b. A 5-foot wide concrete sidewalk shall be provided on both sides of all roadways internal to the Zoning District.
 - c. For any use and associated development occurring as permitted in the C-3, Highway Commercial District, an internal pedestrian circulation system of walkways shall be created so that a pedestrian using a sidewalk or leisure trail.
 - d. Every development as contemplated under Pedestrian Access of the proposed zoning text shall be required to connect into the internal pedestrian circulation system by direct connection to a leisure trail or sidewalk.
 - e. Walkways, no less than five (5) feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance and along any façade abutting public parking areas. Such walkways may be omitted to accommodate drive-through lanes, where necessary or desirable to reduce or eliminate conflict between pedestrian and vehicular traffic.

D. Architectural Standards

1. The proposed architectural standards are consistent with existing I-PUD districts that permit retail and commercial, such as Beech Interchange Southwest Zoning District.
2. The proposed rezoning implements many of the same standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements and neighboring commercial zoning districts.
3. The city Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities, careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. The limitation text includes the same specific design requirements for uses not governed by the DGRs as those in the other subareas of the business park, which ensures the quality and consistent design of these buildings throughout this portion of the business park.
4. The zoning text section E.1. gives architectural standards for buildings containing as its primary use any use which is permitted or conditional under Section II.B.2 of the proposed text (i.e. General Employment District uses). Service and loading areas shall be screened in accordance with the Codified Ordinances unless otherwise provided in the proposed text.
5. There are no maximum building height requirements for GE uses. This is consistent with city code and other zoning districts in the surrounding area.
6. Section E.1.e. permits exterior building materials to be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to wood, stone, brick, and concrete shall be permitted, and contemporary

- materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.
7. Section E.1.v of the zoning text requires complete screening of all roof-mounted equipment on all four sides of the building using materials that are consistent and harmonious with the building's façade and character. The text indicates that the screening is provided to screen equipment from off-site view but also to buffer sound generated by the equipment.
 8. The zoning text section E.2. gives architectural standards for buildings containing as its primary use any use which is permitted under Section II.B.1 of this text (i.e., C-3, Highway Business District uses). Buildings shall be designed with a comparable level of detail on all sides. Buildings shall be a minimum of one (1) story and a maximum of two (2) stories, except that hotels and office buildings may exceed two stories and are permitted to be a maximum of 65 feet in height. Architectural elements such as parapets, cupolas, mechanical screening, or similar features may exceed these maximum building heights.
 9. Section E.2.c permits exterior materials such as Hardi Plank or its equivalent, brick, stone, cultured stone, metal, EIFS and composite material (except vinyl). Exterior wall finish materials must be used to complete massing elements.
 10. Section E.2.g of the zoning text requires complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character, but is not required to be the same material as the building's façade. Such screening shall be provided in order to screen the equipment from off-site view and sound generated by such equipment. When the requirements of this subsection cannot be met due to State Route 161 being at a higher elevation than a building in this Zoning District, deviations with regard to the screening requirements from State Route 161 may be approved as part of a final development plan.
 11. Section E.2.g.ii of the zoning text requires complete screening of all ground-mounted mechanical and other equipment at ground level by walls, fencing, or landscaping that is consistent and harmonious with the materials on and character of the nearest primary building. Such screening shall be provided in order to screen the equipment from off-site view and sound generated by such equipment.

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

1. Maximum lot coverage for this subarea is 80%, which is the same requirement as existing I-PUD districts that permit retail and commercial, such as Beech Crossing.
2. Standard tree preservation practices will be in place to preserve and protect trees that are to remain on site during all phases of construction, including the installation of snow fencing at the drip line.
3. State Route 161 Treatment: A four-board white horse fence shall be required generally running parallel to State Route 161 along the perimeter of this Zoning District but outside of the right-of-way.
4. Within the minimum required pavement setback along Beech Road and Worthington Road, landscaping shall be coordinated and consistent throughout. The following also shall be provided:
 - a. A four-board white horse fence shall be required along the street frontages. The final location will be determined as part of a final development plan application or zoning permit application, as applicable.
 - b. A landscaped area shall be required behind the fence and within the required pavement setbacks. This buffer shall consist of deciduous shade trees planted at a rate equal to six (6) trees or more for every 100 lineal feet of street frontage. Such trees may be equally spaced or randomly grouped and shall be of species which are native to Central Ohio. No single species shall be used for more than one-third of the trees required by this paragraph. Minimum sizes for trees required to be planted pursuant to this paragraph shall be two (2) or three (3) caliper inches, provided that no more than 50% of these trees shall be two (2) inches in caliper.

- c. A landscape buffer to screen parking areas shall be located within the pavement setback along all public rights-of-way. This buffer may contain landscape material, mounding, or a combination of both and shall have a minimum height of 3.5 feet at installation and a minimum opacity of 75% within 3 years of installation.
5. Street trees already exist along Beech Road. No additional street tree plantings shall be required along that street. A street tree row shall be established along Worthington Road and private roads and shall contain one (1) tree for every thirty (30) feet of street frontage.
6. Within this zoning district, there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or tree areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.

F. Lighting & Signage

1. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
2. All parking lot lighting shall be of the same light source type and style. Building, pedestrian, and landscape lighting may be incandescent or metal halide.
3. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed thirty (30) feet in height.
4. Uplighting of buildings shall be prohibited. Landscape uplighting from a concealed source shall not be permitted.
5. No permanent colored lights or neon lights shall be used on the exterior of any building.
6. All new electrical utilities that are installed in this Zoning District shall be located underground.
7. All other lighting on the site shall be in accordance with City Code.
8. Street lighting must meet the City Standards and Specifications.
9. Signage for all uses in this Zoning District shall comply with relevant provisions of the Codified Ordinances unless a master signage plan that provides alternative standards is provided for review and approval by the Planning Commission as part of a final development plan. In the event of a conflict between an approved master sign plan and the relevant provision of the Codified Ordinances, the approved master sign plan shall govern. One wall mounted sign per tenant shall be permitted on each elevation of the building that fronts or sides on a public or private road, but parking lot drive aisles shall not be construed as private road. Retail tenants are permitted one sandwich board sign, not to exceed six (6) square feet in area, per side. The signs may be placed on the sidewalk in front of the appropriate tenant space, but may not be sited in a location that interferes with vehicular sight distance.

IV. ENGINEER'S COMMENTS

The City Engineer, E.P. Ferris reviewed the proposed rezoning application and provided the following comments.

- 1) Existing r/w as measured from the Worthington Rd. centerline varies from approximately 90' to over 100' along the parcel frontage. This should be sufficient to support the project.

V. SUMMARY

This zoning district facilitates the development of service, retail, restaurant, and gasoline service station uses to serve employees within, and visitors to, the area such as the New Albany International Business Park, as well as others traveling along State Route 161. The proposed zoning text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts, such as Beech Interchange Southwest Interchange Zoning District, which is located generally to the west of this site. The proposed text is appropriate given the type of retail and commercial mixture of uses that are envisioned for this area in the 2020 Engage New Albany Strategic Plan.

V. ACTION

Suggested Motion for ZC-100-2024:

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

Move to approve application ZC-100-2024, based on the findings in the staff report (conditions of approval may be added)

Approximate site Location:



Source: NearMap



Community Development Department

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

Dear MJB Holdings, LLC,

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, January 23, 2025

The New Albany Planning Commission took the following action on 01/22/2025 .

Zoning Amendment

Location: 14062 WORTHINGTON RD 13853 LUCILLE LYND RD 13837 LUCILLE LYND RD
SW 13785 LUCILLE LYND RD

Applicant: MBJ Holdings, LLC,

Application: PLZC20240100

Request: Rezoning of 28.10 +/- acres located at 13785 Lucille Lynd Rd, 13837 Lucille Lynd Rd, 13853 Lucille Lynd Rd, 14062 Worthington Rd, and 0 Worthington Rd in Licking County (PIDs: 094-108342-00.000, 094-106998-00.000, portion of 094-106740-00.005, 094-107880-00.000-, 094-108720-01.000, 094-108720-00.000).

Motion: To Approve

Commission Vote: Motion Approved, 5-0

Result: Zoning Amendment, PLZC20240100 was Approved, by a vote of 5-0.

Recorded in the Official Journal this January 23, 2025

Condition(s) of Approval: N/A

Staff Certification:

Kylie Blackburn
Planner



To: Planning Commission

From: City Staff

Re: Conditional Use Expiration Amendment to the Codified Ordinances

Date: January 22, 2025

Background & Existing Conditions

Enclosed are the proposed codified ordinance modifications to New Albany Codified Ordinance 1115.07 Conditional Uses. There is a discrepancy in the expiration dates and the action that must be completed to establish approvals for final development plans (FDP) and Conditional Use applications.

Based on the city zoning code regulations, the majority of conditional uses have an accompanying final development plan application that is being heard at the same time. By synchronizing these timelines and “actions” the proposed changes will ensure consistency and reduce uncertainty for developers and stakeholders. At the December 16, 2024 Planning Commission meeting concerns were raised regarding the revocation provision in C.O. 1115.07. More specifically, whether the existing language provided sufficient due process.

The proposed changes improve the application experience and reduce procedures to provide a more responsive development environment. They also increase due process in the event that a determination regarding revocation must be made.

C. O. 1115.07 states that a conditional use will become null and void if the use it was approved for is not carried out within one (1) year of the date it was approved. However, it is possible to request and receive an extension of the timeline for a six (6) month period. Chapter 1159 states an applicant has two (2) years to begin construction from the day the final development plan is approved, or all of the approvals and permits will become null and void. Within the two (2) year period the applicant may be given an extension from the Commission based on good cause.

C.O. 1115.07 further provides that the city may revoke the zoning permit upon written evidence by any resident or city official of violation of the zoning ordinance and/or written terms and conditions upon which approval was based.

Below is a table setting forth New Albany's existing expiration and revocation provisions.

	Conditional Use Duration	"Action"	Final Development Plan Duration	"Action"	Revocation
New Albany	One (1) year	If such use is not carried out	Within 2 years	Construction has not begun	Municipality may revoke the zoning permit upon written evidence by any resident or official of the Municipality of violation ...

Research

An analysis of seven local city regulations was conducted to assess the expiration and revocation of final development plan and conditional use approvals. The findings indicate that conditional use permits generally have an expiration period ranging from one to two years. In contrast, the timeframe for the final development plan exhibits more variability, with most durations falling between two to three years. The outliers with spans of five and eight years. And further that conditional use violation or revocation proceedings, whether via the zoning code enforcement or revocation proceedings, provide due process for the conditional use permit holder.

City	Conditional Use Duration	"Action"	Final Development Plan Duration	"Action"	Revocation
Westerville	Two (2) years	The conditional use has begun	Two (2) years	Have not been commenced	Planning Commission may revoke the cu. Zoning Officer must give notice and reasons for violation, the cu holder has 30 days to comply. Upon failure to comply, the Zoning Officer shall notify the Planning Commission who shall

					continue or revoke the cu at its next regular meeting
Dublin	One (1) year	Construction has begun	Three (3) years	If progress on PUD is discontinued	No specific cu revocation provision
Granville	One (1) year unless renovations/ construction is required then two (2) years	Commencement or renovations/con struction has begun	Two (2) years	If construction has not begun	No specific cu revocation provision
Newark	One (1) year	The use or structure has been started	Five (5) years	If construction has not begun	No specific cu revocation provision
Johnstown	Eighteen (18) months	Not fully implemented	Eight (8) years	Unless construction has commenced on at least seventy percent (70%) of the total acreage	Planning Commission may revoke the zoning certificate if it finds, based on written evidence by any citizen or official, a violation of the ordinance or the terms or conditions upon which approval was based
Powell	One (1) year	Has been instituted or utilized	Within two (2) years	If required plats are not yet properly recorded and/or if construction has not begun	By the BZA upon a finding of non-compliance by the zoning administrator, and after notice and an opportunity for a hearing have been given. 1129.12

Upper Arlington	Six (6) months	Lack of commencement on actual construction or business	Two (2) years - unless a Building Permit has been issued	Construction has not begun	No specific cu revocation provision
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Overall, the duration of New Albany conditional use permits aligns closely with the timelines and actions established by the other cities analyzed. In terms of final development plans, New Albany falls on the lower end of the timeline spectrum. Generally, the primary "actions" for these permits relate to whether construction has commenced, which is consistent with New Albany's current criteria.

Conversely, with the exception of Johnstown (which is very similar to New Albany's revocation provision), New Albany's conditional use revocation provision does not align closely with other cities analyzed because it does not provide the conditional use holder with due process - meaning notice and an opportunity for a hearing on the violation or revocation. This is true whether the other city addresses alleged violations of the conditional use with zoning code enforcement proceedings or revocation proceedings specific to conditional uses. Prior to finding a violation of the zoning code, Dublin, Granville, Newark, and Upper Arlington provide notice and the right to a hearing via zoning code enforcement proceedings. Likewise, prior to taking action on a conditional use permit, Powell, and Westerville provide notice and the right to a hearing via conditional use permit revocation proceedings.

Recommendation

The city staff recommends the following updates to the conditional use chapter:

1. Update the expiration period of conditional uses to two years for renovation or new construction projects so it matches the final development plan timeframe.
2. Update the action step from "if such use is not carried out" to "occupancy permits being issued" to clarify what must be completed in order for the conditional use to not expire.
3. Provide more flexibility for the Planning Commission to review and approve conditional use extensions.
4. Update the revocation provision to provide for due process for the permit holder.

This provides developers with a better grasp of what is expected of them, enhancing transparency and accountability. And it modernizes code to contemplate that there are varying degrees and scales of development projects that have received a conditional use approval.

The city staff proposes the following amendment (new language shown in red and removed language in strikethrough) to chapter 1115 – Conditional Uses:

1115.07 - EXPIRATION AND REVOCATION OF ZONING PERMIT ISSUED UNDER CONDITIONAL USE PROVISIONS.

The ~~Planning Commission's~~ approval of the ~~zoning permit~~ conditional use issued in accordance with Section 1115.06 shall become null and void after one (1) year if an occupancy permit has not been issued or within two (2) years if renovations or construction has not begun such use is not carried out within one year after the date of approval.

The ~~Planning Commission~~ Municipality may revoke the approved conditional use. ~~zoning permit~~ The Municipality shall notify a conditional use holder with the reasons for violation of the terms and/or conditions of the approved conditional use and a statement that the conditional use holder shall have 30 days to comply with the approved conditional use. If the conditional use holder does not comply, a Planning Commission hearing shall be scheduled. The requirements for public notice and notification of parties of interest shall be as specified in Section 1115.05. The Planning Commission may either revoke, continue, or modify the approved conditional use. ~~written evidence by any resident or official of the Municipality of violation of the Zoning Ordinance and/or written terms and conditions upon which approval was based.~~

The Planning Commission may grant an extension of a ~~zoning permit~~ conditional use issued in accordance with Section 1115.06 for an additional period of six (6) months for good cause.



**Planning Commission Staff Report
February 3, 2025 Meeting**

**HAMLET AT SUGAR RUN
PHASE 1 FINAL PLAT**

LOCATION: Generally located at the southwest and southeast corners of New Albany Condit Road and Central College Road (PIDs: 222-000675, 222-000685, 222-000686, 222-000670, 222-000676, 222-000678, 222-000313, 222-000664, 222-000671, 222-000672, 222-000654, 222-000669, 222-000549, 222-000668, 222-001167, 222-000688, 222-000375, 222-000314, 222-000673, and 222-000376).

APPLICANT: NoNA Master Development LLC c/o Aaron Underhill, Esq.

REQUEST: Final Plat

ZONING: Infill-Planned Unit Development (I-PUD)

STRATEGIC PLAN: Hamlet Focus Area

APPLICATION: FPL-92-2024

Review based on: Application materials received on January 22, 2025.

Staff report completed by Chris Christian, Planner II

I. REQUEST AND BACKGROUND

The final plat is for the 1st phase of the Hamlet development. The intent of this plat is to establish the primary road network within phase 1. To establish residential lots, additional parkland/open space areas, and roads, the developer will have to submit additional final plat applications in the future which are subject to the review and approval of the Planning Commission and city council.

The Planning Commission reviewed the zoning change and preliminary development plan for the property on November 7, 2022 (ZC-104-2022) and the zoning change was adopted by city council on December 6, 2022 (O-40-2022). The Planning Commission reviewed and approved the final development plan and preliminary plat for the subdivision on September 16, 2024 (FDP-53-2024).

II. SITE DESCRIPTION AND USE

Phase 1 of the Hamlet development is generally located at the southwest corner of the New Albany-Condit Road and Central College Road intersection. The property is currently vacant.

III. PLAN REVIEW

The Planning Commission's review authority of the plat is found under C.O. Section 1187. The staff's review is based on New Albany plans and studies, zoning text, and zoning regulations.

Residential Lots

1. There are no residential lots included on the final plat application. The intent of this plat is to establish the primary road network within phase 1 of the development. To establish residential lots in the future, the applicant must return to the Planning Commission for review and approval of a new final plat.

Streets and Rights-of-Way

1. The plat creates three (3) new publicly dedicated streets. All of the new streets meet the right-of-way requirements in the zoning text:
 - Resch Boulevard provides access to the subdivision from Central College Road and State Route 605, with 60 feet of right-of-way.
 - Huston Loop, with 50 feet of right-of-way.
 - Tilia Alley, a publicly dedicated alley, with 24 feet of right-of-way.
2. The utility easements are shown on the plat.
3. Per the city's subdivision regulations, C.O. 1187.04, all new streets shall be named and shall be subject to the approval of the Planning Commission. The applicant proposes to name primary roads within the development after historic figures in the New Albany community. Resch Boulevard is named after William (Bill) Resch and Huston Loop is named after one of the original land owners in the immediate area. Alleys will be named after native Ohio trees or other things found in nature.
4. The applicant meets and exceeds the State Route 605 and Central College Road right-of-way dedication requirements.
 - 10 additional feet of right-of-way is to be dedicated along the southern portion of Central College Road for a total of 50 feet.
 - A total of 50 feet of right-of-way is being provided along the western portion of State Route 605 where the zoning text only requires 40 feet. Most of this right-of-way width exists today but there are some small dedications proposed along the southern portion of the frontage to get to the 50-foot amount.

Parkland and Open Space

1. The plat contains one (1) reserve areas shown as Reserve "A".
 - According to the plat notes, Reserve A shall be owned and maintained by the city of New Albany. This is consistent with the final development plan application.

IV. ENGINEER'S COMMENTS

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

VIII. ACTION

Basis for Approval:

The final plat is consistent with the approved final development plan and meets code requirements. Should the Planning Commission approve the application, the following motion would be appropriate:

Suggested Motion for FPL-92-2024:

Move to approve final plat application FPL-92-2024 (conditions of approval may be added).

Approximate Site Location:



Source: NearMap

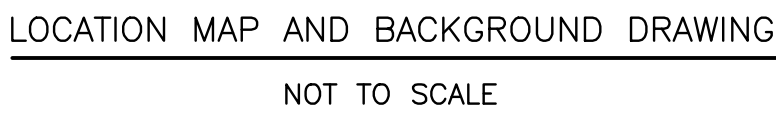


Community Development Planning Application

Submission	Submit planning applications and all required materials via email to planning@newalbanyohio.org	
	Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.	
Project Information	Site Address <u>Southwest corner of Central College Road and New Albany Condit Road</u>	
	Parcel Numbers <u>See page 3 for list of parcels</u>	
	Acres <u>15.466</u>	# of lots created <u>5 lots and 1 Reserve</u>
Choose Application Type	Description of Request:	
	<input type="checkbox"/> Appeal <input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Conditional Use <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Plat <input type="checkbox"/> Lot Changes <input type="checkbox"/> Minor Commercial Subdivision <input type="checkbox"/> Zoning Amendment (Rezoning) <input type="checkbox"/> Zoning Text Modification	<input type="checkbox"/> Extension Request <input type="checkbox"/> Variance <input type="checkbox"/> Vacation Final Plat for 15.46 acres at the Southwst corner of Central College Road and New Albany Condit Road. The plat will dedication of 2 new public roads and one alley. Resch Blvd is 1037', Huston Loop is 428' and Tilia Alley is 338'. The total street length is 1803'.
Contacts	Applicant Information	
	Property Owner Information	
Signature	Name: Nona Master Development c/o Aaron Underhill	
	Address: 4016 Townsfair Way, Suite 201	
	City, State, Zip: Columbus, Ohio 43219	
	Phone Number: 614-414-7300	
	Email: lwedekind@steiner.com	
Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.		
Signature of Owner: <u>Jane Wedekind</u> Date: <u>1-29-25</u>		
Signature of Applicant: <u>Jane Wedekind</u> Date: <u>1-29-25</u>		

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054



BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as those shown on the plat entitled "Nottingham Trace Phase 1", of record in Plat Book 124, Page 15. The bearing of South 86° 13' 47" East, assigned to the southerly right of way line of Walnut Street, is designated the basis of bearings for this plat.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

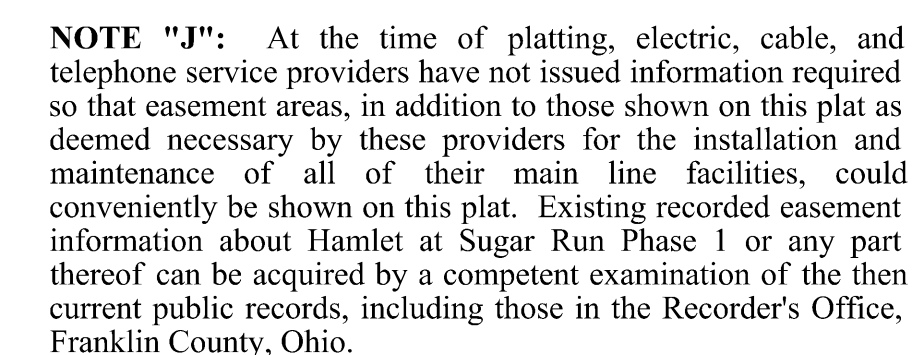
PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. The markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the City of New Albany, Ohio's acceptance of these infrastructure improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing when the markers are in place.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
⊙ = Permanent Marker (See Survey Data)

HAMLET AT SUGAR RUN PHASE 1 2023-0187

My commission expires _____

Notary Public, State of Ohio





**Planning Commission Staff Report
February 3, 2025 Meeting**

**GANTON PARKWAY WEST PHASE 4
FINAL PLAT**

LOCATION: 9582 Johnstown Road
APPLICANT: City of New Albany
REQUEST: Final Plat
ZONING: C-PUD (Comprehensive Planned Unit Development)
STRATEGIC PLAN: Employment Center and Village Center
APPLICATION: FPL-01-2025

Review based on: Application materials received January 13, 2025

Staff report completed by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

The application is for a final plat to dedicate right-of-way for the fourth phase of Ganton Parkway West. Ganton Parkway is recommended in the Engage New Albany strategic plan to facilitate additional connections within New Albany. This extension of Ganton Parkway West provides access to existing and new development sites in the future. The plat also dedicates right-of-way for new connections to Kitzmiller Road and East Dublin Granville Road to the Ganton Parkway. Finally, due to the realignment the plat vacates portions of East Dublin Granville Road and replaces it with utilities easements.

II. SITE DESCRIPTION & USE

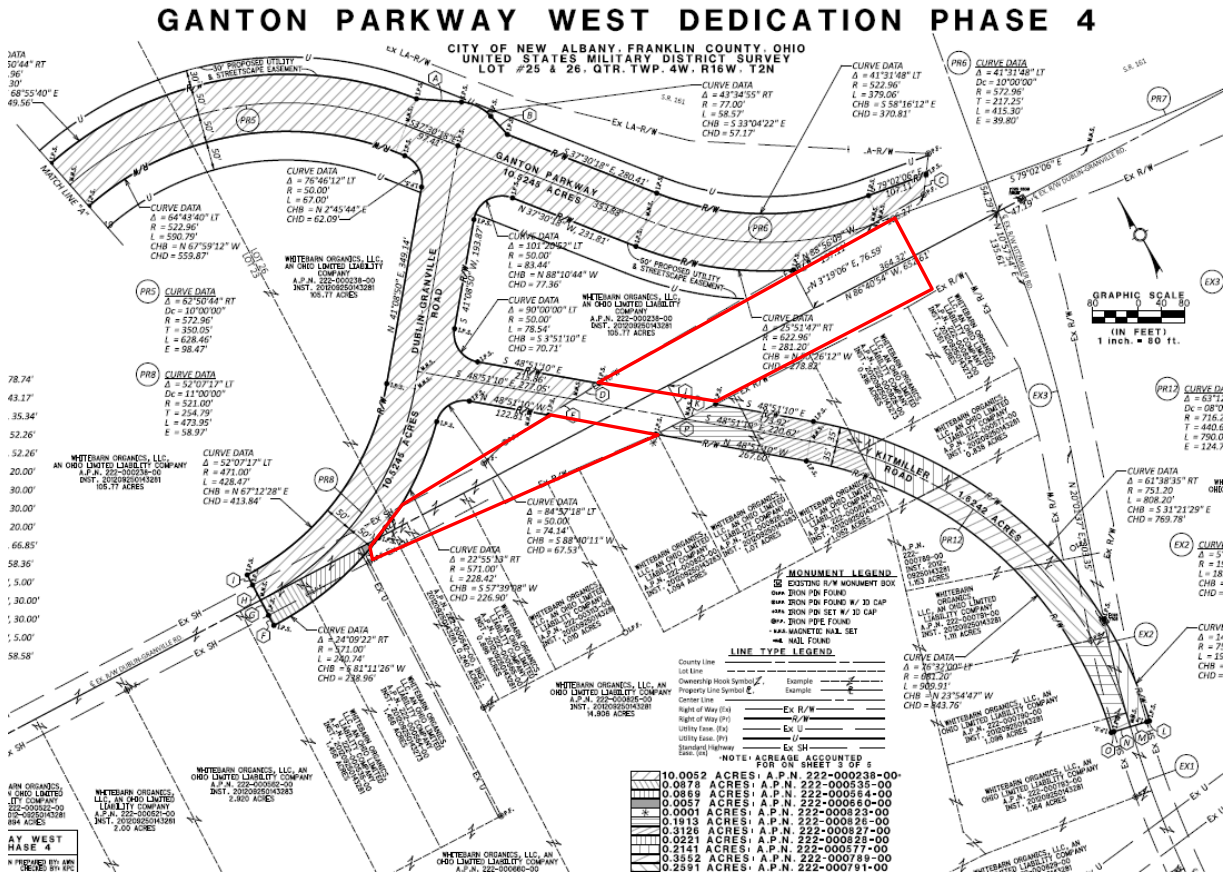
The proposed right-of-way dedication extends eastward from the Theisen Drive stub street that intersects with US-62. The plat (hatched below) shows the proposed Ganton Parkway and the new alignment of the intersection of East Dublin Granville Road and Kitzmiller Road. Theisen Drive is renamed to Ganton Parkway. The property is zoned C-PUD.

III. PLAN REVIEW

The Planning Commission's review authority of the final plat is found under C.O. Section 1187. Upon review of the final plat, the commission is to make a recommendation to the city council. The staff review is based on city plans and studies, zoning text, and zoning regulations.

1. The Planning Commission and City Council approved a final plat for the Ganton Parkway West phase 3 on August 5, 2024. The right-of-way is being phased in order to allow for flexibility regarding development opportunities. Additional phases will be platted as new development occurs in the area.
2. This proposed street dedication location is identified as a future connection in the Engage New Albany strategic plan. Similar to the development of other streets within the New Albany Business Park, this street will be extended in the future to provide a connection to Worthington Road and is envisioned to ultimately connect back to Johnstown Road in the Village Center, leveraging the freeway frontage in between and providing roadway connections for future development parcels.
3. This plat dedicates right-of-way to the city of New Albany for the next extension of Ganton Parkway West, the realignment of the East Dublin Granville Road and Kitzmiller Road intersection, and vacation of existing right-of-way along East Dublin Granville Road where it is no longer needed.

4. The dedication extension consists of approximately 7,175+/- linear feet of a new public street totaling approximately 12.1487+/- acres. No reserves are being platted or lots being created within this new right-of-way extension. The breakdown is as follows:
 - Ganton Parkway (from U.S-62 to the tie-in to E Dublin Granville Road): 4,775 linear feet
 - East Dublin Granville Road (from the existing E Dublin Granville Road to the proposed roundabout): 900 linear feet
 - Kitzmiller Road (from its new intersection with the realignment of East Dublin Granville Road to the exiting Kitzmiller Road: 1,500 linear feet.
5. A utility easement is proposed for the portion of the existing Dublin Granville Road right-of-way that is vacated as shown below.



*Hatched area: new right-of-way
Red highlighted area: right-of-way vacation, new utility easement*

6. The plat dedicates 100' of right-of-way for Ganton Parkway, 100' for East Dublin Granville Road, and 70' of right-of-way for Kitzmiller Road. The streets extend through the Ganton C-PUD zoning district. The zoning text contains a provision for this street that the extension of Ganton Parkway shall connect to "Theisen" drive and US-62. Additionally, the zoning text indicates that the existing intersection of East Dublin Granville Road and Kitzmiller Road is to be realigned in conjunction with the construction of Ganton Parkway.
7. The plat includes a proposed streetscape and utility easement along the north (30 feet) and south side (50 feet) of the Ganton Parkway extension to support street improvements.
8. Ganton Parkway West is identified as a minor arterial street typology in the Engage New Albany strategic plan. The plan indicates the street should be designed at a larger scale in order to accommodate heavier traffic traveling into the business park. The 100 feet of right-of-way for Ganton Parkway with an additional 80 feet of streetscape and utility easements is consistent with the 115-foot recommendation in the Engage New Albany strategic plan.

IV. ENGINEER'S COMMENTS

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

V. SUMMARY

The proposed street plat is consistent with the goals and objectives found in the Engage New Albany strategic plan for this area. The extension of Ganton Parkway and the realignment of East Dublin Granville Road and Kitzmiller Road serves as a critical connection and provide access for existing and new development sites in the future.

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 application FPL-01-2025.

Approximate Street Locations Shown in Red:



Source: Nearmap

Permit # _____
 Board _____
 Mtg. Date _____



Community Development Planning Application

Project Information	Site Address <u>9582 Johnstown Road</u> Parcel Numbers <u>222-000238, 222-004730, 222-000236,</u> Acres <u>12.1487</u> # of lots created <u>N/A</u> <u>222-000326</u>																																																												
	<table border="1"> <thead> <tr> <th>Choose Application Type</th> <th colspan="4">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td><input checked="" type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td></td> </tr> </tbody> </table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment	<input checked="" type="checkbox"/> Plat	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	
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Description of Request: <u>Ganton Parkway West Dedication</u> <u>Phase 4</u>																																																													
Contacts	Property Owner's Name: <u>N/A</u> Address: <u>5000 Waterway Ste 100</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: _____ Fax: _____ Email: <u>twbey@newalbanycompany.com</u>																																																												
	Applicant's Name: <u>City of New Albany</u> Address: <u>99 W. Main Street</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>614-939-2250</u> Fax: _____ Email: <u>ssadmen@newalbanyohio.org</u>																																																												
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																												
	Signature of Owner <u>[Signature]</u> Date: <u>1-16-25</u> Signature of Applicant <u>[Signature]</u> Date: _____																																																												

GANTON PARKWAY WEST DEDICATION PHASE 4

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
UNITED STATES MILITARY DISTRICT SURVEY
LOTS #22, 23, 26 & 27, QTR. TWP. 4W, R16W, T2N

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY, BEING IN THE UNITED STATES MILITARY DISTRICT SURVEY, LOT #23, 26, AND 27 QUARTER TOWNSHIP 4 WEST, RANGE 16 WEST, TOWNSHIP 2 NORTH, CONTAINING 10.5253 ACRES, MORE OR LESS, BEING A PART OF A ORIGINAL 2.414 ACRE TRACT AS CONVEYED TO THE TOWNSHIP TRUSTEES OF PLAIN TOWNSHIP, OHIO, AN OHIO GOVERNMENTED ENTITY IN OFFICAL RECORD 32141 C14, ALSO BEING PART OF A ORIGINAL 1.987 ACRE TRACT AS CONVEYED TO THE BOARD OF TRUSTEES OF PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO IN INSTRUMENT NUMBER 200706080100446, ALSO BEING A PART OF A ORIGINAL 7.945 ACRE TRACT AS CONVEYED TO THE NEW ALBANY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY IN INST. 2014-11260158311, ALSO BEING A PART OF THE FOLLOWING 3 ORIGINAL TRACTS: A 105.77 ACRE TRACT, A 1.456 ACRE TRACT AND A 62.234 ACRE TRACT AS CONVEYED TO THE WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY IN INST. 201209250143281, AND A 1.456 ACRE TRACT, AND A 62.234 ACRE TRACT AS CONVEYED TO THE WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY IN INST. 201209250143273, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

ALSO SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY, BEING IN THE UNITED STATES MILITARY DISTRICT SURVEY, LOT #22, QUARTER TOWNSHIP 4 WEST, RANGE 16 WEST, TOWNSHIP 2 NORTH, CONTAINING 1.8060 ACRES, MORE OR LESS, BEING A PART OF THE FOLLOWING 2 ORIGINAL TRACTS: A 1.094 ACRE TRACT, AND A 1.07 ACRE TRACT, AS CONVEYED TO THE WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY IN INST. 201209250143281, ALSO BEING A PART OF THE FOLLOWING 2 ORIGINAL TRACTS: A 1.052 ACRE TRACT, AND A 0.816 ACRE TRACT, AS CONVEYED TO THE WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY IN INST. 20120925014327, ALSO BEING A PART OF THE FOLLOWING 5 ORIGINAL TRACTS: A 0.838 ACRE TRACT, A 1.153 ACRE TRACT, A 1.111 ACRE TRACT, A 1.096 ACRE TRACT, AND A 1.164 ACRE TRACT, AS CONVEYED TO THE WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY IN INST. 201209250143281, ALSO BEING A PART OF A ORIGINAL 57.348 ACRE TRACT AS CONVEYED TO THE WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY IN INST. 201209250143270, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, OWNER OF THE LANDS PLOTTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GANTON PARKWAY WEST DEDICATION PHASE IV" AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF GANTON PARKWAY SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EXISTING THIESEN DRIVE/ GANTON ROAD WILL BE RENAMED "GANTON PARKWAY" AS PART OF THIS PLAT.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNED ON THIS PLAT AS "UTILITY AND STREETSCAPE EASEMENT". UTILITY AND STREET-SCAPE EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE, THE CONSTRUCTION, OPERATION AND MAINTENANCE OF BICYCLE AND PEDESTRIAN PATHWAYS, AND LANDSCAPING. EASEMENT AREAS SHOWN HERE ON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HERIN.

APPROVED THIS _____ DAY OF _____, 20__

MAYOR, NEW ALBANY, OHIO

APPROVED THIS _____ DAY OF _____, 20__

CITY ENGINEER, NEW ALBANY, OHIO

APPROVED THIS _____ DAY OF _____, 20__

COUNCIL REPRESENTATIVE TO PLANNING COMMISSION, NEW ALBANY, OHIO

APPROVED THIS _____ DAY OF _____, 20__

CHAIRPERSON, PLANNING COMMISSION, NEW ALBANY, OHIO

APPROVED THIS _____ DAY OF _____, 20__

FINANCE DIRECTOR, NEW ALBANY, OHIO

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20__ BY ORDINANCE NO. _____ WHEREIN ALL OF GANTON PARKWAY AS SHOWN HEREON ARE ACCEPTED AS SUCH BY THE CITY OF NEW ALBANY, OHIO.

TRANSFERRED THIS _____ DAY OF _____, 20__

AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 20__
AT _____, FEE _____

RECORDER, FRANKLIN COUNTY, OHIO

SOURCE DATA

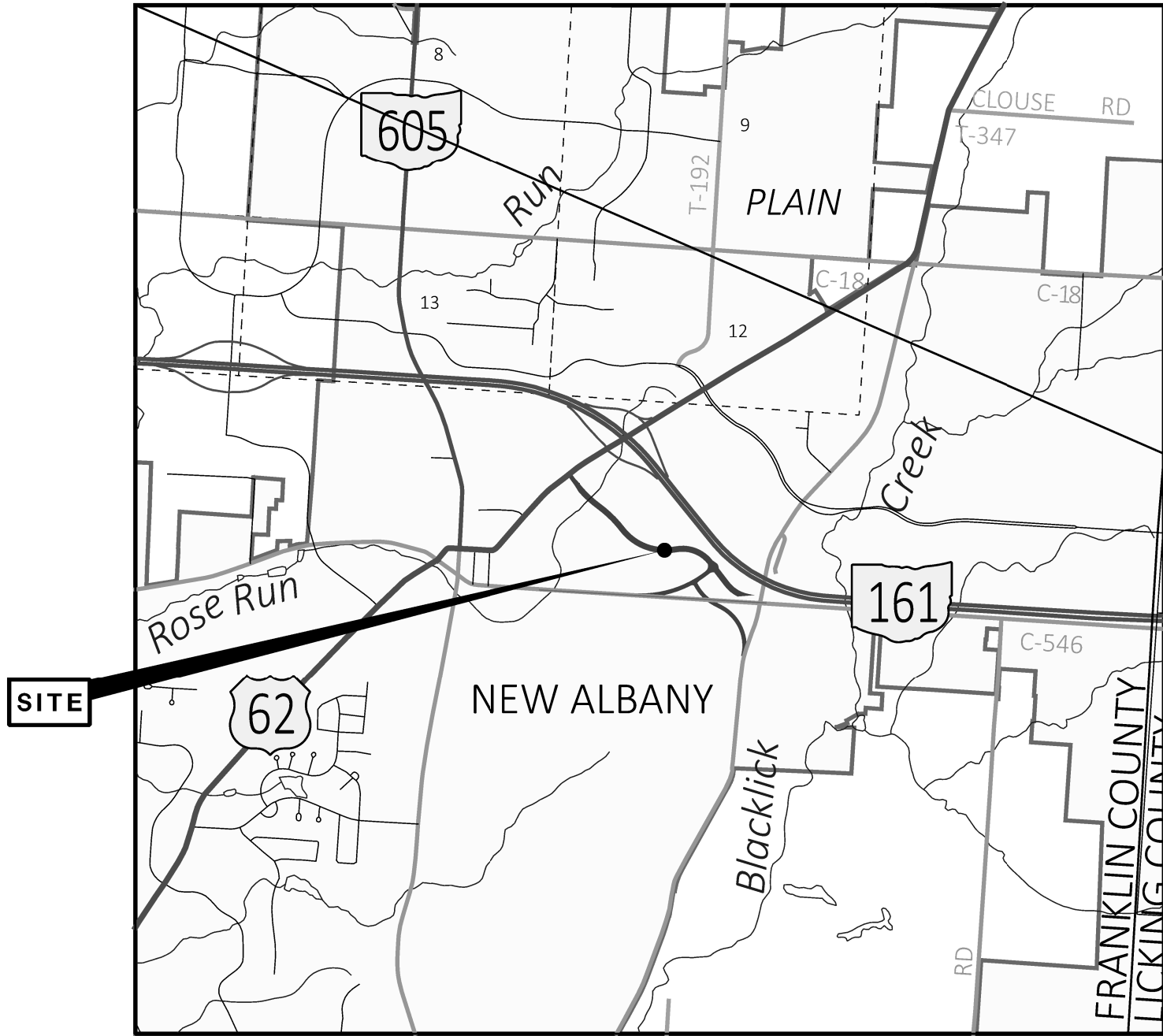
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO

IRON PINS

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, $\frac{5}{8}$ " DIAMETER, 30" LONG WITH A 2" ALUMINUM CAP INSCRIBED "CITY OF NEW ALBANY RIGHT-OF-WAY, P.S. 8124".

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO COUNTY COORDINATE SYSTEM, (CUSTOM O.D.O.T. FRANKLIN COUNTY LDP), NAD83 (2011), EPOCH 2010, SAID BEARINGS ORIGINATED FROM FIELD GPS OBSERVATIONS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN), THE PORTION OF THE CENTERLINE OF GANTON PARKWAY, HAVING A BEARING OF S37° 30'18" E AND MONUMENTED AS SHOWN HEREIN, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.



VICINITY MAP

SCALE: NTS

SITE STATISTICS

TOTAL RW AREA: 12.3313 ACRES
BEING OUT OF FRANKLIN COUNTY AUDITOR'S PARCEL NUMBER 222-000238-00 (10.0061 ACRES), 222-004730-00 (0.2229 ACRES), 222-000236-00 (0.0448 ACRES), 222-000328-00 (0.0711 ACRES), 222-000535-00 (0.0878 ACRES), 222-000564-00 (0.0869 ACRES), 222-000660-00 (0.0057 ACRES), 222-000823-00 (0.0001 ACRES), 222-000826-00 (0.1913 ACRES), 222-000827-00 (0.3126 ACRES), 222-000828-00 (0.0221 ACRES), 222-000577-00 (0.2141 ACRES), 222-000789-00 (0.3553 ACRES), 222-000791-00 (0.3269 ACRES), 222-000790-00 (0.1456 ACRES), 222-000793-00 (0.0205 ACRES), AND 222-003262-00 (0.2175 ACRES)

FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0209K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008 IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

WETLAND NOTE

NO DETERMINATION HAS BEEN MADE BY THE BUILDING AND ZONING SERVICES DEPARTMENT, CITY OF NEW ALBANY, AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREA(S) THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON SITE. THE CITY OF NEW ALBANY APPROVAL OF THE FINAL PLAT DOES NOT IMPLY ANY APPROVAL FOR THE DEVELOPMENT OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

CERTIFICATION

WE DO HERBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

CARPENTER MARTY TRANSPORTATION, INC.

BY _____
KEVIN P. CARPENTER, P.E., P.S. DATE
REG. NO. 8124

GANTON PARKWAY WEST DEDICATION PHASE 4

PLAN PREPARED BY: AWN
CHECKED BY: KPC

**CARPENTER
MARTY** transportation

6612 SINGLETREE DR. COLUMBUS, OH 43229
614.656.2424 * CMTRAN.COM

SCALE: NTS

DATE: JANUARY 27, 2025

SHEET: 1/6

JOB NO.: CNATR0001

GANTON PARKWAY WEST DEDICATION PHASE 4

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
UNITED STATES MILITARY DISTRICT SURVEY
LOTS #22, 23, 26 & 27, QTR. TWP. 4W, R16W, T2N

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

THE TOWNSHIP TRUSTEES OF PLAIN TOWNSHIP,
OHIO, AN OHIO GOVERNMENTED ENTITY

MICHELE M. KING, AUTHORIZED MEMBER OF THE
TOWNSHIP TRUSTEES OF PLAIN TOWNSHIP, OHIO.

STATE OF OHIO
COUNTY OF FRANKLIN ss:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY MICHELE M. KING, THE AUTHORIZED REPRESENTATIVE OF THE TOWNSHIP TRUSTEES OF PLAIN TOWNSHIP,
OHIO, AN OHIO GOVERNMENTED ENTITY, ON BEHALF OF SAID GOVERNMENTED ENTITY. THIS IS AN
ACKNOWLEDGMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER
WITH REGARD TO THE NOTARIAL ACT.

NOTARY PUBLIC FOR _____

MY COMMISSION EXPIRES: _____

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

THE BOARD OF TRUSTEES OF PLAIN TOWNSHIP,
FRANKLIN COUNTY, OHIO

MICHELE M. KING, AUTHORIZED MEMBER OF THE
BOARD OF TRUSTEES OF PLAIN TOWNSHIP, FRANKLIN
COUNTY, OHIO.

STATE OF OHIO
COUNTY OF FRANKLIN ss:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY MICHELE M. KING, THE AUTHORIZED REPRESENTATIVE OF THE TOWNSHIP TRUSTEES OF PLAIN TOWNSHIP,
OHIO, AN OHIO GOVERNMENTED ENTITY, ON BEHALF OF SAID GOVERNMENTED ENTITY. THIS IS AN
ACKNOWLEDGMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER
WITH REGARD TO THE NOTARIAL ACT.

NOTARY PUBLIC FOR _____

MY COMMISSION EXPIRES: _____

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

THE NEW ALBANY COMPANY LLC, A
DELAWARE LIMITED LIABILITY COMPANY

BRENT B. BRADBURY, TREASURER

STATE OF OHIO
COUNTY OF FRANKLIN ss:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY PEGGY W. UGLAND, THE AUTHORIZED REPRESENTATIVE OF THE NEW ALBANY COMPANY LLC, A
DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY. THIS IS AN
ACKNOWLEDGMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER
WITH REGARD TO THE NOTARIAL ACT.

NOTARY PUBLIC FOR _____

MY COMMISSION EXPIRES: _____

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

WHITEBARN ORGANICS, LLC, AN
OHIO LIMITED LIABILITY COMPANY

PEGGY W. UGLAND, MANAGER

STATE OF OHIO
COUNTY OF FRANKLIN ss:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY WALTER J. NOVEMBRE, THE AUTHORIZED REPRESENTATIVE OF THE WHITEBARN ORGANICS, LLC, AN
OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY. THIS IS AN
ACKNOWLEDGMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER
WITH REGARD TO THE NOTARIAL ACT.

NOTARY PUBLIC FOR _____

MY COMMISSION EXPIRES: _____

GANTON PARKWAY WEST
DEDICATION PHASE 4

PLAN PREPARED BY: AWN
CHECKED BY: KPC

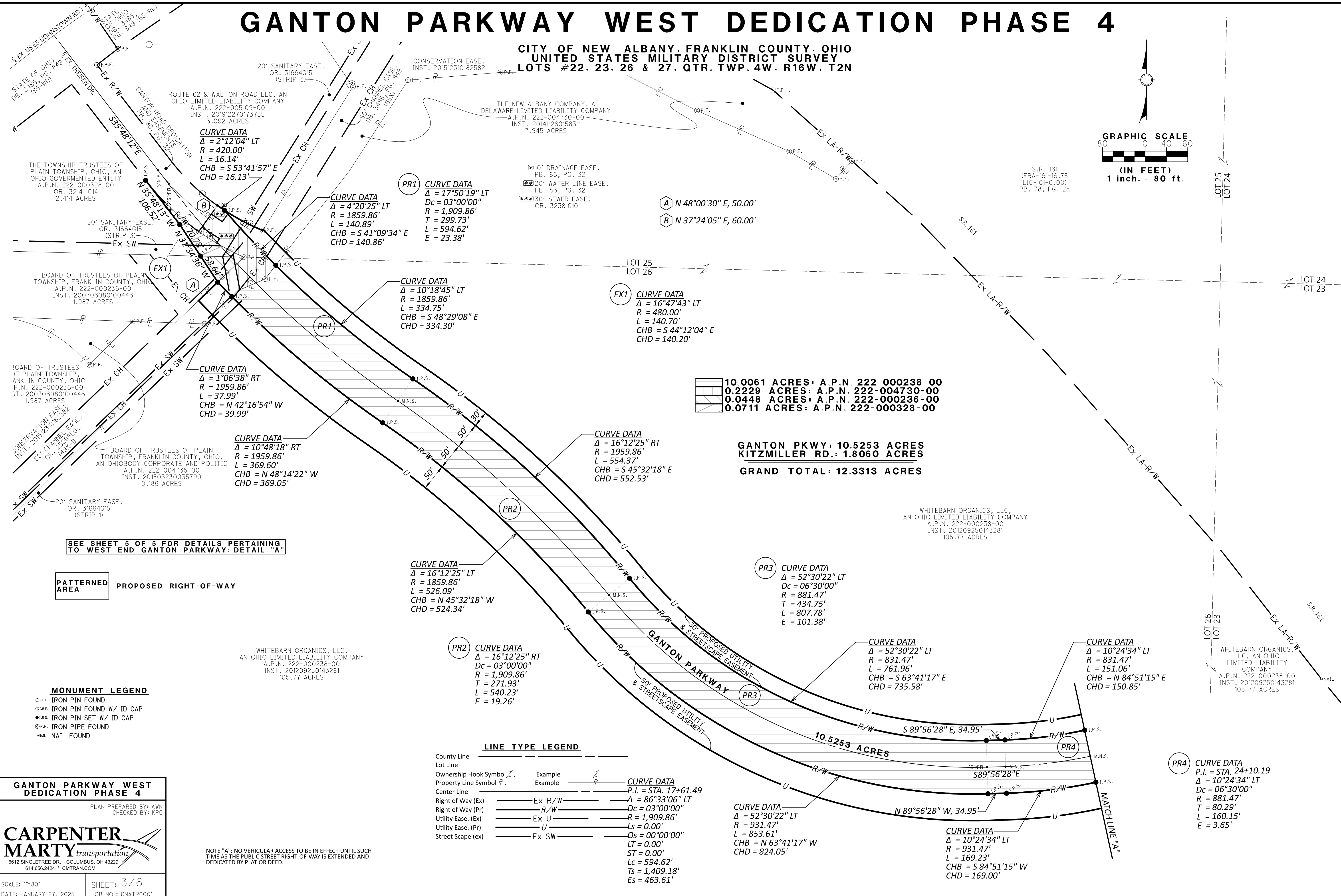
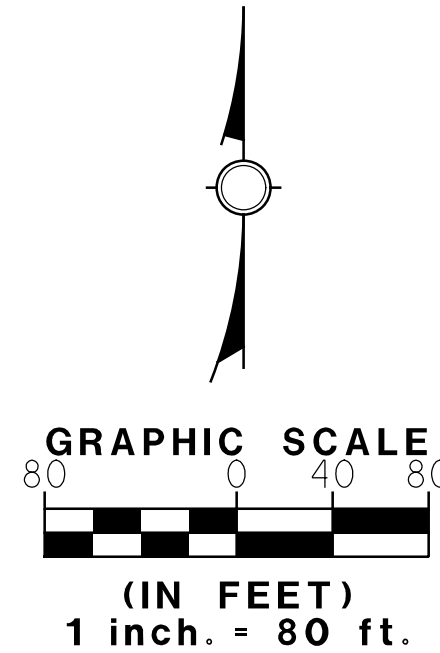
**CARPENTER
MARTY** *transportation*
6612 SINGLETREE DR. COLUMBUS, OH 43229
614.696.2424 * CMTRAN.COM

SCALE: NTS
DATE: JANUARY 27, 2025

SHEET: 2/6
JOB NO.: CNAT0001

GANTON PARKWAY WEST DEDICATION PHASE 4

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
UNITED STATES MILITARY DISTRICT SURVEY
LOTS #22, 23, 26 & 27, QTR. TWP. 4W, R16W, T2N



GANTON PARKWAY WEST DEDICATION PHASE 4

PLAN PREPARED BY:AWN
CHECKED BY: KPC

CARPENTER MARTYtransportation

6612 SINGLETREE DR. COLUMBUS, OH 43229
614.656.2424 * CMTRAN.COM

SCALE: 1"=80'

SHEET: 3/6

DATE: JANUARY 27, 2025

JOB NO.: CNATRO001

NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

GANTON PARKWAY WEST DEDICATION PHASE 4

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
UNITED STATES MILITARY DISTRICT SURVEY
LOTS #22, 23, 26 & 27, QTR. TWP. 4W, R16W, T2N

CURVE DATA
 $\Delta = 62^\circ 50' 44''$ RT
 $R = 622.96'$
 $L = 683.30'$
 $CHB = S 68^\circ 55' 40'' E$
 $CHD = 649.56'$

CURVE DATA
 $\Delta = 62^\circ 50' 44''$ LT
 $R = 522.96'$
 $L = 573.61'$
 $CHB = N 68^\circ 55' 40'' W$
 $CHD = 545.29'$

CURVE DATA
 $\Delta = 43^\circ 34' 55''$ RT
 $R = 77.00'$
 $L = 58.57'$
 $CHB = S 33^\circ 04' 22'' E$
 $CHD = 57.17'$

CURVE DATA
 $\Delta = 41^\circ 31' 48''$ LT
 $R = 522.96'$
 $L = 379.06'$
 $CHB = S 58^\circ 16' 12'' E$
 $CHD = 370.81'$

CURVE DATA
 $\Delta = 41^\circ 31' 48''$ LT
 $Dc = 10^\circ 00' 00''$
 $R = 572.96'$
 $T = 217.25'$
 $L = 415.30'$
 $E = 39.80'$

CURVE DATA
 $\Delta = 08^\circ 00' 17''$ LT
 $Dc = 02^\circ 00' 00''$
 $R = 2,864.79'$
 $T = 200.45'$
 $L = 400.24'$
 $E = 7.00'$

CURVE DATA
 $\Delta = 63^\circ 12' 23''$ RT
 $Dc = 08^\circ 00' 00''$
 $R = 716.20'$
 $T = 440.66'$
 $L = 790.08'$
 $E = 124.71'$

GRAPHIC SCALE
1 inch. = 80 ft.

CURVE DATA
 $\Delta = 9^\circ 03' 43''$ LT
 $R = 1909.86'$
 $L = 302.06'$
 $CHB = N 15^\circ 29' 46'' E$
 $CHD = 301.75'$

CURVE DATA
 $\Delta = 9^\circ 03' 43''$ LT
 $R = 1909.86'$
 $L = 302.06'$
 $CHB = N 15^\circ 29' 46'' E$
 $CHD = 301.75'$

CURVE DATA
 $\Delta = 38^\circ 31' 29''$ RT
 $R = 751.20'$
 $L = 505.09'$
 $CHB = S 29^\circ 35' 26'' E$
 $CHD = 495.63'$

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000238-00
INST. 201209250143281
105.77 ACRES

CURVE DATA
 $\Delta = 52^\circ 07' 17''$ LT
 $R = 471.00'$
 $L = 428.47'$
 $CHB = N 67^\circ 12' 28'' E$
 $CHD = 413.84'$

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000238-00
INST. 201209250143281
105.77 ACRES

CURVE DATA
P.I. = STA. 2+54.79
 $\Delta = 52^\circ 07' 17''$ LT
 $Dc = 10^\circ 59' 50''$
 $R = 521.00'$
 $T = 254.79'$
 $L = 473.95'$
 $E = 58.97'$

CURVE DATA
 $\Delta = 15^\circ 12' 34''$ RT
 $R = 571.00'$
 $L = 151.57'$
 $CHB = S 85^\circ 39' 50'' W$
 $CHD = 151.13'$

CURVE DATA
 $\Delta = 84^\circ 57' 18''$ LT
 $R = 50.00'$
 $L = 163.29'$
 $CHB = S 54^\circ 23' 32'' W$
 $CHD = 162.74'$

CURVE DATA
 $\Delta = 16^\circ 23' 07''$ RT
 $R = 571.00'$
 $L = 163.29'$
 $CHB = S 54^\circ 23' 32'' W$
 $CHD = 162.74'$

MONUMENT LEGEND
EXISTING R/W MONUMENT BOX
O.I.R.F. IRON PIN FOUND
O.I.R.F. IRON PIN FOUND W/ ID CAP
O.I.R.F. IRON PIN SET W/ ID CAP
O.P.F. IRON PIPE FOUND
M.N.S. MAGNETIC NAIL SET
NAIL FOUND

LINE TYPE LEGEND
County Line
Lot Line
Ownership Hook Symbol
Property Line Symbol
Center Line
Right of Way (Ex)
Right of Way (Pr)
Utility Easement (Ex)
Utility Easement (Pr)
Standard Highway Easement (Ex)

10.0061 ACRES: A.P.N. 222-000238-00*
0.0878 ACRES: A.P.N. 222-000535-00
0.0869 ACRES: A.P.N. 222-000564-00
0.0057 ACRES: A.P.N. 222-000660-00
0.0001 ACRES: A.P.N. 222-000823-00
0.1913 ACRES: A.P.N. 222-000826-00
0.3126 ACRES: A.P.N. 222-000827-00
0.0221 ACRES: A.P.N. 222-000828-00
0.2141 ACRES: A.P.N. 222-000577-00
0.3553 ACRES: A.P.N. 222-000789-00
0.3269 ACRES: A.P.N. 222-000791-00
0.1456 ACRES: A.P.N. 222-000790-00
0.0205 ACRES: A.P.N. 222-000793-00
0.2175 ACRES: A.P.N. 222-003262-00
TOTAL: 1.9864 ACRES

GANTON PKWY: 10.5253 ACRES
KITZMILLER RD.: 1.8060 ACRES
GRAND TOTAL: 12.3313 ACRES

A S 54°51'49" E, 78.74'
B S 11°16'55" E, 43.17'
C S 37°39'52" W, 35.34'
D N 89°05'58" E, 52.26'
E S 89°05'58" W, 52.26'
F N 03°16'07" E, 20.00'
G N 03°16'07" E, 30.00'
H N 03°16'07" E, 30.00'
I N 03°16'07" E, 20.00'
J S 03°19'06" W, 66.85'
K S 85°42'00" E, 58.36'
L N 75°38'47" W, 5.00'
M N 75°38'47" W, 30.00'
N N 75°38'47" W, 30.00'
O N 75°38'47" W, 5.00'
P S 82°25'49" E, 2.89'
Q S 85°42'00" E, 55.70'
R N 05°48'45" E, 75.72'
S N 88°10'45" W, 15.77'

GANTON PARKWAY WEST DEDICATION PHASE 4
PLAN PREPARED BY: AWN
CHECKED BY: KPC
CARPENTER MARTY transportation
6612 SINGLETREE DR. COLUMBUS, OH 43229
614.656.2424 • CMTRAN.COM
SCALE: 1"=80'
DATE: JANUARY 27, 2025
SHEET: 4/6
JOB NO.: CNATRO001

PATTERNED AREA
PROPOSED RIGHT-OF-WAY

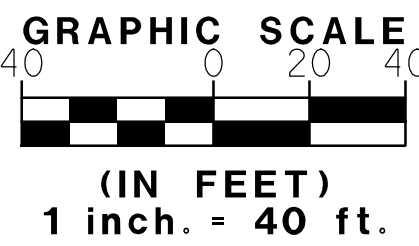
NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

GANTON PARKWAY WEST DEDICATION PHASE 4

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
UNITED STATES MILITARY DISTRICT SURVEY
LOTS #22, 23, 26 & 27, QTR. TWP. 4W, R16W, T2N

LINE TYPE LEGEND	
County Line	-----
Lot Line	-----
Ownership Hook Symbol	Example
Property Line Symbol	Example
Center Line	-----
Right of Way (Ex)	Ex R/W
Right of Way (Pr)	R/W
Utility Ease. (Ex)	Ex U
Utility Ease. (Pr)	U
Street Scape (ex)	Ex SW

MONUMENT LEGEND	
○ I.R.F.	IRON PIN FOUND
○ I.R.F.	IRON PIN FOUND W/ ID CAP
● I.R.F.	IRON PIN SET W/ ID CAP
⊙ P.F.	IRON PIPE FOUND
■ NAIL	NAIL FOUND



THE NEW ALBANY COMPANY, A
DELAWARE LIMITED LIABILITY COMPANY
A.P.N. 222-004730-00
INST. 201411260158311
7.945 ACRES

CONSERVATION EASE.
INST. 201512310182582

10' DRAINAGE EASE.
PB. 86, PG. 32
20' WATER LINE EASE.
PB. 86, PG. 32
30' SEWER EASE.
OR. 32381G10

DETAIL "A"

EX3	CURVE DATA $\Delta = 2^{\circ}12'04''$ LT R = 420.00' L = 16.14' CHB = S 53°41'57" E CHD = 16.13'	EX5	CURVE DATA $\Delta = 11^{\circ}03'11''$ RT R = 420.00' L = 81.02' CHB = N 60°19'35" W CHD = 80.90'
-----	--	-----	---

NOTE: ACREAGE ACCOUNTED
FOR ON SHEET 3 OF 5

10.0056 ACRES: A.P.N. 222-000238-00*
0.2229 ACRES: A.P.N. 222-004730-00
0.0448 ACRES: A.P.N. 222-000236-00
0.0711 ACRES: A.P.N. 222-000328-00
TOTAL: 0.3388 ACRES

GANTON PKWY: 10.5253 ACRES
KITZMILLER RD.: 1.8060 ACRES
GRAND TOTAL: 12.3313 ACRES

CURVE DATA
 $\Delta = 17^{\circ}50'19''$ LT
Dc = 03°00'00"
R = 1,909.86'
T = 299.73'
L = 594.62'
E = 23.38'

A S 33°58'49" W, 2.19'

WHITEBARN ORGANICS, LLC,
AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000238-00
INST. 201209250143281
105.77 ACRES

CURVE DATA
 $\Delta = 10^{\circ}18'45''$ LT
R = 1859.86'
L = 334.75'
CHB = S 48°29'08" E
CHD = 334.30'

GANTON PARKWAY WEST DEDICATION PHASE 4

PLAN PREPARED BY: AWN
CHECKED BY: KPC

CARPENTER MARTY transportation

6612 SINGLETREE DR. COLUMBUS, OH 43229
614.656.2424 * CMTRAN.COM

SCALE: 1"=40'

DATE: JANUARY 27, 2025

SHEET: 5/6

JOB NO.: CNAT0001

BOARD OF TRUSTEES OF
PLAIN TOWNSHIP,
FRANKLIN COUNTY, OHIO
A.P.N. 222-000236-00
INST. 200706080100446
1.987 ACRES

BOARD OF TRUSTEES OF PLAIN
TOWNSHIP, FRANKLIN COUNTY, OHIO
AN OHIOBODY CORPORATE AND POLITIC
A.P.N. 222-004735-00
INST. 201503230035790
0.186 ACRES

BOARD OF TRUSTEES OF PLAIN
TOWNSHIP, FRANKLIN COUNTY, OHIO
A.P.N. 222-000236-00
INST. 200706080100446
1.987 ACRES

CURVE DATA
 $\Delta = 1^{\circ}06'38''$ RT
R = 1959.86'
L = 37.99'
CHB = N 42°16'54" W
CHD = 39.99'

CURVE DATA
 $\Delta = 10^{\circ}48'18''$ RT
R = 1959.86'
L = 369.60'
CHB = N 48°14'22" W
CHD = 369.05'

CURVE DATA
 $\Delta = 4^{\circ}20'25''$ LT
R = 1859.86'
L = 140.89'
CHB = S 41°09'34" E
CHD = 140.86'

20' SANITARY EASE.
OR. 31664G15
(STRIP 3)

EX4 CURVE DATA
 $\Delta = 11^{\circ}33'45''$ LT
R = 482.30'
L = 97.33'
CHB = N 58°20'11" W
CHD = 97.16'

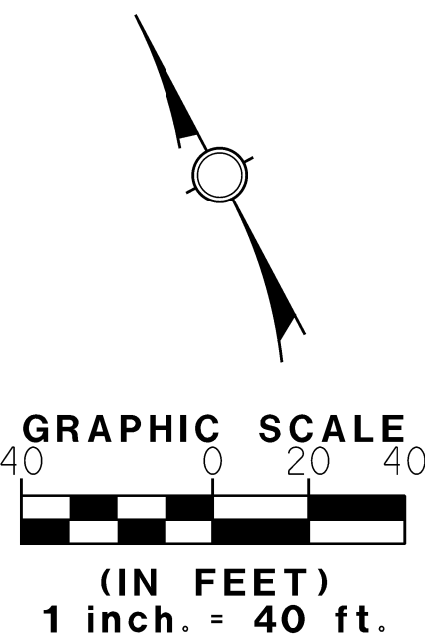
EX1 CURVE DATA
 $\Delta = 16^{\circ}47'43''$ LT
R = 480.00'
L = 140.70'
CHB = S 44°12'04" E
CHD = 140.20'

PATTERNED AREA
PROPOSED RIGHT-OF-WAY

LOT 25
LOT 26

VACATION/ TERMINATION OF EASEMENT ROW DUBLIN-GRANVILLE ROAD

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
UNITED STATES MILITARY DISTRICT SURVEY
LOTS #22, 23, 26 & 27, QTR. TWP. 4W, R16W, T2N



WHITEBARN ORGANICS, LLC,
AN OHIO LIMITED LIABILITY
COMPANY
A.P.N. 222-000238-00
INST. 201209250143281
105.77 ACRES

WHITEBARN ORGANICS, LLC,
AN OHIO LIMITED LIABILITY
COMPANY
A.P.N. 222-000238-00
INST. 201209250143281
105.77 ACRES

CURVE DATA
 $\Delta = 15^\circ 40' 00''$ LT
 $R = 622.96'$
 $L = 170.34'$
 $CHB = S 71^\circ 12' 06'' E$
 $CHD = 169.81'$

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000824-00
INST. 201209250143273
1.351 ACRES

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000828-00
INST. 201209250143273
0.816 ACRES

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000577-00
INST. 201209250143281
0.838 ACRES

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000789-00
INST. 201209250143281
1.153 ACRES

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000827-00
INST. 201209250143273
1.052 ACRES

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000826-00
INST. 201209250143283
1.07 ACRES

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000823-00
INST. 201209250143283
1.094 ACRES

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000925-00
INST. 201209250143281
62.234 ACRES

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-003113-00
INST. 201209250143281
1.010 ACRES

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000565-00
INST. 201209250143281
0.896 ACRES

WHITEBARN ORGANICS, LLC, AN OHIO LIMITED LIABILITY COMPANY
A.P.N. 222-000660-00
INST. 201209250143281
62.234 ACRES

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT". THE AFOREMENTIONED DESIGNATED EASEMENT PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES, ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND, AND WHERE NECESSARY, FOR THE CONSTRUCTION OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SALES AND OR OTHER STORM WATER DRAINAGE FACILITIES, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF, UNLESS APPROVED BY THE CITY ENGINEER, ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT. AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LAND OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY GRANTED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO COUNTY COORDINATE SYSTEM, (CUSTOM O.D.O.T. FRANKLIN COUNTY LDP), NAD83 (2011), EPOCH 2010. SAID BEARINGS ORIGINATED FROM FIELD GPS OBSERVATIONS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK (ODOT RTN). THE PORTION OF THE CENTERLINE OF GANTON PARKWAY, HAVING A BEARING OF $S 37^\circ 30' 18'' E$ AND MONUMENTED AS SHOWN HEREIN, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

CERTIFICATION

WE DO HERBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

CARPENTER MARTY TRANSPORTATION, INC.

BY KEVIN P. CARPENTER, P.E., P.S.
REG. NO. 8124

DATE

TERMINATION OF EASEMENT RIGHT-OF-WAY

	0.0085 ACRES (PIN 222-000564-00)
	0.0356 ACRES (PIN 222-000660-00)
	0.1333 ACRES (PIN 222-000238-00)
	0.0207 ACRES (PIN 222-000542-00)
	0.0773 ACRES (PIN 222-000565-00)
	0.0387 ACRES (PIN 222-003113-00)

TOTAL: 0.3141 ACRES

RIGHT-OF-WAY TO BE VACATED

	0.4866 ACRES (WEST OF KITZMILLER RD.)
	1.684 ACRES (EAST OF KITZMILLER RD.)

TOTAL: 2.1710 ACRES

GANTON PARKWAY WEST VACATION PLAT

PLAN PREPARED BY:AWN
CHECKED BY: KPC

**CARPENTER
MARTY** transportation

6612 SINGLETREE DR. COLUMBUS, OH 43229
614.656.2424 * CMTRAN.COM

SCALE: 1"=40'
DATE: JANUARY 27, 2025

SHEET: 6/6
JOB NO.: CNATRO001