



**New Albany Planning Commission**  
February 3, 2025 Meeting Minutes - Approved

**I. Call to order**

The New Albany Planning Commission held an informal meeting on Monday, February 3, 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
Ms. Briggs	present
Mr. Larsen	present
Council Member Wiltout	present

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

Staff members present: Law Director Albrecht, Development Engineer Albright, Planning Manager Christian, Community Development Director Chrysler, Development Engineering Manager Denny, Planner II Saumenig, Deputy Director of Public Service Mayer, Deputy Clerk Madriguera.

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

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

Planning Manager Christian answered none from staff.

Chair Kirby administered the oath to all present who would be addressing the commission and reminded those present that now would be a good time to silence all cell phones.

**IV. 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 asked if there were any corrections to the minutes.

**V. Action on minutes:** January 22, 2025

Hearing no corrections, Commissioner Wallace moved for approval of the January 22, 2025 minutes as presented. 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. Wallace yes, Mr. Larsen yes, Mr. Schell yes, Ms. Briggs yes, Mr. Kirby yes. Having five yes votes, the motion passed and the January 22, 2025 meeting minutes were approved as presented.

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

## **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.**

Planning Manager Christian delivered the staff report.

Chair Kirby asked to hear from the applicant.

Applicant Justin Leyda spoke in support of the application. This establishes the framework for subareas 1 and 2. The right of way and street network are being established with this plat.

No additional comments from Engineer Albright.

Chair Kirby confirmed that the alley on the Columbus side was not a public street and asked about the width.

Planning Manager Christian answered that it was a shared access, an alley and private drive, it looked to be about 25 feet.

Chair Kirby commented that he believed New Albany had 24 feet of right of way on either side, and asked whether, if it connected, it would be good for size.

Planning Manager Christian answered that was correct.

Commissioner Larsen referenced a prior conversation about parallel parking spaces along New Albany Condit Road and asked staff whether provision for the spaces was included in the budget.

Council Member Wiltout responded yes, the city council agreed it was a funding priority and was fully funded in the budget.

Commissioner Briggs asked for updates from conversations with property owners to the west regarding the connection of the road.

Mr. Leyda answered that the status remained the same, but his interest remained and he suspected that they would become interested after construction.

Commissioner Schell asked for an update with discussions with the hotel chain.

Mr. Leyda responded that applicants' present focus is on the original final development plan but discussions with the hotel and evaluation remains in the background.

Chair Kirby asked whether there were further questions. Hearing none, he moved to accept the staff reports and related documents into the record for FPL-92-2024. Commissioner Larsen seconded the motion.

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

Upon roll call: Mr. Kirby yes, Mr. Larsen yes, Mr. Schell yes, Ms. Briggs yes, Mr. Wallace yes. Having all votes in favor, the motion passed and the staff reports and related documents were accepted into the record for FPL-92-2024.

Commissioner Briggs moved for approval of FPL-92-2024 based on the findings in the staff report noting that there were no conditions in the staff report. Commissioner Schell seconded the motion.

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

Upon roll call: Ms. Briggs yes, Mr. Schell yes, Mr. Larsen yes, Mr. Kirby yes, Mr. Wallace yes. Having all yes votes, the motion passed and FPL-92-2024 was favorably recommended to the New Albany City Counsel.

The commission wished the applicant good luck, especially connecting the road.

Thereafter, Chair Kirby introduced FPL-01-2025 and asked to hear the staff report.

**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**

Planner II Saumenig delivered the staff report.

Chair Kirby asked whether there were any comments from engineering.

Development Engineer Albright responded that engineering had no additional comments.

Chair Kirby asked about the alignment and the goals with this alignment.

Engineering Manager Denny explained that this was arrived upon with the land donation and the traffic study guided the alignment. One objective was to direct traffic away from the village center.

Deputy Director of Public Safety Mayer added that another goal was to prevent the creation of another five point intersection. Staff found this was a good solution and it provides room for a future roundabout. There will actually be one intersection when it was complete. This would avoid confusion with addressing. He further noted there was a huge grade change

Chair Kirby traced the route of the road and the name changes of the roads along the route. He asked whether Ganton would eventually peel off south

Deputy Director Mayer answered yes, and further stated that the commission would review that in a future application.

Commissioner Wallace clarified that the idea here is a portion of Dublin Granville Road would go away in service of the realignment.

Commissioner Briggs clarified that the reason for that was to accommodate the grade change.

Deputy Director Mayer answered that was correct.

There was further discussion on the names and continuity of the roads.

Commissioner Larsen remarked that cyclists use Dublin Granville Road to cycle to Granville. He asked whether that would be reviewed by the Parks and Trails Advisory Board, and asked for thoughts.

Deputy Public Service Director Mayer acknowledged that it was a popular route. He shared that he cycles on Dublin Granville Road. He further explained that another popular route was to travel Smith's Mill to Kitzmiller. Dublin Granville Road will continue to be the through street.

Commissioner Wallace traced the route of Dublin Granville Road and the intersections. He further remarked that he did not understand the road transitions, they looked confusing and wayfinding would be difficult.

Director Chrysler explained the proposed road transitions. The city released an RFP for the design of the road and the traffic study. The city had been studying it for over a year. She acknowledged that it appeared unusual but this was the solution that made the most sense. She elaborated on the priorities of the analysis, those being the constraints of the wetlands, the Nationwide Childrens' site, the eventual ball field, the location of the historic building, the existing and proposed roundabout. Following analysis, staff concluded that priority number one was to create Ganton similar to Fodor Road

Commissioner Wallace asked whether there were plans for a roundabout, and what the signal at the intersection would be.

Director Chrysler replied that there were plans for a roundabout. She explained that there will be a stop sign and a second roundabout will be installed. The commission will review a plat for the proposed roundabout and she expected that it would be presented by July 1. She explained that the work on the road will occur in three phases that will be bid out sequentially but in very close temporal proximity.

Chair Kirby noted that Kitzmiller Road will be interrupted and will resume, similar to Harlem Road. He asked whether it will alleviate unwanted traffic between Smith's Mill and Central College.

Director Chrysler replied that Harlem Road is a great example. It has a lower, middle, and upper portion. Kitzmiller Road looked somewhat confusing on the rendering but this solution has been a feat of engineering.

Chair Kirby noted for the record that this design would alleviate traffic on Kitzmiller Road which was a long time priority of residents.

Director Chrysler agreed. Ganton Parkway would be a priority road and would alleviate traffic on Kitzmiller and Babbit Roads.

Commissioner Wallace asked whether segments of adjacent lands were developable.

Director Chrysler responded probably not, due to the land being wetlands.

Chair Kirby asked if there were further questions for staff or the commission. He also asked whether anyone from the audience wanted to comment on the application. Hearing none, Chair Kirby moved to accept the staff reports and related documents into the record for FPL-01-2025. Commissioner Larsen seconded the motion.

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

Upon roll call: Mr. Kirby yes, Mr. Larsen yes, Ms. Briggs yes, Mr. Wallace yes, Mr. Schell yes. Having all votes in favor, the staff reports and related documents were accepted into the record for FPL-01-2025.

Commissioner Schell moved for approval for recommendation to city council of FPL-01-2025 based on the findings in the staff report. Commissioner Schell noted that there were no conditions in the staff report. Commissioner Larsen seconded the motion.

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

Upon roll call: Mr. Schell yes, Mr. Larsen yes, Ms. Briggs yes, Mr. Kirby yes, Mr. Wallace yes. Having five yes votes, the motion passed and FPL-01-2025 was favorably recommended to the New Albany City Council.

The commission wished the applicant, the City of New Albany, good luck. Chair Kirby stated that good signage will be critical. He then introduced the first item of Other business and asked to hear from staff.

## **VII. Other business**

### **TMD Update Workshop**

Deputy Director of Public Service Mayer presented the workshop. He explained that the proposed language for the code recommended code update for the Technology and Manufacturing District (TMD) zoning classification. The TMD zoning classification was established in 2021, this update sought to improve and streamline the regulations. There would not be any height restrictions, however larger setbacks, mounding, and screening would be required for large flagship projects. In the event a building's height exceeded 65 feet, the setback would increase. The proposed language would be presented at the February 19, 2025 meeting.

Chair Kirby asked what AEP's setback is, noting the tower in the center.

Deputy Director Mayer responded that AEP's setback was self-imposed. He noted that the tower was an architectural feature, rather than a building height. He further remarked that a lot of the newer building heights exceeded 65-feet. The measure was whether the building was appropriately scaled with the surrounding buildings.

Chair Kirby asked whether they would be better off as LG-E rather than TMD.

Director Chrysler responded that was a good question and remarked that the TMD zoning classification sets larger clear standards for bigger companies and facilities. The TMD is the best of what the city has done in terms of regulations. She noted that there are still parcels left for larger companies in the business park.

Commissioner Wallace clarified that staff was proposing to remove the height restriction from the TMD classification because it is very unlikely to apply.

Deputy Director Mayer and Director Chrysler responded in the affirmative. It does not work because of the size of the parcels Director Chrysler further explained that removal would alleviate the need to request variances

Commissioner Larsen observed that the height restriction made sense when the adjacent properties were residential, but now that the adjacent property is commercial removal of the height restriction made sense.

Deputy Director Mayer agreed and noted that every L-GE approved did not include a height restriction but did require a larger setback. It was a matter of scale.

Commissioner Wallace asked staff to more fully explain the problem we are trying to fix by taking a tool away.

Director Chrysler explained that the city is seeking to attract business, and the city's zoning code needs to make sense. To that end she requested that her staff examine the zoning code with an eye toward eliminating unnecessary regulations that may thwart businesses. An indication of an unnecessary regulation would be variance requests that are routinely granted. This would eliminate unnecessary applications. This is a proactive look at New Albany's code.

Commissioner Wallace said that was exactly the response he was seeking. Nonetheless he recounted that Intel had a substantial underground facility but what would happen if an applicant wanted to build up. Would there be a time when the city wanted to restrict height.

Director Chrysler responded that existing structures in the business park exceeded the height restriction, she further noted that heights above 85-feet put a structure in a new classification. She noted that development would remain subject to the regular permitting process.

Deputy Director Mayer explained that it would become a matter of scale and context. He thanked the commission and stated that staff would return with proposed language on February 19<sup>th</sup>.

Chair Kirby asked if there were further questions. Hearing none, he thanked staff and introduced the last item of other business.

### **Floodplain Chapter Update Workshop**

Deputy Director Mayer delivered the staff report. He explained that the Federal Emergency Management Association (FEMA) had recently updated and released their floodplain maps. The data for the maps was about 10 years out of date and would result in many variance requests. As a result, the city has contracted with Shawn Holden of EMH&T to make recommendations to align the code with the new floodplain maps and current practice.

Mr. Holden delivered a slide presentation explaining the forthcoming flood code update for Chapter 1155, Flood Damage Reduction and C.O. 1171.03: Landscaping (Riparian Area Protection). He explained that the goals for the update are the following: eliminate ambiguity and conflicting language, clarify expectations for applicants, improve standardization of regulations with the state model flood code, and tie New Albany's code to the new FEMA maps for Licking County and to prepare upcoming maps for Franklin County. Everything falls into three major buckets. First that the existing code is vague regarding applicability to certain projects and recommended resetting that threshold to FEMA mapped flood hazard areas. Second, the existing code prohibits new residential, industrial, and commercial development in floodplain areas and recommended resetting the development standards in flood hazard areas consistent with the state model code. Third, riparian area protection is mentioned in both codes which applies to different land and recommended removing riparian language from Chapter 1155 and replacing it with a reference to 1171.03, resetting applicability to streams designated as either perennial or intermittent on a USGS publication, and adding a suitable list of permissible activities.

Deputy Director Mayer added that many of the recommendations are things the currently practices.

Chair Kirby confirmed that mowing the understory and putting grass down would remain impermissible.

Commissioner Schell confirmed that following the new code standards would obviate the need for variances.

Deputy Director Mayer answered that is correct, but staff review and permitting will still be required.

Director Chrysler added that the new maps based upon old data made many properties unnecessarily subject to floodplain regulations. The good news is that there is a process work through and staff is trying to streamline the process, and finally that this being suggested now in light of the updated FEMA maps.

Commissioner Schell asked whether there are some properties that can be surveyed now so that it can be shown than needed and not thus proved that they should not be on the floodplain map.

Mr. Holden answered yes, absolutely. There is a process for amending the floodplain maps.

Deputy Director Mayer answered yes. The problem is that the code is not clear. The goal of this is to update the code to align with practice.

Mr. Holden explained that FEMA will come and review whether the code language and the map are accurate.

Chair Kirby asked about the remedy for property owners and whether property included on the updated FEMA map would constitute a taking or a taking condition.

Mr. Holden replied that the property could be reevaluated upon presentation of updated data. He further added that whether it is a taking has not been reviewed by the courts, however he thought that newly added floodplain property would be interpreted as always having existed. The updated map would be interpreted to indicate property as it has always existed.

Chair Kirby asked if there were further questions. Hearing none, he thanked staff and Mr. Holden.

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

Chair Kirby polled the members for comment.

Commissioner Larsen commented that the US-62 Interchange Open House is on February 11th if anyone is interested. The open house would take place at 6:00 pm.m at the new Brickhouse Blue development space.

Director Chrysler invited everyone to come and tour the new facility.

#### **IX. Adjournment**

Having no further business, Chair Kirby adjourned the February 3, 2025 informal meeting of the New Albany Planning Commission without objection at 8:11 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

#### **Appendix**

**FPL-92-2024**

**Staff Report**

**Record of Action**

**FPL-01-2025**  
**Staff Report**  
**Record of Action**





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

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

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**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 1<sup>st</sup> 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 Department**

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

Dear NoNA Master Development 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

Wednesday, February 12, 2025

The New Albany Planning Commission took the following action on 2/03/2025.

#### Final Plat

**Location:** Generally located at the southwest and southeast corners of the New Albany Condit Road and Central College Road intersection (Parcel IDs: 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

**Application:** PLFPL20240092

**Request:** Final Plat for Phase 1 of the Hamlet development project

**Motion:** Move to approve

**Commission Vote:** Approved, 5-0

**Result:** Final Plat, PLFPL20240092 was approved, by a vote of 5-0.

Recorded in the Official Journal this February 12, 2025

**Condition(s) of Approval:** None

Staff Certification:

Chris Christian  
Planning Manager



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

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**GANTON PARKWAY WEST PHASE 4  
FINAL PLAT**

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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

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Review based on: Application materials received January 13, 2025

*Staff report completed by Sierra Saumenig, Planner*

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**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**

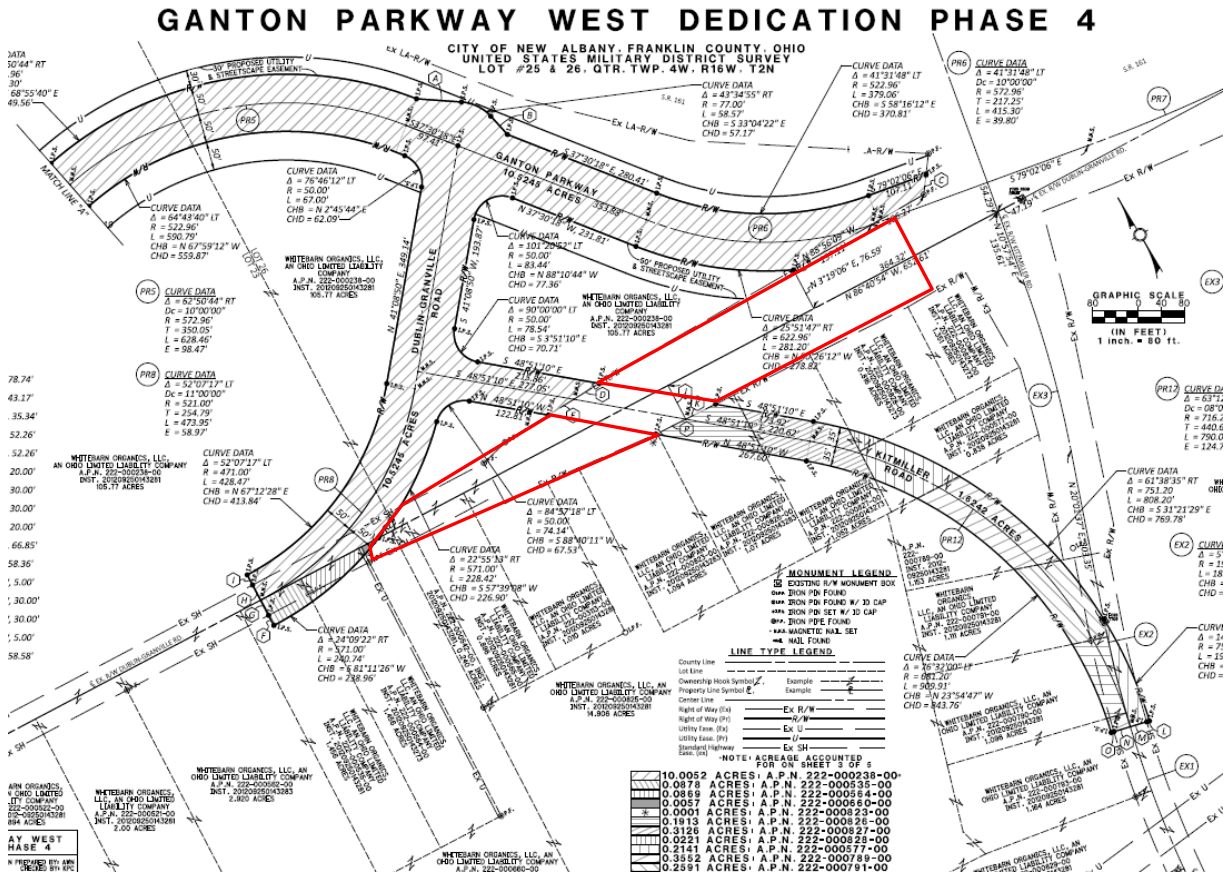
The proposed right-of-way dedication extends eastward from the Theisen Drive stub street that intersects with US-62. The plat (hatched below) shows the proposed Ganton Parkway and the new alignment of the intersection of East Dublin Granville Road and Kitzmiller Road. Theisen Drive is renamed to Ganton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





## **Community Development Department**

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

Dear CITY OF NEW ALBANY,

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

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

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

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

Thank you.



## Community Development Department

### Decision and Record of Action

Tuesday, February 11, 2025

The New Albany Planning Commission took the following action on 02/03/2025 .

#### Final Plat

**Location:** 9582 JOHNSTOWN RD

**Applicant:** CITY OF NEW ALBANY,

**Application:** PLFPL20250001

**Request:** 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.

**Motion:** To Approve

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

**Result:** Final Plat, PLFPL20250001 was Approval Recommended, by a vote of 5-0.

Recorded in the Official Journal this February 11, 2025

#### Condition(s) of Approval:

Staff Certification:

*Sierra L Saumenig*

Sierra Saumenig  
Planner