



## **New Albany Planning Commission**

Wednesday, January 22, 2025 Meeting Minutes - Approved

### **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 RD13853 LUCILLE LYND RD13837 LUCILLE LYND RD  
SW13785 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