



New Albany Planning Commission
Monday, June 16, 2025 Meeting Minutes - Approved

I. Call to order

The New Albany Planning Commission held a regular meeting on Monday, June 16, 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 the roll:

Mr. Kirby	present
Mr. Wallace	present
Mr. Schell	present
Ms. Briggs	present
Mr. Larsen	present

Council Member Brisk present on behalf of Council Member Wilttrout.

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

Staff members present: Law Director Albrecht, Community Development Engineer Albright, Planner I Blackburn, Planning Manager Christian, Planner II Saumenig, Planner Sauter, Deputy Clerk Madriguera.

III. Action on minutes: May 19, 2025

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

Hearing none, Commissioner Schell moved for approval of the May 19, 2025 meeting minutes. Commissioner Briggs seconded the motion.

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

Upon roll call: Mr. Schell yes, Ms. Briggs yes, Mr. Kirby yes, Mr. Wallace abstained from the vote, Mr. Larsen yes. Having four yes votes, the motion passed and the May 19, 2025 meeting minutes were approved as submitted.

IV. Additions or corrections to the agenda

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

Planner II Saumenig answered yes, Kennel Club wished to offer an informal presentation under Other business regarding a potential rezoning application. Hearing no objection, the agenda was amended.

Chair Kirby administered the oath to all present who would be addressing the commission.

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

Chair Kirby asked whether there were any visitors present who wished to address the commission for an item not on the agenda.

Hearing none, he introduced the first case and asked to hear the staff report.

VI. Cases:

ZC-48-2025 NACC Section 30 Zoning Amendment

Rezoning of approximately 1.18 acres generally located north and west of Lambton Park Road and south of Brandon Road (Parts of PID: 222-004458, PID: 222-005189, and PID: 222-005193) as they exist today from C-PUD NACO 1998 PUD Subarea 1G: Golf Course and East Nine Infill-Planned Unit Development (I-PUD) to East Nine Infill-Planned Unit Development (I-PUD).

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

Planning Manager Christian delivered the staff reports for ZC-48-2025, TM-49-2025, FDP-35-2025, and FPL-40-2025 in a single presentation because the applications all relate to the same property.

Chair Kirby asked to hear from the applicant.

Applicant Tom Rubey from the New Albany Company spoke in support of the application. He described the modifications that had taken place since the last time the commission had reviewed the application – chiefly the wetland plantings. The Parks and Trails Advisory Board has reviewed and approved the parks and trails of the development. He described the modification of the area referred to as the close. There have been meetings with the fire department. There are three locations where structures would be built above a public road. There have been conversations with the city manager, and the law director.

Chair Kirby asked whether the fire department documents were included in the materials.

Mr. Rubey said they were not.

Chair Kirby and Mr. Rubey agreed that a condition of approval would be inclusion of those documents.

Commissioner Larsen asked about on-street parking.

Mr. Rubey explained that there was limited on-street parking in the close areas but each home would have an auto court.

Commissioner Schell asked who would own the accessory dwelling unit (ADU) above the street.

Mr. Rubey explained they were part of the deeded lots.

Commissioner Wallace asked whether the community would be gated.

Mr. Rubey answered no and further confirmed that all the roads in the development will be public.

Commissioner Larsen confirmed which home would be attached to the ADU[s] and that they would be suitable for habitation.

Commissioner Schell asked if there were more homes as a result of the ADU[s].

Mr. Rubey said no, the total number of homes remains 40.

Commissioner Briggs, referencing Commissioner Larsen's comment about the on-street parking, asked whether there would be enough space for a delivery truck or food delivery vehicle and still allow through traffic.

Mr. Rubey responded no, the streets were narrow. However he stated that there would be motor courts in front of the houses, and there would be a larger area at the end for parking.

Commissioner Larsen confirmed that the stipulation in the text for subarea 3 was for the space above the road.

Chair Kirby asked whether the wording on roman VI 3 B 4 could be tightened to clarify that this is not in the right of way but in the air.

Mr. Rubey agreed and explained that what the applicant essentially needs is air rights, not on the right of way, the structure does not extend to the right of way.

Chair Kirby confirmed the fire department would address minimum heights and asked about the front doors that do not face the street.

Mr. Rubey identified the lots with doors that do not face the street and explained that the lots are very large – in excess of 2 acres - so the applicants are asking from relief.

Chair Kirby confirmed that the zoning text included this provision, thus variances would not be required; he further confirmed that this would be four-sided architecture. He asked for other questions from the commissioners.

Commissioner Wallace pointed out the uniqueness of the area and thus there was no precedential value.

Chair Kirby asked for the questions from the public. Hearing none, he confirmed that there were no comments from engineering.

Chair Kirby stated that he would proceed with the document motions for the related applications and then on the merits for each application.

Chair Kirby moved to admit the staff reports and related documents, including the applicant materials for ZC-48-2025. Commissioner Wallace 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. Wallace yes, Mr. Schell yes, Ms. Briggs yes, Mr. Larsen yes. Having five yes votes, the staff reports and related documents including the applicant materials were admitted to the record for ZC-48-2025.

Commissioner Wallace moved for approval of ZC-48 2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

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, Mr. Schell yes, Mr. Larsen yes, Ms. Briggs yes. Having five yes votes ZC-48-2025 was approved.

TM-49-2025 NACC Section 30 Zoning Text Modification

Amendment to the NACC Section 30 East Nine I-PUD zoning text (PIDs: 222-005185 and 46 others (see backside of agenda for complete parcel list).

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

Chair Kirby moved to accept the staff reports and related documents into the record for TM-49-2025. 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. Schell yes, Ms. Briggs yes, Mr. Schell yes. Having five yes votes the staff reports and related documents were accepted into the record for TM-49-2025.

Commissioner Wallace moved to approve TM-49-2025 based on the findings in the staff report with the conditions in the staff report and the following additional conditions, subject to staff approval:

3. Staff approval of signage and graphics.
4. No ground level encroachment into right of way, VI B 4 and V B 4, lots 139- 140, 135, and 108-116.

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. Larsen yes, Mr. Kirby yes, Mr. Schell yes. Having five yes votes, the motion passed and TM-49-2025 was approved subject to the conditions in the staff report and the conditions as stated above, subject to staff approval.

FDP-35-2025 NACC Section 30 Final Development Plan

Final development plan for a 40-lot residential subdivision on 30.30 acres generally located north and west of Lambton Park Road and south of Brandon Road (PID: 222-004458 and 46 others—see backside of agenda for complete parcel list).

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

Chair Kirby moved to accept the staff reports and related documents into the record for FDP-35-2025. Commissioner Briggs seconded the motion.

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

Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Larsen yes, Mr. Wallace yes, Mr. Schell yes. Having five yes votes, the motion passed and the staff reports and related documents were accepted into the record for FDP-35-2025.

Commissioner Wallace moved for approval of FDP-35-2025 based on the findings in the staff report, with the conditions in the staff report and the following additional conditions, subject to staff approval:

6. Fire department mandates be met including minimum heights and building standards, subject to staff approval.
7. That there be minimum height sufficient for vehicle access, subject to staff approval.

Commissioner Larsen seconded the motion.

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

Upon roll call: Mr. Wallace yes, Mr. Larsen yes, Mr. Schell yes, Mr. Kirby yes, Ms. Briggs yes. Having five yes votes, the motion passed and FDP-35-2025 was approved subject to the conditions in the staff report and as stated above, subject to staff approval.

FPL-40-2025 NACC Section 30 Final Plat

Final plat for a 40-lot residential subdivision on 30.30 acres generally located north and west of Lambton Park Road and south of Brandon Road (PID: 222-004458 and 46 others—see backside of agenda for complete parcel list).

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

Chair Kirby moved to admit the staff reports and related documents into the record for FPL-40-2025.

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. Schell yes, Ms. Briggs yes, Mr. Larsen yes. Having five yes votes, the motion passed and the staff reports and related documents were admitted to the record for FPL-40-2025.

Commissioner Wallace moved for approval of FPL-40-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval. Commissioner Schell seconded the motion.

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

Upon roll call: Mr. Wallace yes, Mr. Schell yes, Ms. Briggs yes, Mr. Kirby yes, Mr. Larsen yes. Having five yes votes, the motion passed and FPL-40-2025 was favorably recommended to the New Albany City Council.

The commission congratulated the applicants and wished them good luck.

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

FDM-37-2025 Canini Medical Office Building FDP Modification

Final development plan modification to allow for the construction of two medical office buildings on 2.08 acres located on Forest Drive (PID: 222-004888).

Applicant: Canini & Associates, Ltd.

Planner I Blackburn delivered the staff reports on FDM-37-2025 and VAR-44-2025 in a single presentation because they referred to the same property.

Chair Kirby asked whether there were any comments from engineering.

Development Engineer Albright answered that there were no comments from engineering.

Chair Kirby asked to hear from the applicant.

Applicant Larry Canini spoke in support of the applications. He explained that following the prior presentation he was surprised to learn there were some wetlands on the property. They have flipped the plan in order to deal with the wetlands. He further explained why there would not be cross access from one parcel to the next. They decided it was best to keep the wetland protected. He apologized for not dealing with the wetland prior to appearance the first time. Regarding the parking, the single access point was for the single tenant and the mixed use tenant would have its own parking which would be larger.

Chair Kirby confirmed that the drive was built to public road standards.

Commissioner Schell asked about the hesitation for shared parking.

Mr. Canini explained that it was because it was a single tenant and that tenant should not be burdened with shared parking.

Commissioner Wallace asked the applicant to explain the burden.

Mr. Canini reiterated that he was trying to attract tenants and tenants were attracted to dedicated parking.

Commissioner Wallace responded that he would think that shared parking would increase availability.

Chair Kirby asked why the dumpster was not screened.

Mr. Canini explained that he manages a lot of medical facilities throughout Ohio. The refuse pickup company would not open the gate, staff must do it and when the gate is not opened the pickup is missed and the refuse stacks up. Additionally, items are tossed over the gate. An exposed dumpster screened by landscaping is more visible and thus more tidy.

Chair Kirby stated that this application is for a variance and it is precedent setting. He noted that staff is asking for three sides, not a gate.

Planner I Blackburn confirmed that it could be landscaping on three sides.

All agreed that variance B was not needed.

Chair Kirby confirmed that A says the driveway is treated like a private street.

Commissioner Schell acknowledged that cross-access can be problematic in terms of parking.

Commissioner Wallace asked for clarification that the larger building is to the south, the smaller is to the north and would have less parking.

Mr. Canini agreed and further stated that there would be no ground mounted signage on the north building; there would be a sign on the porch.

Commissioner Wallace continued that there would be a separate address for each building, and wondered how people would know which drive to enter. He remarked that the Commission is faced with setting precedent and trying to figure out how drivers would find the tenants.

Mr. Canini stated he would be happy to come back with ground mounted signage.

Commissioner Wallace remarked that VAR A is needed because it abuts the driveway and not the public street.

Chair Kirby agreed and confirmed that the new lot would not touch the public street. Splitting the lot creates the need for the variance it is just a question of where to place the access.

Mr. Canini added that once this is approved they can close on the lot split.

Chair Kirby asked for other questions from the commission. Hearing none, he asked if anyone from the public was present to comment on the application. Hearing none, he stated that for lessons learned, access to the Estate needed to be a public street.

Planning Manager Christian answered that was correct, and noted that this was probably done in 2010, before he began working for the city.

Commissioner Schell indicated that he was okay with the removal of condition 1b, the cross-access for shared parking. Commissioners Larsen and Briggs, and Chair Kirby indicated they likewise did not object to removal of that condition.

Chair Kirby moved to acceptance the staff reports and related documents into the record for FDM-37-2025. Commissioner Wallace seconded the motion.

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

Upon roll call: Mr. Kirby yes, Mr. Wallace yes, Mr. Larsen yes, Mr. Schell yes, Ms. Briggs yes. Having five yes votes the motion passed and the staff reports and related documents were admitted to the record for FDM-37-2025.

Commissioner Wallace moved for approval for application FDM-37-2025 based on the findings in the staff report with the conditions listed in the staff report except for 1b, subject to staff approval. Commissioner Larsen seconded the motion.

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

Upon roll call: Mr. Wallace no, Mr. Larsen yes, Mr. Kirby yes, Ms. Briggs yes. Having four yes votes and one no vote, the motion passed and FDM-37-2025 passed subject to the conditions in the staff report, except for 1b.

Commissioner Wallace explained that he voted no because condition 1b was removed.

VAR-44-2025 Canini Medical Office Building Lot Split and Screening Variance

Variances to eliminate the requirement for lot frontage related to a proposed lot split and eliminate the screening requirements for a dumpster enclosure for a 2.08 acre site located on Forest Drive (PID: 222-004888).

Applicant: Canini & Associates, Ltd.

Chair Kirby moved to admit the staff reports and related documents into the record for VAR-44-2025. Commissioner Briggs seconded the motion.

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

Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Larsen yes, Mr. Wallace yes, Mr. Schell yes. having five yes votes, the staff reports and related documents were accepted into the record for VAR-44-2025.

Chair Kirby moved for approval of VAR-44-2025 A only and not B, subject to the conditions in the staff report, if any, subject to staff approval. 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, Ms. Briggs yes, Mr. Larsen yes, Mr. Schell yes. Having five yes votes the motion passed and VAR-44-2025 A only and not B was passed.

The commission thanked the applicant and wished him good luck.

Chair Kirby introduced CU-38-2025 and asked to hear the staff report.

CU-38-2025 EdgeConneX Conditional Use

Conditional use application to allow for an industrial manufacturing and assembly use for the operation of a temporary concrete batch plant on 12.6 acres located at 12525 Jug Street Road (PID: 095-112056-00.006).

Applicant: Danis Building Construction Co.

Planning Manager Christian delivered the staff report.

Development Engineer Albright delivered the engineering report.

Applicant Jim Albertson stood in support of the application and said he was prepared to respond to any questions about the application.

Chair Kirby confirmed which party would be responsible for the clean up. He further noted a minor typographical error in the first condition, “2025” should be “2027.”

Development Engineer Albright added that per regulation, it would go through EdgeConnex.

Planning Manager Christian added that if a permit was issued, failure to comply would be a code enforcement issue.

Chair Kirby moved to admit the staff reports and related documents into the record for CU-38-2025. Commissioner Briggs seconded the motion.

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

Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Larsen yes, Mr. Wallace yes, Mr. Schell yes. having five yes votes, the staff reports and related documents were accepted into the record for CU-38-2025.

Commissioner Briggs moved for approval of CU-38-2025 based on the findings in the staff report and subject to the conditions in the staff report, with the correction of the typo in condition one, subject to staff approval.

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

Upon roll call: Ms. Briggs yes, Mr. Kirby yes, Mr. Wallace yes, Mr. Schell yes, Mr. Larsen yes. having five yes votes, the motion passed and CU-38-2025 was approved.

The commission thanked the applicant and wished him good luck.

Thereafter Chair Kirby called a recess at 8:43 p.m.

Chair Kirby called the commission to order at 8:57 p.m. and introduced the final two cases on the agenda.

FDM-42-2025 Lot 14 FDP Modification

Final development plan modification to reduce parking by two spaces and add additional landscaping located at 5065 Forest Drive (PID: 222-000347).

Applicant: J. Carter Bean Architect LLC c/o Carter Bean

Planner II Saumenig delivered the staff report.

Development Engineer Albright said there were no comments from engineering.

Chair Kirby administered the oath to Applicant J. Carter Bean.

Applicant J. Carter Bean spoke in support of the application.

Applicant Larry Canini added that the retail center had commitments for the entire building except for the endcap. He reviewed the hours of operation and explained that they were complementary to the other building tenants so there would not be a problem with parking and stacking in the parking lot.

Commissioner Wallace asked whether there will be outdoor seating for eating ice cream.

Mr. Canini said yes, and explained that the adjacent pond had been drained and a patio would be built there.

Chair Kirby asked whether, where the driveway conflicts with the sidewalk, will that be resolved. He further asked whether a Watch for Pedestrians sign count against the applicant.

Planner II Saumenig remarked that such a sign would not count against the applicant.

Mr. Bean responded that was a great idea. He further remarked that the applicant had no conflicts with the conditions.

Chair Kirby moved to accept the staff reports and related documents into the record for FDM-42-2025. 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, Ms. Briggs yes, Mr. Schell yes, Mr. Larsen yes. having five yes votes, the motion passed and the staff reports and related documents were accepted into the record for FDM-42-2025.

Commissioner Schell moved to approve FDM-42-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval. Commissioner Larsen seconded the motion.

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

Upon roll call: Mr. Schell yes, Mr. Larsen yes, Mr. Kirby yes, Mr. Wallace yes, Ms. Briggs yes. Having five yes votes, the motion passed and FDM-42-2025 was approved.

CU-43-2025 Graeter's Drive-Through Conditional Use

Conditional use application to allow for a full access drive-through for a proposed Graeter's Ice Cream located at 5065 Forest Drive (PID: 222-000347).

Applicant: J. Carter Bean Architect LLC c/o Carter Bean

Chair Kirby moved to accept the staff reports and related documents into the record for CU-43-2025. 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, Ms. Briggs yes, Mr. Schell yes, Mr. Larsen yes. having five yes votes, the motion passed and the staff reports and related documents were accepted into the record for CU-43-2025.

Chair Schell moved to approve CU-43-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval. Commissioner Larsen seconded the motion.

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

Upon roll call: Mr. Schell yes, Mr. Larsen yes, Mr. Kirby yes, Mr. Wallace yes, Ms. Briggs yes. Having five yes votes, the motion passed and CU-43-2025 was approved.

The commission thanked the applicants and wished them good luck.

VII. Other business

Kennel Club USA, Mark Jeremias gave an informal presentation about new facility on Johnstown Road.

VIII. Poll members for comment

Chair Kirby polled the members for comment.

IX. Adjournment

Hearing no comments from the members, having completed the agenda, and having no further business, Chair Kirby adjourned the June 16, 2025 Planning Commission meeting without objection at 9:23 p.m.

Appendix

ZC-48-2025

Staff Report

Applicant Submission

Record of Action

TM-49-2025

Staff Report

Record of Action

FDP-35-2025

Staff Report

Record of Action

FPL-40-2025

Staff Report

Record of Action

FDM-37-2025

Staff Report

Record of Action

VAR-44-2025

Staff Report

Record of Action

CU-38-2025

Staff Report

Record of Action

FDM-42-2025

Staff Report

Record of Action

CU-43-2025

Staff Report

Record of Action



**Planning Commission Staff Report
June 16, 2025 Meeting**

**NEW ALBANY COUNTRY CLUB SECTION 30
ZONING AMENDMENT**

LOCATION: Section 30 of the New Albany Country Club (East Nine) (Parts of PID: 222-004458, PID:222-005189 and PID: 222-005193).
APPLICANT: The New Albany Company LLC, c/o Aaron Underhill, Esq.
REQUEST: Zoning Amendment
ZONING: Infill-Planned Unit Development (I-PUD)
STRATEGIC PLAN: Residential District
APPLICATION: ZC-48-2025

Review based on: Application materials received May 28, 2025.

Staff report completed by Jay Henderson, Planner.

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to rezone 1.08+/- acres from C-PUD NACO 1998 PUD Subarea 1G: Golf Course and East Nine Infill-Planned Unit Development (I-PUD) to East Nine Infill-Planned Unit Development (I-PUD).

The zoning change consists of bringing in approximately 0.11 acres into the East Nine I-PUD zoning and adding a new subarea (3) to the East Nine I-PUD. The rezoning allows for accessory dwelling units (ADUs) as a permitted use within accessory structures in subareas 2 and 3 as well as provides additional development standards for all accessory structures. There are some additional, relatively minor changes to the text compared to how it exists today. To ensure a consistent development pattern is achieved throughout this subdivision, the applicant also requests review and approval of a zoning text modification application which will be reviewed under a separate staff report (TM-49-2025).

Additionally, the applicant requests review and approval of associated final development plan and final plat applications which are also reviewed under separate staff reports (FDP-35-2025 and FPL-40-2025).

II. SITE DESCRIPTION & USE

The 1.08+/- acre development area is currently undeveloped. A majority of the property contains portions of the New Albany Country Club golf course as well as 36 previously platted residential lots, 5 reserves, and three public streets. The surrounding land use includes the golf course and residentially zoned and used land.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.09. Upon review of the proposed amendment to the zoning map, the Commission is to make a recommendation to city council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (a) Adjacent land use.
- (b) The relationship of topography to the use intended or to its implications.
- (c) Access, traffic flow.
- (d) Adjacent zoning.
- (e) The correctness of the application for the type of change requested.
- (f) The relationship of the use requested to the public health, safety, or general welfare.
- (g) The relationship of the area requested to the area to be used.
- (h) The impact of the proposed use on the local school district(s).

Per Codified Ordinance Chapter 1159.08 the basis for approval of a preliminary development plan in an I-PUD shall be:

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

A. Engage New Albany Strategic Plan

The site is located within the Residential District future land use district. The Engage New Albany Strategic Plan lists the following development standards for the Residential District:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- Houses should front onto public open spaces and not back onto public parks or roads.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of the development. Typically, neighborhood parks

- range from a half an acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- Adequate amounts of open space and parkland are encouraged to be provided on site.
- Rear or side loaded garages are encouraged. When a garage faces the street, the front façade of the garage should be set back from the front facade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.
- Private streets are at odds with many of the community's planning principles such as: interconnectivity, a hierarchy of street typologies and a connected community. To achieve these principles, streets within residential developments must be public.

The Engage New Albany Strategic Plan recommends the following standards as prerequisites for all development proposals in New Albany:

- Development should meet setback recommendations contained in strategic plan.
- Streets must be public and not gated. Cul-de-sacs are strongly discouraged.
- Parks and open spaces should be provided, publicly dedicated and meet the quantity requirements established in the city's subdivision regulations (i.e. 20% gross open space and 2,400 sf of parkland dedication for each lot).
 - All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site. If it cannot be provided on-site, purchasing and publicly dedicating land to expand the Rocky Fork Metro Park or park space for the Joint Parks District is an acceptable alternative.
- The New Albany Design Guidelines & Requirements for residential development must be met.
- Quality streetscape elements, including an amenity zone, street trees, and sidewalks or leisure
- Trails and sidewalks should be provided on both sides of all public streets.
- Homes should front streets, parks and open spaces.
- A residential density of 1 dwelling unit (du) per acre is required for single-family residential and a density of 3 du per acre for age restricted housing.
 - Higher density may be allowed if additional land is purchased and deed restricted. This type of density "offset" ensures that the gross density of the community will not be greater than 1 unit per acre. Any land purchased for use as an offset, should be within the NAPLS district or within the metro park zone.
 - 3 du/acre is only acceptable if 100% age restricted. Otherwise, the federal regulations and criteria for subdivisions to qualify as age-restricted must be accounted for when calculating density (i.e. 80% age restricted and 20% non-age restricted).
 - Age restriction must be recorded as a deed restriction and included as a requirement in the subdivision's zoning text.

B. Use, Site and Layout

1. The proposed amendment will bring 0.11 acres of the golf club zoned property into the East Nine I-PUD zoning and add subarea 3 to the East Nine I-PUD.
2. A school impact statement has been submitted. The applicant estimates that 0.8 students per unit will be generated for a total of 32 students. Based on an assumed 32 students generated, the applicant has projected this development to have a net positive financial impact on the school district.
3. The zoning district is made up of three subareas that are approximately 30.3 acres and permit the following uses:
 - Single-family detached homes, single-family attached homes, and related accessory structures.

- Subarea 1 - This subarea shall have a maximum of 28 units that are proposed to be single-family detached homes.
 - Subarea 2 - This subarea shall have a maximum of 9 units that are proposed to be detached single-family and or attached single-family homes.
 - Subarea 3 – This subarea shall have a maximum of 3 units, which are proposed to be single-family detached or attached homes.
 - Publicly or privately-owned parks and open spaces.
 - Accessory dwelling units permitted within subareas 2 and 3.
4. The zoning text established the following setbacks for Subarea 1.

SETBACKS (SUBAREA 1)	
Front Yard	20 feet
Side Yard	15 feet; 30 feet total
Rear Yard	25 feet

5. Subarea 2 and Subarea 3 allow for zero lot line development since attached single-family homes are permitted, so there are no minimum setbacks from any lot lines for parcels within this section.
6. Within subareas 2 and 3, accessory structures shall be exempt from the requirements of Codified Ordinance Section 1165.04.

C. Access, Loading, Parking

1. The requirements for each subarea are generally the same or similar to the surrounding country club standards pertaining to the minimum off-street parking spaces, road widths, and pavement sections.
2. Access, loading, and parking are evaluated as part of the final development plan (FDP-35-2025).

D. Architectural Standards

1. Each building will have a maximum height of 35 feet. Homes located on lots 102, 103, 139, and 140 shall not be required to have front doors that face a public road.
2. All homes shall be designed in accordance to the City of New Albany’s Design Guidelines and Requirements. The existing zoning text contains the same high-quality standards that have been successful throughout the New Albany Country Club.
3. Architecture will be evaluated as part of the final development plan application (FDP-35-2025).

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

1. There are no proposed modifications to the parkland, buffering, landscaping, open space and screening requirements with this amendment and are evaluated under the final development plan staff report (FDP-35-2025).

F. Lighting & Signage

1. There are no proposed modifications to the lighting and signage requirements.

G. Other Considerations

1. The zoning text states that the final development plan (FDP-35-2025) is permitted to serve as both the preliminary and final development plan of record for this zoning district.
2. The zoning text allows structures to encroach into the right-of-way. These encroachments are shown on the final development plan and appear to be limited to the accessory structures that overhang into the right-of-way in subareas 2 and 3. Staff recommends a condition of approval that the placement of these structures be subject to the city engineer’s approval and that the developer is required to enter into a right-of-way

maintenance agreement with the city that is subject to the review and approval of the city attorney (condition #1).

IV. ENGINEER'S COMMENTS

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

V. SUMMARY:

The rezoning is consistent with the residential land use recommendations of the New Albany Strategic Plan, in providing versatile housing types for the community and showcasing the high standards throughout the Country Club. The new development will complement the established character of the immediate area and maintain the current connectivity. Additional landscape, architecture, parking, and signage details are reviewed under the final development plan application for the subdivision (FDP-35-2025). The rezoning will not change the estimated number of students and will be consistent with the existing East Nine I-PUD zoning.

VI. ACTION

Suggested Motion for ZC-48-2025:

Move to approve rezoning/preliminary development plan application ZC-48-2025 based on the findings in the staff report, with the following condition (conditions of approval may be added).

1. The final placement of structures in the right-of-way is subject to the city engineer's approval, and the developer is required to enter into a right-of-way maintenance agreement with the city that is subject to the review and approval of the city attorney.
2. Zoning text modification application TM-49-2025 must be approved by the Planning Commission.

Approximate Site Location:





**Planning Commission Staff Report
June 16, 2025 Meeting**

**NEW ALBANY COUNTRY CLUB SECTION 30
ZONING TEXT AMENDMENT**

LOCATION: Section 30 of the New Albany Country Club (East Nine)
APPLICANT: The New Albany Company LLC, c/o Aaron Underhill, Esq.
REQUEST: Zoning Text Amendment
ZONING: Infill-Planned Unit Development (I-PUD)
STRATEGIC PLAN: Residential District
APPLICATION: TM-49-2025

Review based on: Application materials received May 28 and June 5, 2025.

Staff report completed by Jay Henderson, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a modification to the New Albany Country Club Section 30 East Nine I-PUD zoning text to allow:

- Accessory dwelling units (ADUs) on lots 108 and 116 of subarea 2;
- Allow accessory structures in front of the principle structure in subareas 2 and 3;
- The architectural standards for lots 102, 103, 139, and 140 do not require to have front doors that face a public road as outlined within the city's Design Guidelines and Requirements;
- Allows structures within subarea 2 (Lots 108 and 116) and subarea 3 to encroach into the right-of-way and extend across lot lines; and
- The zoning text states that the final development plan (FDP-35-2025) is permitted to serve as both the preliminary and final development plan of record for this zoning district.

The current zoning text does not speak on these proposed standards, and in lieu of the developer coming back to the commission with multiple variances, they have worked with staff to develop clear and precise standards for these uses and facilitate a consistent development pattern within this zoning district.

The applicant also requests review and approval of a final plat, final development plan, and zoning amendment applications associated with New Albany Country Club Section 30. These applications are reviewed under separate staff reports (FDP-35-2025, FPL-40-2025, and ZC-48-2025).

II. SITE DESCRIPTION & USE

The New Albany Country Club Section 30 includes 40 single-family lots that are currently vacant and undeveloped. There are 3 subareas included within Section 30. Subarea 1 includes 28 units, subarea 2 includes 9 units, and subarea 3 includes 3 units.

III. NEW ALBANY STRATEGIC PLAN

The site is located within the Residential District land use district. The Engage New Albany Strategic Plan lists the following development standards for the Residential District:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- Houses should front onto public open spaces and not back onto public parks or roads.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of the development. Typically, neighborhood parks range from a half an acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- Adequate amounts of open space and parkland are encouraged to be provided on site.
- Rear or side loaded garages are encouraged. When a garage faces the street, the front façade of the garage should be set back from the front facade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.
- Private streets are at odds with many of the community's planning principles such as: interconnectivity, a hierarchy of street typologies and a connected community. To achieve these principles, streets within residential developments must be public.

IV. ASSESSMENT

Review is based on the city's Strategic Plan, existing zoning text, and planning, subdivision and zoning regulations, including the design standards. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1159.08 the basis for approval of an I-PUD shall be:

- That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- That the proposed development is in general conformity with the Strategic Plan or portion thereof as it may apply;*
- That the proposed development advances the general welfare of the Municipality;*
- That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- Various types of land or building proposed in the project;*
- Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density of dwelling units may not violate any contractual agreement contained in any utility contract then in effect;*
- Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- Building heights of all structures with regard to their visual impact on adjacent facilities;*
- Front, side and rear yard definitions and uses where they occur at the development periphery;*
- Gross commercial building area;*
- Area ratios and designation of the land surfaces to which they apply;*
- Spaces between buildings and open areas;*
- Width of streets in the project;*
- Setbacks from streets;*
- Off-street parking and loading standards;*
- The order in which development will likely proceed in complex, multi-use, multi- phase developments;*
- The potential impact of the proposed plan on the student population of the local school district(s);*

- r. *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
- s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

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).*

V. EVALUATION

1. The applicant requests a modification to the New Albany Country Club Section 30 East Nine I-PUD zoning text to allow:
 - a. Accessory dwelling units (ADUs) on lots 108 and 116 of subarea 2;
 - b. Allow accessory structures in front of the principle structure in subareas 2 and 3.
 - c. The architectural standards for lots 102, 103, 139, and 140 do not require to have front doors that face a public road as outlined within the city's Design Guidelines and Requirements.
 - d. Allows structures within subarea 2 (Lots 108 and 116) and subarea 3 to encroach into the right-of-way and extend across lot lines; and
 - e. The zoning text states that the final development plan (FDP-35-2025) is permitted to serve as both the preliminary and final development plan of record for this zoning district.
2. The New Albany Strategic Plan encourages the development of diverse housing options that cater to people of all stages of life. The proposed zoning text modifications encourage a unique development pattern that has yet to be established in other areas of the community and will provide the city with additional housing options as recommended in the Engage New Albany Strategic Plan.
3. The applicant provided staff with concept drawings illustrating the desired development pattern that is envisioned in the zoning text, which are attached to the text as exhibits. The proposed development pattern showcases a high level of architectural character and design as recommended in the New Albany Design Guidelines and Requirements, which contribute to and complement the overall character of the community.
4. The proposed modification limits the use of accessory dwelling units to 5 lots, which is approximately 12% of the overall development in Section 30.
5. The text modification allows structures to encroach into the right-of-way. These encroachments are shown on the final development plan and appear to be limited to the accessory structures that overhang into the right-of-way in subareas 2 and 3. Staff recommends a condition of approval that the placement of these structures be subject to the city engineer's approval and that the developer is required to enter into a right-of-way maintenance agreement with the city that is subject to the review and approval of the city attorney.

VI. SUMMARY

The New Albany Strategic Plan promotes diverse housing options in the city, and this change exemplifies that vision. By introducing a mix of housing types, this project reflects the city's commitment to allowing residents to age in place and choose from a range of residential options that best suit their life stages and lifestyle.

In lieu of individual variances, the developer has taken a proactive approach to coordinate with staff to craft a thoughtful and strong development text for the Planning Commission to consider. This proposal highlights the high level of coordination that is needed to maintain the quality of our built environment. The project reflects the shared commitment to excellence in design and long-term growth. It reinforces the city's strategic goal of facilitating a well-planned, attractive development that enhances the character and atmosphere of the City of New Albany.

VII. ACTION

Suggested Motion for TM-49-2025:

Move to approve zoning text modification application TM-49-2025 (conditions of approval may be added).

1. The final placement of structures in the right-of-way is subject to the city engineer's approval, and the developer is required to enter into a right-of-way maintenance agreement with the city that is subject to the review and approval of the city attorney.
2. TM-49-2025 will become null and void if council does not approve the pending rezoning application (ZC-48-2025).

Approximate site location:



Source: Google Earth



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May 28, 2025

Chris Christian
Planner
City of New Albany
99 W. Main Street
New Albany, Ohio 43054

RE: School Impact of East Nine Residential Development

Dear Chris:

The New Albany Company LLC (NACO) has filed a rezoning and preliminary development plan application for the East Nine I-PUD that it intends to develop with 40 single-family homes. Prior to the approval of the proposed rezoning, the subject property is located within Subarea 1.d (Lambton Park Central Cluster) of the 1998 NACO PUD. A subdivision consisting of 36 lots was previously approved for the property pursuant to that zoning classification. The purpose of this letter is to highlight how this project will be financially beneficial to the New Albany-Plain Local School District (NAPLSD).

The property is located within the New Albany Country Club (NACC) community and sits among and between golf holes on the NACC golf course. Due to its prime location, and the enhancements to the subdivision that the rezoning will facilitate, it is anticipated that each home will be valued at no lower than \$1,500,000, with the average value throughout the subdivision likely to be even higher. Homes will be custom built for each individual buyer/owner, and construction of all homes is anticipated to occur over five years or more.

Historically, the assumption used in school impact statements in New Albany has been that 0.8 students will be generated for each single-family home. The latest information available from the NAPLSD indicates that the annual cost to educate one student in the school district is \$12,248¹, and that 86% of the funding of these costs is produced at the local level². Therefore, the annual local cost to educate a student is \$9,798 (0.86 x \$12,248 = \$9,798). If one assumes the typical average that is used in school impact statements for the City, an average of 0.8 students will reside in a single-family home, yielding a projected 32 students (0.8 students per home x 40 homes = 32 students). This translates to an annual total cost to educate students from this community of \$313,536 (32 students x \$9,798 annual local cost to educate on student = \$313,536).

On the other hand, a home valued at \$1,500,000 will generate \$15,032 in annual taxes for the school district, calculated as follows:

\$1,500,000 home value x .35 = \$525,000 assessed value

¹ Source: NAPLS website, pertaining to fiscal year 2022-2023. See <https://www.napls.us/our-district/treasurer/how-we-compare>

² Source: NAPLS Financial Forecast dated May 2024. See <https://www.napls.us/our-district/treasurer/monthly-financial-reports>

\$525,000 assessed value x .064423 total residential effective millage rate³ = \$33,822 total annual taxes

\$33,974 total annual taxes x 0.5759 school district share⁴ = \$19,478 annual school taxes per home

\$19,565 school taxes per home x 40 homes = \$779,120 total annual school taxes

So, using a conservative assumption on home values and the historic assumption for number of students that will live in the community, the proposed community will yield a net positive annual financial benefit to the school district of \$465,584. This is enough surplus to cover the annual local costs of educating more than 45 students residing elsewhere in the district. Even if the number of students per home trends higher than the norm (which is not expected), the difference between taxes generated and costs to educate students is such that it is clear the subdivision will result in a positive financial outcome for the NAPLSD. This is true even without assuming that the average home value is likely to trend higher.

We look forward to more dialogue on this application and its benefits as we move through the City's review process.

Sincerely,



Aaron L. Underhill

³ Per Franklin County Auditor's 2023 tax rate

⁴ Source: Franklin County Auditor



September 13, 2024

Mr. Steve Mayer
City of New Albany
Development Department
99 West Main Street
New Albany, OH 43054

Subject: Country Club Section 30 'Blenheim' – Environmental Compliance

Dear Mr. Mayer,

This letter serves to inform the City of New Albany of environmental conditions associated with the Country Club Section 30 'Blenheim' project, located south of Baughman Grant Road, and west, east, and north of Lambton Park Road, in the City of New Albany, Franklin County, Ohio. The property consists of a partially constructed residential neighborhood with graded lots, streets, and leisure trails.

The property was delineated for Waters of the U.S. in 2016 by the Environmental Department of EMH&T. The property contained an isolated wetland, three jurisdictional wetlands, a pond, and a stream. An Isolated Wetlands Permit was obtained from Ohio EPA in 2017 to impact the isolated wetland, and it was subsequently filled by the New Albany Company (NACO). A permit was also obtained from the U.S. Army Corps of Engineers (USACE) to extend a new road from Baughman Grant into the site and across a wetland and stream. These impacts were completed and the road is in use. The remaining two delineated wetlands are preserved to the north of the lots along Baughman Drive and Head of Pond Ct.

If you have any questions regarding this information or require additional documentation, please do not hesitate to contact me at (614) 775-4515.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Robert F. Milligan
Director of Environmental Services
Principal

Cc: Brian Quackenbush, EMH&T

EAST NINE INFILL PLANNED UNIT DEVELOPMENT (I-PUD) ZONING TEXT

June 5, 2025

I. Introduction: The East Nine I-PUD consists of 30.1+/- acres within the New Albany Country Club Communities, being surrounded by the golf course on all four sides. The site has been developed with public infrastructure, including (but not limited to) an extension of Head of Pond Road into the property from Lambton Park Road on the southwest, an extension of Baughman Grant into the property from the north, other internal streets, and utilities and stormwater management infrastructure. While infrastructure has been constructed, no homes have been built within the subdivision.

This rezoning will continue to facilitate estate lots along with a pocket of upscale, clustered housing in the southeastern portion of the development to frame an open space that will be meticulously designed to create a notable feature for the neighborhood. In addition, this rezoning will allow for the construction of occupiable dwelling unit spaces over public streets in up to three locations to create unique architectural features that will set this community apart from others. Other enhancements will be made to the vehicular entrances into the development, and modifications and upgrades are planned to an existing pedestrian overlook over a centralized pond, along with the addition of a second overlook. Most existing asphalt paths have been or will be replaced with a brick sidewalk network internal to the site.

II. Subareas: The vast majority of the site is part of an existing platted subdivision known as The New Albany Country Club Section 30, and prior to the approval of this text is already zoned as the East Nine I-PUD. The East Nine I-PUD as revised herein will continue to include three subareas. **Subarea 1 encompasses 25.87+/- acres covering the entire northern and central portions of the development, along with the central portions of the southernmost areas, and will contain estate lots. Subarea 2 totals 3.44+/- acres within the southeastern portion of the development that will accommodate clustered housing. Subarea 3 includes 0.79+/- acres located near the north and south entrances to the community at the intersection of Lambton Park Road and Head of Pond Road and the first residential lot at the Baughman Grant entrance.**

III. Development Standards: Homes shall comply with the design guidelines of the development standards in this text. Unless otherwise specified in the submitted drawings or in this written text the development standards of Title Five of Part Eleven of the Codified Ordinances of the City of New Albany shall apply to this zoning district. If there is a conflict between the development standards contained in the Codified Ordinances and this text, the standards contained in this text shall govern.

IV. Subarea 1: The standards and requirements in this Section IV shall apply to Subarea 1.

A. Permitted Uses: Permitted uses include single-family detached homes, related accessory uses, and publicly or privately-owned parks and open spaces.

B. Density, Lot and Setback Commitments:

1. Number of Units: There shall be a maximum of 28 units in Subarea 1.
2. Street Frontage: All lots shall have frontage on and shall have vehicular access to and from a public street.
3. Minimum Lot Width: There shall be a minimum lot width of 90 feet at the building line.
4. Minimum Lot Depth: There shall be no minimum lot depth.
5. Setbacks:
 - a. Front Yards: The minimum front yard setback on a lot shall be 20 feet from the edge of right-of-way.
 - b. Side Yards: The minimum side yard setback on a lot shall be 15 feet.
 - c. Rear Yards: The minimum rear yard setback on a lot shall be 25 feet.
 - d. Encroachments: Stoops, steps, and covered porches shall be permitted to encroach up to 5 feet into the minimum front yard setback.

C. Perimeter Landscaping: Along each perimeter boundary of Subarea 1 which is shared with property that is located outside of this zoning district, enhanced landscaping shall be provided in order to delineate this subdivision from the golf course. Such landscaping shall be provided within a 20-foot wide landscaping easement measured from each such perimeter boundary line. Details for this landscaping are illustrated in the exhibits being provided with the preliminary development plan application which are labeled as “Perimeter Landscape 1 and 2”.

V. Subarea 2: The standards and requirements in this Section V shall apply to Subarea 2.

A. Permitted Uses: Permitted uses include single-family detached and/or attached homes, related accessory uses **including (but not limited to) accessory dwelling units (ADUs) as described in subsection V(C) of this zoning text, and publicly or privately-owned parks and open spaces.**

B. Density, Lot and Setback Commitments:

1. Number of Units: There shall be a maximum of 9 primary single family home units in Subarea 2.

2. Street Frontage: All lots shall have frontage on and shall have vehicular access to and from a public street.

3. Minimum Lot Depth: There shall be no minimum lot depth.

4. Setbacks: There shall be no minimum setbacks from any lot lines for parcels within this subarea for primary or accessory structures (detached or attached). Structures shall be permitted to encroach into the right-of-way and across the lot lines for Lots 108 and 116 (as identified in accompanying preliminary and/or final development plan).

C. Accessory Structures: In this subarea, in addition to other permitted uses for accessory structures as permitted by the Codified Ordinances, accessory structures shall be permitted to be used as accessory dwelling units (ADUs), which are defined as “independent residential dwelling units located on the same lot as a primary single-family home for lots 108 and 116. Accessory structures, on any lot within this subarea, may be located anywhere on a lot, including (without limitation) in the front yard.” An example of an accessory structure which is located in a front yard is illustrated in the exhibit accompanying the preliminary development plan application which is labeled “Close House Exhibits 1-3”. Accessory structures shall be exempt from the requirements of Codified Ordinances Section 1165.04.

VI. Subarea 3: The standards and requirements in this Section VI shall apply to Subarea 3.

A. Permitted Uses: Permitted uses include single-family detached and/or attached homes, related accessory uses, and publicly or privately-owned parks and open spaces.

B. Density, Lot and Setback Commitments:

1. Number of Units: There shall be a maximum of 3 units in Subarea 3.

2. Street Frontage: All lots shall have frontage on and shall have vehicular access to and from a public street.

3. Minimum Lot Depth: There shall be no minimum lot depth.

4. Setbacks: There shall be no minimum setbacks from any lot lines for parcels within this subarea for primary or accessory structures (detached or attached). Structures shall be permitted to encroach into the right-of-way and extend across the lot lines.

(C) Accessory Structures: In this subarea, in addition to other permitted uses for accessory structures as permitted by the Codified Ordinances, accessory structures shall be permitted to be used as accessory dwelling units (ADUs), which are defined as “independent residential dwelling units located on the same lot as a primary single-family home. Accessory structures, on any lot within this subarea, may be located anywhere on a lot, including (without limitation) in the front yard.” An example of an accessory structure which is located in a front yard is illustrated in the exhibit accompanying the preliminary development plan application which is labeled “North Entry House Exhibits 1 and 2”. Accessory structures shall be exempt from the requirements of Codified Ordinances Section 1165.04.

VII. Standards Applicable to All Subareas: The standards and requirements in this Section VII shall be applicable to all subareas:

A. Architectural Standards: All homes shall be designed in accordance with the City’s Design Guidelines and Requirements (DGRs) unless otherwise specified herein. Maximum building heights shall be 35 feet. Homes located on lots 102, 103, 139, and 140 shall not be required to have front doors that face the public road.

B. Access Points: The vehicular access points to and from the zoning district exist and are both from the intersection of Lambton Park Road and Head of Pond Road and from Baughman Grant.

C. Rights-of-Way; Streets: Rights-of-way within this zoning district were previously dedicated to the City of New Albany as provided in that certain plat for The New Albany Country Club Section 30, which is of record with the Office of the Recorder of Franklin County, Ohio in Plat Book 132, Pages 86-89. The subdivision will be re-platted following this rezoning and approval of final development plans in order to reflect the approved standards and requirements of this application. Right-of-way and existing pavement widths shall remain as they exist within this I-PUD as provided in the existing plat and shall be reflected in the re-plat, except that the location of a limited portion of Head of Pond Road shall be modified along the eastern portion of Subarea 2 that has frontage on that street. The modified location of this portion of the street is illustrated in an accompanying exhibit but shall have a final location and specifications as approved in a final re-plat. The re-plat for this subdivision shall provide for a dedication of right-of-way to the City as necessary to accommodate the modified right-of-way location, as well as a dedication of any necessary associated easements. The City shall vacate any right-of-way and easements which are no longer needed to accommodate the street, utilities, or other public improvements once the re-plat is recorded, either as part of that re-plat or by other appropriate City action.

Within Subarea 2, a new public street will be provided in a “loop” configuration. The minimum right-of-way for this street shall be determined as part of the review and approval of a final development plan based on the final design of improvements within this subarea. Pavement for this street shall be a minimum of 20 feet in width unless otherwise approved as part of a final

development plan. This street may be platted as part of the initial re-platting of the subdivision or may be platted as part of a further subsequent re-plat for Subarea 2. Green space within the public street loop shall be permitted to have hardscape and decorative vertical improvements, which may extend into the right-of-way if approved as part of a final development plan. This Reserve shall remain in the ownership of the Homeowners Association. Maintenance will also be the responsibility of the Homeowners Association.

D. Lot Coverage. There shall be no maximum lot coverage ratio in this zoning district.

E. Parking:

1. Off-Street Parking: All homes shall be required to have a minimum of 2 off-street parking spaces on their driveways in addition to a minimum of 2 parking spaces within a garage, except that Lot 140 located near the intersection of Lambton Park Road and Head of Pond Road may have a one-car garage with one parking space on the driveway. Parking areas and garage sites shall be exempt from the requirement in the City's Design Guidelines and Requirements pertaining to Residential Outside of the Village Center, Section I.A.2.

2. On-Street Parking: Parking shall be permitted on both sides of the public streets within Subarea 1 and on one side of the public street in Subarea 2, except in areas where such parking will cause a traffic safety concern, as determined at the time of final development plan approval.

E. Public Sidewalks: A public brick sidewalk shall be located within the right-of-way on both sides of each of Head of Pond Road and Baughman Grant and along the western side of Head of Pond Court. An existing asphalt path shall remain along the east side of Head of Pond Court extending through the golf course to the public park at the intersection of Lambton Park and Brandon Roads. Through the zoning district existing public leisure paths shall be removed to accommodate the brick sidewalks, which shall be a minimum of 4 feet in width.

F. Buffering, Landscaping, Open Space and Screening Commitments:

1. Parkland and Open Space: Parkland shall be dedicated to the City, and privately-owned open spaces shall be provided, in locations as specifically approved as part of one or more final development plans. Ownership of and maintenance responsibilities for these areas shall be defined and approved with the final development plan. To the extent that parkland and/or open space requirements of the City's Codified Ordinances cannot be provided within this zoning district, the developer shall withdraw parkland credits from its parkland bank that was created as part of the 1998 NACO PUD. The quantity of the withdrawal shall be detailed in a final development plan application.

2. Central Stormwater Management Basin. The stormwater management basin that will be centrally located within the development will be located in whole or in part on privately owned lots. The basin shall be maintained by a forced and funded property owners' association and appropriate easements will be provided in a final plat or other recorded easement instrument(s) in order to memorialize the rights and obligations of the association in this regard.

3. Street Trees: Street trees shall be permitted but shall not be required in Subarea 2. If street trees are provided, details regarding their sizes and spacing shall be provided at the time of final development plan approval for this subarea.

4. Exemption to Section 1187.15(c)(6): This zoning district shall be exempt from the requirement of Section 1185.15(c)(6) that would otherwise require all residences to be located within 1,200 feet of playground equipment.

G. Lighting:

1. Uplighting: Uplighting of the exterior of a home shall be prohibited.

2. Street Lights: Street lighting shall be provided at each street intersection with the fixture, color and spacing to be approved at time of final development plan. Street light height shall not exceed 18 feet in height. Street light poles and fixtures shall be consistent in height, color, and appearance throughout Subarea 1.

3. Entry Features: Ground mounted lighting shall be shielded and landscaped.

4. Fixtures: Fully shielded, downcast, cut-off type lighting fixtures shall be required. Exterior lighting fixtures shall be similar in appearance throughout Subarea 1

5. Gas Lights: Gas lights shall be permitted throughout the zoning district.

6. Other Requirements: Except as otherwise expressly provided in this text, lighting shall be provided in accordance with the City's Codified Ordinances.

H. Storage:

1. Storage Sheds: Storage sheds and other prefabricated storage structures shall be prohibited.

2. Equipment Storage: Storage of all maintenance equipment shall be within garages or otherwise screened from off-site view. Such items should not be visible from streets, common open spaces, adjacent lots or developments.

3. Vehicle Storage: All campers, off-road vehicles (i.e. box trucks), and boats, must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside.

I. Garbage Cans: All garbage cans and other waste containers shall be kept in garages or within approved screened areas.

J. Utilities: All new utility lines shall be placed underground.

K. Graphics and Signage Commitments: This zoning district shall utilize standard City of New Albany street regulatory signage. Entry feature signage at the public street entrances into the zoning district from Lambton Park Road and Baughman Grant shall be permitted with designs that are approved by the Planning Commission as part of a final development plan.

XIII. Miscellaneous Standards:

A. Housing Bank: The approved zoning for the property within this zoning district as it exists prior to the approval of this rezoning allows for a maximum of 88 homes to be constructed. A previously approved final development plan and the plat for this subdivision provided for 36 homes to be constructed on the property, with the balance of the 88 homes that are permitted on the site having been deposited into the so-called “housing bank” under the 1998 NACO PUD. This rezoning allows for the construction of up to 40 homes in this zoning district. The applicant shall withdraw 4 units from the housing bank to accommodate the additional homes to be developed in this zoning district as compared to the previously approved subdivision.

B. Variances and Appeals:

1. Nature of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of this PUD text or the Zoning Ordinance unreasonable and, therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.

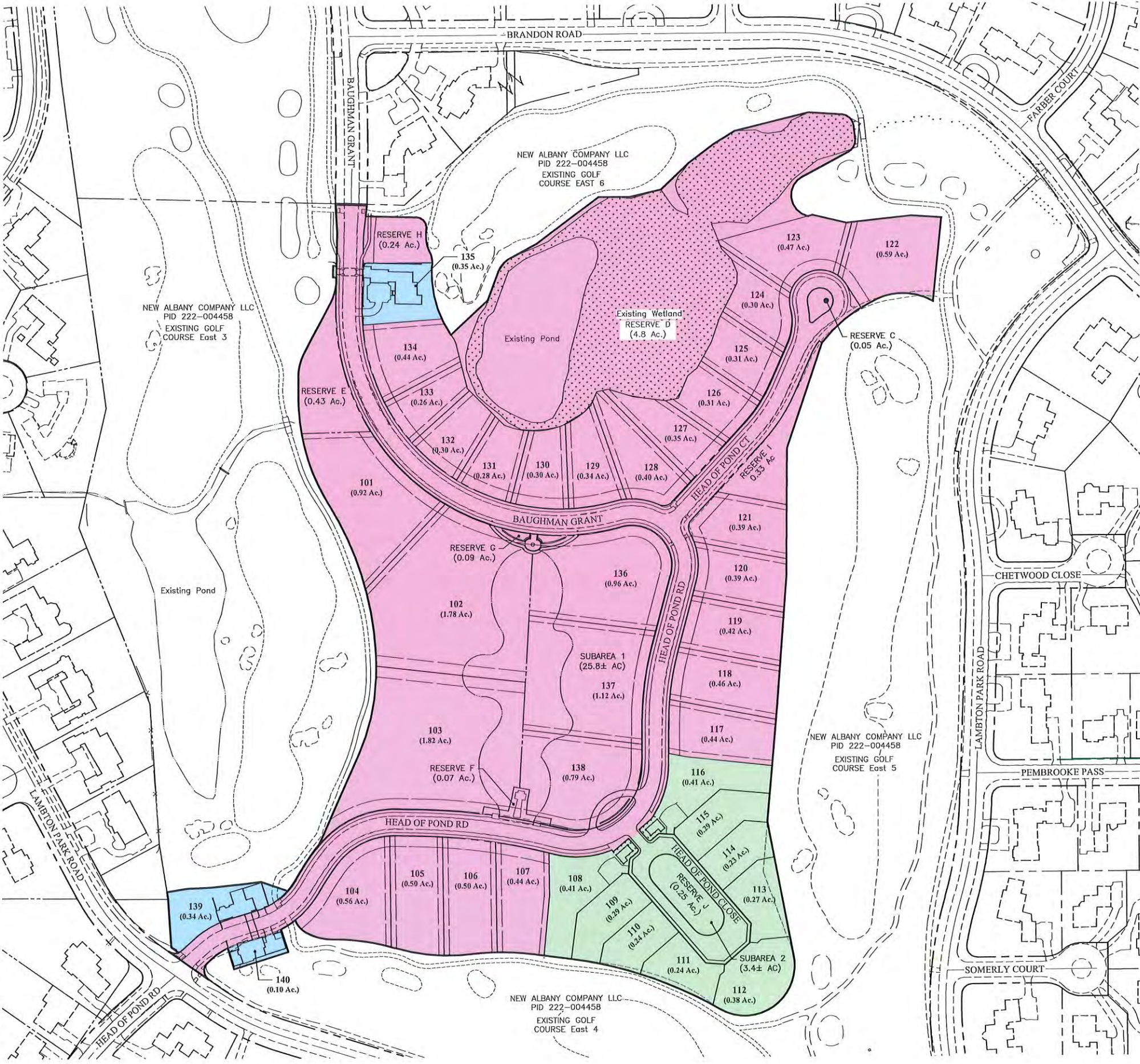
2. Variance and Appeals Process: The procedures and requirements of Chapter 1113, Appeal and Variances, of the Codified Ordinances of the City of New Albany shall be followed in cases of appeals. Requests for variances shall be heard by the Planning Commission.

C. Combined Approvals: Given the nature of the proposed development and the level of detail being provided as part of the preliminary development plan, the preliminary development

plan that has been submitted for this I-PUD also serves as the final development plan for the project.

ZONING TEXT EXHIBITS

\\020201095\Draw\04\Sheet\Exhibit\Zoning Subarea Plan.dwg Plot Date: 5/28/2025 10:46 AM Plot By: hucic Matthew 5/28/2025 10:46 AM (No Xrefs)



LEGEND:

-  SUBAREA 1 (±25.8 ACRES)
-  SUBAREA 2 (±3.4 ACRES)
-  SUBAREA 3 (±0.79 ACRES)

REVISIONS		
MARK	DATE	DESCRIPTION



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
EXHIBIT FOR
NEW ALBANY COUNTRY CLUB SECTION 30
BLENHEIM
ZONING SUBAREA PLAN



DATE	May 28, 2025
SCALE	1" = 100'
JOB NO.	20201095
SHEET	1/1



PROPERTY LINE

LOT LINE

10

LOT NUMBER

1 LANDSCAPE SITE PLAN
1" = 100'-0"

*Brunster
Landscape 1/2*

THE NEW ALBANY COMPANY																																		
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO PRELIMINARY PLAT FOR NEW ALBANY COUNTRY CLUB SECTION 30 BLENHIM LANDSCAPE OVERALL PLAN																																		
REALM 100 E BROAD STREET STE 1710 COLUMBUS, OHIO 43260 PHONE 614 439 1200																																		
DATE May 28, 2025																																		
SCALE 1 inch = 100 feet																																		
JOB NO. 2024-10																																		
SHEET 13/25																																		
REVISIONS <table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		MARK	DATE	DESCRIPTION																														
MARK	DATE	DESCRIPTION																																



SEEDED LAWN
- TALL FESCUE BLEND
- 6" ITEM 653 TOPSOIL FINE GRADED PRIOR TO SEEDING

EASEMENT LANDSCAPE MATRIX
- NATIVE SHORT GRASS MIX WITH REGREEN AND DECIDUOUS SHRUB
- MFR: OHIO PRAIRIE NURSERY (WWW.OPNSEED.COM)
- 6" ITEM 653 TOPSOIL FINE GRADED PRIOR TO SEEDING

- DECIDUOUS SHRUB
- RHUS TYPHINA TIGER EYE
- TIGER EYE CUTLEAF SUMAC
- SIZE: 5 GALLON
- PROVIDE (11) PER LOT
- TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT

RELOCATED TREES
- PROTECT DURING CONSTRUCTION

EASEMENT SHADE TREE TYPE 1 (QTY:45)
- ACER FREEMANII 'JEFFERSRED'
- AUTUMN BLAZE MAPLE
- SIZE: 3" CALIPER
- TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT

EASEMENT ORN. TREE TYPE 2 (QTY:66)
- CERCIS CANADENSIS 'ALBA'
- WHITE REDBUD
- SIZE: 8" HT
- TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT

PROPERTY LINE

LOT LINE

10
LOT NUMBER

EASEMENT FENCE EXTENTS

REAR LANDSCAPE EASEMENT

N 750,000,000
E 1,819,000,000
NORTHING AND EASTING

0' - 1"
1" = 80'-0"
DIMENSION

NOTES: ALL TREES ARE PROVIDED BY LISTERMAN AND ASSOCIATES. ONLY PROVIDE COST TO INSTALL AND MAINTAIN TREES.
SOILS FOR TREE PLANTINGS: ITEM 653 - COMPOST AMENDMENT FOR TOPSOIL, FURNISHED AND PLACED
3" CAL TREE - PROVIDE 3 CY PER TREE



1 LANDSCAPE LOT EASEMENT PLAN
1" = 80'-0"

2 20' LANDSCAPE EASEMENT
1/2" = 1'-0"

Perimeter Landscape 2/2

REVISIONS	
MARK	DATE DESCRIPTION

THE NEW ALBANY COMPANY

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
FOR
PRELIMINARY PLAN
NEW ALBANY COUNTRY CLUB SECTION 30
BLENHEIM
LANDSCAPE EASEMENT PLAN

REALM
100 E BROAD STREET STE 1110
COLUMBUS, OHIO 43215
PHONE 614 671 724

DATE
May 28, 2025

SCALE
0 40 80
1 inch = 80 feet

JOB NO.
2024-10

SHEET
16/25



HOUSES IN BLENHEIM
NEW ALBANY, OHIO
NOT INTENDED FOR CONSTRUCTION PURPOSES.

PROPOSED SITE PLAN
MAY 16, 2025

THE NEW ALBANY DEVELOPMENT COMPANY
ROBERT A.M. STERN ARCHITECTS

Close House Exhibit 1 of 3



LOT 8 LOT: 16,767 SF HOUSE: 3,508 SF* GARAGE: 858 SF* *FOOTPRINT AREA ONLY	LOT 9 LOT: 12,615 SF HOUSE: 4,577 SF* GARAGE: 835 SF* *FOOTPRINT AREA ONLY
LOT 10 LOT: 10,308 SF HOUSE: 3,175 SF* GARAGE: 858 SF* *FOOTPRINT AREA ONLY	LOT 11 LOT: 10,646 SF HOUSE: 3,004 SF* GARAGE: 858 SF* *FOOTPRINT AREA ONLY
LOT 12 LOT: 16,476 SF HOUSE: 4,331 SF* GARAGE: 964 SF* *FOOTPRINT AREA ONLY	LOT 13 LOT: 11,729 SF HOUSE: 3,523 SF* GARAGE: 858 SF* *FOOTPRINT AREA ONLY
LOT 14 LOT: 10,086 SF HOUSE: 4,103 SF* GARAGE: 858 SF* *FOOTPRINT AREA ONLY	LOT 15 LOT: 12,536 SF HOUSE: 3,515 SF* GARAGE: 858 SF* *FOOTPRINT AREA ONLY
LOT 16 LOT: 17,280 SF HOUSE: 3,244 SF* GARAGE: 864 SF* *FOOTPRINT AREA ONLY	

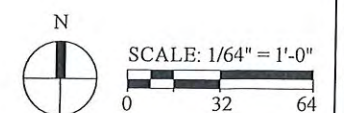
PLAN NOTES:

Min. Side Setback at Lot Boundary (Habitable Space) = 5'-0"

Min. Front Setback from Street = 6'-0"

9 Detached Units

One (1) 8'-0" side setback provided at all lots for rear yard access



HOUSES IN BLENHEIM
 NEW ALBANY, OHIO
 NOT INTENDED FOR CONSTRUCTION PURPOSES.

HOUSE DATA PROPOSED SITE PLAN MAY 16, 2025

THE NEW ALBANY DEVELOPMENT COMPANY
 ROBERT A.M. STERN ARCHITECTS

Close House Exhibit 2 of 3



HOUSES IN BLenheim
 NEW ALBANY, OHIO
 NOT INTENDED FOR CONSTRUCTION PURPOSES.

VIEW DIAGRAM PROPOSED SITE PLAN MAY 16, 2025

THE NEW ALBANY DEVELOPMENT COMPANY
 ROBERT A.M. STERN ARCHITECTS

Close House Exhibit 3 of 3



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HOUSES IN BLENHEIM
NEW ALBANY, OHIO
NOT INTENDED FOR CONSTRUCTION PURPOSES.

NORTH ENTRY PROPOSED SITE PLAN MAY 16, 2025

THE NEW ALBANY DEVELOPMENT COMPANY
ROBERT A.M. STERN ARCHITECTS

North House Entry lay 2



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NORTH ENTRY **PROPOSED SITE PLAN HOUSE DATA**

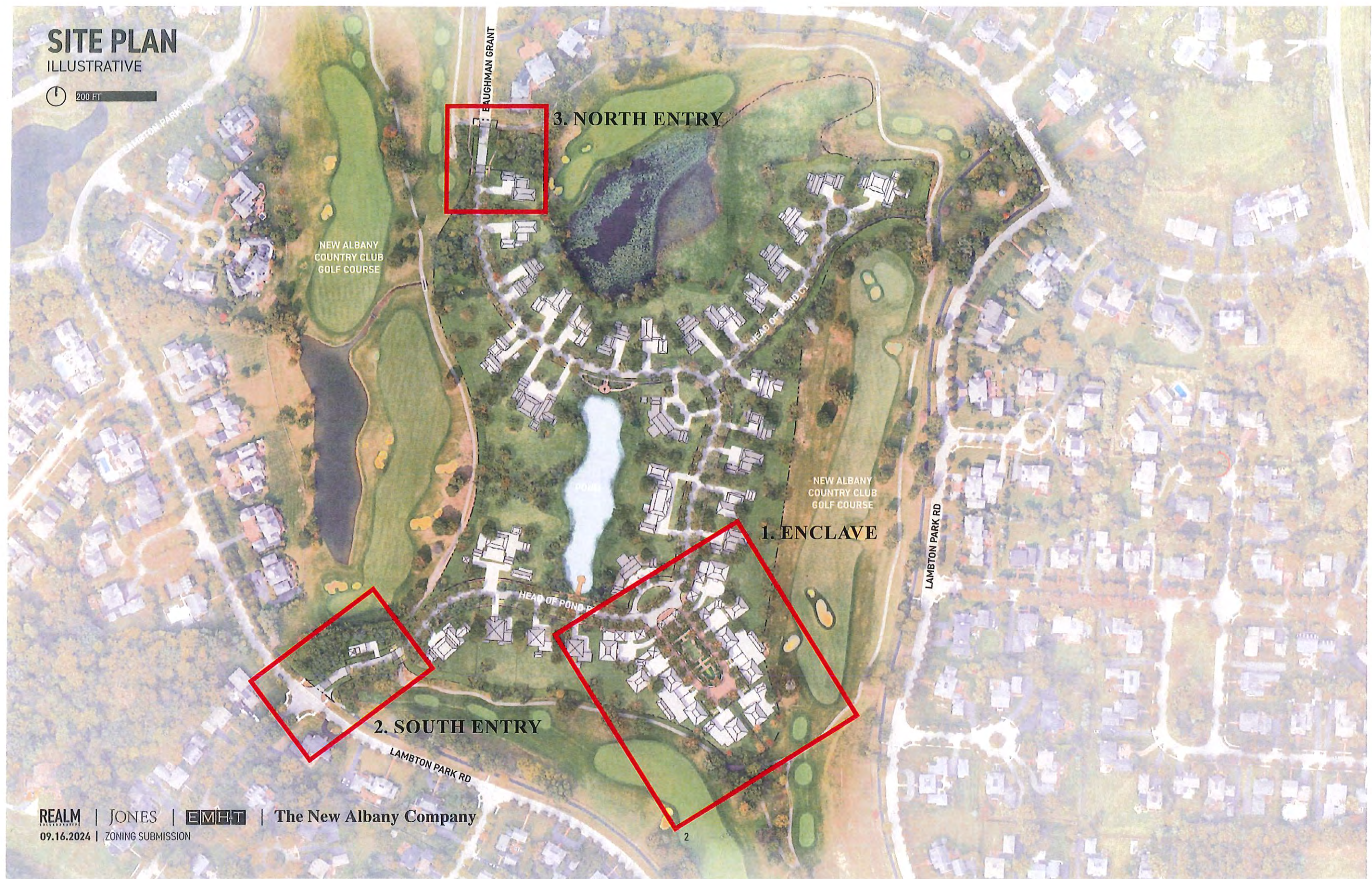
HOUSES IN BLENHEIM
 NEW ALBANY, OHIO
 NOT INTENDED FOR CONSTRUCTION PURPOSES.

MAY 16, 2025

THE NEW ALBANY DEVELOPMENT COMPANY
 ROBERT A.M. STERN ARCHITECTS

North House Exhibit 2 of 2





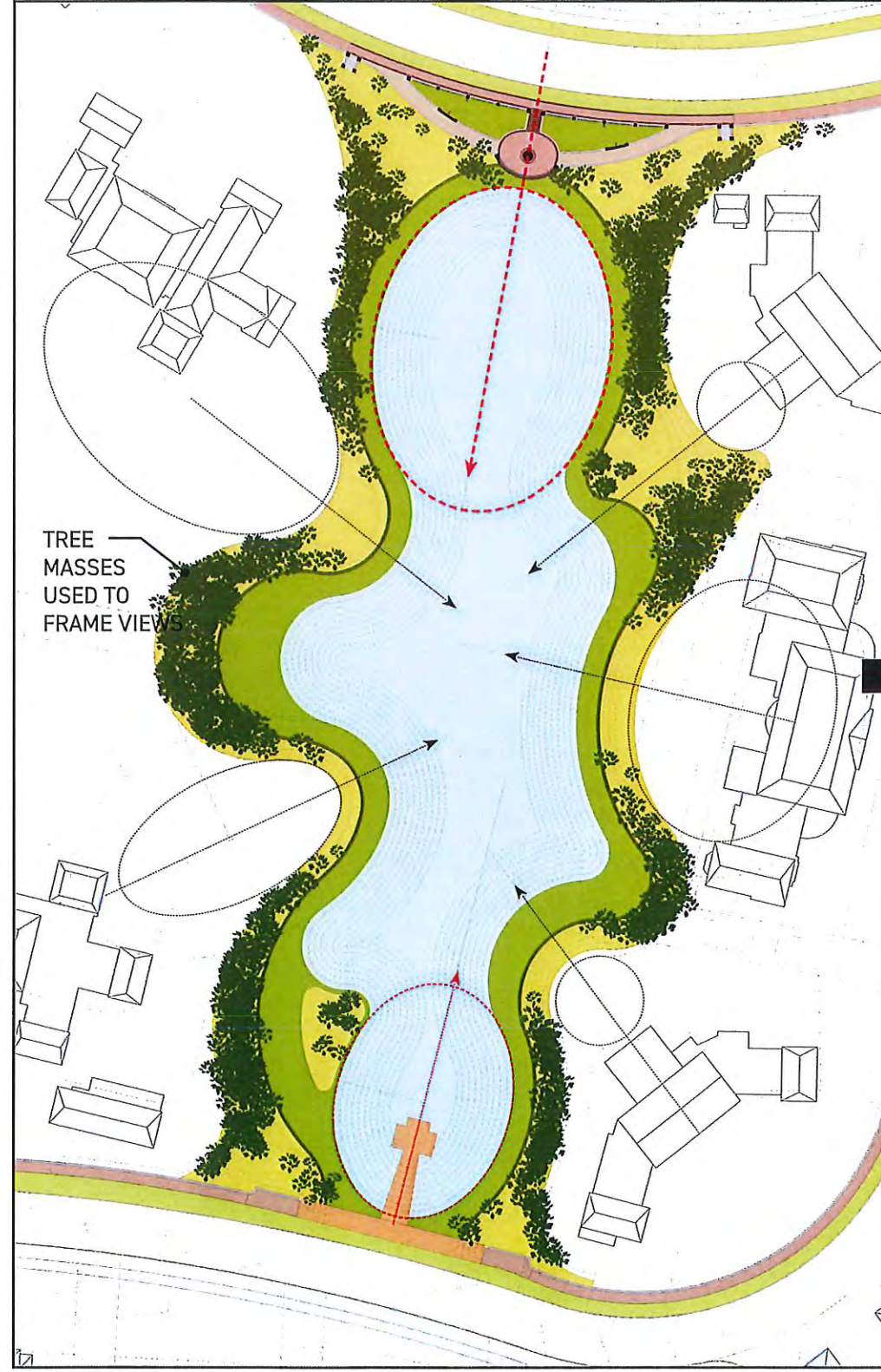
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POND

EVOLVED DESIGN

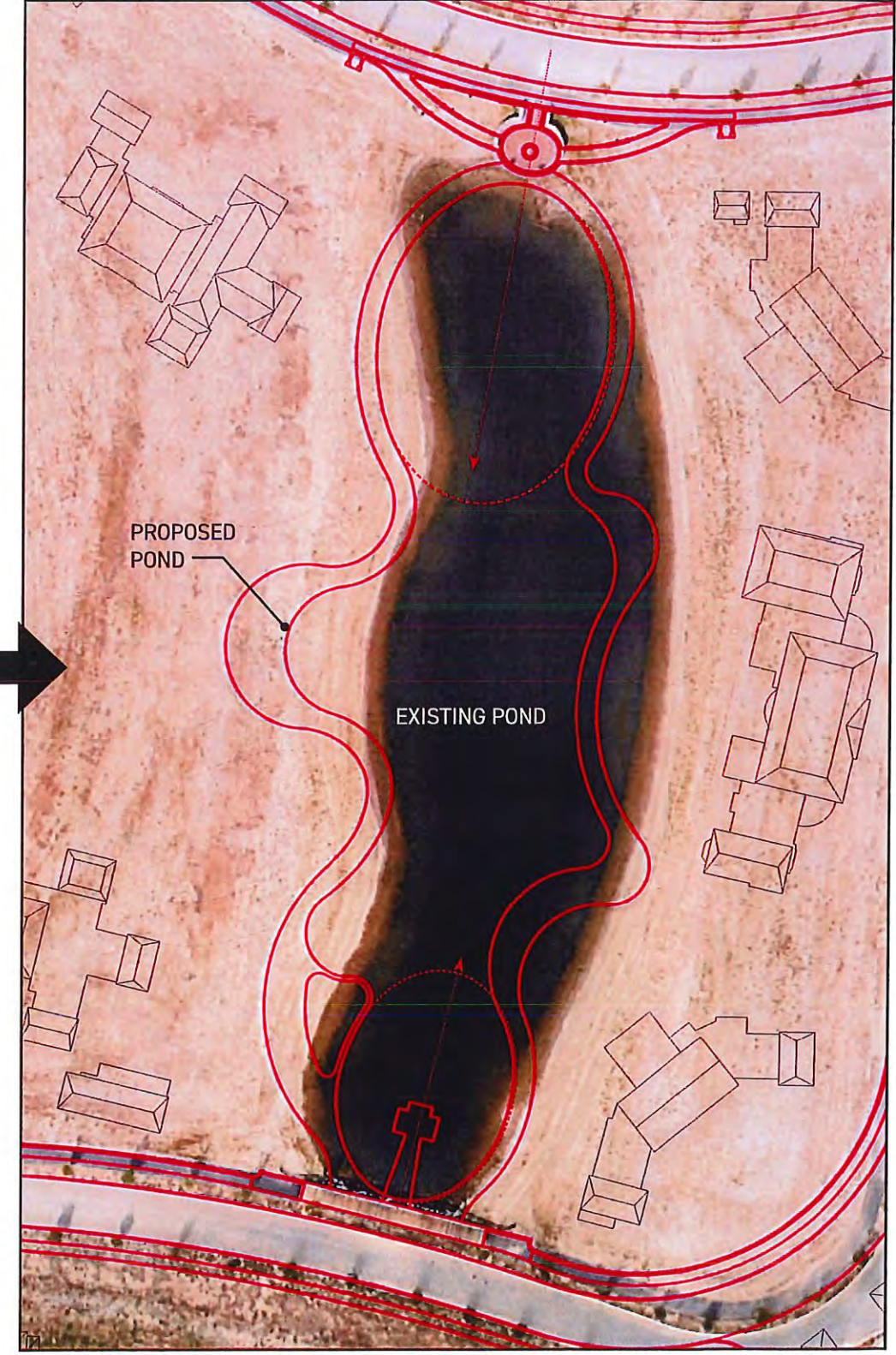


MIRROR LAKE



REDEVELOPED PLAN

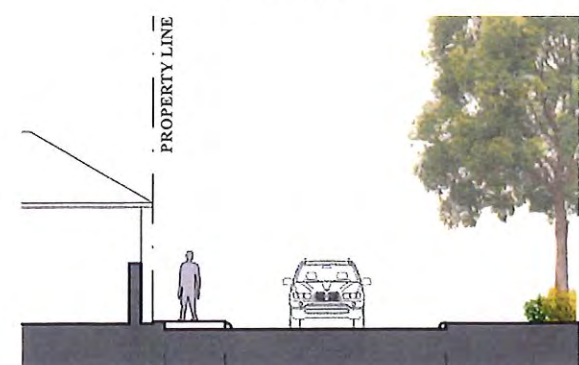
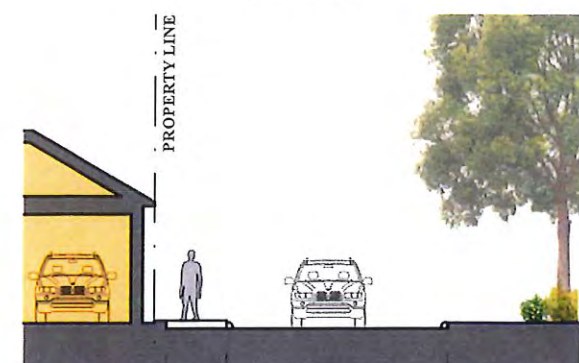
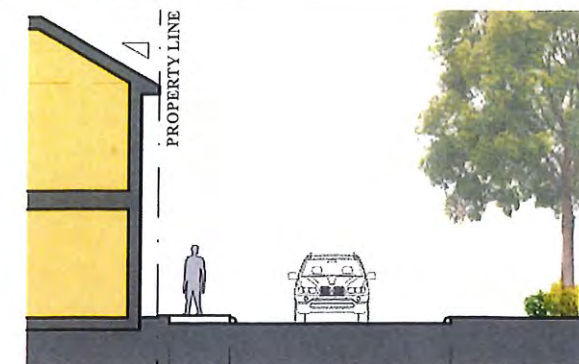
Tree Massings to Frame Views



EXISTING CONDITIONS

IN-PROGRESS DRAFT

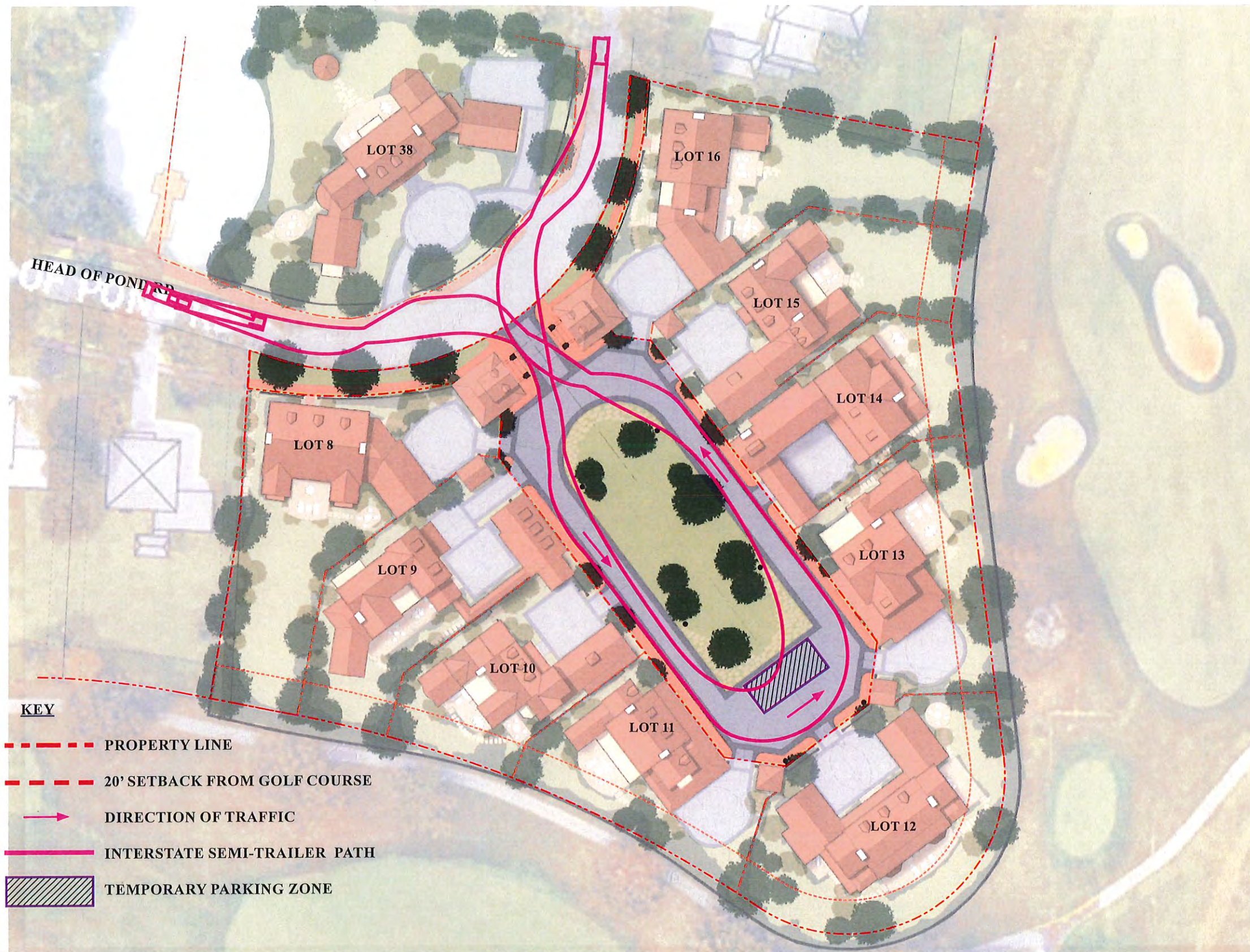




HOUSES IN BLENHEIM
NEW ALBANY, OHIO
NOT INTENDED FOR CONSTRUCTION PURPOSES.

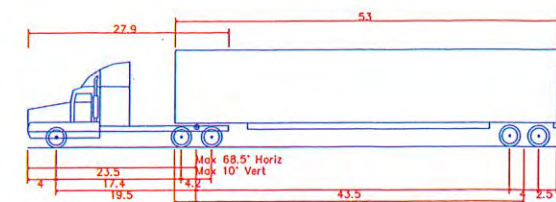
PUBLIC SPACE PROPOSED SITE PLAN MAY 16, 2025

THE NEW ALBANY DEVELOPMENT COMPANY
ROBERT A.M. STERN ARCHITECTS



KEY

- PROPERTY LINE
- 20' SETBACK FROM GOLF COURSE
- DIRECTION OF TRAFFIC
- INTERSTATE SEMI-TRAILER PATH
- TEMPORARY PARKING ZONE



WB-67 — Interstate Semi-Trailer
 Overall Length 73.501ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°



TECHNICAL DATA PROPOSED SITE PLAN

MAY 16, 2025

HOUSES IN BLENHEIM
 NEW ALBANY, OHIO
 NOT INTENDED FOR CONSTRUCTION PURPOSES.

THE NEW ALBANY DEVELOPMENT COMPANY
 ROBERT A.M. STERN ARCHITECTS

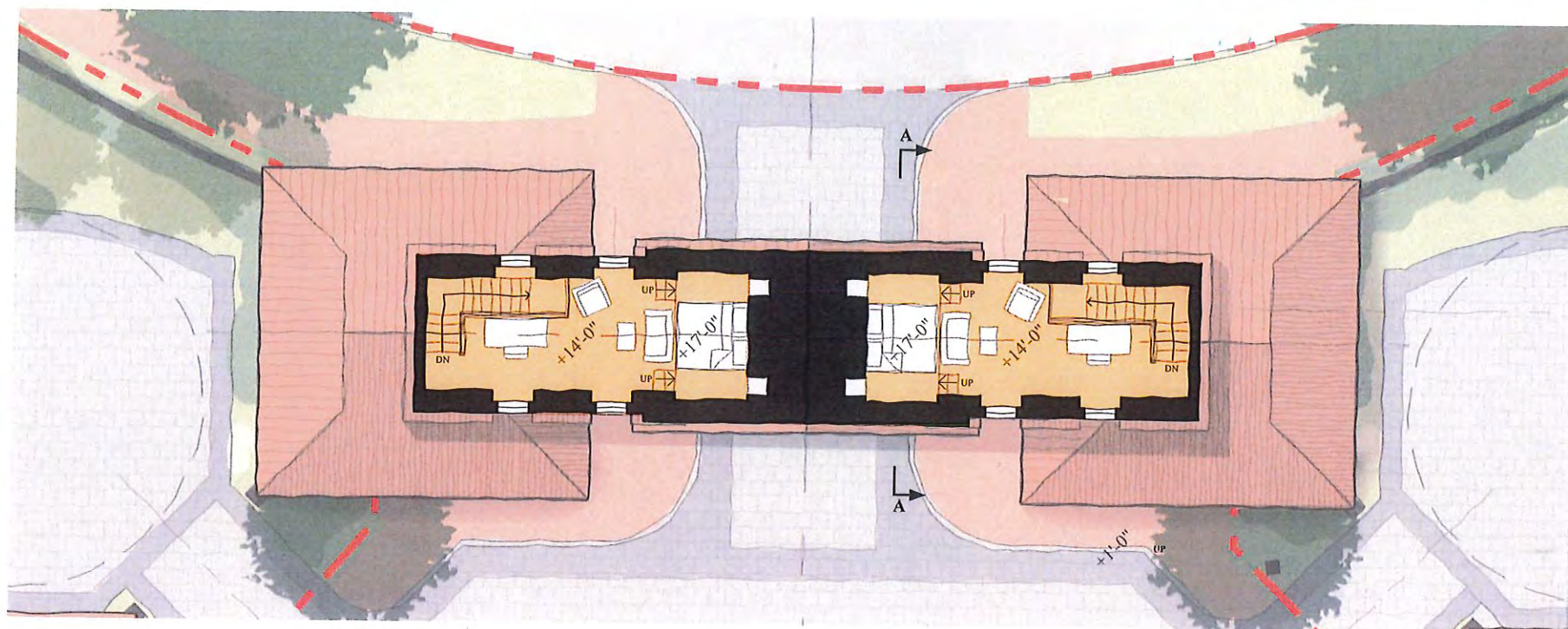


AERIAL VIEW LOOKING SOUTH **3D MASSING MODEL**

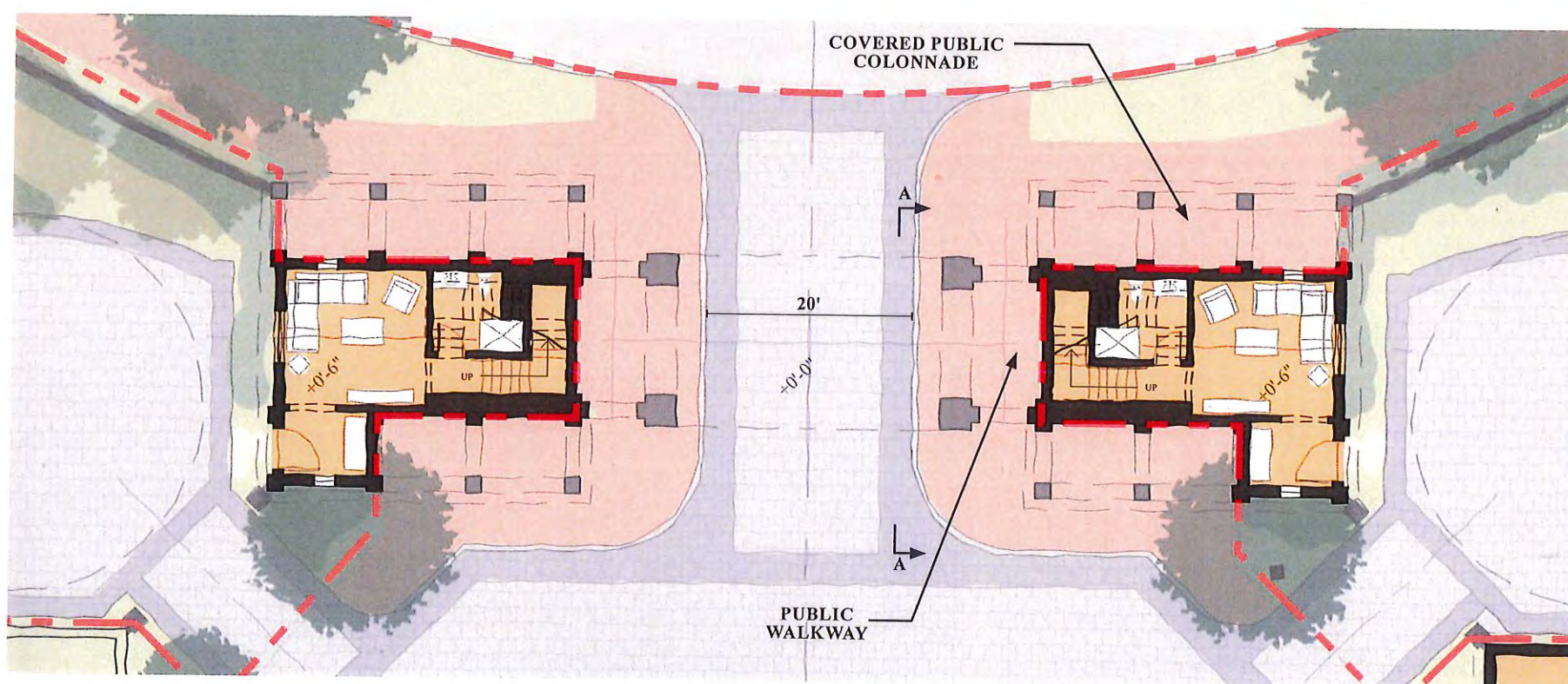
MAY 16, 2025

HOUSES IN BLENHEIM
 NEW ALBANY, OHIO
 NOT INTENDED FOR CONSTRUCTION PURPOSES.

THE NEW ALBANY DEVELOPMENT COMPANY
 ROBERT A.M. STERN ARCHITECTS



SECOND FLOOR PLAN



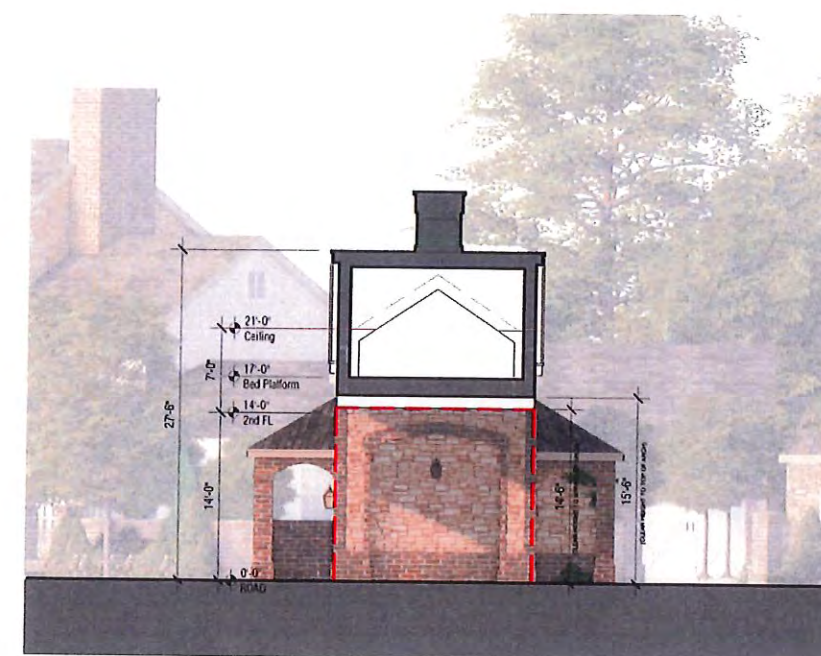
GROUND FLOOR PLAN

TOTAL CONDITIONED SPACE - 1,036 SF *

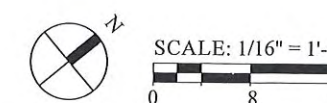
GROUND FL - 507 SF
SECOND FL - 529 SF

TOTAL HOUSE FLOOR AREA - 1,036 SF

* NET FLOOR AREA MEASURED TO EXTERIOR FACE OF EXTERIOR WALL



PORTAL SECTION A



PLANS

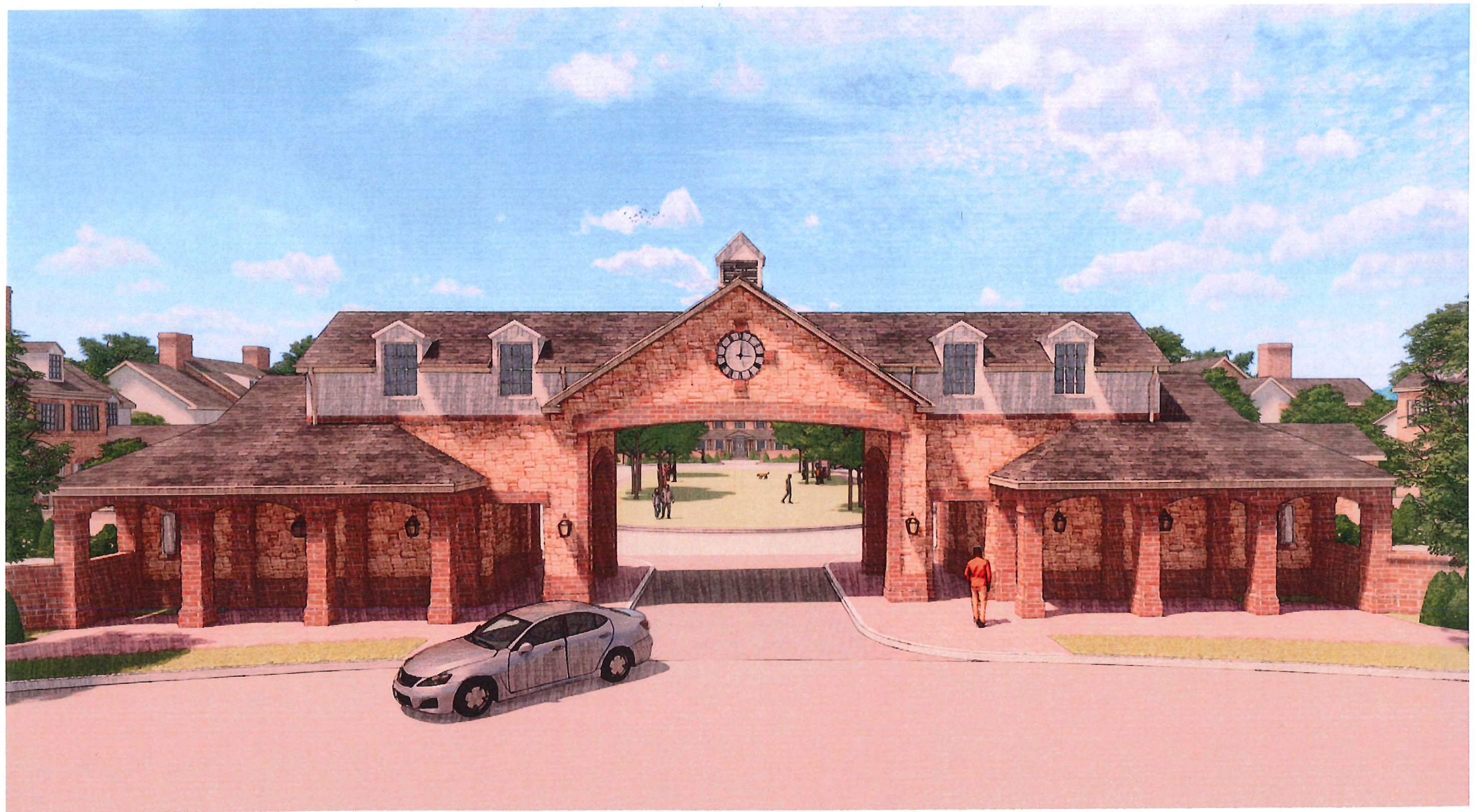
PROPOSED ENTRY PORTAL

MAY 16, 2025

HOUSES IN BLENHEIM
NEW ALBANY, OHIO

NOT INTENDED FOR CONSTRUCTION PURPOSES

THE NEW ALBANY DEVELOPMENT COMPANY
ROBERT A.M. STERN ARCHITECTS



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STREET VIEW PROPOSED ENTRY PORTAL

MAY 16, 2025

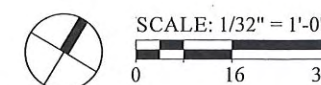
HOUSES IN BLENHEIM
NEW ALBANY, OHIO

THE NEW ALBANY DEVELOPMENT COMPANY
ROBERT A.M. STERN ARCHITECTS



KEY

- - - - - PROPERTY LINE
- - - - - 20' SETBACK FROM GOLF COURSE
- — — — — 5' SIDEWALK
- — — — — SITE WALL



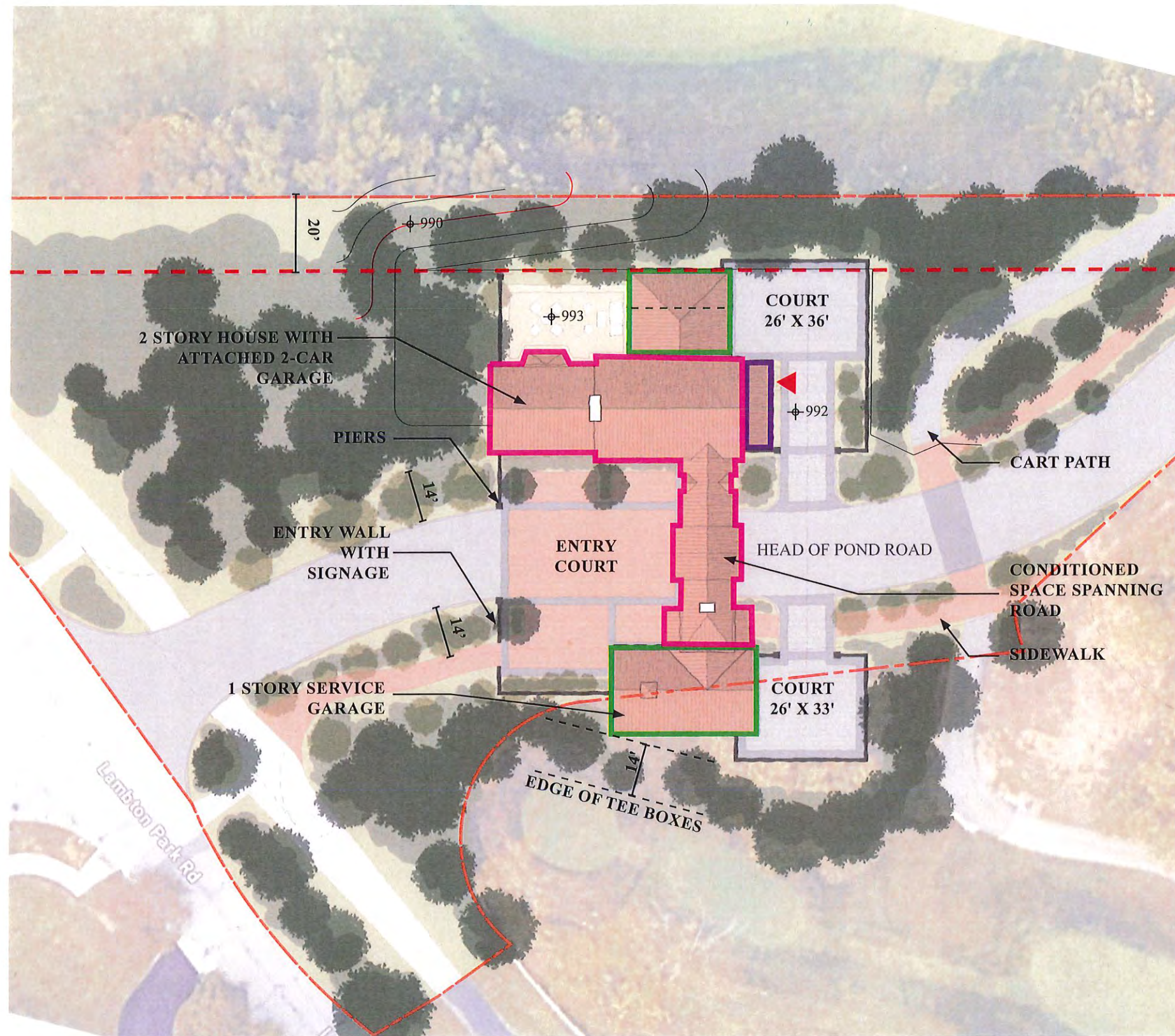
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HOUSES IN BLENHEIM
NEW ALBANY, OHIO
NOT INTENDED FOR CONSTRUCTION PURPOSES.

SOUTH ENTRY PROPOSED SITE PLAN

MAY 16, 2025

THE NEW ALBANY DEVELOPMENT COMPANY
ROBERT A.M. STERN ARCHITECTS



KEY

- PROPERTY LINE
- 20' SETBACK FROM GOLF COURSE
- BUILDING FOOTPRINT
- GARAGE FOOTPRINT
- NON-HABITABLE FOOTPRINT
- ▶ MAIN ENTRY



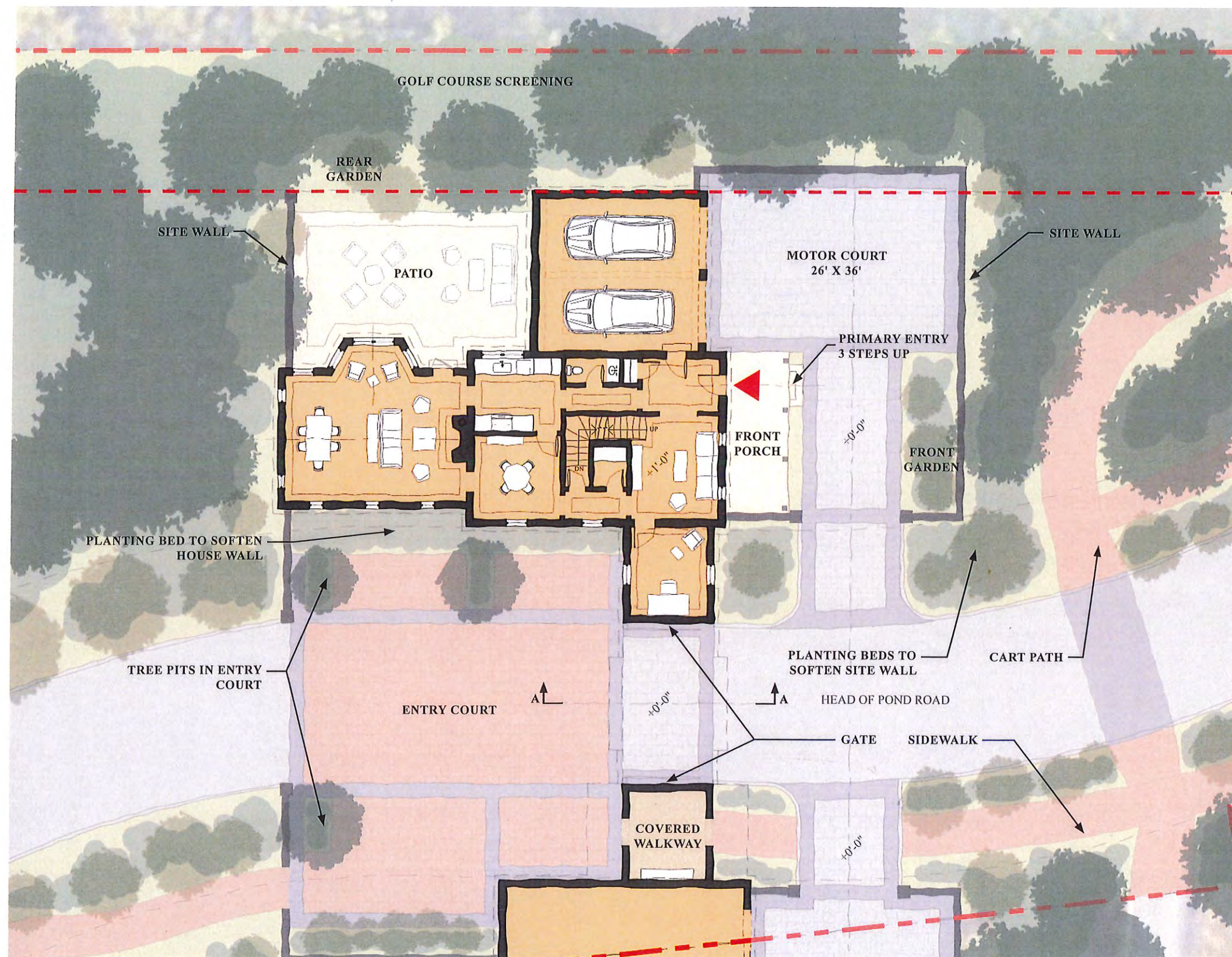
SOUTH ENTRY

PROPOSED SITE PLAN HOUSE DATA

MAY 16, 2025

HOUSES IN BLenheim
 NEW ALBANY, OHIO
 NOT INTENDED FOR CONSTRUCTION PURPOSES.

THE NEW ALBANY DEVELOPMENT COMPANY
 ROBERT A.M. STERN ARCHITECTS

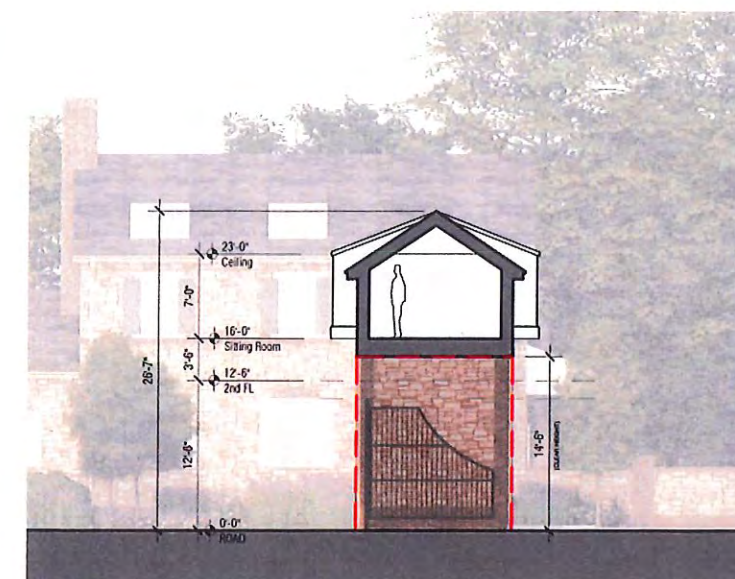


TOTAL CONDITIONED SPACE - 3,796 SF *
(INCLUDING GARAGE SPACE)

GROUND FL - 1,691 SF
SECOND FL - 1,510 SF
GARAGE SPACE - 595 SF

TOTAL HOUSE FLOOR AREA - 3,201 SF

* NET FLOOR AREA MEASURED TO EXTERIOR FACE OF EXTERIOR WALL

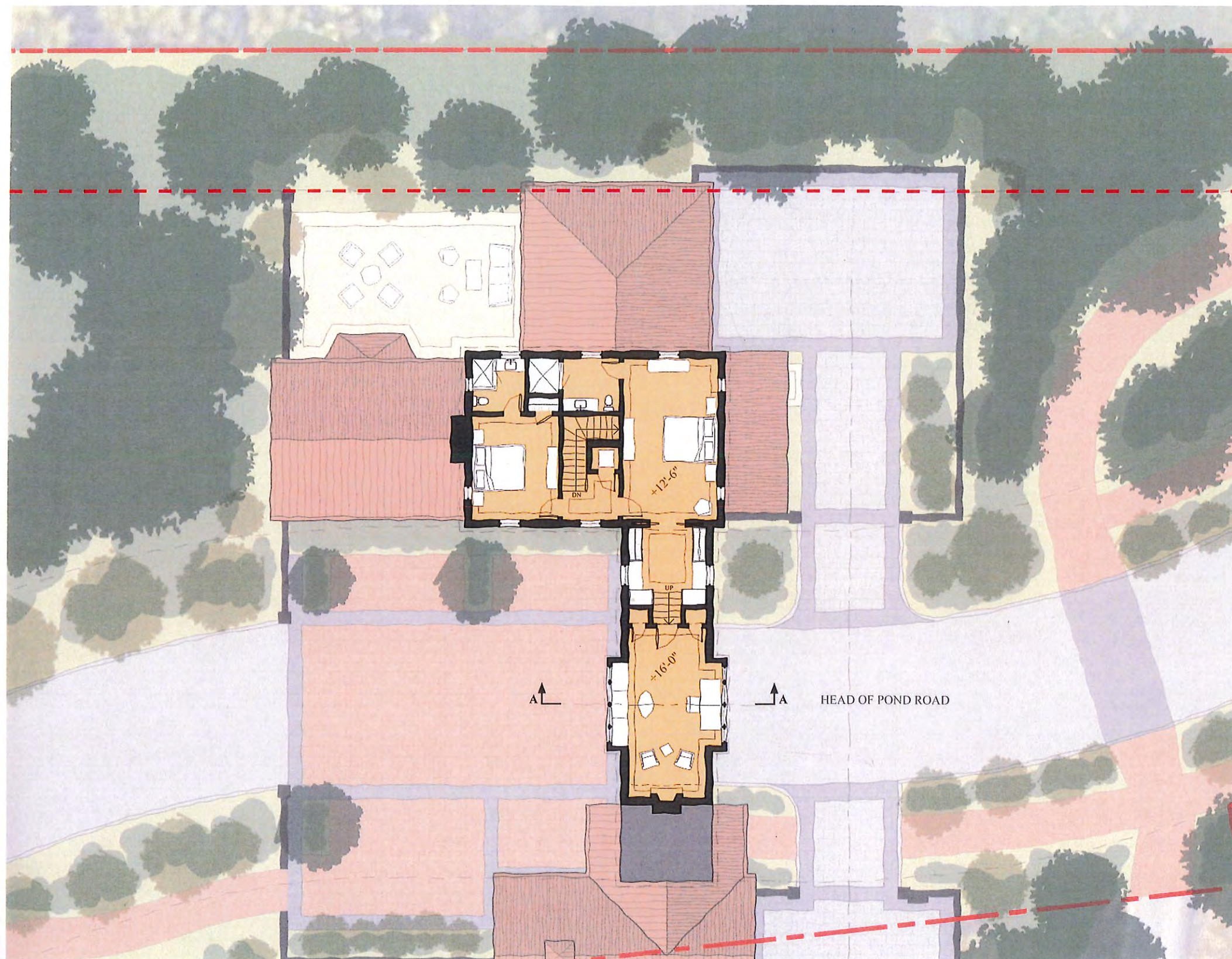


PORTAL SECTION A

KEY

- **PROPERTY LINE**
 **20' SETBACK FROM GOLF COURSE**
 **MAIN ENTRY**



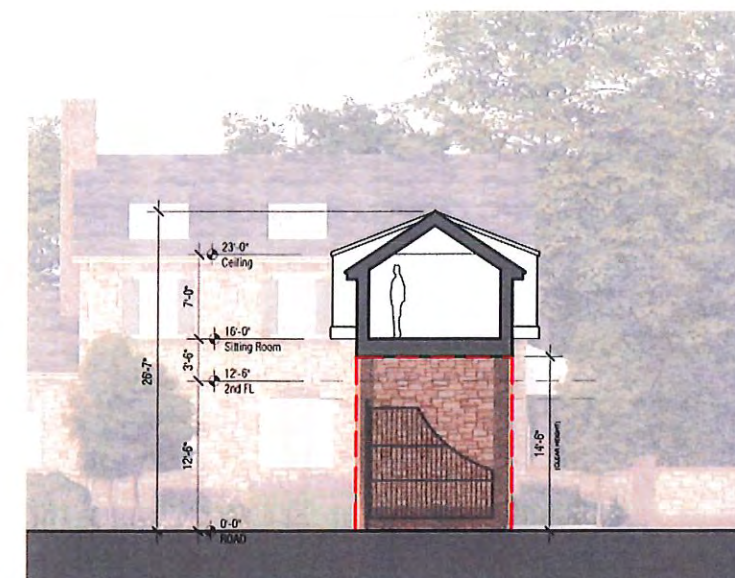


TOTAL CONDITIONED SPACE - 3,796 SF *
(INCLUDING GARAGE SPACE)

GROUND FL - 1,691 SF
SECOND FL - 1,510 SF
GARAGE SPACE - 595 SF

TOTAL HOUSE FLOOR AREA - 3,201 SF

* NET FLOOR AREA MEASURED TO EXTERIOR FACE OF EXTERIOR WALL



PORTAL SECTION A

KEY

- PROPERTY LINE
- 20' SETBACK FROM GOLF COURSE



SCALE: 1/16" = 1'-0"

SOUTH ENTRY SECOND FLOOR PLAN

MAY 16, 2025



SOUTH ENTRY - AERIAL VIEW

HOUSES IN BLENHEIM

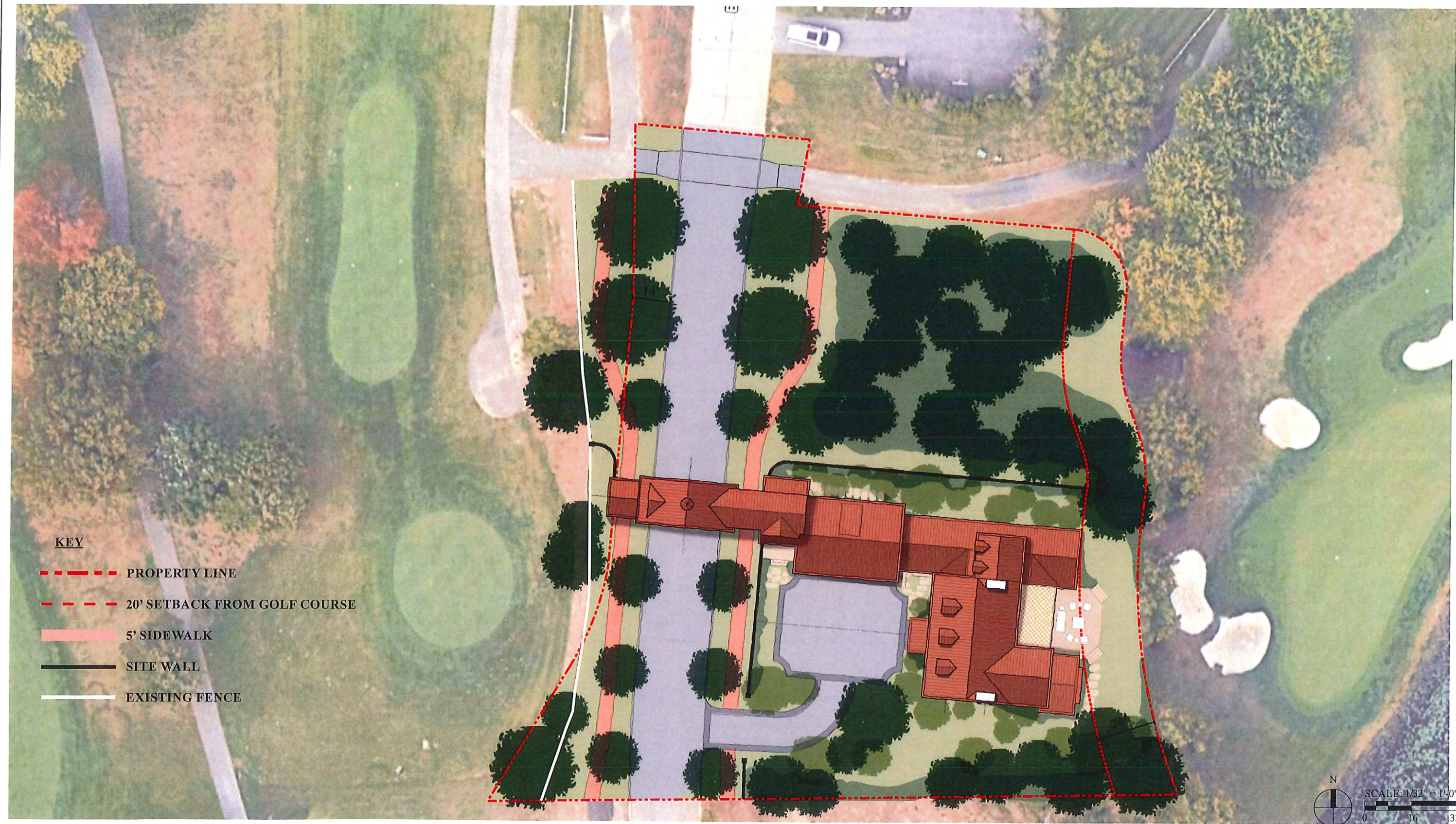
NEW ALBANY, OHIO

NOT INTENDED FOR CONSTRUCTION PURPOSES

MAY 16, 2025

THE NEW ALBANY DEVELOPMENT COMPANY

ROBERT A.M. STERN ARCHITECTS



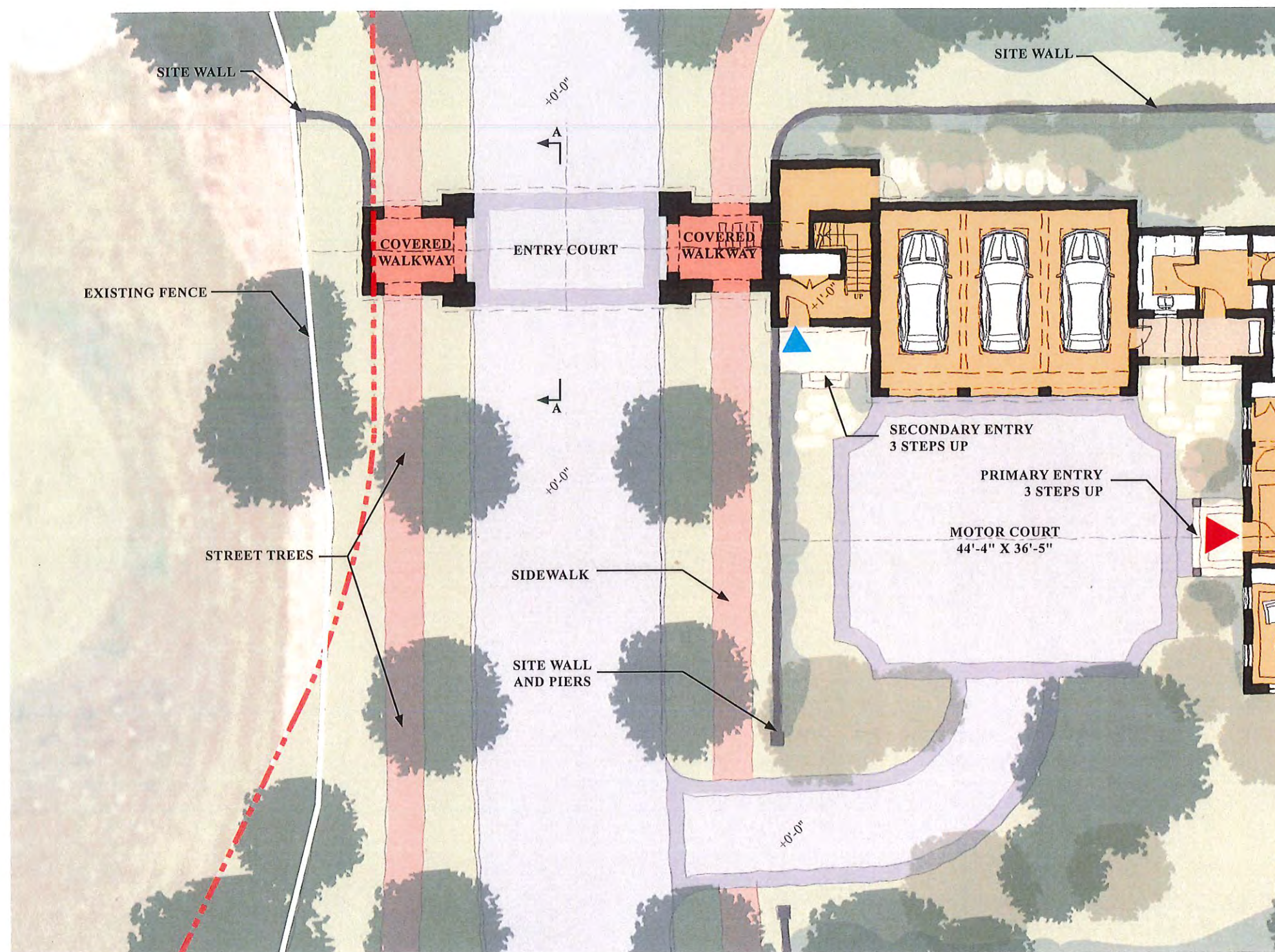
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NORTH ENTRY PROPOSED SITE PLAN

MAY 16, 2025

HOUSES IN BLENHEIM
NEW ALBANY, OHIO
NOT INTENDED FOR CONSTRUCTION PURPOSES.

THE NEW ALBANY DEVELOPMENT COMPANY
ROBERT A.M. STERN ARCHITECTS

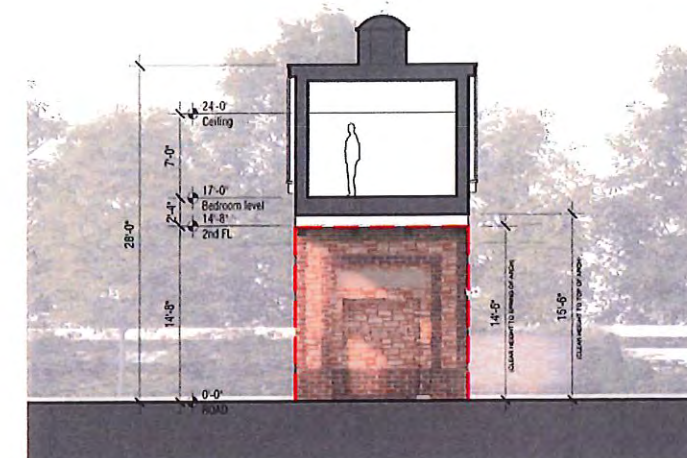


TOTAL CONDITIONED SPACE - 1,823 SF *
(INCLUDING GARAGE SPACE)

GROUND FL - 295 SF
SECOND FL - 668 SF
GARAGE SPACE - 860 SF

TOTAL HOUSE FLOOR AREA - 963 SF

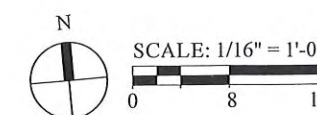
* NET FLOOR AREA MEASURED TO EXTERIOR FACE OF EXTERIOR WALL



PORTAL SECTION A

KEY

- PROPERTY LINE
- ▶ MAIN ENTRY
- ▶ SECONDARY ENTRY



NORTH ENTRY GROUND FLOOR PLAN

MAY 16, 2025



ES | EMHT | The New Albany Company
SUBMISSION

VIEW LOCATOR RENDERINGS

MAY 16, 2025

HOUSES IN BLENHEIM

NEW ALBANY, OHIO

NOT INTENDED FOR CONSTRUCTION PURPOSES

THE NEW ALBANY DEVELOPMENT COMPANY

ROBERT A.M. STERN ARCHITECTS



ELLIOTT HOUSE
INDIAN HILL, OH



HOUSE IN SOUTH WAYNE HISTORIC DISTRICT
WAYNE, PA



HOUSE IN SOUTH WAYNE HISTORIC DISTRICT
WAYNE, PA



ZANESVILLE, OHIO



HOUSE IN BALTIMORE HOMELAND NEIGHBORHOOD
BALTIMORE, MD



KERSEY COATES REED HOUSE, DAVID ADLER
LAKE FOREST, IL

GEORGIAN (STONE) PRECEDENT

MAY 16, 2025

HOUSES IN BLENHEIM
NEW ALBANY, OHIO

THE NEW ALBANY DEVELOPMENT COMPANY
ROBERT A.M. STERN ARCHITECTS



HOUSE ON PEACEABLE FARM, R.B OKIE
SOLEBURY, PA



BERWYN RESIDENCE, R.B OKIE
PHILADELPHIA, PA



HARRITON HOUSE, ROWLAND ELLIS
BRYN MAWR, PA



GRACAT FARM, R.B OKIE
AMBLER, PA



RESIDENCE IN BERWYN, R.B OKIE
BERWYN, PA



LOCUST HILL, MELLOR, MEIGS AND HOWE
VILLANOVA, PA



CUPOLAS



ROOF - SLATE OR SHINGLE



CHIMNEY - BRICK



CHIMNEY - STONE



DORMER - ABOVE EAVE



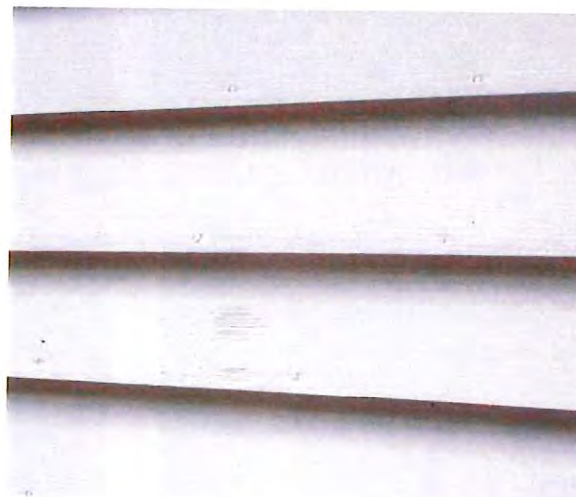
DORMER - BREAKS EAVE



FENCE AND SITE WALL



PIERS AND SITE WALL



WALL - CLAPBOARD



DARK SHUTTERS



WHITE SHUTTERS



CAST IRON



BRONZE



LANTERN



WALL - STONE

MATERIAL PALETTE - RESIDENCE PRECEDENT

MAY 16, 2025



BRICK

SIDEWALKS
 DECORATIVE PAVING PATTERNS IN PRIVATE MOTOR COURTS



ASPHALT

PRIMARY DRIVING SURFACES OUTSIDE OF ENCLAVE



BELGIUM BLOCK

PRIMARY DRIVING SURFACES WITHIN ENCLAVE AND AT NORTH AND SOUTH ENTRY COURTS
 DARKER BELGIUM BLOCK AT BORDER (PROPOSED)



COBBLE

SIDEWALK BORDERS
 PRIVATE RESIDENTIAL MOTOR COURTS



Community Development Department

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

Dear NEW ALBANY COMPANY LLC; Tom Rubey,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Wednesday, June 25, 2025

The New Albany Planning Commission took the following action on 06/16/2025 .

Zoning Amendment

Location:

Applicant: NEW ALBANY COMPANY LLC; Tom Rubey,

Application: PLZC20250048

Request: Rezoning of approximately 1.08 acres generally located north and west of Lambton Park Road and south of Brandon Road (Parts of PID: 222-004458, PID: 222-005189, and PID: 222-005193) as they exist today from C-PUD NACO 1998 PUD Subarea 1G: Golf Course and East Nine Infill-Planned Unit Development (I-PUD) to East Nine Infill-Planned Unit Development (I-PUD).

Motion: To approve

Commission Vote: Motion Approval with Conditions, 5-0

Result: Zoning Amendment, PLZC20250048 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this

Condition(s) of Approval:

1. The final placement of structures in the right-of-way is subject to the city engineer's approval, and the developer is required to enter into a right-of-way maintenance agreement with the city that is subject to the review and approval of the city attorney.
2. Zoning text modification application TM-49-2025 must be approved by the Planning Commission.

Staff Certification:

Jay Henderson

Planner



Community Development Department

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

Dear NEW ALBANY COMPANY 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.

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

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

Thank you.



Community Development Department

Decision and Record of Action

Wednesday, June 25, 2025

The New Albany Planning Commission took the following action on 06/16/2025 .

PUD Zoning Text Modification

Location:

Applicant: NEW ALBANY COMPANY LLC,

Application: PLTM20250049

Request: Amendment to the NACC Section 30 East Nine I-PUD zoning text (PIDs: 222-005185 and 46 others (see backside of agenda for complete parcel list).

Motion: To approve

Commission Vote: Motion Approval with Conditions, 5-0

Result: PUD Zoning Text Modification, PLTM20250049 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this

Condition(s) of Approval:

1. The final placement of structures in the right-of-way is subject to the city engineer's approval, and the developer is required to enter into a right-of-way maintenance agreement with the city that is subject to the review and approval of the city attorney.
2. TM-49-2025 will become null and void if council does not approve the pending rezoning application (ZC-48-2025).
3. Section VII. K. be modified to allow staff to approve signage and graphics.
4. No ground level encroachment into the right-of-way for lots 108, 116 (V.B.4), 135, 139, and 140 (VI.B.4).

Staff Certification:

Jay Henderson

Jay Henderson
Planner



**Planning Commission Staff Report
June 16, 2025 Meeting**

**NEW ALBANY COUNTRY CLUB SECTION 30
FINAL DEVELOPMENT PLAN**

LOCATION: Section 30 of the New Albany Country Club (East Nine) (PID: 222-005185 and 46 others, see attached).
APPLICANT: The New Albany Company LLC, c/o Aaron Underhill, Esq.
REQUEST: Final Development Plan
ZONING: East Nine Infill-Planned Unit Development (I-PUD)
STRATEGIC PLAN: Residential District
APPLICATION: FDP-35-2025

Review based on: Application materials received May 28, 2025

Staff report completed by Jay Henderson, Planner.

I. REQUEST AND BACKGROUND

The applicant requests review and approval of a final development plan application for Section 30 of the New Albany Country Club. This new section includes 40 residential lots and 8 reserves. The applicant also proposes to dedicate parkland that is currently privately owned to the city.

The site is currently zoned East Nine Infill-Planned Unit Development (I-PUD) and has been developed with public infrastructure, including but not limited to an extension of Head of Pond Road into the property from Lambton Park on the southwest, an extension of Baughman Grant into the property from the north, other internal streets, and utilities and stormwater management infrastructure. While infrastructure has been constructed, no lots have been sold and no homes have been built within the subdivision. The applicant requests to reconfigure parcels within the subdivision to create a total of 40 lots, 8 reserves, and 3 subareas.

The applicant also requests review and approval of a final plat and rezoning applications associated with New Albany Country Club Section 30. These applications are evaluated under separate staff reports, FPL-40-2025, ZC-48-2025, and TM-49-2025.

II. SITE DESCRIPTION & USE

The 30.1+/- acre development area is currently undeveloped. The property is surrounded by the New Albany Country Club golf course as well as 36 previously platted residential lots, 5 reserves, and three public streets. The surrounding land uses include the golf course and residentially zoned and used land.

III. PLAN REVIEW

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

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

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

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

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

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

A. Engage New Albany Strategic Plan

The site is located within the Residential District future land use district. The Engage New Albany Strategic Plan lists the following development standards for the Residential District:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- Houses should front onto public open spaces and not back onto public parks or roads.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of the development. Typically, neighborhood parks range from a half an acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- Adequate amounts of open space and parkland are encouraged to be provided on site.
- Rear or side loaded garages are encouraged. When a garage faces the street, the front façade of the garage should be set back from the front facade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.
- Private streets are at odds with many of the community's planning principles such as: interconnectivity, a hierarchy of street typologies and a connected community. To achieve these principles, streets within residential developments must be public.

The Engage New Albany Strategic Plan recommends the following standards as prerequisites for all development proposals in New Albany:

- Development should meet setback recommendations contained in strategic plan.
- Streets must be public and not gated. Cul-de-sacs are strongly discouraged.
- Parks and open spaces should be provided, publicly dedicated and meet the quantity requirements established in the city's subdivision regulations (i.e. 20% gross open space and 2,400 sf of parkland dedication for each lot).
 - All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site. If it cannot be provided on-site, purchasing and publicly

dedicating land to expand the Rocky Fork Metro Park or park space for the Joint Parks District is an acceptable alternative.

- The New Albany Design Guidelines & Requirements for residential development must be met.
- Quality streetscape elements, including an amenity zone, street trees, and sidewalks or leisure
- Trails and sidewalks should be provided on both sides of all public streets.
- Homes should front streets, parks and open spaces.
- A residential density of 1 dwelling unit (du) per acre is required for single-family residential and a density of 3 du per acre for age restricted housing.
 - Higher density may be allowed if additional land is purchased and deed restricted. This type of density “offset” ensures that the gross density of the community will not be greater than 1 unit per acre. Any land purchased for use as an offset, should be within the NAPLS district or within the metro park zone.
 - 3 du/acre is only acceptable if 100% age restricted. Otherwise, the federal regulations and criteria for subdivisions to qualify as age-restricted must be accounted for when calculating density (i.e. 80% age restricted and 20% non-age restricted).
 - Age restriction must be recorded as a deed restriction and included as a requirement in the subdivision’s zoning text.

B. Use, Site and Layout

1. The applicant proposes to develop 40 single-family residential lots and eight (8) reserves.
2. The Engage New Albany strategic plan residential land use district states that the gross density is 1 dwelling unit per acre for traditional single-family.
 - The proposed density is 1.33 units/acre. Staff recommends a condition of approval that the applicant withdraw 4 units from the housing bank to accommodate the additional homes to be developed in this zoning district (condition #1).
 - The existing zoning for the property allows for a maximum of 88 homes to be constructed.
 - The previously approved final development plan and the plat for this subdivision provided for 36 homes to be constructed on the property, with the balance of the 88 homes that are permitted on site having been deposited into the “housing bank.”
3. There are lots situated where homes may back onto the adjacent private New Albany Country Club golf course, and reserve areas within the subdivision.
4. The zoning district is made up of three subareas that are approximately 30.1 acres and permit the following uses:
 - Single-family detached homes, single-family attached homes, and related accessory structures.
 - Subarea 1 - This subarea shall have a maximum of 28 units that are proposed to be single-family detached homes.
 - Subarea 2 - This subarea shall have a maximum of 9 units that are proposed to be detached single-family and or attached single-family homes.
 - Subarea 3 – This subarea shall have a maximum of 3 units, which are proposed to be single-family detached or attached homes.
 - Publicly or privately-owned parks and open spaces.
 - The pending rezoning (ZC-48-2025) allows for the following:
 - Accessory dwelling units (ADUs) on lots 108 and 116 of subarea 2;
 - Allow accessory structures in front of the principle structure in subareas 2 and 3;

- o The architectural standards for lots 102, 103, 139, and 140 do not require to have front doors that face a public road as outlined within the city's Design Guidelines and Requirements;
- o Allows structures within subarea 2 (Lots 108 and 116) and subarea 3 to encroach into the right-of-way and extend across lot lines;
- o The zoning text states that the final development plan (FDP-35-2025) is permitted to serve as both the preliminary and final development plan of record for this zoning district.

5. The zoning text established the following setbacks for Subarea 1.

SETBACKS (SUBAREA 1)	
Front Yard	20 feet
Side Yard	15 feet; 30 feet total
Rear Yard	25 feet

- 6. Subarea 2 allows for zero lot line development since attached single-family homes are permitted, so there are no minimum setbacks from any lot lines for parcels within this section.
- 7. Subarea 3 allows for zero lot line development like subarea 2, since attached single-family is permitted in this area.

C. Access, Loading, Parking

- 1. The requirements for each subarea are generally the same or similar to the surrounding country club standards pertaining to the minimum off-street parking spaces, road widths, and pavement sections.
- 2. Subarea 1 is proposed to have parking on both sides of the public streets, Subarea 2 is proposed to have on-street parking on only one side of the public street.
- 3. Right-of-way widths within this zoning district were previously dedicated to the city, and the right-of-way width and existing pavement widths shall remain as they exist today. This will be recorded in the re-plat.
- 4. The zoning text states that within Subarea 2, a new public street will be provided in a loop configuration, and the minimum pavement for this street shall be 20 feet. The final design shows a minimum pavement for streets to be 20 feet from curb to curb in Subarea 2, meeting this requirement.
- 5. The zoning text states that there will be a public brick sidewalk on both sides of Head of Pond Road and Baughman Grant, as well as on the west side of Head of Pond Court. An existing asphalt path along the east side of Head of Pond Court, extending from its intersection with Head of Pond Road, will remain in place. Existing public sidewalks and leisure paths are proposed to be removed to accommodate the brick sidewalks, which will be a minimum of 4 feet in width.

D. Architectural Standards

- 1. The zoning text states that the architectural standards shall be in accordance with the city's Design Guidelines and Requirements (DGR's).
- 2. Architecture will comprise of Tidewater Georgian architectural vocabulary that is employed throughout the New Albany Country Club and will be evaluated on a house-by-house basis as part of the building permitting process since these are all custom homes.

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

- 1. New Albany's Codified Ordinance requires that 2,400 square feet per home be dedicated as parkland, and 20% of the total acreage in the subdivision shall be dedicated as open space. For this development, the total required parkland and open space is 8.2 acres. The applicant provides multiple reserve areas totaling 7.23 acres, including a park dedication of 0.93 acres located at the northeast section of the development. As noted in the zoning

- text, the applicant intends to offset their shortage of parkland by using the NACO parkland bank credits on record with the city as the amount of open space provided does not meet code requirements.
2. The Parks and Trails Advisory Board evaluated the proposed final development plan and recommended its approval to the Planning Commission with a condition that the parkland and open space calculation be updated, and the appropriate number of parkland credits are withdrawn from the NACO parkland/open space bank. City staff updated this number and recommends a condition of approval that 0.97 acres are deducted from the bank (Condition #2).
 3. The stormwater basin, centrally located within the development, will be located in whole or in part on privately owned lots. The maintenance of the basin will be by a forced and funded property owners' association and appropriate easements will be provided on the final plat.
 4. The centrally located stormwater basin will include a boardwalk on the southern end with a gazebo overlook.
 5. The zoning text states that street trees shall be permitted but not required in Subarea 2. The applicant has submitted plans to install trees within the island located in the southeast section of Head of Pond Road.
 6. The zoning text exempts this zoning district from the requirement that all residences are to be located within 1,200 feet of playground equipment.

F. Lighting & Signage

1. The applicant is proposing Hallbrook Series streetlights, with LED lights, N.A.C. Green at each street intersection. Lighting shall be in accordance with the city's codified ordinances.
2. Entry features will include ground-mounted lighting and shall be shielded and landscaped.
3. Gas lanterns will be placed throughout the centrally located reserve areas.
4. All proposed signage for the subdivision is subject to review and approval by the Planning Commission.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering-related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that these comments be addressed as part of the engineering permitting process (Condition #3).

1. Please show all existing public utility easements on sheet 2 and work with private utility providers (e.g., telecom, gas, electric, etc.) to determine if private utilities already installed must be relocated. Clearly show all private utility easements on this sheet.
2. Provide easements where new sewer is shown on sheet 4.
3. Sheet 5 contains a note referring to this plan set as a preliminary plat. Please revise.
4. Add a major flood routing arrow to the legend on sheet 5 and show major flood routing in plan view. Identify all drainage easements.
5. Label all storm sewer easements as drainage easements on sheet 6.
6. Delete the Columbus Fire Truck reference on sheet 7 and revise the analysis using the Plain Township Fire Truck (See Exhibit 1).
7. Show the location of street lights on the Street Typical Sections.
8. Refer to Exhibit 2. Revise the street light detail on sheet 9 to match Exhibit 2.
9. Have a structural engineer stamp/sign all proposed structures.
10. Show the location of the basin emergency overflow on the landscape plan and remove all plantings.
11. We will evaluate street, storm water management, sanitary sewer collection and water distribution related details once detailed construction plans become available.

V. SUMMARY:

The final development plan is generally consistent with the Residential land use recommendations of the New Albany Strategic Plan. While the density and open space do not meet city requirements, the 1998 NACO PUD provides a housing and parkland bank to offer flexibility in cases like this. The mechanism has been strategically applied to other developments led by the developer throughout the city.

By utilizing these resources, the proposal remains with the intended scope of the New Albany Strategic plan and long-range vision to provide high-quality and diverse housing products that also meet current market demands and community preferences. The proposed project has been thoughtfully designed to complement the established character of the New Albany Country Club, such as architectural style, building scale, visual cohesiveness, and compatibility.

Most importantly, the plan enhances pedestrian connectivity, supporting the walkable, accessible environment that is envisioned with the city's strategic plan. Through the balanced approach that leverages available planning tools and compatibility with the surrounding development, this project exemplifies how flexibility can be used responsibly to achieve high-quality outcomes that benefit both current and future residents.

VI. ACTION

Suggested Motion for FDP-35-2025:

Move to approve final development plan application FDP-35-2025 based on the findings in the staff report, with the following conditions.

1. The applicant withdraws 4 units from the housing bank to accommodate the additional homes to be developed in this zoning district.
2. The applicant withdraws 0.97 acres from the parkland bank to meet the required open space and parkland requirement.
3. Engineering comments be addressed at the engineering review stage.
4. City council must approve the zoning change application (ZC-48-2025).
5. The text modification (TM-49-2025) must be approved.

Approximate Site Location:





Community Development Department

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

Dear NEW ALBANY COMPANY LLC,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Wednesday, June 25, 2025

The New Albany Planning Commission took the following action on 06/16/2025 .

Final Development Plan

Location: 1000 Baugham Grant

Applicant: NEW ALBANY COMPANY LLC,

Application: PLFDP20250035

Request: Final development plan for a 40-lot residential subdivision on 30.1 acres, generally located north and west of Lambton Park Road and south of Brandon Road (PID: 222-004458 and 46 others).

Motion: To approve

Commission Vote: Motion Approved with Conditions, 5-0

Result: Final Development Plan, PLFDP20250035 was Approved with Conditions, by a vote of 5-0.

Recorded in the Official Journal this

Condition(s) of Approval:

1. The applicant withdraws 4 units from the housing bank to accommodate the additional homes to be developed in this zoning district.
2. The applicant withdraws 0.97 acres from the parkland bank to meet the required open space and parkland requirement.
3. Engineering comments be addressed at the engineering review stage.
4. City council must approve the zoning change application (ZC-48-2025).
5. The text modification (TM-49-2025) must be approved.
6. The fire department mandates be met, including height and building standards, subject to staff approval.
7. Minimum height for ADUs be sufficient for vehicular access, subject to staff approval.

Staff Certification:

A handwritten signature in black ink that reads "Jay Henderson". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Jay Henderson
Planner



**Planning Commission Staff Report
June 16, 2025 Meeting**

**NEW ALBANY COUNTRY CLUB SECTION 30
FINAL PLAT**

LOCATION: Section 30 of the New Albany Country Club (East Nine) (PID: 222-005185 and 46 others, see attached).
APPLICANT: The New Albany Company LLC, c/o Aaron Underhill, Esq.
REQUEST: Final Plat
ZONING: East Nine Infill-Planned Unit Development (I-PUD)
STRATEGIC PLAN: Residential District
APPLICATION: FPL-40-2025

Review based on: Application materials received May 28, 2025

Staff report completed by Jay Henderson, Planner.

I. REQUEST AND BACKGROUND

On March 31, 2021, the applicant received approval for a preliminary plat for Section 30 of the New Albany Country Club (PP-21-2021). That plan included 37 residential lots, five reserves, and three new roads.

On November 18, 2024, the applicant requested revisions to Section 30, which then proposed 40 residential lots and six reserves (PP-76-2024). The proposed plat is consistent with the previous plat in the number of lots and proposed reserves. The lots, however, have changed in size and configuration.

The applicant requests a revision to Section 30 and now proposes 40 residential lots and six (6) reserves (F, G, H, I, J, K). Reserves C and D have been previously platted and are not included in this application. The three streets previously approved in 2021 remain unchanged, except for a limited portion of Head of Pond Road.

There is a final development plan, text modification, and zoning change applications for the property on the agenda, which are evaluated under separate staff reports (FDP-35-2025, ZC-48-2025, and TM-49-2025).

II. SITE DESCRIPTION & USE

The property is surrounded by the New Albany Country Club golf course as well as 36 previously platted residential lots, eight reserves, and three public streets. The surrounding land use includes the golf course and residentially zoned and used land.

III. PLAN REVIEW

Planning Commission's review authority of the final plat is found under C.O. Section 1187. The applicant must return to the city council for review and approval of a final plat. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

- The plat shows 40 residential lots to be developed. The proposed lot layout and dimensions match what is shown on the proposed final development plan and meet the requirements of the zoning text.
 - The final plat appropriately shows the lot widths in Subarea 1 to be at least 90 feet at the building line, as required by zoning text section VI(B)(3).
 - For subareas 2 and 3, there are no minimum setbacks from any lot lines.
- The plat appropriately shows the front yard setback at 20 feet, which is consistent with the development text.
- This plat contains six (6) reserve areas shown as reserves F, G, H, I, J, K on the plat with a total acreage of 1.399. According to the plat notes, all of the proposed reserve areas will be used as open space for the subdivision. Reserves J and K are to be owned and maintained by the New Albany Country Club Section 30 Homeowners Association. The remaining reserves are to be owned by the City of New Albany and maintained by the New Albany Country Club Section 30 Homeowners Association. C.O. 1187.16(b) states that all publicly and privately owned parks and open spaces must be accessible by roadway or public access easement.
- Section 30 will ultimately have a total of eight (8) reserves. However, reserves C and D, not mentioned in this plat, have already been recorded in the previous plat for Section 30.
- The total required open space and parkland requirement for the development is 8.2 acres. The applicant is proposing a total of 7.23 acres, which does not meet the requirements.
 - Staff recommends that the developer withdraw 0.97 acres from the parkland bank to meet this requirement.
- The plat retains the previously approved three (3) new publicly dedicated streets, which include Head of Pond Court, Head of Pond Road, and Baughman Grant.
 - All right-of-way and existing pavement widths shall remain as they exist, except that a limited portion of Head of Pond Road is to be vacated along the eastern portion of Subarea 2 that has frontage on that street.
- Proposed developer utility and proposed public utility easements are shown.
- C.O. 1187.04(d)(4) and (5) requires verification that an application, if required, has been submitted to the Ohio Environmental Protection Agency in compliance with Section 401 of the Clean Water Act and to the U.S. Army Corps of Engineers in compliance with Section 404 of the Clean Water Act. The applicant has submitted an environmental compliance letter.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that this comment be addressed at the time of engineering plan review, subject to staff approval.

1. We recommend that the applicant have the plat reviewed by the Franklin County Engineer's office and a summary of County Engineer review comments and the applicant's comment responses be provided for our records.
2. Where easement vacation is proposed, work with private utility providers (e.g., telecom, gas, electric, etc.) to determine if private utilities already installed must be relocated. Provide documentation from each provider.
3. Modify Note I by adding language indicating that vacated streets shall be privately maintained.
4. Refer to the note on sheet 3 near Reserve G. There is no Detail B on sheet 3. Please revise.
5. Add drainage easements on sheet 3 where swales and storm sewer are located outside of r/w.
6. Sheet 2 labels the reserve near the Head of Pond cul-de-sac as Reserve A. This reserve is labeled as Reserve J on other sheets. Please revise.

VI. ACTION

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

Suggested Motion for FPL-40-2025:

Move to approve final plat application FPL-40-2025 with the following conditions.

1. FDP-35-2025 must be approved by the Planning Commission.
2. The applicant withdraws from the parkland bank 0.97 acres to meet the open space and parkland requirement.
3. The city engineer's comments must be addressed, subject to staff approval.

Approximate Site Location:



Source: NearMap

RESUBDIVISION OF PART OF
NEW ALBANY COUNTRY CLUB SECTION 30

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Quarter Township 3, Township 2, Range 16, United States Military Lands, containing 21.442 acres of land, more or less, said 21.442 acres being comprised of a resubdivision of Lots 1 to 36, both inclusive, and Reserves "A", "B" and "E" of the subdivision entitled "New Albany Country Club Section 30", of record in Plat Book 132, Page 86, said Lots and Reserves being conveyed to **THE NEW ALBANY COMPANY LLC** by deed of record Instrument Number 201009020114195, and part of that tract of land conveyed to **THE NEW ALBANY COMPANY LLC** by deed of record Instrument Number 201009020114195, Recorder's Office, Franklin County, Ohio.

The undersigned, **THE NEW ALBANY COMPANY LLC**, a Delaware limited liability company, by **BRENT B. BRADBURY**, Chief Financial Officer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"RESUBDIVISION OF PART OF NEW ALBANY COUNTRY CLUB SECTION 30"**, a subdivision containing Lots numbered 101 to 141, both inclusive, and areas designated as Reserve "F", Reserve "G", Reserve "H", Reserve "I", Reserve "J" and Reserve "K", does hereby accept this plat of same and dedicates to public use, as such, all of Head of Pond Road shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Sidewalk Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. No building shall be constructed in any area over which easements are hereby reserved. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the City of New Albany Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing/installing and maintaining a sidewalk for use by the general public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **BRENT B. BRADBURY**, Chief Financial Officer of **THE NEW ALBANY COMPANY LLC**, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged In the presence of: **THE NEW ALBANY COMPANY LLC**

By **BRENT B. BRADBURY**,
Chief Financial Officer

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **BRENT B. BRADBURY**, Chief Financial Officer of **THE NEW ALBANY COMPANY LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **THE NEW ALBANY COMPANY LLC** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this _____ Day of _____
20____ Mayor, _____ New Albany, Ohio

Approved this _____ Day of _____
20____ City Engineer, _____ New Albany, Ohio

Approved this _____ Day of _____
20____ Council Representative to Planning Commission, _____ New Albany, Ohio

Approved this _____ Day of _____
20____ Chairperson, Planning Commission, _____ New Albany, Ohio

Approved this _____ Day of _____
20____ Finance Director, _____ New Albany, Ohio

Approved and accepted by Resolution No. _____, passed _____, 20____, wherein all of Head of Pond Road shown dedicated hereon is accepted, as such, by the Council for the City of New Albany, Ohio. Approval of this plat shall become null and void unless recorded prior to _____, 20____. The City of New Albany, Ohio by its approval and acceptance of this plat does hereby vacate the portions of Head of Pone Road shown hereon by Cross Hatching

Transferred this _____ day of _____,
20____ Auditor, _____ Franklin County, Ohio

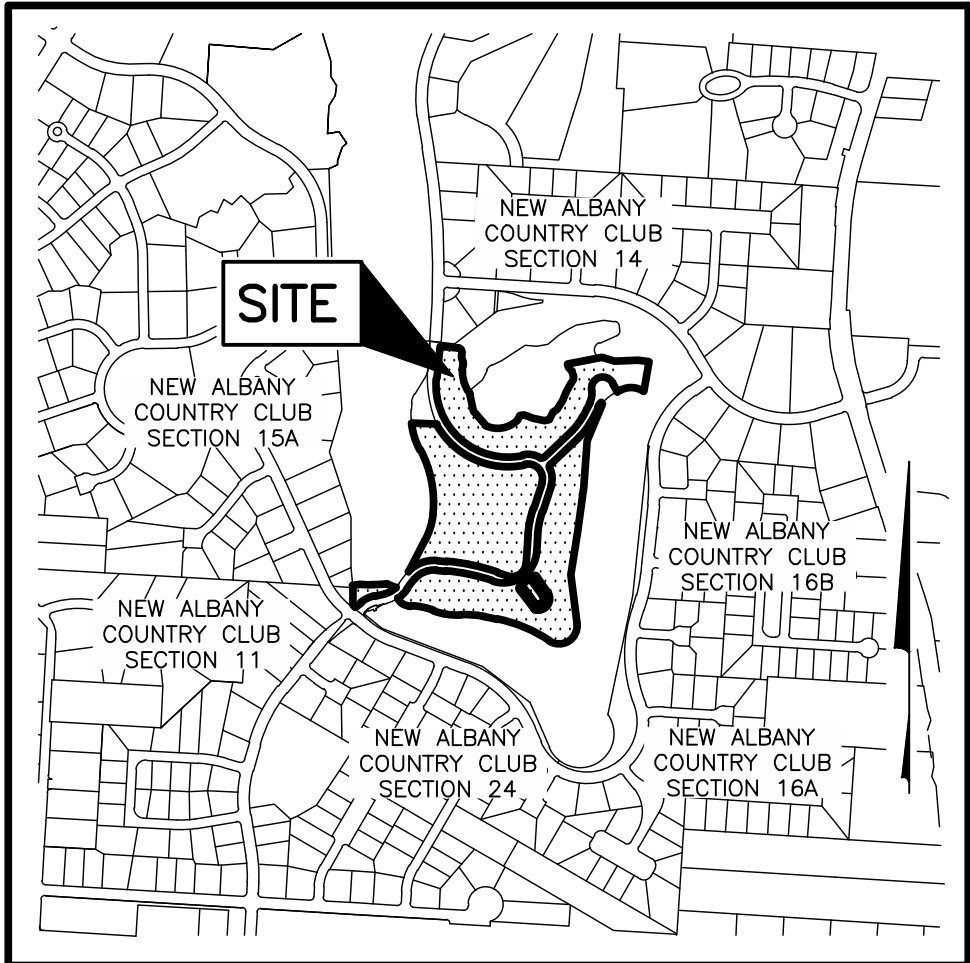
Deputy Auditor, _____ Franklin County, Ohio

Filed for record this _____ day of _____,
20____ at _____ M. Fee \$ _____
Recorder, _____ Franklin County, Ohio

File No. _____

Recorded this _____ day of _____,
20____ Deputy Recorder, _____ Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "New Albany Country Club Section 6", of record in Plat Book 76, Page 54, Records Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Yantis Drive is shown as having a bearing of South 12°54' 44" East.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the the Recorder's Office, Franklin County, Ohio.

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

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

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By _____ Date _____
Professional Surveyor No. 7865

Diagram illustrating the relationship between a central angle and an inscribed angle subtending the same arc. The central angle is labeled 2, and the inscribed angle is labeled 5.

Line Type Legend

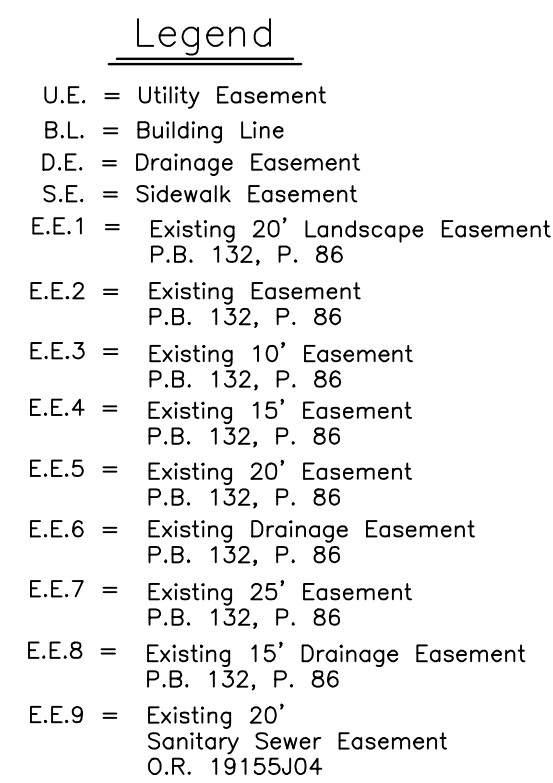
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_____	Existing R/W Line
_____	Existing R/W Centerline
_____	Existing Easement Line
=====	Subdivision Boundary Line
=====	Lot Line
=====	R/W Line
=====	R/W Centerline
-----	Easement Line



RESUBDIVISIONS OF PART OF NEW ALBANY COUNTRY CLUB SECTION 30 20201095

Line Type Legend

_____	Existing Property Line
_____	Existing R/W Line
_____	Existing R/W Centerline
_____	Existing Easement Line
=====	Subdivision Boundary Line
_____	Lot Line
_____	R/W Line
_____	R/W Centerline
_____	Easement Line



THE NEW ALBANY
COUNTRY CLUB
SECTION 15A
P.B. 86, P. 67

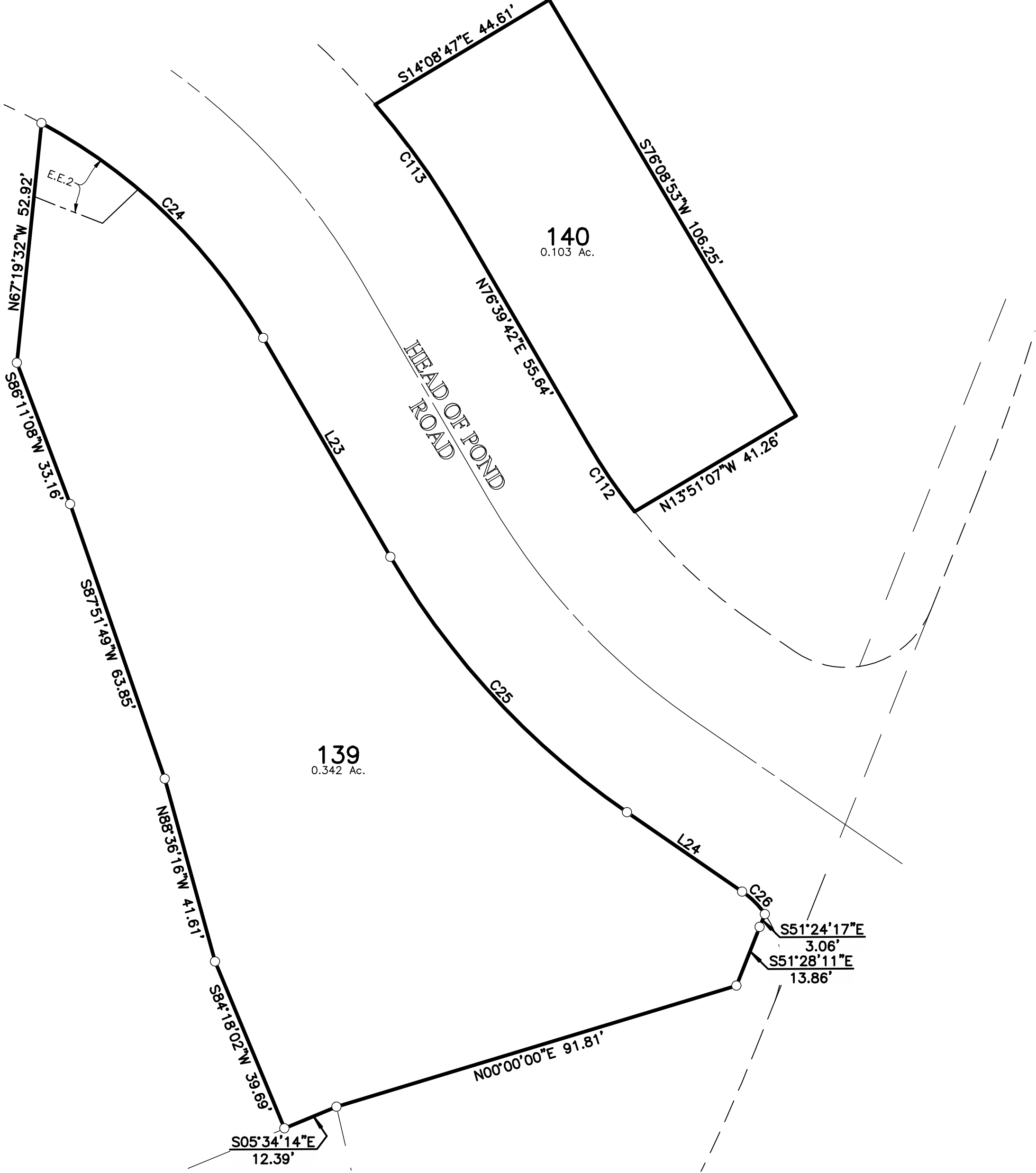
THE NEW ALBANY COMPANY LLC
I.N. 201009020114195

THE NEW ALBANY
COUNTRY CLUB
SECTION 11
P.B. 82, P. 72

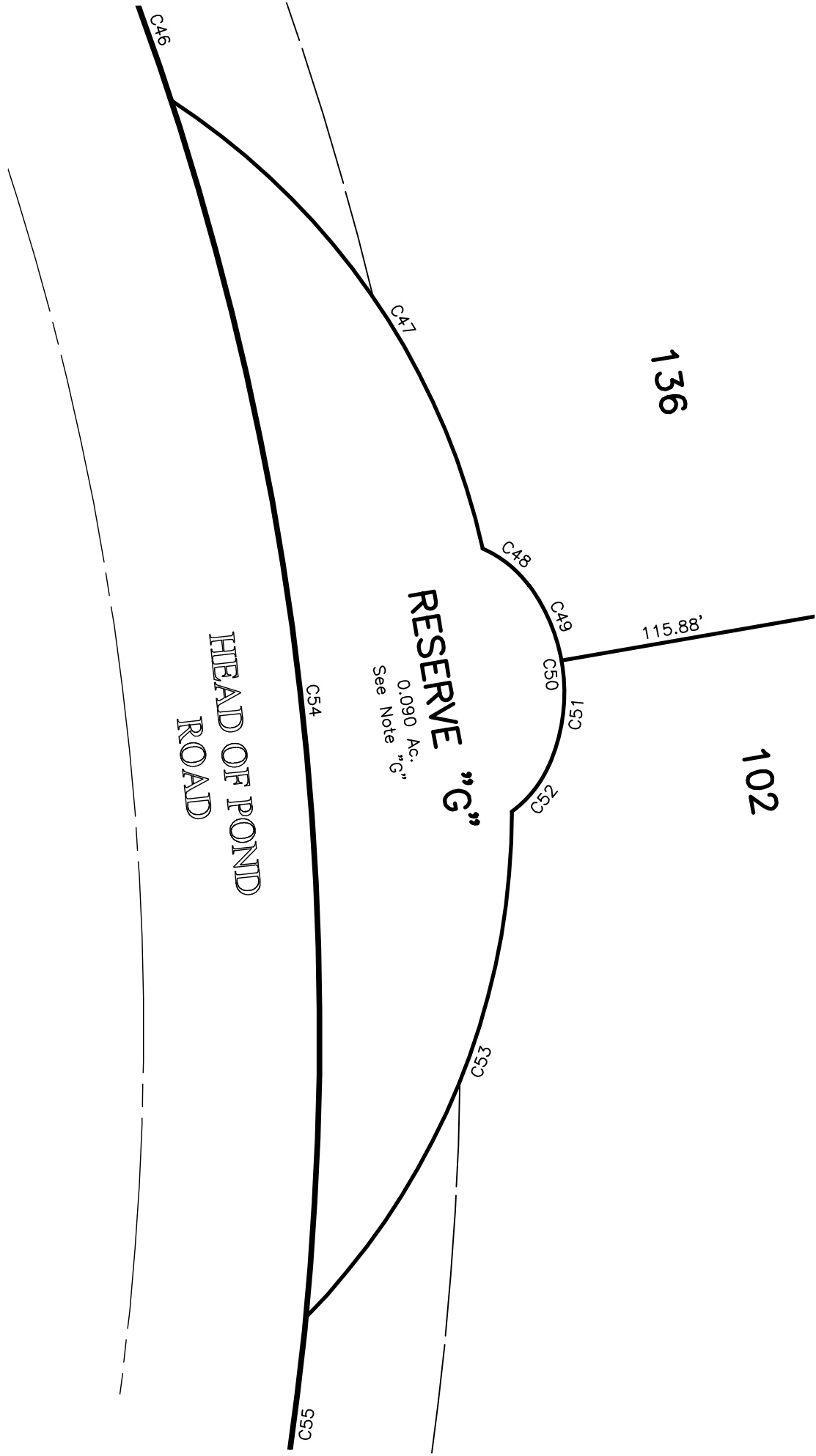
RESUBDIVISIONS OF PART OF NEW ALBANY COUNTRY CLUB SECTION 30 20201095

I:\20201095\DWG\CAD\DWG\20201095-VS-PLOT-SEC00-R1.DWG plotted by MASTON, JCHN on 5/28/2025 12:38:47 PM last saved by JMASTON on 5/28/2025 12:13:40 PM
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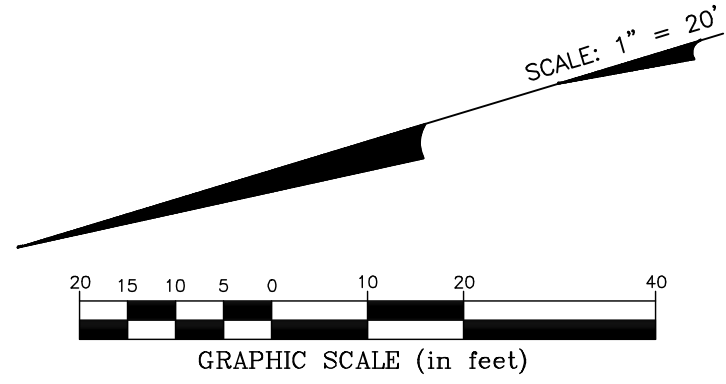
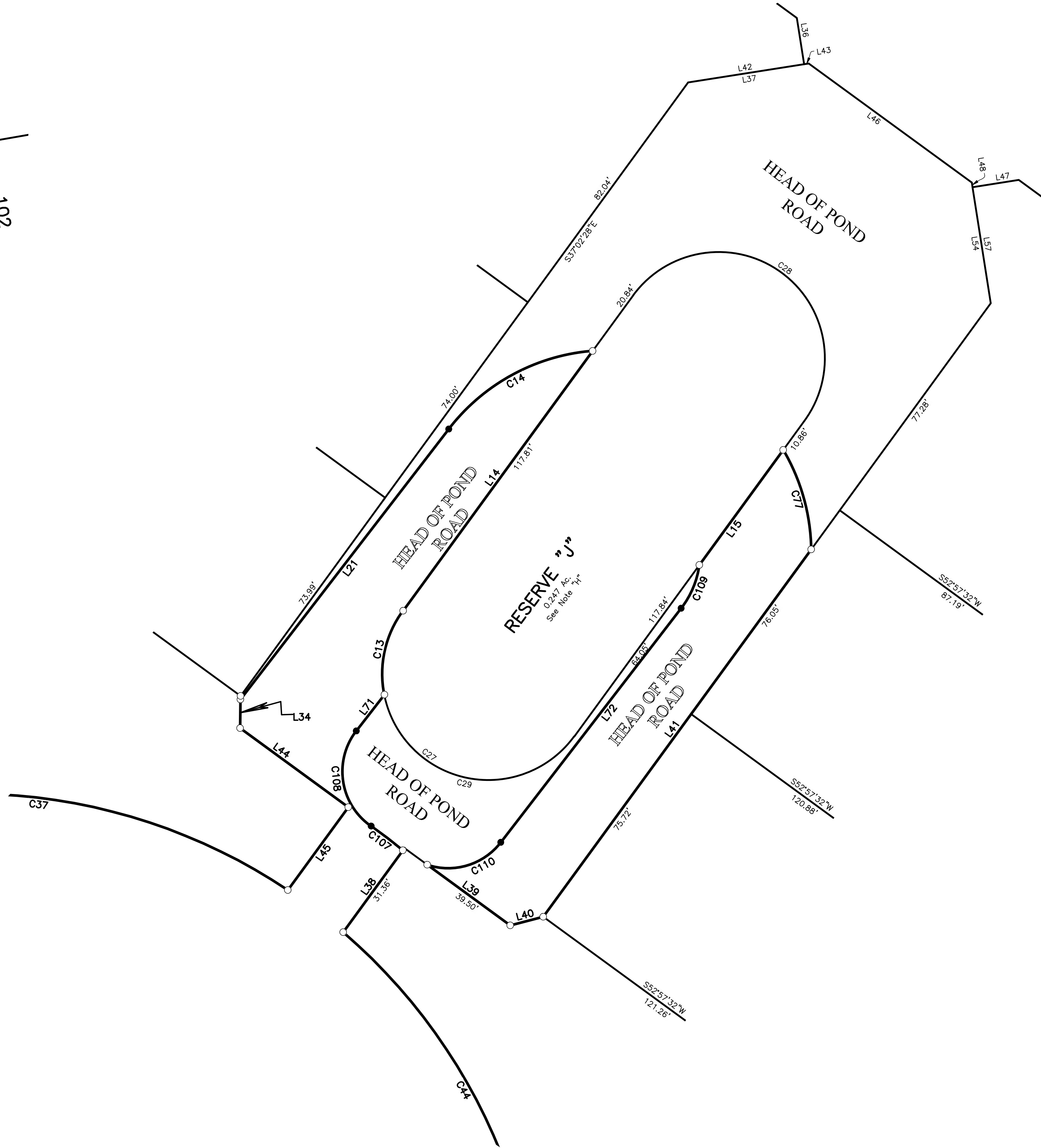
Detail "A"
1" = 20'



Detail "B"
1" = 20'



Detail "C"
1" = 20'



Line Type Legend	
—	Existing Property Line
- - -	Existing R/W Line
- - -	Existing R/W Centerline
- - -	Existing Easement Line
- - -	Subdivision Boundary Line
—	Lot Line
—	R/W Line
- - -	R/W Centerline
- - -	Easement Line



Community Development Department

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

Dear NEW ALBANY COMPANY LLC,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Wednesday, June 25, 2025

The New Albany Planning Commission took the following action on 06/16/2025 .

Final Plat

Location:

Applicant: NEW ALBANY COMPANY LLC,

Application: PLFPL20250040

Request: Final plat for a 40-lot residential subdivision on 30.1 acres generally located north and west of Lambton Park Road and south of Brandon Road (PID: 222-004458 and 46 others—see backside of agenda for complete parcel list).

Motion: To approve

Commission Vote: Motion Approval with Conditions, 5-0

Result: Final Plat, PLFPL20250040 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this

Condition(s) of Approval:

1. FDP-35-2025 must be approved by the Planning Commission.
2. The applicant withdraws from the parkland bank 0.97 acres to meet the open space and parkland requirement.
3. The city engineer's comments must be addressed, subject to staff approval.

Staff Certification:

Jay Henderson
Planner



**Planning Commission Staff Report
June 16, 2025 Meeting**

**MEDICAL OFFICE BUILDING
FINAL DEVELOPMENT PLAN MODIFICATION**

LOCATION: Located on Forest Drive, south of Johnstown Road (US-62) and north of Smith's Mill Road (PID: 222-004888)
APPLICANT: Canini & Associates
REQUEST: Final Development Plan Modification
ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8b
STRATEGIC PLAN: Employment Center
APPLICATION: FDM-37-2025

Review based on: Application materials received May 14, 2025

Staff report prepared by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The final development plan application was approved at the April 21, 2025 Planning Commission meeting. The applicant has submitted a final development plan modification application to be heard by the Planning Commission.

The proposed changes include:

1. Flipping the location of the two medical office buildings, which was a condition of the FDP.
2. Expanded building footprint on lot 2.
3. Changes to parking lot orientation.
4. Changes to parking counts.
5. Utilizing landscaping to separate the two lots rather than connecting them with shared parking.
6. New configuration for the dumpster enclosure.
7. Having a one-way patient pickup lane on lot 1.

The applicant has applied for two variances to be heard by the Planning Commission at tonight's meeting under case VAR-44-2025 for a lot split that would create a lot with no frontage and to eliminate screening requirements for a dumpster enclosure.

II. SITE DESCRIPTION & USE

The 2.08-acre site is generally located on the east side of Forest Drive south of Johnstown Road (US-62) and north of Smith's Mill Road, within the Canini Trust Corp. Some of the existing surrounding uses include Hampton Inn & Suites, Courtyard by Marriott, and The Estate at New Albany.

III. EVALUATION

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

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

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

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

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

- j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*
- l. *Provide for innovations in land development, especially for affordable housing and infill development.*

Engage New Albany Strategic Plan Recommendations

The Engage New Albany Strategic Plan recommends the following development standards for the 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 height 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.

1. Use, Site, and Layout

1. The applicant proposes to change the lot and the building sizes. Lot 1 was originally 9,170 sq ft on +/- 1.19 acres, and lot 2 was 5,845 sq ft on +/- 0.89 acres. Lot 1 will now be 5,845 sq ft, and the building on lot 2 will now be 10,640 sq ft. The existing total site size is 2.08 acres, which is going to be split into lot 1, totaling +/- 0.86 acres, and lot 2, totaling +/- 1.39 acres
2. The variance for lot 2 not to have public street frontage is to be heard by the Planning Commission at tonight's meeting under case VAR-44-2025.



Approved

Proposed

3. Zoning text section 8b.01(7) requires that the total lot coverage, which includes areas of pavement and building, to not exceed 80%. The plan meets this requirement with a proposed 67% lot coverage amount.

2. Access, Loading, Parking

1. The site is accessed from two proposed curb cuts:
 - a. One full access along Forest Drive.
 - b. One full access off the private drive on PID: 222-004887
2. The applicant anticipates splitting the lot and developing one building on each lot. This was approved with the FDP, but the configuration is different now; there is no cross-access between the two lots with the new design, meaning that lot 2 has no access to a public street. Per the Canini-Trust Corp I-PUD 8b.02 (4) It is intended that within this subarea parking spaces will be shared between users to better meet parking quantity requirements. Staff and the City Landscape Architect recommend a condition of approval that a cross-access drive is added to the site subject to staff approval (condition 1b).
3. Codified Ordinance 1167.05(d)(5) requires a minimum of one parking space for each 200 square feet of gross floor area. Lot one's building is 5,845 square feet; therefore, 30 spaces are required, and the applicant meets this requirement with the proposed 30 spaces. Lot two's building is 10,640 square feet; therefore, 54 spaces are required, and the applicant meets this requirement with the proposed 67 spaces.
4. The applicant has stated that the changes to the lot layout were made to limit the disruption of the wetland area on the site. Staff asks the board to refer to the applicant for more information on this.

3. Architectural Standards

1. Other than the size of the building, no architectural changes were made.

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

Due to the site reconfiguration, changes to the parking counts were made.

1. Parking Lot Landscaping Requirement:
 - o Codified Ordinance 1171.06(a)(2)(3) says that for each one hundred square feet, or fraction thereof, of parking area, a minimum total of five square feet of landscaped area shall be provided.
 - o For lot 1 parking, 845 sq ft is required for code, and the applicant is providing 1,600 sq ft.
 - o For lot 2 parking, 1,140 sq ft is required for code, and the applicant is providing 2002 sq ft.
 - o The zoning text 8b.04(4)(c) requires that the amount of interior landscaping shall be a minimum of eight percent of the total area of the parking lot pavement.
 - o For lot 1, parking 1,346 sq ft is required per the zoning text, and the applicant is providing 1,600 sq ft.
 - o For lot 2, parking 1,826 sq ft is required per the zoning text, and the applicant is providing 2002 sq ft.
2. The new design has changed the layout of the dumpster enclosures on site. The applicant is requesting a variance to eliminate some of the screening requirements on the dumpster enclosures to not cause trash build up. Per New Albany Code of Ordinances 1171.05 – Landscape Screening of Trash Receptacles and Canini-Trust Corp I-PUD Text for Subarea 8b.o4(8), states that trash and garbage container systems shall be screened or enclosed by walls, fences, or natural vegetation to screen them from view.
 - o Staff and the City Landscape Architect recommend a condition of approval to revise the proposed planting plans to include proper screening of trash receptacles from the three non-service sides with the minimum required heights at the time of installation (condition 1c).
3. The City Landscape Architect recommends a condition of approval that the proposed plans are revised to provide safe pedestrian connections from Forest Drive to the interior of the site and the proposed buildings, subject to staff approval (condition 1a).

4. Staff recommends a condition of approval that all City Landscape Architect's comments are addressed, subject to staff approval (condition 1)

5. Lighting & Signage

1. No changes to lighting or signage.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the application and provided the following comments. These comments can also be found in a separate memo attached to this staff report.

1. Engineering has no comments on the revised FDP
2. They will provide additional engineering review comments once detailed plans are available.

V. SUMMARY

The proposal meets many of the goals of the Engage New Albany Strategic Plan, such as providing pedestrian access along roadways and into the site, as well as utilizing high-quality building materials that are consistent with other buildings in the immediate area.

The site layout changes are substantial. The removal of the cross-access drive and the reliance on a private driveway isolates the southern lot from direct access to Forest Drive, deviating from the original approved design that promoted shared access and coordinated circulation. The relocation and reduced screening of the dumpster enclosures also present site functionality and aesthetic concerns. However, with the recommended conditions of approval, the use remains appropriate given the surrounding area development.

V. ACTION

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

Move to approve final development plan application **FDM-37-2025**, subject to the following conditions:

1. The City Landscape Architect's comments must be addressed, subject to staff approval:
 - a. Revise the proposed plans to provide safe pedestrian connections from Forest Drive to the interior of the site and the proposed buildings.
 - b. Review the proposed sites' joint circulation and shared parking. Recommend the connection of the two adjacent parking lots for improved vehicular circulation and shared parking. Reference Canini-Trust Corp I-PUD Text Section 8b.02 (4).
 - c. Per New Albany Code of Ordinances 1171.05 – Landscape Screening of Trash Receptacles and Canini-Trust Corp I-PUD Text for Subarea 8b.04(8), revise the proposed planting plans to include proper screening of trash receptacles from the three non-service sides with the minimum required heights at the time of install.
 - d. Per New Albany Code of Ordinances 1171.06 – Parking Lot Landscaping (b) Buffering. *Parking lots shall be screened from primary streets, residential areas, and open space by a three and one-half (3.5)-foot minimum height evergreen hedge or masonry wall, or combination of wall and plantings. Revise the proposed parking lot screening application to reflect a minimum height of 36" at time of install*
 - e. Per the Canini-Trust Corp I-PUD Text for Substation 8b.04 (5a) Revise the proposed planting plan to provide the proper minimum deciduous shade trees in the buffer zone along Forest Drive.
 - f. Note, the proposed New Horizon Elm is susceptible to the Elm Leaf Beetle, revise the proposed plant list to replace the New Horizon Elm with the Princeton Elm.
2. That the proposal is contingent upon approval of VAR-44-2025.
3. All conditions from the approved final development plan application FDP-20-2025 shall be met.

Approximate Site Location:



Source: Nearmap

404.741-01
June 3, 2025

To: Kylie Blackburn
City Planner

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

Re: MOB FDP - Revision

Our review comments are as follows:

1. We have no comments on the revised FDP.
2. We will provide additional engineering review comments once detailed plans are available.

MEF/JMH

CC: Joshua Albright, Development Engineer



Community Development Department

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

Dear Canini & Associates 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

Tuesday, June 17, 2025

The New Albany Planning Commission took the following action on 06/16/2025 .

Final Development Plan Modification

Location: 222-004888

Applicant: Canini & Associates LLC,

Application: PLFDM20250037

Request: Final development plan modification to allow for the construction of two medical office buildings on 2.08 acres located on Forest Drive (PID: 222-004888).

Motion: To Approve with Conditions

Commission Vote: Motion Approval with Conditions, 4-1

Result: Final Development Plan Modification, PLFDM20250037 was Approval with Conditions, by a vote of 4-1.

Recorded in the Official Journal this June 17, 2025

Condition(s) of Approval:

1. The City Landscape Architect's comments must be addressed, subject to staff approval:
 - a) Revise the proposed plans to provide safe pedestrian connections from Forest Drive to the interior of the site and the proposed buildings.
 - b) Per New Albany Code of Ordinances 1171.05 – Landscape Screening of Trash Receptacles and Canini-Trust Corp I-PUD Text for Subarea 8b.04(8), revise the proposed planting plans to include proper screening of trash receptacles from the three non-service sides with the minimum required heights at the time of install.
 - c) Per New Albany Code of Ordinances 1171.06 – Parking Lot Landscaping (b) Buffering. Parking lots shall be screened from primary streets, residential areas, and open space by a three and one-half (3.5)-foot minimum height evergreen hedge or masonry wall, or combination of wall and plantings. Revise the proposed parking lot screening application to reflect a minimum height of 36" at time of install
 - d) Per the Canini-Trust Corp I-PUD Text for Substation 8b.04 (5a) Revise the proposed planting plan to provide the proper minimum deciduous shade trees in the buffer zone along Forest Drive.
 - e) Note, the proposed New Horizon Elm is susceptible to the Elm Leaf Beetle, revise the proposed plant list to replace the New Horizon Elm with the Princeton Elm.

Staff Certification:

Kylie Blackburn

Kylie Blackburn
Planner



**Board of Zoning Appeals Staff Report
June 16, 2025, Meeting**

**MEDICAL OFFICE BUILDING
LOT FRONTAGE & SCREENING VARIANCE**

LOCATION: Located off Forest Drive, south of Johnstown Road (US-62) and north of Smith's Mill Road (PID: 222-004888)

APPLICANT: Canini & Associates

REQUEST: (A) Variance to codified ordinance 1153.04(b) to allow the creation of a lot that does not front on a public or private street.
(B) Variance to codified ordinance 1171.05 (b) and Canini Trust Corp I-PUD Text Subarea 8b.04(8) to eliminate the screening requirements for a dumpster enclosure.

ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8b

STRATEGIC PLAN: Employment Center

APPLICATION: VAR-44-2025

Review based on: Application materials received on May 14, 2025.

Staff report prepared by Kylie Blackburn, Planner.

I. REQUEST AND BACKGROUND

The applicant requests the following variances related to the Final Development Plan Modification for two medical office buildings on Forest Drive.

- (A) Variance to allow for the creation of a lot that does not abut on a public or private street. The city codified ordinance 1153.04(b) states that all lots shall abut a public or private street and have adequate lot width to provide for yards and distances.
 - a. This variance was originally reviewed at the April 21st Planning Commission meeting but is being reconsidered due to changes in site design.
- (B) Variance to eliminate the screening requirements for a dumpster enclosure. The city codified ordinance 1171.05 (b) and Canini Trust Corp I-PUD Text Subarea 8b.04 (8) states that trash and garbage container systems shall be screened or enclosed by walls, fences, or natural vegetation to screen them from view.

The applicant has prepared a reasoning letter for the need for the variances.

The applicant has applied for a Final Development Plan Modification to be heard by the Planning Commission at tonight's meeting under case FDM-37-2025 for the development of two medical office buildings.

II. SITE DESCRIPTION & USE

The property is 2.08 acres in size and is currently undeveloped. The property is located on the east side of Forest Drive south of Johnstown Road (US-62) and north of Smith's Mill Road, within the Canini Trust Corp. The development includes two medical office buildings. The property is surrounded by similar commercial and office spaces.

III. ASSESSMENT

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. In accordance with C.O. 1113.05(b), all property owners within 200 feet of the subject property in question have been notified of the request via mail.

Criteria

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

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the “practical difficulties” standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

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

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

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

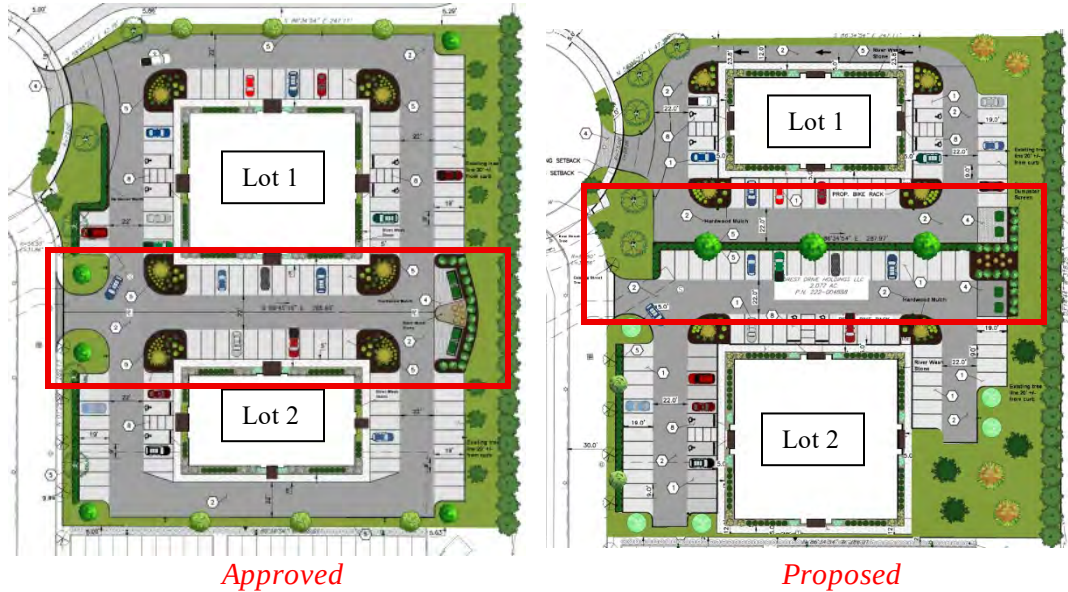
IV. EVALUATION

(A) A variance to codified ordinance 1153.04(b) to allow the creation of a lot that does not front on a public or private street

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

1. The city codified ordinance 1153.04(b) states that all lots shall abut a public or private street and have adequate lot width to provide for yards and distances. The applicant requests a variance in order to allow the creation of a new lot that does not front (i.e. abut) on a public or private street. The original approved submittal for the lot split included cross-access drives between lots 1 and 2, ensuring that the southern lot (lot 2) retained access to the public road without relying solely on the private driveway. The current proposed design

eliminates these cross-access drives, cutting off direct access for lot 2 and forcing reliance on a private drive.



2. The property owner requests the variance to parcel off a portion of the property. The first proposed parcel would be the northern portion of the property at 0.86 +/- acres. The second new proposed parcel would be the southern portion of the property at 1.22 +/- acres.
3. The proposed variance does not meet the “spirit and intent” of the zoning requirement. The new proposed design does not have cross access between the two sites; this is causing the southern parcel to have no access to a public street without the use of the private drive off PID: 222-004887. The city landscape architect calls this out in their review of the plans, which can be found in FDM-37-2025.
 - a. Per the Canini-Trust Corp I-PUD 8b.02 (4) It is intended that within this subarea parking spaces will be shared between users to better meet parking quantity requirements. Staff recommends a condition of approval that a cross-access drive is added between the two lots, subject to staff approval.
4. The variance does appear to be substantial since the applicant is not providing cross-access between the north and south properties. This will prevent the properties from sharing the new driveway onto the public street, Forest Drive. The FDP does show a curb cut being added to the private driveway for the southern property, which has been conditioned in the FDP. While the FDP includes a curb cut for lot 2 onto the private driveway, this effectively islands the southern lot, leaving it without direct access to a public street. This configuration does not meet the same standards or intent as the original submittal, which ensured shared access and connectivity. The original design promoted coordinated site circulation and reduced reliance on private drives, while the current proposal creates access and circulation concerns that could affect emergency response and future development.
5. It does appear that the variance could be solved in another manner. Situated on a roundabout, the lot has approximately 85 feet of frontage along Forest Drive. Staff acknowledges the limited frontage available on the current parcel, which makes providing street frontage for two separate lots impractical. The western side of the parcel abuts a private driveway associated with PID: 222-004887, and the applicant has an agreement with the property owner for its use following submission of the lot split. Furthermore, staff understands that the lot split variance itself cannot be avoided; however, alternative site designs—such as incorporating a drive aisle between the two lots—may exist that could reduce the extent of the requested variance.
6. The granting of the variance would not adversely affect the delivery of government services.

7. The variance will not adversely affect the health and safety of people residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
8. This type of variance has been approved before in front of the Board of Zoning Appeals in June of 2024 for a property on Smith's Mill Road, VAR-44-2024. However, this case had a cross-access easement between the two lots allowing the property with no frontage to still have access onto Smiths Mill Road.

(B) A Variance to codified ordinance 1171.05 (b) and Canini Trust Corp I-PUD Text Subarea 8b.04(8) to eliminate the screening requirements for a dumpster enclosure.

The following should be considered in the decision of the board:

1. The city codified ordinance 1171.05 (b) and Canini Trust Corp I-PUD Text Subarea 8b.04 (8) states that trash and garbage container systems shall be screened or enclosed by walls, fences, or natural vegetation to screen them from view.
2. The property owner requests the variance to eliminate the screening requirements for a dumpster enclosure. There is one dumpster enclosure on each of the proposed lots. The applicant is providing screening through the use of evergreen plantings on only two sides of the dumpster enclosures, leaving the two other sides open and visible from neighboring properties.
3. The proposed variance does not meet the "spirit and intent" of the zoning requirement. The applicant has stated the intent is to eliminate the amount of unwanted trash build up in and around the dumpster enclosures. The enclosures could still be enclosed on the non-servicing sides to meet the intent of the zoning text and aid in the unwanted trash buildup.
4. The variance does appear to be substantial, as the proposed enclosure would leave the dumpsters open on two sides rather than only on the service side. This configuration could result in increased visibility of the dumpsters from adjacent properties, thereby not meeting the intent of the code, which aims to minimize visual impacts and maintain a clean, orderly appearance.
5. It does appear that the variance could be solved in another manner. If the applicant were to fully screen the three non-service sides of the dumpster enclosure, the variance would likely no longer be necessary. Given the placement of the dumpsters, the service side would only be visible from within the site and not from adjacent properties or the public right-of-way, thereby eliminating the need for screening on that side. This approach would meet the intent of the code by minimizing visual impacts while still providing functional access for waste collection services.
6. The granting of the variance would not adversely affect the delivery of government services.
7. That granting the variance will not adversely affect the health and safety of people residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

V. SUMMARY

According to the property owners, the purpose of the lot split is to promote economic growth and create new development opportunities. While Lot 1 will retain public street frontage along Forest Drive, Lot 2 will only have access via a private drive and will lack access across Lot 1 to reach the public road. This configuration does not meet the spirit and intent of the code, which is intended to ensure all parcels have access to public streets. Additionally, the applicant has proposed eliminating screening on certain sides of the dumpster enclosure to reduce trash buildup. While this may improve site maintenance, it would increase visibility of the dumpsters from neighboring properties, therefore conflicting with the code's goals for visual screening.

V. ACTION

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

Move to approve the variance application **VAR-44-2025**, subject to the following

1. A cross-access drive is added between the two lots, subject to staff approval.
2. That FDM-37-2025 is approved.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Canini & Associates 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

Tuesday, June 17, 2025

The New Albany Planning Commission took the following action on 06/16/2025 .

Variance

Location: 222-004888

Applicant: Canini & Associates LLC,

Application: PLVARI20250044

Request: Variances to (A) eliminate the requirement for lot frontage related to a proposed lot split and (B) eliminate the screening requirements for a dumpster enclosure for a 2.08 acre site located on Forest Drive (PID: 222-004888).

Motion: To Approve

Commission Vote: Motion Approved, 5-0

Result: Variances, PLVARI20250044 Variance (A) was Approved and Variance (B) as withdrawn, by a vote of 5-0.

Recorded in the Official Journal this June 17, 2025

Condition(s) of Approval: N/A

Staff Certification:

Kylie Blackburn
Planner



**Planning Commission Staff Report
June 16, 2025 Meeting**

**EDGECONNEX BATCH PLANT
CONDITIONAL USE**

LOCATION: Located at 12525 Jug Street Road, west of Clover Valley Road and South of Jug Street Road (PID: 095-112056-00.006)
APPLICANT: Bryan Benjamin, Danis Building Construction
REQUEST: Conditional Use
ZONING: L-GE Limited General Employment District
STRATEGIC PLAN: Employment Center
APPLICATION: CU-38-2025

Review based on: Application materials received May 15, 2025.

Staff report completed by Jay Henderson, Planner

I. REQUEST AND BACKGROUND

The applicant requests approval for a conditional use application to allow the temporary use of a concrete batch plant on 12.6+/- acres within the business park. The site was recently rezoned on May 6, 2025, to L-GE and known as the Clover Valley Expansion Zoning District (ZC-10-2025).

The site currently occupies the Kennel Club USA, a pet boarding facility, which is scheduled to relocate by late June or July of 2025. This concrete batch plant use falls within the industrial manufacturing and assembly use category, therefore, a conditional use review and approval are necessary.

II. SITE DESCRIPTION & USE

The overall 12.6+/- acre development site is located on a portion of 12525 Jug Street Road, at the southwest corner of Clover Valley Road and Jug Street Road in Licking County. The site is zoned L-GE and is mostly surrounded by commercially zoned properties also located within the business park, with the exception of the unincorporated residential lots to the northeast.

The proposed use will be located at the northernmost portion of the site, as shown on the plan. Residential uses are located to the north of the site and will be a minimum of 200 feet away from this use. The site will include an 8-foot-high perimeter fence to screen the temporary plant from the rights-of-way.

The use includes the outdoor storage of materials such as (but not necessarily limited to) stone, sand, and gravel. These materials are used to produce and manufacture concrete and cement on the site. More specifically, a gravity silo cement bin will be utilized to produce poured-in-place concrete. The batch plant will only serve for private purposes specific to this project. The application includes the operation of a bulk cement trailer parked on site. No sales are made from the batch plant.

In requesting the conditional use, the applicant has provided a site plan that demonstrates the intended layout of the batch plant operations.

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.*

- The applicant proposes a temporary concrete batch plant at the site to be in operation until July 2027.
- The city does benefit from this because the plant will significantly reduce travel distance for large trucks for tasks such as concrete pours and other work for this project.
- Additionally, the trucks will not be using the truck washouts often during operation, which will minimize the water usage.
- The limitation text associated with the rezoning of the property places additional requirements above the General Employment (GE) District requirements for the development of the property. These requirements further ensure that the character of the area is preserved and enhanced by future development.
- The limitation text establishes setbacks that are more stringent than the minimum GE requirements.
- Per the zoning text, there is a required 25' pavement and 50' building setback along Clover Valley and Jug Street Roads.
 - As shown on the site plan, the aggregate piles will be set back a total of 75 feet from the right-of-way.
- Per the proposed zoning text, there is a required 25' pavement and building setback from the western boundary.
- Vehicular access with full turning movements is proposed at the existing curb cut on Clover Valley Road with an access gate. The connection to the existing asphalt will be done using a portion of gravel internal to the site.
- The applicant has stated that BCEI and DBCC will provide clean roads daily as required and an automatic wheel wash for exiting trucks.

(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 complements the manufacturing and production, warehouse, data center, and distribution uses, which are permitted uses within the overall area. The proposed use is appropriate in the context of the surrounding uses, development patterns, and will contribute to the overall success of the Business Park.

(c) *The use will not be hazardous to existing or future neighboring uses.*

- The use is subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious, or otherwise objectionable impact on any land which is located in any other zoning district.
 - The applicant, as part of the conditional use statement, has stated that the effects of pollutants or combustible materials and noxious odors will not be emitted by the batch plant.
- The batch plant's location provides convenient access to construction materials and efficiency for on-site delivery. The location allows trucks to travel on site with materials and reduces traffic coming to and from the site.
 - The applicant, as part of the conditional use statement, has noted that traffic would be reduced by an estimated 33%.

(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.*

- The city has made significant investments in the improvement of roadways in this area. Trucks will travel on Clover Valley Road for a brief time until the Kennel Club is demolished, and a construction access road will be constructed to provide direct access to the site from the batch plant.
- Public water will be utilized on site for wheel washes, however, this will be at a minute rate compared to other batch plants in the area. Sanitary sewer services will not be necessary for the batch plant.
- The proposed industrial manufacturing and assembly use will produce no new students for the Johnstown Monroe Local School District.

(e) *The proposed use will not be detrimental to the economic welfare of the community.*

- The proposed industrial manufacturing and assembly use generates income tax for the city with its jobs.
- To maintain a competitive advantage over other locations, and because speed is one of the most important factors when a company is under construction, the operation and location of the batch plant, even though it is temporary in nature, has a positive benefit to the city's economic development goals and indirectly aids its fiscal strength.

(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 use will be subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district.

(g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*

- The applicant will utilize an existing full-access curb cut along Clover Valley Road NW.
- The infrastructure in this portion of the city is designed to accommodate the traffic associated with commercial uses and construction vehicles.
- There is no reason to believe that the traffic generated by this use will have any greater impact than traffic for permitted users in the GE district.
- The applicant has stated that access to and from Clover Valley Road will be designated only for batch plant erection and deliveries of raw material to produce the ready-mix concrete.

IV. ENGINEER'S COMMENTS

The city Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that the city engineer's comments be addressed at the time of engineering permits, subject to staff approval.

1. Provide construction plans and a stormwater management report prepared by a Professional Engineer for city review and approval.
2. Provide the number of vehicles and/or trucks that will utilize the proposed access gate.
3. Provide documentation from an environmental scientist showing the location of wetlands and other environmental features that may be impacted by this project.

V. SUMMARY

The overall proposal appears to be consistent with the code requirements for conditional uses and

meets the development standards and recommendations contained in the Engage New Albany Strategic Plan and the New Albany Economic Development Strategic Plan. The proposed industrial manufacturing and assembly use is consistent with the character of the immediately surrounding area. Additionally, this provides a direct benefit to the city for capital improvement projects for infrastructure and private developments. The site is strategically located where vehicles coming to and from the site can utilize the local business park streets.

The proposal is a temporary conditional use that helps the city achieve the goals and recommendations in the New Albany Economic Development Strategic Plan by supporting additional attracting and encouraging continued growth within the business park. The operation of the proposed batch plant is to cease in July 2027.

VI. ACTION

Suggested Motion for CU-38-2025:

To approve the conditional use application CU-38-2025 to allow for industrial manufacturing and assembly use for a temporary concrete batch plant based on the findings in the staff report with the following conditions (additional conditions may be added):

1. That this currently proposed batch plant will only be in operation until July 2025, or another conditional use is submitted to extend its use past this date.
2. When in use, the road shall be cleaned daily.
3. Wheel wash is required for exiting trucks.
4. That the city Engineer's comments be addressed at the time of engineering permits, subject to staff approval;
 - a. Provide construction plans and a stormwater management report prepared by a Professional Engineer for city review and approval.
 - b. Provide the number of vehicles and/or trucks that will utilize the proposed access gate.
 - c. Provide documentation from an environmental scientist showing the location of wetlands and other environmental features that may be impacted by this project.
5. The conditional use terminates if the current use changes.
6. There shall be no batch plants within the building setback and no material storage within the pavement setback and easements.
7. The land shall be restored to a similar condition as exists today once the batch plant terminates use of this site.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Danis Building Construction Co., Bryan Benjamin,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, June 17, 2025

The New Albany Planning Commission took the following action on 06/16/2025 .

Conditional Use

Location: 2675 Clover Valley Road

Applicant: Danis Building Construction Co., Bryan Benjamin,

Application: PLCU20250038

Request: Conditional use application to allow for an industrial manufacturing and assembly use for the operation of a temporary concrete batch plant on 12.6 acres located at 12525 Jug Street Road.

Motion: To approve

Commission Vote: Motion Approval with Conditions, 5-0

Result: Conditional Use, PLCU20250038 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this

Condition(s) of Approval:

1. That this currently proposed batch plant will only be in operation until July 2027, or another conditional use is submitted to extend its use past this date.
2. When in use, the road shall be cleaned daily.
3. Wheel wash is required for exiting trucks.
4. That the city Engineer's comments be addressed at the time of engineering permits, subject to staff approval;
 - a. Provide construction plans and a stormwater management report prepared by a Professional Engineer for city review and approval.
 - b. Provide the number of vehicles and/or trucks that will utilize the proposed access gate.
 - c. Provide documentation from an environmental scientist showing the location of wetlands and other environmental features that may be impacted by this project.
5. The conditional use terminates if the current use changes.
6. There shall be no batch plants within the building setback and no material storage within the pavement setback and easements.
7. The land shall be restored to a similar condition as exists today once the batch plant terminates use of this site.

Staff Certification:

Jay Henderson
Planner



**Planning Commission Staff Report
June 16, 2025 Meeting**

**LOT 14
FINAL DEVELOPMENT PLAN MODIFICATION**

LOCATION: Located generally at the northeast corner of Smith's Mill Road and Forest Drive (PID: 222-000347)
APPLICANT: J. Carter Bean Architect LLC c/o Carter Bean
REQUEST: Final Development Plan Modification
ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a
STRATEGIC PLAN: Retail
APPLICATION: FDM-42-2025

Review based on: Application materials received May 20, 2025

Staff report prepared by Sierra Saumenig, Planner II

I. REQUEST AND BACKGROUND

The final development plan application (FDP-122-2023) was approved at the February 21, 2023, Planning Commission meeting. The applicant has submitted a final development plan modification application to be heard by the Planning Commission.

The proposed changes include:

1. A decrease in two parking spaces from 84 to 82 spaces
2. Addition of a menu board and speaker post
3. Additional landscaping

II. SITE DESCRIPTION & USE

The site is generally located on the northeast corner of Smith's Mill Road and Forest within the Canini Trust Corp site. The site is 2.38 acres and is currently undeveloped but approved for a multi-tenant building. Some of the existing surrounding uses include Home2Suites, Turkey Hill gas station, and Dairy Queen.

III. EVALUATION

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

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

- a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- c. *That the proposed development advances the general welfare of the Municipality;*
- d. *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- e. *Various types of land or building proposed in the project;*

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

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

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

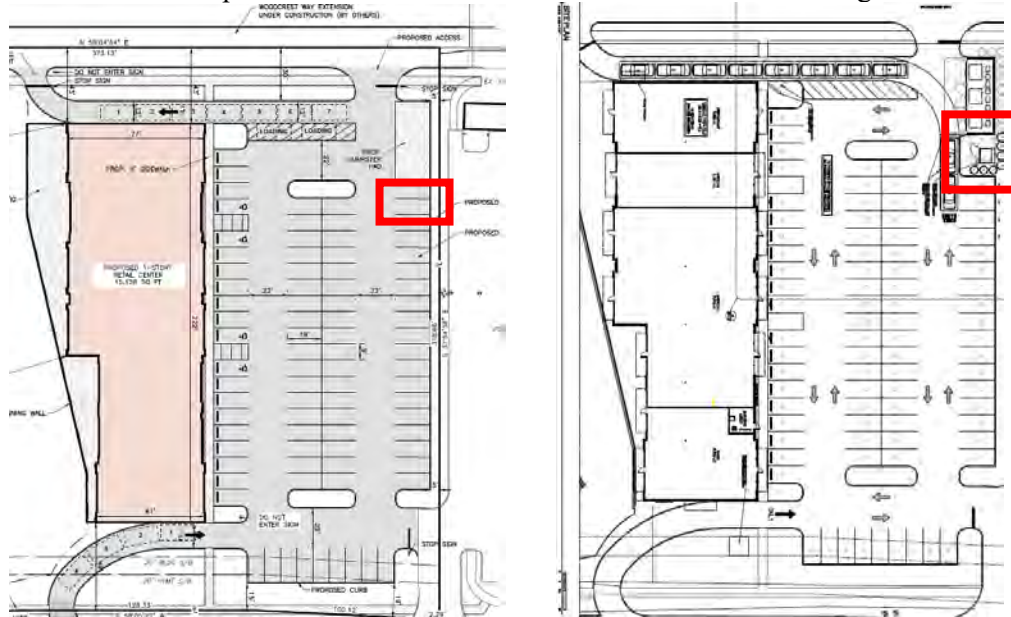
Engage New Albany Strategic Plan Recommendations

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

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

A. Use, Site and Layout

1. The site layout generally remains the same as previously approved aside from the decrease of two parking spaces. The reduction of two parking spaces is necessary to accommodate the placement of an AEP transformer as shown in the image below.



Approved

Proposed

2. The applicant proposes to eliminate the originally approved pick-up-only drive-through and convert it into a full-service drive-through, which will include a menu board and speaker post. Although the applicant previously received conditional use approval for both the restaurant's pick-up-only drive-through and the bank drive-through, a new conditional use is required to permit the proposed full-service drive-through. This request is being considered tonight under case CU-43-2025. The conditional use for the bank drive-through would remain in place as previously approved.

B. Access, Loading, Parking

1. The C.O. 1167, retail shopping centers are required per code to have one parking space for each 200 square feet of gross floor area, plus one for each three persons allowed under maximum occupancy in any theater or place of assembly. Based on the information provided, it appears as though the site is required to provide 76 spaces. The applicant proposes to reduce the approved parking by two spaces; however, the revised plan still exceeds the minimum parking requirement with a total of 82 spaces.
2. The required number of drive-through stacking spaces for a restaurant with drive-through must equal 25% of the total required parking spaces for the drive-through tenant space.
 - a) The proposed restaurant with drive-through is 2,880 square feet, which would require 10 stacking spaces and this is what is proposed.

C. Architectural Standards

1. There are no proposed changes to the approved architecture.

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

1. All previously approved landscaping is intended to remain in place. Due to the removal of two parking spaces and the installation of an AEP transformer, the applicant proposes supplemental landscaping consisting of 5-foot shrubs, designed to match those used for screening the dumpster enclosure.
2. The city architect reviewed the proposed landscaping and had no additional comments.

E. Lighting & Signage

1. No changes to lighting are proposed.
2. The applicant is proposing to install a menu board and speaker post for the full-service drive-through which is permitted per C.O. 1169.11(c)
 - a) The applicant did not provide full details of the menu board. The location of the sign meets requirements including not being visible from the right-of-way and not being placed in front of the building setback line.
 - b) However, it is unclear whether the proposed menu board will comply with the maximum size limit of 32 square feet and the restrictions on flashing, moving, or animated graphics, as well as sign brightness. Staff recommends a condition of approval requiring the menu board to fully comply with all standards outlined in C.O. 1169.11(c), subject to staff review and approval (condition #2).
3. A preliminary sign plan was approved by the Planning Commission for individual tenant spaces as part of the original final development plan application and the final designs are subject to staff approval.

F. City Engineer Comments

1. The city engineer reviewed the application and had no additional comments.

IV. SUMMARY

The proposal is meeting many of the goals of the Engage New Albany Strategic Plan such as providing pedestrian access along roadways into the site and utilizing high quality building materials.

The revised plan still exceeds parking requirements, provides required stacking for the drive-through, and maintains previously approved landscaping, with new shrubs proposed for screening. There are no proposed changes to the previously approved building architecture and lighting.

V. ACTION

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

Move to approve final development plan modification application FDM-42-2025, subject to the following conditions:

1. All conditions from the approved final development plan application FDP-122-2023 shall be met.
2. The menu board shall fully comply with all standards outlined in C.O. 1169.11(c), subject to staff review and approval

Approximate Site Location



Source: NearMap



Community Development Department

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

Dear Carter Bean,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, June 17, 2025

The New Albany Planning Commission took the following action on 06/16/2025 .

Final Development Plan Modification

Location: 5065 Forest Drive, New Albany, OH 43054

Applicant: Carter Bean,

Application: PLFDM20250042

Request: Final development plan modification to reduce parking by two spaces and add additional landscaping located at 5065 Forest Drive (PID: 222-000347).

Motion: To Approve

Commission Vote: Motion Approval with Conditions, 5-0

Result: Final Development Plan Modification, PLFDM20250042 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this June 17, 2025

Condition(s) of Approval:

1. All conditions from the approved final development plan application FDP-122-2023 shall be met
2. The menu board shall fully comply with all standards outlined in C.O. 1169.11(c), subject to staff review and approval.

Staff Certification:

Sierra L Saumenig

Sierra Saumenig
Planner II



**Planning Commission Staff Report
June 16, 2025 Meeting**

**SMITH'S MILL LOT 14 DRIVE-THROUGH
CONDITIONAL USE**

LOCATION: Located generally at the northeast corner of Smith's Mill Road and Forest Drive (PID: 222-000347)
APPLICANT: J. Carter Bean Architect LLC, c/o Carter Bean
REQUEST: Conditional Use
ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a
STRATEGIC PLAN: Retail
APPLICATION: CU-43-2025

Review based on: Application materials received May 20, 2025

Staff report prepared by Sierra Saumenig, Planner II

I. REQUEST AND BACKGROUND

The applicant requests approval of a conditional use to allow for a Graeter's Ice Cream full-service drive-through within a multi-tenant building generally located at the northeast corner of Smith's Mill Road and Forest Drive, within the Canini Trust Corp. The Canini Trust Corp (I-PUD) zoning text allows the C-2 General Business (Commercial) District which permits restaurant and bank uses. Drive-thru facilities associated with a permitted use are required to be reviewed and approved by the Planning Commission.

This request is in conjunction with a final development plan modification (FDM-42-2025).

The Planning Commission previously approved a conditional use for this site (CU-124-2023) to allow two drive-throughs: one for a proposed restaurant (pickup only) and one for a bank. The bank drive-through remains unchanged, and the current conditional use request applies solely to the restaurant space as the applicant intends to utilize a full-service drive-through in lieu of a pick-up only.

II. SITE DESCRIPTION & USE

The site is generally located on the northeast corner of Smith's Mill Road and Forest within the Canini Trust Corp site. The site is 2.38 acres and is currently undeveloped but approved for a multi-tenant building. Some of the existing surrounding uses include Home2Suites, Turkey Hill gas station, as well as Dairy Queen which also has a drive-through facility. In addition, a proposed Panda Express, Wright Patt bank, and Huntington Bank are three nearby sites that were recently approved to include full-service drive-throughs.

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 is approved to develop a 15,128 sq. ft. mixed-use retail building containing multiple tenants; including a restaurant with a drive-through on the north end and a bank with a drive-through on the south end. The remaining tenant spaces within the building are proposed to be medical-oriented. Both the restaurant and bank with drive-through facilities are conditional uses 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 a patio and retention basin to the west, the parking lot to the east, a drive-through lane to the north, a second drive-through lane to the south. The proposed full-access 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.
- It does not appear that the proposed use drive-through uses will alter the character of the surrounding area. This area is zoned to allow retail and personal service 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 Panda Express, Wright Patt, Popeyes, Wendy's, Dairy Queen, Sheetz, Huntington Bank, and Dunkin Donuts developments which all included a drive-through facility and are located near this proposed development. This subarea of the Canini Trust Corp also contains other auto-oriented businesses such as a Turkey Hill gas station and Valvoline oil change service

Architecture:

- There are no proposed changes to the previously approved architecture.
- The drive-through is on the north elevation of the building facing Woodcrest Way (private road) and is appropriately designed by using the same building materials that are used on other elevations of the building.

Parking & Circulation:

- The Trust Corp site has a strong internal roadway network that supports auto-oriented developments. The lot is surrounded by two public roads and one private road on three sides that allows traffic to and from the site to be dispersed. The road network consisting of Smith's Mill Road, Forest Drive, and Woodcrest Way provides multiple connections to public streets.
 - The site is accessed from four curb cuts:
 - a. One proposed full access curb cut along Woodcrest Way;
 - b. One proposed full access exit only curb cut along Woodcrest Way;
 - c. One existing full access, shared curb cut on Forest Drive;
 - d. A second right-in only, proposed along Forest Drive.
- Codified Ordinance 1167, retail shopping centers are required per code to have one parking space for each 200 square feet of gross floor area, plus one for each three persons allowed under maximum occupancy in any theater or place of assembly. Based on the provided information, the site is required to provide 76 spaces. As part of the final development plan modification (FDM-42-2025), the applicant proposes to remove 2 parking spaces, resulting in a total of 82 spaces, which still exceeds the minimum parking requirement.
- Additionally, the city parking code requires a minimum number of stacking spaces in the drive-through lane must be provided.
 - Restaurants with drive-through facilities:

- Restaurants with drive-through facilities are required to have one parking space for each 75 square feet of gross floor area. The required number of drive-through stacking spaces for a restaurant with a drive-through must equal 25% of the total required parking spaces.
- The proposed restaurant with drive-through is 2,880 square feet, which requires 10 stacking spaces. The plan provides 10 stacking spaces for the restaurant drive-through.

Landscaping:

- Landscaping approved with the final development plan (FDP-122-2023) will remain in place with the addition of landscaping surrounding a proposed transformer.
- (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.
- (c) *The use will not be hazardous to existing or future neighboring uses.*
- The use does not appear it will be hazardous to the existing or future neighboring uses. It appears that this is an appropriate location for drive-through facilities.
- (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.
 - Woodcrest Way was recently extended along the length of the northern property line of this proposed development.
 - The proposed commercial development will produce no new students for the school district.
- (e) *The proposed use will not be detrimental to the economic welfare of the community.*
- The proposed use will likely not be detrimental to the economic welfare in the city due to the creation of jobs which 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.*
- It does not appear the site will involve operation that will be detrimental to adjacent uses. This area of the city is auto-oriented and is in close proximity to the 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 aisle. The proposed drive-through lane appears 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 and will not cause traffic to back up onto public roads. Additionally, the proposed uses for the other tenants are daytime uses (bank and medical-oriented offices).

III. 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. 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.

Overall, the proposed development meets many of the Engage New Albany Strategic Plan development standards; including providing walkways and landscaping to enhance visual aspects of the development, integrating outdoor spaces for food related businesses, and designing building entrances that connect with a pedestrian network and promote connectivity.

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-123-2023 with the following conditions:

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

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Carter Bean,

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

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

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

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

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, June 17, 2025

The New Albany Planning Commission took the following action on 06/16/2025 .

Conditional Use

Location: 5065 Forest Drive, New Albany, OH 43054

Applicant: Carter Bean,

Application: PLCU20250043

Request: Conditional use application to allow for a full access drive-through for a proposed Graeter's Ice Cream located at 5065 Forest Drive (PID: 222-000347).

Motion: To Approve

Commission Vote: Motion Approval with Conditions, 5-0

Result: Conditional Use, PLCU20250043 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this June 17, 2025

Condition(s) of Approval:

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

Staff Certification:

Sierra L Saumenig

Sierra Saumenig
Planner II