



New Albany Planning Commission Meeting Agenda
Monday, May 19, 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: May 5, 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:

CU-28-2025 Huntington Bank Conditional Use

Request for a conditional use permit to operate a drive-through use associated with a proposed Huntington bank located generally near the southwest corner of US-62 and Woodcrest Way (PID: 222-005260).

Applicant: Allegro Civil Engineers c/o Austin Hahn

Motion of acceptance of staff reports and related documents into the record for CU-28-2025.

Motion of approval for application CU-28-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

ZC-25-2025 Smart Farms Annexation and Rezoning

Request to rezone 115.445+/- acres located at the corner of Beech Road and Green Chapel Road along US-62 from Agricultural (AG) to Limited General Employment (LGE) for an area to be known as the Smart Farm Zoning District (PIDs: 037-111954-00.000, 037-111954-00.002, 037-111954-00.003, 037-111954-00.004, 037-111954-00.005, 037-111954-00.006, 037-111762-00.001).

Applicant: Karis Critical c/o Craig Moncrief

Motion of acceptance of staff reports and related documents into the record for ZC-25-2025.

Motion of approval for application ZC-25-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

VIII. Poll members for comment

IX. Adjournment



**Planning Commission Staff Report
May 19, 2025 Meeting**

**HUNTINGTON NATIONAL BANK DRIVE-THROUGH
CONDITIONAL USE**

LOCATION: Generally located at the southwest corner of Johnstown Road (US-62) and Woodcrest Way (PID: 222-005260)
APPLICANT: Allegro Civil Engineers c/o Austin Hahn
REQUEST: Conditional Use
ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8d
STRATEGIC PLAN: Retail
APPLICATION: CU-28-2025

Review based on: Application materials received April 15, 2025

Staff report prepared by Sierra Saumenig, Planner II

I. REQUEST AND BACKGROUND

The applicant requests approval of a conditional use to allow three drive-through ATMs to be developed as part of a proposed Huntington bank use. The proposal includes one ATM and two Vehicle Assistance Terminals (VAT). The Canini Trust Corp (I-PUD) zoning text allows the C-2 General Business (Commercial) District which permits banks uses. Drive-through facilities associated with a permitted use are conditional uses.

The applicant is required to return to the Planning Commission at a later date for review and approval of a final development plan application.

II. SITE DESCRIPTION & USE

The 1.10-acre site is generally located at the southwest corner of Johnstown Road and Woodcrest Way, within the Canini Trust Corp. Some of the existing surrounding uses include a Hampton Inn & Suites to the south, Moo Moo car wash to the west, La Petite Academy of New Albany to the east, and residential to the north.

III. EVALUATION

The general standards for conditional uses are contained in Codified Ordinance Section 1115.03. The Planning Commission shall not approve a conditional use unless it shall in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location meets all of the following requirements:

- (a) *The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.*

Uses:

- The applicant proposes to develop a Huntington National bank with three drive-through lanes. The existing total site size is 1.10-acres. The proposal includes one ATM and two Vehicle Assistance Terminals (VAT) which would be located on the

south side of the proposed building. Banks with drive-through facilities are a conditional use within this zoning district.

- The Engage New Albany Strategic Plan identifies this area as the retail future land use area. The proposed use is appropriate based on its proximity to State Route 161, the New Albany Business Park and the surrounding uses. The site is located within the Canini Trust Corp which envisions this type of use.
- The building is surrounded by the parking lot, three drive-through lanes and internal drive aisles. The drive-throughs appear to be appropriately positioned in the side yard of the site where it does not interfere with traffic on the rest of the site.
- It does not appear that the proposed drive-through use will alter the character of the surrounding area. This area is zoned to allow retail and personal services uses such as restaurants and banks which typically have drive-through facilities. Additionally, the Planning Commission recently approved multiple drive throughs in the area for Wright Patt, Panda Express, Popeyes, Wendy's, Dairy Queen, Sheets, and Dunkin Donuts developments which all include a drive-through facility and are located near this proposed development. This subarea of the Canini Trust Corp also contains other car-oriented businesses such as a Turkey Hill gas station and Valvoline oil change service

Architecture:

- The design of the proposed ATMs will be evaluated under the future final development plan application.

Parking & Circulation:

- Per Codified Ordinance 1167.05(d)(5) requires a minimum of one parking space for each 200 square feet of gross floor area. The proposed building is 2,400 square feet in size therefore 12 parking spaces are required and the applicant meets this requirement with 18 proposed spaces.
- Additionally, the city parking code requires a minimum number of stacking spaces in the drive through lane must be provided. The required number of drive-through stacking spaces must equal 25% of the total required parking spaces for the drive-through tenant space. Based on this calculation, 3 stacking spaces total must be provided and the applicant is exceeding this requirement by providing 12.
- The proposed building is surrounded by a parking lot, three drive-through lanes and internal drive aisles. The drive-through appears to be appropriately positioned on the site where it does not interfere with traffic on the rest of the site and will not cause traffic to back up onto public roads.
- The Trust Corp site has a strong internal roadway network that supports car-oriented developments. The lot is surrounded by public roads on two sides that allows traffic to and from the site to be dispersed. Additionally, the site fronts a private road to the east and south of the site. The public roads and private road network provide multiple connections to public streets.

Landscaping:

- All landscaping will be evaluated under the future final development plan application.

(b) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

- The proposed use is harmonious with the existing and intended character of the general vicinity and will not change the essential character of the area.
- The proposed use is appropriate due to its proximity to the State Route 161 interchange and the New Albany Business Park.
- This site is located within the Canini Trust Corp which envisions this type of use. There are existing restaurants with drive-through facilities that are developed in this zoning district which would be compatible with bank drive-throughs.

- (c) *The use will not be hazardous to existing or future neighboring uses.*
 - The use is not hazardous to the existing or future neighboring uses. It appears that this is an appropriate location for a drive-through facility.
- (d) *The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 - Sewer and water service are available in this location.
- (e) *The proposed use will not be detrimental to the economic welfare of the community.*
 - The proposed use does not appear to be detrimental to the economic welfare in the city due to the creation of jobs that generate income taxes and provide amenities for the business park.
- (f) *The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*
 - The site will not involve operations that will be detrimental to adjacent uses. This area of the city is auto-oriented and is in close proximity to State Route 161. US-62 is currently heavily traveled therefore it is reasonable to assume that this development will be frequently visited and serve as an important asset to those in the surrounding area.
- (g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*
 - The building is surrounded by the parking lot and internal drive aisles. The proposed drive-through lanes appear to be properly designed on the site so that the drive through traffic does not interfere with the traffic circulation on the rest of the site.

IV. SUMMARY

The overall proposal is consistent with the code requirements for conditional uses. The proposed use is appropriate for the site based on the current zoning and the Engage New Albany Strategic Plan land use recommendations. Retail has historically been approached in a thoughtful and prescribed way that promotes a planned amount of land being dedicated to this use. Due to the close proximity of this site to State Route 161 and this portion of the business park, the drive-through is appropriate in this location.

The proposed use will not change the character of the US-62 corridor as there are existing restaurants with drive-through facilities within the Canini Trust Corp site and the other drive-through developments located along the street.

The drive-through lanes are in appropriate locations given their orientation and the travel pattern appears to be appropriately designed so it will not interfere with traffic circulation on the rest of the site.

V. ACTION

The Commission shall approve, approve with supplementary conditions, or disapprove the application as presented. If the application is approved with supplementary conditions, the Planning Commission shall direct staff to issue a zoning permit listing the specific conditions listed by the Planning Commission for approval.

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


Move to approve application CU-28-2025 with the following conditions:

1. The conditional use permit will become void if a different kind of business, other than a bank, occupies this tenant space.

25 0519 Huntington National Bank Conditional Use CU-28-2025



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>5150 Forest Drive</u>	
	Parcel Numbers <u>222-005260-00</u>	
	Acres <u>2.204</u>	# of lots created <u>1</u>
Project Information	Choose Application Type	Description of Request:
	<input type="checkbox"/> Appeal <input type="checkbox"/> Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Development Plan <input 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 Construction of a 2,400 square foot financial institution with 3 associated drive-throughs (1 ATM & 2 VAT).
Contacts	Applicant Information	Property Owner Information
	Name: <u>Austin Hahn</u> Address: <u>4322 N Lincoln Ave</u> City, State, Zip: <u>Chicago, IL 60618</u> Phone Number: <u>870.270.3682</u> Email: <u>aj@allegroeng.com</u>	Name: <u>ECC Woodcrest Way LLC</u> Address: <u>6500 Westfield Blvd</u> City, State, Zip: <u>Indianapolis, IN 46220</u> Phone Number: <u>317-574-7448</u> Email: <u>mworthley@thomasenglish.com</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 Signature of Applicant	<u></u> Austin J. Hahn, P.E. Date: <u>5-8-25</u> Date: <u>04.15.25</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



Required Items

To: **Ms. Sierra Saumenig, AICP**
City of New Albany
7815 Walton Parkway
New Albany, OH 43054
614.939.2250/ ssaumenig@newalbanyohio.org

From: Austin Hahn, Allegro Civil Engineers, PC

CC:

Date: 4/15/2025

Re: Conditional Use Permit: Required Items – 5150 Forest Drive

Legal Description JOHNSTOWN RD
R16 T2 1/4T1
2.204 ACRES

Existing Use

The subject property is currently vacant and undeveloped.

Zoning District

IPUD – Infill Planned Unit Development

Description of Proposed Conditional Use

Huntington National Bank is proposing to construct a 2,400 square foot financial institution with 3 associated drive-throughs (1 ATM & 2 VAT). A Conditional Use Permit is required due to the proposed drive-through use.

Narrative Statement

The proposed financial institution with associated drive throughs will not create adverse effects from noise, glare, light, fumes or vibration on surrounding properties. The surrounding properties to the northeast, southeast, and southwest are zoned IPUD and are commercial in nature with La Petite Academy of New Albany to the northeast, a Hampton Inn & Suites to the southeast and a Moo Moo's Carwash to the southwest. The neighboring properties north of Johnstown Road are zoned OCD Office Campus District and R-1 Residential Estate District and are residential in nature. With the proposed landscaping along Johnstown Road and the proposed setback of the building, the neighboring residential properties will have a buffer from any potential noise, glare or general disturbance of the operation of the proposed bank or its drive-through services. Also, with the proposed direction of internal traffic, the cars using the drive through will face away from the residential dwellings along Johnstown Road thus eliminating the nuisance of car headlights shining towards the residential dwellings.

CHICAGO
4322 N. LINCOLN AVENUE
SUITE A
CHICAGO, IL 60618
872.270.3682



COLUMBUS
620 E. BROAD STREET
SUITE K
COLUMBUS, OH 43215

Thank you for your assistance on this project,

A handwritten signature in blue ink, appearing to read "Austin Hahn", is positioned below the thank you message.

Austin Hahn
President
Allegro Civil Engineers, PC
(872) 270-3682
ai@allegroeng.com



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**NEW
ALBANY**
COMMUNITY CONNECTS US
Planning Commission Staff Report
May 19, 2025 Meeting

**SMART FARMS ZONING DISTRICT
ZONING AMENDMENT**

LOCATION: 115.445 +/- acres located at the corner of Beech Road and Green Chapel Road along US-62 in Licking County (PIDs: 037-111954-00.000, 037-111954-00.002, 037-111954-00.003, 037-111954-00.004, 037-111954-00.005, 037-111954-00.006, 037-111762-00.001).

APPLICANT: Karis Critical c/o Craig Moncrief

REQUEST: Zoning Change

ZONING: Agricultural (AG) to Limited General Employment (L-GE).

STRATEGIC PLAN: Employment Center

APPLICATION: ZC-25-2025

Review based on: Application materials received on April 14, 2025

Staff report completed by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation for the rezoning of 115.445 +/- acres that are being annexed into the city. The request proposes to create a new zoning district to be known as the “Smart Farm Zoning District” by zoning the area to Limited General Employment (L-GE) from Agricultural (AG).

The proposed zoning text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts, such as the Business and Commerce Zoning District, which is located directly to the south of this site.

II. SITE DESCRIPTION & USE

The overall site consists of seven parcels located within Licking County. The site is generally located on the corner of Beech Road and Green Chapel Road along US-62. The neighboring uses and zoning districts include L-GE (Limited General Employment) and TMD (Technology Manufacturing District). The site is partially developed, as there are a few residential homes and farms.

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).

Engage New Albany Strategic Plan

The 2020 Engage New Albany strategic plan designates the area as the Employment Center District future land use category. The strategic plan lists the following development standards for the Employment Center District land use category:

1. No freeway / pole signs are allowed.
2. Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
3. Plan office buildings within context of the area, not just the site, including building heights within development parcels.
4. Sites with multiple buildings should be well organized and clustered if possible.
5. All office developments are encouraged to employ shared parking or be designed to accommodate it.
6. All office developments should plan for regional stormwater management.
7. All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
8. Any periphery security should integrate with the existing landscape and maintain and enhance the character of road corridor.
9. Combined curb cuts and cross-access easements are encouraged.
10. The use of materials, colors, and texture to break up large-scale facades is required.

A. Use, Site, and Layout

1. The proposed text permits both permitted and conditional uses outlined in the GE, General Employment District. Permitted uses include a mix of industrial and other employment-generating activities.
2. In addition, the following uses shall be prohibited:
 - a. Industrial product sales
 - b. Industrial services
 - c. Mini-warehouses
 - i. For purposes of clarification, this prohibition only applies to such facilities that are made available for rent to the general public
 - d. Personal service and retail product sales and service, except that such uses shall be allowed as accessory uses to a permitted use;
 - e. Vehicle services
 - f. Radio/television broadcast facilities
 - g. Sexually-oriented businesses
 - h. Off-premises signs

3. The proposed L-GE text establishes the following setbacks:

Roads	Pavement Setback	Building Setback
Green Chapel Rd	300 ft from centerline	300 ft from centerline
Old Green Chapel Rd	None	None
U.S. Route 62	185 feet from centerline	185 feet from centerline
Beech Rd	185 feet from centerline	185 feet from centerline

- a. The proposed text states that substations and its ancillary equipment, structures, and facilities shall be permitted to encroach within the setbacks on Green Chapel Rd. Staff recommends a condition of approval that screening and landscaping requirements are still met in areas where substations are encroaching (condition #1).

- b. Perimeter Boundaries: There shall be a minimum pavement and building setback of 25 feet from all perimeter boundaries for which another setback requirement is not provided in the text. The minimum pavement and building setback shall be 100 feet from any such perimeter boundary that is adjacent to property where residential uses are permitted.
- c. The text contains a provision for elimination of setbacks for building and pavement when this zoning district and any adjacent parcel located outside of this zoning district come under common ownership, are zoned to allow compatible non-residential uses, and are combined into a single parcel.

B. Access, Loading, Parking

- 1. The zoning text states that the number, locations and spacing of curb cuts along public right-of-way shall be determined and approved at the time that a certificate of appropriateness is issued for a project in this zoning district.
- 2. Parking and Loading: Parking and loading spaces shall be provided for each use per Chapter 1167 of the Codified Ordinances of the city of New Albany.
- 3. Rights-of-Way: The width of the U.S. Route 62 and Beech Road rights-of-way shall be 100 feet. The developer shall dedicate right-of-way for U.S. Route 62 and Beech Road to the city at a distance of 50 feet as measured from the existing centerline of the respective rights-of-way. The total right-of-way for Green Chapel Road shall be 80 feet. The developer shall dedicate right-of-way for Green Chapel Road to the city at a distance of 40 feet from the existing centerline of Green Chapel Road. The developer shall grant easements to the city which are adjacent to the aforementioned rights-of-way to the extent necessary to provide for the installation and maintenance of streetscape improvements.
- 4. Private Roads: Any creation of private roads are subject to staff approval.
- 5. Pedestrian Circulation: An 8-foot-wide asphalt leisure trail will be installed along Beech Road

C. Architectural Standards

- 1. The proposed rezoning seeks to implement many of the same or improved standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements.
- 2. The proposed text states that the maximum building height in this zoning district is 85 feet, subject to Section 1165.03 of the Codified Ordinances. This is consistent with the L-GE district to the south.
- 3. The proposed text contains the same architectural requirements as the surrounding business park zoning district.
- 4. The city's 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. This zoning text contains specific design requirements for uses not governed by the DGRs, which will ensure the quality design of these buildings.
- 5. The proposed text contains a requirement for complete, four-sided screening of all roof-mounted equipment for sight and sound. This provision does not apply to solar panels.
- 6. The proposed text requires all accessory structures, generators, storage tanks, trash receptacles, or any other similar improvement to be located behind a building façade that does not front onto a public road.

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

- 1. Maximum lot coverage for this subarea is 75%. This matches the surrounding zoning districts.
- 2. The proposed zoning text contains the same tree preservation language as the neighboring approved Business and Commerce Zoning District zoning text. The text states that standard tree preservation will be in place to preserve and protect trees during all phases of construction.

3. The proposed text states that a landscaping plan shall be reviewed as part of the city's review of a certificate of appropriateness application within the proposed zoning.
4. The proposed zoning text contains the same parking area language as the neighboring approved Business and Commerce Zoning District zoning text. The text states that there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein.
5. The proposed zoning text has minimum on-site tree sizes for newly installed trees on site.
6. The proposed zoning text states that the City of New Albany Beech Road North District Landscape Standards Master Plan shall apply to the site.
7. The zoning text does not have any requirements set up for landscaping requirements from adjacent residential uses.
 - a. Staff recommends a condition of approval for the zoning text to have similar requirements to the Business and Commerce Zoning District zoning text on this point (condition #2).

E. Lighting & Signage

1. All signage shall conform to the standards set forth in Codified Ordinance Section 1169.
2. All lighting shall be cut-off type fixtures and downcast to minimize light spilling beyond the boundaries of the site. The maximum height is 30 feet.
3. The proposed zoning text requires landscaping lighting details to be included in the landscape plan, which is subject to review and approval by the City Landscape Architect.

IV. ENGINEER'S COMMENTS

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

1. Provide a Traffic Impact Study when available.
2. When available, provide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met.

V. SUMMARY

This zoning district facilitates the development of industrial and other employment-generating activity that match that of the surrounding area. The proposed zoning text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts, such as the Business and Commerce Zoning District, which is located south of this site. The proposed text is appropriate given the type of general employment type of uses that are envisioned for this area in the 2020 Engage New Albany Strategic Plan.

V. ACTION

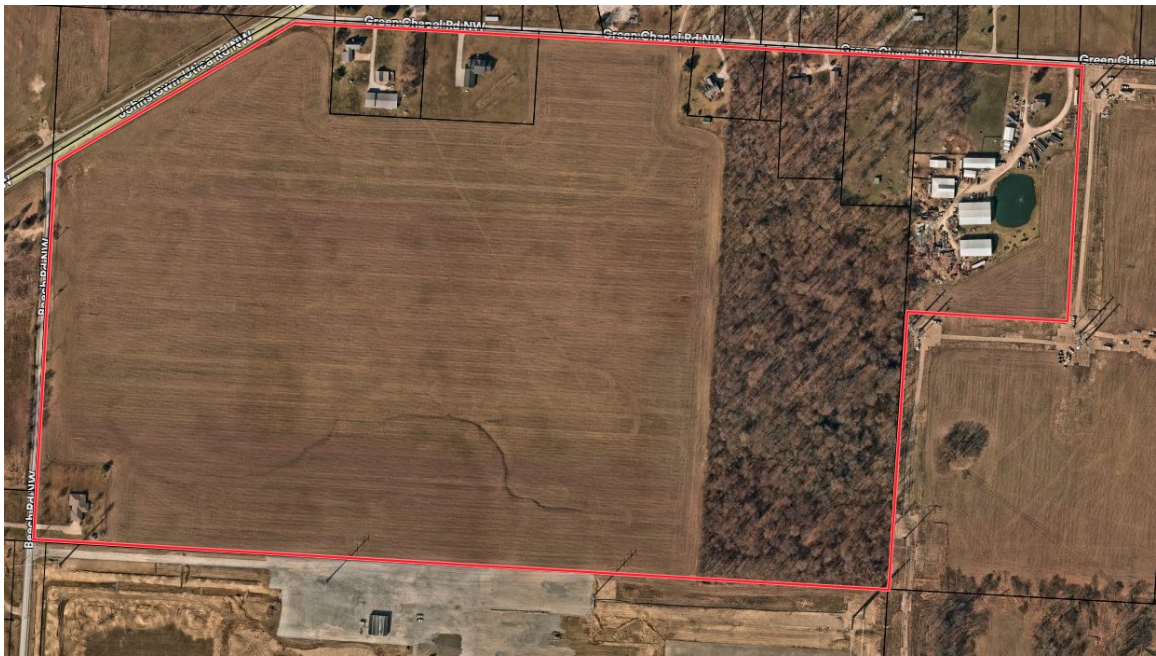
Suggested Motion for ZC-25-2025:

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

Move to approve application ZC-25-2025, based on the findings in the staff report, subject to the following conditions:

1. Screening and landscaping requirements are still met in areas where substations are encroaching.
2. The zoning text is to add similar requirements to the Business and Commerce Zoning District zoning text for landscaping required adjacent to residential uses.

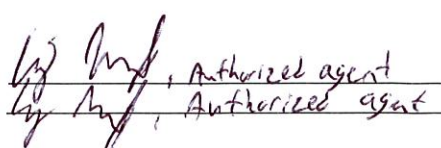
Approximate Site Location:



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>see attached property owner information</u>	
	Parcel Numbers <u>037-111954-00.005; 037-111954-00.006; 037-111954-00.004; 037-111954-00.003; 037-111762-00.001; 037-111954-00.002; 037-111954-00.000</u>	
	Acres <u>115.445</u>	# of lots created <u>Seven (7)</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 type="checkbox"/> Plat <input type="checkbox"/> Lot Changes <input type="checkbox"/> Minor Commercial Subdivision <input checked="" type="checkbox"/> Zoning Amendment (Rezoning) <input type="checkbox"/> Zoning Text Modification	<input type="checkbox"/> Extension Request <input type="checkbox"/> Variance <input type="checkbox"/> Vacation Parcels requested for rezoning are concurrently being annexed into New Albany. This request is to rezone the property from the Agricultural District to Limited General Employment District. There is an associated limitation text and list of parcel information with this request.
Contacts	Applicant Information	Property Owner Information
	Name Address City, State, Zip Phone Number Email	Name Address City, State, Zip Phone Number Email
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 Signature of Applicant	 Date: <u>4/14/25</u> Date: <u>4/14/25</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

Fees & Submittal Information

Appeal		250.00	
Certificate of Appropriateness			
	ARB – single and two family residential	100.00	
	ARB – All other residential or commercial	300.00	
	ARB - Signage	75.00	
Conditional Use		600.00	
Development Plan – Preliminary PUD or Comprehensive			
	Planning fee	First 10 acres	750.00
		Each additional 5 acres or part thereof	50.00 / each
	Engineering fee	1-25 lots	155.00 / each
		Minimum fee	1000.00
	Engineering fee	26 – 50 lots	3875.00
		Each additional lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each additional lot over 51	50.00 / each
Development Plan – Final PUD			
	Planning fee	First 10 acres	650.00
		Each additional 5 acres or part thereof	50.00
	Engineering fee	1-25 lots	
		(minimum fee \$1,000.00)	155.00 / each
	Engineering fee	26 – 50 lots	3875.00
		Each additional lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each additional lot over 51	50.00 / each
Development Plan – Non-PUD		300.00	
Development Plan / Text Amendment		600.00	
Plat – Road Preliminary			
	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
		lots on one side of street	.50 / LF
		Minimum fee	1,000.00
Plat – Road Final			
	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
		lots on one side of street	.50 / LF
		Minimum fee	1,000.00
Plat – Subdivision Preliminary			
	Planning		650.00
		Plus each lot	50.00 / each
	Engineering fee	1-25 lots	
		(minimum fee \$1,000.00)	155.00 / each
	Engineering fee	26 – 50 lots	3875.00
		Each lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each lot over 51	50.00 / each

Fees & Submittal Requirements

Plat – Subdivision Final			
Planning		650.00	_____
	Plus each lot	15.00 / each	_____
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 /each	_____
Engineering fee	26-50 lots	3875.00	_____
	Each lot over 26	75.00 / each	_____
Engincering fee	Over 51 lots	5750.00	_____
	Each lot over 51	50.00 / each	_____
Lot Changes		200.00	_____
Minor Commercial Subdivision		200.00	_____
Vacation (Street or Easement)		1200.00	_____
Variance			
Non-single family, commercial, subdivision, multiple properties		600.00	_____
Single Family residence		250.00	_____
In conjunction with Certification of Appropriateness		100.00	_____
Extension Request		0.00	_____
Zoning			
Rezoning - First 10 acres		700.00	_____
	Each additional 5 acres or part thereof	50.00 / each	_____
Rezoning to Rocky Fork Blacklick Accord		250.00	_____
Text Modification		600.00	_____
Easement Encroachment		800.00	_____

**Rezoning Application
List of Properties**

Property 1

Address: 13857 Green Chapel Road Northwest, Johnstown, Ohio 43031
Licking County Tax Id. No(s).: 037-111954-00.005

Property 2

Address: 13775 Green Chapel Road Northwest, Johnstown, Ohio 43031
Licking County Tax Id. No(s).: 037-111954-000.006

Property 3

Address: 13635 Green Chapel Road, Johnstown, Ohio 43031
Licking County Tax Id. No(s).: 037-111954-00.004 (this is a combined parcel)

Property 4

Address: 13601 Green Chapel Road Northwest, Johnstown, Ohio 43031
Licking County Tax Id. No(s).: 037-111954-00.003

Property 5

Address: 13453 Green Chapel Road, Johnstown, Ohio 43031;
Licking County Tax Id. No(s).: 037-111762-00.001

Property 6

Green Chapel Road, Johnstown, Ohio 43031
Licking County Tax Id. No(s).: 037-111954-00.002

Property 7

Address: 4500 Beech Road Northwest, Johnstown, Ohio 43031
Licking County Tax Id. No(s).: 037-111954-00.000

**Rezoning Application
List of Property Owners**

Property Owner 1

Name: Bruce Smart and Sharon Smart

Address: 13857 Green Chapel Road Northwest, Johnstown, Ohio 43031

Licking County Tax Id. No(s): 037-111954-00.005

Property Owner 2

Name: Rusty Allen Smart and Brandie Lynette Smart

Address: 13775 Green Chapel Road Northwest, Johnstown, Ohio 43031

Licking County Tax Id. No(s): 037-111954-000.006

Property Owner 3

Name: John E. Tripp and Deborah L. Tripp

Address: 13635 Green Chapel Road, Johnstown, Ohio 43031

Licking County Tax Id. No(s): 037-111954-00.004 (this is a combined parcel)

Property Owner 4

Name: Heather M. Hall

Address: 13601 Green Chapel Road Northwest, Johnstown, Ohio 43031

Licking County Tax Id. No(s): 037-111954-00.003

Property Owner 5

Name: Robert A. Parsons and Beth A. Parsons, trustees, or successor trustee(s) of the Parsons Trust Dated March 21, 2017

Address: 13453 Green Chapel Road, Johnstown, Ohio 43031; Green Chapel Road, Johnstown, Ohio 43031

Licking County Tax Id. No(s): 037-111762-00.001; 037-111954-00.002

Property Owner 6

Name: Deborah Tripp and Sharon Smart, Co-Trustees or their Successor(s) as Co-Trustees of "The Cross Keystone Inheritance Trust," dated February 2, 2011

Address: 4500 Beech Road Northwest, Johnstown, Ohio 43031

Licking County Tax Id. No(s): 037-111954-00.000



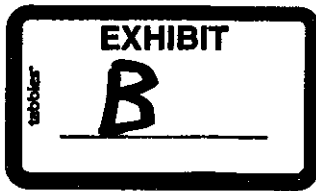
Statement in Support of Rezoning

The Applicant, Karis Critical, is in contract to purchase 115.5+/- acres of property located on the south side of Green Chapel Road, east of Beech Road, and west of the Intel Development, known as Licking County Auditor Tax Parcel Id. No.'s: 037-111954-00.005, 037-111954-000.006, 037-111954-00.004, 037-111954-00.003, 037-111762-00.001, 037-111954-00.002, and 037-111954-00.000 (collectively, the "Property"). The Property is currently used for agricultural and residential purposes and is zoned RR, Rural Residential, in Jersey Township. Applicant is in the process of annexing the Property into the City of New Albany (the Property is part of the territory included in the Annexation Agreement with Jersey Township) and desires to rezone the Property to the L-GE, Limited General Employment District, to permit a data center facility on the Property. The Property is surrounded by properties zoned L-GE to the south (Amazon Data Services) and TMD, Technology Manufacturing District (Sidecat LLC) to the east. The Property will be developed in accordance with the Limitation Text included as part of this rezoning request. The proposed rezoning does not permit residential uses and will not add children to the school district.

Support

The Property is part of the Annexation Agreement executed by the City of New Albany and Jersey Township in 2022. Applicant desires to annex the Property into the City of New Albany to develop the Property with uses similar to the surrounding properties that were recently annexed and rezoned. The Limitation Text follows the standards of the adjacent property zoned L-GE, General Employment District, and will provide thorough landscaping, architectural, and general development standards. Rezoning the Property for industrial development will add jobs, increase property tax revenue, and increase income tax revenue.

The proposed use of the Property aligns with both the character of the neighborhood and the future of the surrounding area. Traffic will be minimal considering the use and the significant public infrastructure improvements in the area. The Property has frontage along three (3) public rights-of-way and will have no issues with access or on-site circulation. The proposed development of the Property does not introduce any uses that are incompatible with the surrounding area, and will not introduce any odors, unreasonable noise, or environmental concerns. The proposed development will generate tax revenue at minimal expense to the City.



SMART FARM ZONING DISTRICT

LIMITATION (L-GE) TEXT

April 3, 2025

The Smart Farm Zoning District (the “Zoning District”) consists of 115.5 +/- acres located south of Green Chapel Road, east of Beech Road, and west of the Intel development (the “Property”). The Property is located within the Annexation Agreement area with Jersey Township. Applicant desires to annex the Property and rezone it to the General Employment District for the purpose of complementing the zoning and development standards for the industrial properties to the south of the Property.

- I. Zoning Designation: L-GE, Limited General Employment District.
- II. Permitted Uses: The permitted and conditional uses contained and described in the Codified Ordinances of the City of New Albany, GE, General Employment District, Sections 1153.02 and 1153.03, provided that the conditional uses are approved in accordance with Chapter 1115, Conditional Uses. The following uses from these code sections shall be prohibited:
 - A. Industrial product sales (see Section 1153.03(a)(1));
 - B. Industrial service (see Section 1153.03(a)(2));
 - C. Mini-warehouses (see Section 1153.03(a)(4)(c)). For purposes of clarification, this prohibition only applies to such facilities that are made available for rental to the general public;
 - D. Personal service (see Section 1153.03(b)(2)) and retail product sales and service (see Section 1153.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in this Zoning District;
 - E. Vehicle services (see Section 1153.03(B)(4));
 - F. Radio/television broadcast facilities (see Section 1153.03(c)(1));
 - G. Sexually-oriented businesses (see Section 1153.03(c)(3)); and
 - H. Off-premises signs (see Section 1153.03(c)(2)).
- III. Lot and Setback Commitments:
 - A. Lot Coverage: There shall be a maximum lot coverage in this Zoning District of 75%. “Lot Coverage” means the ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage. This maximum lot coverage standard shall apply to the entire Zoning District, not each parcel within the Zoning District.

B. Setbacks:

1. Green Chapel Road: The minimum building and parking setbacks shall be 300 feet from the center of Green Chapel Road, except that substations and its ancillary equipment, structures, and facilities shall be permitted to encroach within the setbacks. Please note that all minimum setback requirements pertain to the new Green Chapel Road, which is depicted on the site plan attached to this rezoning application. No setback requirements shall apply to Old Green Chapel Road.
2. U.S. Route 62: The minimum building and parking setback shall be 185 feet from the centerline of U.S. Route 62.
3. Beech Road: The minimum building and parking setback shall be 185 feet from the centerline of Beech Road.
4. Perimeter Boundaries: The minimum building and parking setback shall be 25 feet from all perimeter boundaries for which another setback requirement is not provided in this text, except that the minimum pavement and building setback shall be 100 feet from any such perimeter boundary that is adjacent to property where residential uses are permitted.
5. Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this Zoning District (i) comes under common or affiliated ownership or control, (ii) are zoned to allow compatible non-residential uses, or (iii) are combined into a single parcel, then any minimum building, pavement, or landscaping setback standards set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels. Section 1153.04(g) of the Codified Ordinances also shall apply to this Zoning District.

IV. Architectural Standards:

- A. Building Height: The maximum building height for structures in this Zoning District shall be 85 feet, subject to Section 1165.03 of the Codified Ordinances.
- B. Service with Loading Areas: Service areas and loading areas shall be screened in accordance with the Codified Ordinances.
- C. Building Design:
 1. Building designs shall not mix architectural elements or ornamentation from different styles.

2. Buildings shall be required to employ comparable use of materials on all elevations.
3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.
4. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.
5. All elevations of a building that are visible from a public right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser visual character than any other.
6. Use of elements such as shutters, cupolas, dormers, and roof balustrades shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.
7. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
8. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels, and piers that are consistent with the architectural vocabulary of the buildings that are encouraged. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building façade that does not front on a public right-of-way.

D. Building Form:

1. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

2. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

E. Materials:

1. Exterior building materials shall 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.
2. Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
3. Generally, the quantity of materials selected for a building shall be minimized.
4. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
5. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed for industrial and data center uses are not subject to the Design Guidelines & Requirements (DGRs) and can present challenges in meeting the community standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complementary to the architecture that will be found elsewhere in this Zoning District.

Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide guidelines and suggestions for designing buildings that are not subject to the DGRs in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these

standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

In conjunction with an application for a certificate of appropriateness for each building or structure in this Zoning District that is not subject to or governed by the DGRs, the applicant shall be required to submit to the City illustrations of the proposed exterior design of the building or structure for review and approval by the Design Review Committee contemplated in Section 1157.08(a)(1)(D) of the City Code. In designing such buildings, the user or applicant shall consider the following, which are intended to set a level of expectation for the quality of design:

- a. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public right-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while considering the unique nature of the use(s) that will be found therein.
 - b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.
 - c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
 - d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.
 - e. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.
6. Roof-Mounted Equipment: 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. Such screening shall

be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment.

V. Access, Parking, Site Circulation, and Traffic Commitments:

- A. Vehicular Access: The developer shall work with the City Manager or their designee to determine the need for appropriate timing and phasing of street improvements to serve this Zoning District. Subject to other provisions in this text, on public rights-of-way which exist on the date of this text, the number, locations, and spacing of curbcuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time a certificate of appropriateness is issued for a project in this Zoning District.

The applicant shall conduct an analysis of future traffic demands based on anticipated development and uses within the area as agreed by the City Traffic Engineer. If needed, the developer shall grant easements to the City which are adjacent to the current right-of-way adjacent to the Property to the extent necessary to provide for the installation and maintenance of streetscape improvements. The City Manager or the City Manager's designee shall make the final determination to approve the conclusions of the traffic analysis.

- B. Parking and Loading: Parking and loading spaces shall be provided for each use per Chapter 1167 of the Codified Ordinances of the City of New Albany.

- C. Rights-of-Way: The width of the U.S. Route 62 and Beech Road rights-of-way shall be 100 feet. The developer shall dedicate right-of-way for U.S. Route 62 and Beech Road to the City at a distance of 50 feet as measured from the existing centerline of the respective rights-of-way. The total right-of-way for Green Chapel Road shall be 80 feet. The developer shall dedicate right-of-way for Green Chapel Road to the City at a distance of 40 feet from the existing centerline of Green Chapel Road. The developer shall grant easements to the City which are adjacent to the aforementioned rights-of-way to the extent necessary to provide for the installation and maintenance of streetscape improvements.

- D. Private Roads: Any creation of private roads are subject to staff approval.

VI. Buffering, Landscaping, Open Space, and Screening: A landscaping plan shall be approved as part of the City's review of a certificate of appropriateness application for each portion of this Zoning District that is proposed for development. The following landscaping requirements shall apply to the Zoning District:

- A. Tree Preservation: Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at drip line.
- B. Fencing: A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.
- C. Stormwater Management: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances of the City of New Albany.
- D. Street Trees: A street tree row shall be established along Beech Road, U.S. Route 62, and Green Chapel Road and shall contain one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. The minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs or in areas subject to overhead electric transmission lines, subject to approval of the City Landscape Architect. All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation.
- E. Parking Areas: 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 treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.
- F. Pedestrian Circulation: An 8-foot-wide asphalt leisure trail is required to be installed along the Beech Street frontage of the site.
- G. Minimum On-Site Tree Sizes: Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.
- H. Master Landscape Standards Plan: The City of New Albany Beech Road North District Landscape Standards Master Plan shall apply to this Zoning District. New landscaping installed within the pavement and building setback shall be coordinated and consistent throughout the length of the Zoning District's street frontage.
 - 1. A landscape buffer shall be located within the required minimum pavement and building setback along U.S. Route 62, Beech Road, and Green Chapel Road.

The buffer shall be planted with a minimum quantity of 8 trees per 100 linear feet, in addition to street trees. Trees shall be randomly planted to create a naturalized appearance. Trees shall be of native species. Evergreen trees or shrubs shall not be permitted in the area between the buffer landscape and the edge of street pavement. For landscaping which is not used to meet this zoning text, codified ordinances, or street tree requirements, the minimum caliper of tree material may be reduced to 1" caliper to gain additional plant material.

2. The landscape buffer may consist of mounding. Mounding, when used, shall be a maximum of 12 feet in height. Trees shall be planted on the mound with a minimum of 70% of the trees occurring on the street side. No trees shall be located within the upper quartile of the crest of the mound.

VII. Lighting:

- A. 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.
- B. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed 30 feet in height.
- C. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.
- D. Landscape uplighting from a concealed source shall be subject to staff approval. All uplighting fixtures must be screened by landscaping. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.
- E. No permanent-colored lights or neon lights shall be used on the exterior of any building.
- F. All other lighting on the site shall be in accordance with City Code. Street lighting must meet the City standards and specifications.
- G. Solar panels may be incorporated and installed as appropriate.

VIII. Signage: All signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.

IX. Utilities: All new utilities (not including substations) installed solely to serve this Zoning District shall be installed underground.



**Annexation Description ~ 115.445± Acres
South Side of Green Chapel Road
East of Beech Road N.W.**

-1-

Situated in the State of Ohio, County of Licking, Township of Jersey, Part of Farm Lots 24 & 25, Quarter Township 2, Township 2, Range 15, United States Military District, being part of that Original 100 acre tract of land as conveyed to Deborah Tripp and Sharon Smart, Trustees of record in Instrument No. 201104140007147, all of the remainder of that 2.00 acre tract of land as conveyed to Bruce & Sharon Smart of record in Instrument No. 199905210021526, all of the remainder of that 2.5 acre tract of land as conveyed to Rusty Allen Smart and Brandi Lynette Smart of record in Instrument No. 202108120024279, all of the remainder of that 1.286 acre tract of land as conveyed to John E. Tripp & Deborah L. Tripp of record in Instrument No. 202103190008235, all of the remainder of that 0.351 acre tract of land as conveyed to John E. Tripp & Deborah L. Tripp of record in Instrument No. 202311070020489, all of that 2.000 acre tract of land as conveyed to Heather M. Hall of record in Instrument No. 201302140004109, all of that 2.641 acre tract of land as conveyed to Robert A. Parsons and Beth A. Parsons, Trustees of record in Instrument No. 201703210005736, all of that 10.003 acre tract of land also conveyed to Robert A. Parsons and Beth A. Parsons, Trustees of record in Instrument No. 201703210005737, that 0.047 acre tract of land as conveyed to the City of New Albany of record in Instrument No. 202501030000151, all of that 0.134 acre tract of land as conveyed to the City of New Albany of record in Instrument No. 202501030000153, all of that 0.169 acre tract of land as conveyed to the City of New Albany of record in Instrument No. 202501090000446, all of that 0.447 acre tract of land as conveyed to the City of New Albany of record in Instrument No. 202501030000151 and all of that 0.267 acre tract of land as conveyed to the City of New Albany of record in Instrument No. 202501030000152, more particularly described as follows:

Beginning, at a northerly corner of the remainder of said Original 100 acre tract, said corner also being the centerline intersection of Johnstown-Utica Road N.W. (U.S. 62) and Green Chapel Road N.W., also being on the Township line between Monroe Township and Jersey Township and being in the northerly line of said Lot 25;

Thence S 87° 03' 41" E, with the northerly lines of the remainder of said Original 100 acre tract, said 0.047 acre tract, said 0.134 acre tract and said Lot 25, along the centerline of said Green Chapel Road N.W. and along said common Township line, 177.02± feet to an angle point;

Thence S 86° 43' 12" E, with the northerly line of said 0.134 acre tract, northerly line of said 0.169 acre tract, the northerly line of said 0.447 acre tract, northerly line of said 0.267 acre tract and said Lot 25, along the centerline of said Green Chapel Road N.W. and along said common Township line, 1255.43± feet to an angle point;

Thence S 86° 38' 45" E, with the northerly line of said 0.267 acre tract, the northerly line of said 2.000 acre tract, the northerly line of said 2.641 acre tract, partially with the northerly line of said Lot 25 and partially with the northerly line of Lot 24, along the centerline of said Green Chapel Road N.W. and along said common Township line, 733.46± feet to an angle point;

Thence S 86° 55' 56" E, with the northerly line of said 10.003 acre tract and said Lot 25, along the centerline of said Green Chapel Road N.W. and along said common Township line, 403.59± feet to the northeasterly corner of said 10.003 acre tract, a northwesterly corner of that 200.968 acre tract of land as conveyed to Sidecat LLC of record in Instrument No. 202412180022512 and being in an existing City of New Albany Corporation line (Ord.#0-04-2023, Instrument No. 202302170002964);

Thence along common lines of said 10.003 acre tract, said 200.968 acre tract and said existing City of New Albany Corporation line, the following two (2) courses and distances:

S 03° 11' 11" W, 831.75± feet to a common corner thereof;

N 86° 40' 21" W, 525.05± feet to a common corner thereof, said corner also being in the easterly line of the remainder of said Original 100 acre tract and in the common line of said Lot 24 and 25;

Thence S 03° 11' 57" W, with a common line of the remainder of said Original 100 acre tract and said 200.968 acre tract, with the common line of said Lot 24 and 25 and along said existing City of New Albany Corporation line, 896.99± feet to a southeasterly corner of the remainder of said Original 100 acre tract, a northeasterly corner of that 79.30 acre tract of land as conveyed to Amazon Data Services Inc. of record in Instrument No. 202301170000954, a common corner of Lot 24, 25, 23 and 26 and in a northerly line of an existing City of New Albany Corporation Line (Ord.#0-28-2022, Instr. No. 202211160027367);

Thence N 86° 39' 21" W, with a southerly line of the remainder of said Original 100 acre tract, a northerly line of said 79.30 acre tract, a northerly line of that 22.57 acre tract of land as conveyed to Amazon Data Services Inc. of record in Instrument No. 202410310019361, along the common line of Lot 25 and Lot 26, across the right-of-way of Beech Road N.W. and along said existing City of New Albany Corporation Line (Ord.#0-28-2022, Instr. No. 202211160027367), 2762.23± feet to the southwesterly corner of the remainder of said Original 100 acre tract, southwesterly corner of Lot 25, the southeasterly corner of Lot 40 and in the centerline of said Beech Road N.W.;

**Annexation Description ~ 115.445± Acres
South Side of Green Chapel Road
East of Beech Road N.W.**

-2-

Thence N 03° 27' 31" E, along the westerly line of the remainder of said Original 100 acre tract, with the common line of said Lot 25 and Lot 40 and along the centerline of said Beech Road N.W., 1251.29± feet to a northwesterly corner of the remainder of said Original 100 acre tract and the centerline intersection of said Beech Road N.W. and said Johnstown-Utica Road N.W. (U.S. 62);

Thence N 59° 41' 35" E, with a northerly line of the remainder of said Original 100 acre tract and along the centerline of said Johnstown-Utica Road N.W. (U.S. 62), 853.80± feet to the **True Point of Beginning**, and containing **115.445± acres**, more or less.

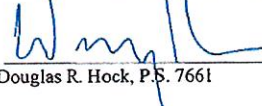
Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on March 17, 2025 and is based on existing records from the Licking County Auditor's Office and the Licking County Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

The total length of the annexation perimeter is about 9690.6 feet, of which about 5016.0 feet are contiguous with existing Village of New Albany Corporation Lines, being about 51.8% contiguous. This annexation does not create any islands of township property.

This description is to be used for annexation purposes only and not to be used in the transfer of land.

All references used in this description can be found at the Recorder's Office, Licking County, Ohio.



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661 Date: 3/17/25

Z:\24-0002-1495\survey\115.445 ac annexation desc.doc

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: 	
DATE: 03/18/2025	



AFFIDAVIT OF FACTS

I, Craig Moncrief, in my capacity as attorney for the applicant listed on the zoning application pertaining to 115.5 +/- acres, known as Licking County Auditor Tax Parcel Id. No.'s: 037-111954-00.005, 037-111954-000.006, 037-111954-00.004, 037-111954-00.003, 037-111762-00.001, 037-111954-00.002, and 037-111954-00.000, being first duly sworn, do hereby state and depose the following:

That accompanying this affidavit is a list of all property owners located within two hundred (200) feet of the parcels that are subject of the application and their addresses as appearing on the Licking County Auditor's current tax list; and

That said list is based solely on the records of the Office of the Auditor of Licking County, Ohio, as provided on its website on or about the date of this affidavit.

Further Affiant sayeth not.


By: 
Craig Moncrief
Attorney, Plank Law Firm, LPA

STATE OF OHIO
COUNTY OF FRANKLIN SS

The foregoing instrument was acknowledged before me on the 14 day of April, 2025, by Craig Moncrief, who acknowledged the foregoing signature to be his voluntary act and deed.



Zachary Walker
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC


Notary Public
My commission expires: N/A

PARCEL NUMBER	OWNER NAME	OWNER ADDRESS	TAX MAILING ADDRESS	PROPERTY ADDRESS
037-111954-00.000	Deborah Tripp & Sharon Smart Trustees	4500 Beech Rd., Johnstown, OH 43031	4500 Beech Rd., Johnstown, OH 43031	4500 Beech Rd., Johnstown, OH 43031
037-111954-00.007	Deborah Tripp & Sharon Smart Trustees	13635 Green Chapel Rd., Johnstown, OH 43031	13635 Green Chapel Rd., Johnstown, OH 43031	Beech Rd., NW, Johnstown, OH 43031
037-111954-00.004	John E. & Deborah L. Tripp	13635 Green Chapel Rd., Johnstown, OH 43031	13635 Green Chapel Rd., Johnstown, OH 43031	13635 Green Chapel Rd., Johnstown, OH 43031
037-111954-00.005	Bruce & Sharon Smart	13857 Green Chapel Rd., NW, Johnstown, OH 43031	13857 Green Chapel Rd., NW, Johnstown, OH 43031	13857 Green Chapel Rd., NW, Johnstown, OH 43031
052-173550-00.000	City of New Albany	99 W. Main St., New Albany, OH 43054	99 W. Main St., New Albany, OH 43054	13703 Johnstown-Utica Rd., NW, Johnstown, OH 43031
052-176544-00.000	City of New Albany	99 W. Main St., New Albany, OH 43054	99 W. Main St., New Albany, OH 43054	13641 Johnstown-Utica Rd., NW, Johnstown, OH 43031
052-176700-00.000	Michael E. Dingess	13601 Johnstown-Utica Rd., Johnstown, OH 43031	13601 Johnstown-Utica Rd., Johnstown, OH 43031	13601 Johnstown-Utica Rd., Johnstown, OH 43031
052-173520-00.002	Michael E. Dingess	13692 Green Chapel Rd., Johnstown, OH 43031	13692 Green Chapel Rd., Johnstown, OH 43031	13692 Green Chapel Rd., Johnstown, OH 43031
037-111954-00.006	RAS & BLS	13775 Green Chapel Rd., NW, Johnstown, OH 43031	Corelogic Tax Services, Escrow Reporting, 3001 Hackberry Rd., Irving, TX 75063	13775 Green Chapel Rd., NW, Johnstown, OH 43031
037-111954-00.001	Nancy A. Rich & Barbara J. Sohayda	13960 Johnstown-Utica Rd., Johnstown, OH 43031	Corelogic Tax Services, Escrow Reporting, 3001 Hackberry Rd., Irving, TX 75063	Johnstown-Utica Rd., Johnstown, OH 43031
052-173016-01.000	Nancy A. Rich & Barbara J. Sohayda	13960 Johnstown-Utica Rd., Johnstown, OH 43031	Corelogic Tax Services, Escrow Reporting, 3001 Hackberry Rd., Irving, TX 75063	13960 Johnstown-Utica Rd., Johnstown, OH 43031
052-172500-00.000	Hendren One LLC	8864 Croton Rd., Johnstown, OH 43031	8864 Croton Rd., Johnstown, OH 43031	Fancher Rd., Johnstown, OH 43031
037-111402-00.000	Hendren Century Farms Partnership	8864 Croton Rd., Johnstown, OH 43031	Corelogic Tax Services, Escrow Reporting, 3001 Hackberry Rd., Irving, TX 75063	Johnstown-Utica Rd., Johnstown, OH 43031
052-173016-01.001	Blanca O. & Paul J. Rooney	13958 Johnstown-Utica Rd., Johnstown, OH 43031	Corelogic Tax Services, Escrow Reporting, 3001 Hackberry Rd., Irving, TX 75063	13958 Johnstown-Utica Rd., Johnstown, OH 43031
037-111954-00.003	Heather M. Hall	13601 Green Chapel Rd., Johnstown, OH 43031	Corelogic Tax Services, Escrow Reporting, 3001 Hackberry Rd., Irving, TX 75063	13601 Green Chapel Rd., Johnstown, OH 43031
052-173520-01.000	Mary E. Bullard Fee	3615 Head of Pond Rd., New Albany, OH 43054	Corelogic Tax Services, Escrow Reporting, 3001 Hackberry Rd., Irving, TX 75063	13656 Green Chapel Rd., Johnstown, OH 43031
052-174762-00.000	Benjamin Huber	13600 Green Chapel Rd., Johnstown, OH 43031	Accumatch, 2711 LBI Freeway, Dallas, TX 75234	13600 Green Chapel Rd., Johnstown, OH 43031
052-175104-00.000	Jean K. Wright	13626 Green Chapel Rd., Johnstown, OH 43031	Corelogic Tax Services, Escrow Reporting, 3001 Hackberry Rd., Irving, TX 75063	13626 Green Chapel Rd., Johnstown, OH 43031
052-175212-00.000	Bozena B. & Danusz Bilchaz	13584 Green Chapel Rd., Johnstown, OH 43031	Corelogic Tax Services, Escrow Reporting, 3001 Hackberry Rd., Irving, TX 75063	13584 Green Chapel Rd., Johnstown, OH 43031
037-111954-00.002	Beth A. Parsons Trustee	13453 Green Chapel Rd., Johnstown, OH 43031	13453 Green Chapel Rd., Johnstown, OH 43031	Green Chapel Rd., Johnstown, OH 43031
037-111762-00.001	Beth A. Parsons Trustee	13453 Green Chapel Rd., Johnstown, OH 43031	13453 Green Chapel Rd., Johnstown, OH 43031	13453 Green Chapel Rd., Johnstown, OH 43031
052-174798-00.000	Kimberly S. Conrad Trustee	13542 Green Chapel Rd., Johnstown, OH 43031	13542 Green Chapel Rd., Johnstown, OH 43031	13542 Green Chapel Rd., NW, Johnstown, OH 43031
052-173658-00.003	Piper Buckeye LLC	24460 Aurora Rd., Cleveland, OH 44146	24460 Aurora Rd., Cleveland, OH 44146	13450 Green Chapel Rd., Johnstown, OH 43031
052-173658-00.000	Piper Buckeye LLC	24460 Aurora Rd., Cleveland, OH 44146	24460 Aurora Rd., Cleveland, OH 44146	Johnstown-Utica Rd., Johnstown, OH 43031
052-173658-00.004	Piper Buckeye LLC	24460 Aurora Rd., Cleveland, OH 44146	24460 Aurora Rd., Cleveland, OH 44146	Green Chapel Rd., Johnstown, OH 43031
052-173658-00.005	Piper Buckeye LLC	24460 Aurora Rd., Cleveland, OH 44146	24460 Aurora Rd., Cleveland, OH 44146	Green Chapel Rd., Johnstown, OH 43031
037-111438-00.000	MBJ Holdings LLC	8000 Walton Pkwy., Ste. 120, New Albany, OH 43054	8000 Walton Pkwy., Ste. 120, New Albany, OH 43054	14131 Johnstown-Utica Rd., Johnstown, OH 43031
037-111438-00.001	MBJ Holdings LLC	8000 Walton Pkwy., Ste. 120, New Albany, OH 43054	8000 Walton Pkwy., Ste. 120, New Albany, OH 43054	4495 Beech Rd., NW, Johnstown, OH 43031
095-111408-00.000	Amazon Data Services Inc	410 Terry Ave. N, Seattle, WA 98109	Terry Ave. N, Seattle, WA 98109	Beech Rd., Johnstown, OH 43031
095-111648-00.000	Amazon Data Services Inc	410 Terry Ave. N, Seattle, WA 98109	Amazon Data Services Inc, Real Estate Manager (CMH098), 410 Terry Ave. N, Seattle, WA 98109	Miller Rd., NW, Johnstown, OH 43031
095-111648-00.002	Amazon Data Services Inc	Amazon Data Services Inc, PO Box 80416, Seattle, WA 98108	Amazon Data Services Inc, PO Box 80416, Seattle, WA 98108	Beech Rd., NW, Johnstown, OH 43031
095-112218-00.000	Sidacat LLC	1 Meta Way, Menlo Park, CA 94025	1 Meta Way, Menlo Park, CA 94025	Green Chapel Rd., New Albany, OH 43054
095-111648-00.003	AEP Ohio Transmission Company Inc	1 Riverside Plaza, 16th Floor, Columbus, OH 43215	1 Riverside Plaza, 16th Floor, Columbus, OH 43215	Miller Rd., NW, Johnstown, OH 43031

