



ORDINANCE O-44-2025

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 2+/- ACRES OF LAND GENERALLY LOCATED AT 2365 BEECH ROAD, NORTH OF INNOVATION CAMPUS WAY AND SOUTH OF JUG STREET, FROM AGRICULTURAL DISTRICT (AG) TO AN EXISTING INFILL PLANNED UNIT DEVELOPMENT (I-PUD) KNOWN AS "FAITH LIFE CHURCH I-PUD ZONING DISTRICT" AS REQUESTED BY FAITH LIFE CHURCH, C/O AARON UNDERHILL ESQ.

WHEREAS, council of the city of New Albany has determined that it is necessary to rezone certain property located within the city to promote orderly growth and development of lands; and

WHEREAS, the New Albany Planning Commission and New Albany City Council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, pursuant to the application by Faith Life Church, c/o Aaron Underhill Esq., the Planning Commission has reviewed the proposed ordinance amendment and recommended its approval unanimously.

NOW, THEREFORE, BE IT ORDAINED by council for the city of New Albany, counties of Franklin and Licking, State of Ohio, that:

Section 1. Council hereby amends the zoning ordinance map of the city of New Albany to change the zoning classification of the following described site:

- A. A 2+/- acre site within Licking County, generally located at 2365 Beech Road, north of Innovation Campus Way and south of Jug Street, from its current zoning of Agricultural District (AG) to Infill Planned Unit Development (I-PUD).
- B. The zoning district text and boundary map are hereby attached and marked Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2025.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 11/21/2025

Introduced: 12/02/2025

Revised:

Adopted:

Effective:

PROPOSED ANNEXATION OF 2.0 ± ACRES TO THE CITY OF NEW ALBANY FROM JERSEY TOWNSHIP

LOT 33, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY LANDS
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

Exhibit A - O-44-2025

FAITH LIFE CHURCH, INC.
11.625 AC. (DEED)
I.N. 202010300079235
P.N. 095-111510-00.000

DEANNA J. BOEHM-NAPOLI
O.R. 718, P. 620
I.N. 202408150014002
P.N. 037-111510-00.004

Lot 34
Lot 33

Lot 31
Lot 32

CITY OF NEW ALBANY
CORPORATION LINE
ORD. NO. O-07-2018
I.N. 201808140016837

BEECH ROAD
(COUNTY ROAD 88)

CITY OF NEW ALBANY
CORPORATION LINE
ORD. NO. O-07-2018
I.N. 201808140016837

FAITH LIFE CHURCH, INC.
2.000 AC. (DEED)
I.N. 202209260023391
P.N. 037-111510-00.005

2.0 ± AC.

FAITH LIFE CHURCH, INC.
2.0000 AC. (DEED)
I.N. 201208070012549
P.N. 095-111504-00.003

CITY OF NEW ALBANY
CORPORATION LINE
ORD. NO. O-07-2018
I.N. 201808140016837

CITY OF NEW ALBANY
CORPORATION LINE
ORD. NO. O-33-2010
I.N. 20101040027449

Proposed Annexation
of 2.0 +/- acres to the City of New Albany

The within map marked exhibit "A" and made a part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio, on _____, 20____, under Chapter 709 of the Ohio Revised Code, is submitted as an accurate map of the territory in said petition described under the requirements of said Chapter 709 of the Ohio Revised Code.

Agent for Petitioners

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of New Albany, Ohio, of the territory shown hereon and having given due consideration to the prayer of said petition, do hereby grant the same.

Board of Licking County Commissioners

Petition Received _____, 20____ Commissioner

Petition Approved _____, 20____ Commissioner

Commissioner

Transferred this ____ day of _____, 20____, upon the duplicates of this office.

Containing _____ acres.
Transfer Fee _____

Licking County Auditor

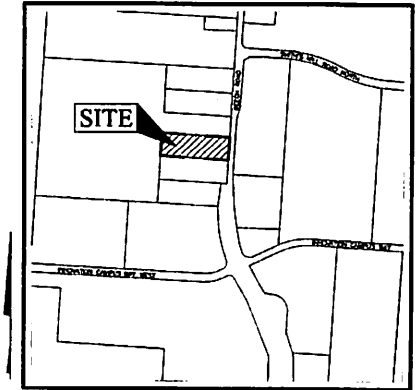
Received for Record _____, 20____, at _____ (AM-PM) and recorded _____, 20____, in plat ordinance, petition, etc. in Plat Book Volume ____.

Page ____
Plat Fee _____
Ordinance, etc. Fee _____

Licking County Recorder

Council for the City of New Albany, Ohio, by ordinance _____ passed _____, 20____, and approved by the mayor on _____, 20____, did accept the territory shown hereon for annexation to the City of New Albany, Ohio, a municipal corporation.

Attest _____
Clerk, City of New Albany



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

AREA TO BE ANNEXED
2.0 ± AC.

PROPOSED CITY OF NEW ALBANY CORPORATION LINE

EXISTING CITY OF NEW ALBANY CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 1349.0 feet, of which 1349.0 feet is contiguous with the City of New Albany by Ordinance Numbers O-33-2010 and O-07-2018, giving 100% perimeter contiguity.

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.



By Joshua M. Kleemeyer 12/4/24
Joshua M. Kleemeyer
Professional Surveyor No. 8790
jkleemeyer@emht.com

EMHT		Date: December 9, 2024	
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5303 New Albany Road, Columbus, OH 43244 Phone: 614.775.4300 Toll Free: 800.775.3648 emht.com		Scale: 1" = 60'	
		Job No: 2023-0031	
		Sheet: 1 of 1	
REVISIONS			
MARK	DATE	DESCRIPTION	

FAITH LIFE CHURCH ZONING DISTRICT EXPANSION

INFILL PLANNED DEVELOPMENT (I-PUD) DEVELOPMENT STANDARDS TEXT

October 31, 2025

I. Summary: This I-PUD zoning district consists of 2.0+/- acres located to the west of and adjacent to Beech Road in Licking County, generally between Jug Street on the north and Innovation Campus Way West on the south. The property within this zoning district is being annexed to the City from Jersey Township. The property presently contains an existing home and detached garage that will remain. The intent of this zoning is to facilitate the integration of the property into the existing Faith Life Church campus and to provide similar rights to it as apply to the campus.

II. Development and Use Standards: Unless otherwise specified in this written text, the same use and development standards that apply to the Faith Life Church campus as approved in City Council Ordinance ORD-13-2018 shall apply to this zoning district. The previously approved zoning text that was included in ORD-13-2018 is hereby incorporated herein by reference. In addition to other permitted and accessory uses, the temporary residential living facilities that are permitted to be operated on the campus as detailed in Section III.B of the zoning text approved in ORD-13-2018 shall be permitted to be operated on the 2.0+/- acres of property that is included in this text.

III. Existing Conditions: The existing improvements to the property that is the subject of this text shall be permitted to remain and no final development plan approval shall be required for the same. Modifications to these improvements or redevelopment of the property shall require approval of a final development plan.

FAITH LIFE CHURCH ZONING DISTRICT

INFILL PLANNED DEVELOPMENT (I-PUD) DEVELOPMENT STANDARDS TEXT

June 8, 2018

I. Summary: This I-PUD zoning district consists of 36.2+/- acres located to the west of and adjacent to Beech Road in Licking County, generally between Jug Street on the north and Innovation Campus Way West on the south. The property within this zoning district is being annexed to the City from Jersey Township. The property presently contains a church consisting of 52,000+/- square feet, with associated parking areas and other related improvements. In addition, two homes currently exist near the site's frontage on Beech Road, one in the northern portion of the site and the other in the southern portion. These homes provide temporary living arrangements and life skills training for individuals who are experiencing difficulties unrelated to substance abuse.

The applicant, Faith Life Church, seeks this rezoning in order to memorialize its rights to continue to operate the existing uses and improvements on the site upon its annexation to the City, and to provide for the expansion of the church's facilities and related uses. The currently anticipated expansion will include an additional 154,000+/- square feet of building area for the church itself and will provide for the construction of two additional ancillary structures that will include uses that are in support of the Church's outreach programs.

II. Development Standards: Unless otherwise specified in the submitted drawings or in this written text, the Codified Ordinances of the City of New Albany shall apply to this subarea. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape, and architectural standards. These component standards ensure consistency and quality throughout the development.

III. Permitted Uses: Permitted uses in this zoning district shall be as follows:

A. Churches and other religious institutions.

B. Temporary residential living facilities made available on a charitable basis to individuals that have suffered from abuse, are having financial problems, or are experiencing some other personal difficulties unrelated to drug and/or alcohol abuse. This use shall only be permitted in the homes noted on the preliminary development plan which have the addresses of 2337 Beech Road and 2487 Beech Road, or similar replacement structures if approved as part of a final development plan. No single structure used for these purposes shall exceed 3,000 square feet in size, and no more than two temporary residential living facility structures shall be permitted in this zoning district. For purposes of this zoning text, a residential living facility shall be "temporary" if individuals generally are permitted to reside there for a continuous period of no more than one (1) calendar year. Temporary or permanent residential living facilities with no affiliation with a church or religious institution operating in this zoning district and any residential uses for which rent is being charged to tenants shall be prohibited. In addition, (i) residential and non-residential drug and/or alcohol treatment facilities and (ii) halfway houses shall not be permitted in this zoning district. For purposes of this text, a

“halfway house” shall be defined as a “residential facility helping former drug addicts, prisoners, psychiatric patients, or others to adjust to life in general society.”

- C. One “provision outreach center”, defined for purposes of this text to mean “a building operated on a charitable basis by a church or other religious facility located within this zoning district, which provides a place where individuals are provided services to enhance their life and/or job skills or where such individuals provide services for others.” The provision outreach center identified in the preliminary development plan is intended to provide computer classes, job training, and a youth auto repair shop servicing no more than three automobiles at a time which will be donated to and/or used by those served by on-site temporary residential living facilities. Garage doors for the youth auto repair shop shall be oriented so that they are not facing Beech Road or to the north. The provision outreach center shall not exceed 16,000 square feet in size.
- D. Accessory uses to the religious exercise facility including, but not necessarily limited to, the following uses, provided that no such individual use shall exceed 5,000 square feet of gross floor area unless approved as a conditional use pursuant to Chapter 1115 of the Codified Ordinances:
 - i. Adult and child day care
 - ii. Preschools
 - iii. Parochial schools serving students in primary or secondary grades
 - iv. Technical and educational classroom facilities
 - vii. Restaurants, coffee shops, and cafes, but only within the primary church structure
- E. The following uses within a structure that is primarily operated as a church or other religious facility:
 - i. Gymnasiums or similar facilities
 - ii. Administrative offices
 - iii. Television, radio, and internet streaming or similar productions, provided, however, that any antennas or communications towers shall not be permitted unless approved in accordance with applicable requirements of the Codified Ordinances
 - iv. Outreach programs
- F. One facilities support building, not to exceed 8,000 square feet in size. The facilities support building is intended to provide storage for equipment, furniture, and other personal property used on-site.
- G. Playgrounds, parks, open space, play fields, and related or similar recreational uses.

IV. Density and Lot Coverage:

- A. Density: The maximum total density for all structures in this zoning district shall be 8,000 square feet per gross acre.
- B. Maximum Lot Coverage: The maximum lot coverage in this zoning district shall be 70%.

V. Setback and Lot Commitments:

A. Beech Road: There shall be a minimum building and pavement setback of 100 feet from the existing edge of the right-of-way of Beech Road. Sidewalks serving structures that exist on the date that this zoning text becomes legally effective may encroach up to 10 feet into the required minimum pavement setback from Beech Road.

B. Perimeter Boundaries: There shall be a minimum pavement setback of 25 feet and a minimum building setback of 50 feet from all perimeter boundaries of this zoning district, except that all improvements that exist on the effective date of this text which encroach into these minimum required setbacks shall be permitted to remain.

C. New Public Street: There shall be a minimum building and pavement setback of 25 feet from the edge of right-of-way for the new public street contemplated in Section VI.A of this text, except that if right-of-way is not dedicated to the City pursuant to the Right-of-Way Dedication Agreement that is described in that same section, then this setback requirement shall no longer be effective.

D. Conformity of Existing Improvements: Structures and pavement which exist on the effective date of this text shall be considered to be legally conforming under this zoning text and the Codified Ordinances and may be repaired and/or replaced in the event of a casualty event such as (but not limited to) storm, fire, or flood damage. New structures not being constructed for the purpose of replacing existing structures that have been damaged or destroyed by a casualty event shall be required to adhere to the minimum setback requirements of this text.

E. Interior Setbacks: There shall be a zero setback requirement for pavement and buildings from property lines that are interior to this zoning district (i.e., those property lines which are not perimeter boundary lines).

F. Elimination of Setbacks: In the event that a parcel located within this subarea and an adjacent parcel located outside of this subarea (a) come under common ownership or control, (b) are zoned to allow compatible non-residential uses, and (c) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels.

V. Architectural Standards: Existing structures within this zoning district on the date this zoning text becomes legally effective shall not be required to be modified to meet the requirements of this Section V. Except as provided in the immediately preceding sentence, architecture for buildings in this zoning district shall be governed by the requirements of the City's Design Guidelines and Requirements for Institutional and Civic Buildings. In addition, the following architectural requirements shall apply to this site:

A. Building Height: The maximum building height for primary structures shall not exceed 50 feet when measured to the top of the roof. Architectural elements such as but not limited to steeples, parapets, and cupolas shall be subject to Section 1165.07 of the Codified Ordinances. The steeple element which is proposed for the expanded portion of the primary structure in this zoning district shall not exceed a maximum height of 80 feet. , Minor architectural elements on the steeple that exceed the height requirement must be reviewed and approved by the city's Architectural Review

Board and Planning Commission as part of a final development plan application review and if the boards determine it to be architecturally appropriate. Accessory structures shall not exceed 35 feet in height, except that architectural features such as parapets, chimneys, and cupolas may exceed this height limitation if architecturally appropriate.

B. Service and Loading Areas: Service areas and loading docks shall be fully screened from the view of public rights-of-way.

C. General Requirements:

1. Building designs shall not mix architectural elements or ornamentation from different styles. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
2. Buildings shall be required to employ a comparable use of materials on all elevations.
3. Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer/attenuate sound generated by such equipment.
4. Photos of all facades of existing primary, secondary, and accessory structures within this zoning district shall be submitted along with the first final development plan application that is filed in this zoning district in order to provide a record of their architectural character and design. In addition, at the same time the property owner shall submit to the City copies of all building plans for existing buildings to the extent that such plans exist.

D. Primary Building: The following provisions and requirements shall apply to the existing and expanded primary church building in this zoning district:

1. The existing primary church building has the appearance shown in photos that accompany this text. The addition to this building will reflect an architectural style and character that compliments the existing structure and is reflected in elevation drawings and renderings that also accompany this text. The final architectural design of the addition to the existing primary building and of any new accessory buildings shall be reviewed as part of a final development plan. Future changes to existing or new structures shall require the review and approval of an amended final development plan.
2. The addition to the existing primary building will use materials that are substantially similar or complimentary to the existing building. The primary building color will be earth tones of light and medium sand and the primary exterior building material shall be split-face concrete masonry units (CMU). Light sand is the main body color of the existing building, with contrasting bands and outlines in darker sand-tone split-face masonry; the proposed addition will repeat this palette and add a deeper earth-tone contrast color for some wall surface. Earth-toned, stone column bases/piers at

the new main and secondary entries will add textural variation and emphasize the entries.

3. The new addition shall repeat existing Exterior Insulation and Finish Systems (EIFS)/stucco finishes in light sand coordinated with the light CMU wall areas, and darker contrasting stucco treatment in keeping with the amber color that emphasizes the current main entry.
 4. The proposed addition will mirror the existing curved tinted glass and clear anodized aluminum framed curtain wall, capped with insulated aluminum wall panels. This is a major feature of the current building, which provides a strong contrast and adds interest against the solid earth-toned masonry and stucco. The new addition will extend this curved curtain wall to the east, terminating at a new Steeple feature element.
 5. The new steeple structure will also incorporate tinted glass and clear anodized aluminum framed curtain wall to match the existing building and new curtain wall, and it will be constructed over a split-face CMU base, to be located at the corner of the new church chapel. The new steeple also will include structural steel and concrete visible through the glass and aluminum framed curtain walls.
 6. Visible structural steel in the steeple feature element and at entries will also stand in strong contrast to the earth tones of masonry and stucco finishes, adding interest to the overall design and tying it to the character of the nearby Beauty Campus.
 6. A new main entry will be further emphasized with a barrel vault roof canopy structure finished in standing seam metal roof panels that travels through the main building to act as a connecting spine extending from this new front east entry to the rear west secondary entry. This canopy/spine element will utilize similar materials and colors mentioned, including split-face CMU, EIFS, metal wall panels, steel columns on stone piers, aluminum framed glazing.
- E. **Accessory structures:** Primary exterior materials to be permitted on accessory structures (i.e., all structures in this zoning district other than the primary structure) shall include, but not be limited to, brick, brick veneer, stone, stone veneer, wood, fiber cement board, metal board and batten, and/or hardi-plank (or similar composite materials). Vinyl siding shall be prohibited. Prefabricated metal buildings, untreated masonry block structures, and buildings featuring an exterior finished primarily of glass are not permitted. Poured concrete exterior walls are prohibited. Notwithstanding the foregoing, the same or similar exterior materials which are found on the primary church building that exists on the site on the effective date of this text and/or the same or similar exterior façade materials that are approved by the Planning Commission for the expansion of that building as part of a final development plan shall be permitted for new accessory constructed within this zoning district which are located at least 350 feet from the centerline of Beech Road.

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

- A. **New Public Street:** Subject to the sentence that immediately follows, right-of-way shall be dedicated to the City at a width of 50 feet to provide for a new public street to be constructed by the City extending westward from the current intersection of Beech Road and Smith's Mill Road North through the northern portion of the zoning district, and easements shall be dedicated to the City adjacent to such right-of-way in order to accommodate public and private utilities. The dedication of the right-of-way and easements shall be completed only as required by and through a separate written agreement by and between the property owner and the City which will be considered and approved by City Council in its sole discretion at the same meeting where it considers legislation to approve this rezoning.
- B. **Beech Road:** A maximum of 50 feet of public right-of-way as measured from the road centerline be dedicated for each parcel located adjacent to Beech Road.
- C. **Access:** Vehicular access to and from this zoning district shall be provided as follows:
1. **Center Access Point:** A full movement access point generally extending from Beech Road into the center of the zoning district as generally shown on the preliminary development plan and as approved as part of a final development plan.
 2. **Northern Access Point:** A second full movement access point generally aligned with the existing intersection of Beech Road and Smith's Mill Road North. A private drive extending into the site from the existing intersection shall be utilized until such time as the City elects to accept the dedication of public right-of-way and utility easements and to construct a public street running east-west through this zoning district in the general location shown in the preliminary development plan and as contemplated in Section VI.1 above. The new public street, if constructed, shall be constructed by the City at no cost to the property owner at a time and with specifications that are solely determined by the City. During the time when the new public street is being constructed, the City shall provide the property owner with temporary alternative vehicular access to and from the zoning district to replace the northern access point to and from Beech Road, with full movements at least during periods when religious services are being held.
 3. **From New Public Street:** If and when the new east-west public street is constructed, access shall be provided into the zoning district from this street with access into the zoning district from this street to be generally provided at the same or similar locations as provided from the private access drive that is contemplated in the immediately preceding paragraph.
 4. **Driveways Serving Residential Structures:** Two separate driveways serving existing residential structures near Beech Road shall be permitted, provided that such driveways shall only be allowed to serve such structures.
- D. **Parking Spaces:** Parking for church and similar uses shall be provided at the minimum rates of 1 space for every 3 seats in the main sanctuary/auditorium, 3 spaces for each classroom, and 1 space for every 250 square feet of office uses. Parking for all other permitted or accessory uses shall be provided in accordance with City Code Chapter 1167.

E. Loading Spaces: A minimum of 2 loading spaces shall be required for the primary building from which church and related accessory uses are operated. Loading spaces for all other uses shall be provided in accordance with City Code Chapter 1167.

F. Pedestrian Crossing: At the time of its filing of a final development plan application, the applicant shall work with the City Engineer to determine if a pedestrian crossing is practicable to provide a connection from the existing bike path on the east side of Beech Road to this zoning district.

VII. Buffering, Landscaping, Open Spaces, and Screening:

A. Existing Landscaping: All landscaping which exist in this zoning district on the effective date of this text shall be deemed to be permitted and legally conforming with this zoning. At such time as any existing landscaping is replaced for any reason, the replacement landscaping shall conform to the requirements of this Section VII.

B. Landscaping Plan: A landscaping plan shall be submitted with a final development plan application for review by the Planning Commission.

C. Tree Preservation: Reasonable and good faith efforts will be made to preserve existing trees and tree rows occurring within the setbacks in this subarea. Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

D. White Horse Fence: A four-board white horse fence shall be installed and maintained along the zoning district's frontages on Beech Road. The fence shall be located one foot from the edge of the Beech Road right-of-way unless otherwise approved by the Planning Commission as part of a final development plan.

E. Street Trees: A street tree row shall be established along the Beech Road right-of-way behind the white horse fence that is contemplated in the immediately preceding provision and shall contain 1 tree for every 30 feet of street frontage. Trees may be grouped or regularly spaced. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs, subject to approval of the City Landscape Architect.

F. Temporary Fences: Snow fences shall be used as temporary barriers during construction around vegetation. All temporary fences must be removed prior to the issuance of a certificate of occupancy.

G. Along New Public Street: Installation of street trees, fencing, and other improvements within the right-of-way or associated easements for the new east-west public street shall be the responsibility of the City at such time as the City constructs that street.

VIII. Lighting:

- A. Existing light poles and fixtures in this zoning district shall be permitted to remain until they are voluntarily replaced or need to be replaced due to a casualty event or the end of their useful life. All new and replacement lighting shall conform to the requirements of this text.
- B. All parking lot and private street lighting shall be cut-off type fixtures and down cast.
- C. All new or replacement parking lot lighting shall be of the same light source type and style.
- D. All light poles shall be black or New Albany Green and constructed of metal. Gooseneck fixtures shall be utilized on light poles. Light poles shall not exceed 20 feet in height.
- E. Uplighting of the church steeple shall be prohibited unless approved as part of a final development plan which demonstrates that such light does not extend to property outside of this zoning district and that the lighting does not exceed a level of brightness than is greater than that which is required in order for the steeple to be seen from Beech Road during nighttime hours, both as determined by the Planning Commission in its sole discretion.
- F. No permanent colored lights or neon lights shall be used on the exterior of any building.
- G. Flood lighting of buildings shall not be permitted.
- H. All other lighting within this zoning district shall be in accordance with the Codified Ordinances. A lighting plan shall be permitted as part of a final development plan application which shall, among other items, detail the level of illumination from lighting within the zoning district and on adjacent properties.

IX. Signage:

- A. Existing Signage: All signs which exist in this zoning district on the effective date of this text shall be deemed to be permitted signs which are legally conforming with this zoning. At such time as any existing sign is replaced for any reason, the replacement sign shall conform to the requirements of this Section IX. An inventory of existing signs within this zoning district shall be filed with the first final development plan application for this zoning district which shall include photos of such signs and a plan illustrating their locations.
- B. Regulation of Signage and Graphics: Unless otherwise set forth herein, the requirement of Chapter 1169 (Display Signs and Outdoor Advertising) shall apply to this zoning district. Final details for all signs shall be submitted with a final development plan application for review by the Planning Commission.
- C. Intent: Proposed signage for this zoning district seeks to provide for clear identification of the use from off-site and on-site and to promote efficient wayfinding. The location of the primary building in this zoning district is set back a considerable distance from Beech Road, the public street from which vehicles will access the site. In addition, a large industrial building sits off-site to the southeast between the primary building and Beech Road, almost entirely obstructing the primary building from the view of Beech Road when driving northward. Once within the zoning district, the property does or will contain

several other buildings and includes a large amount of acreage, causing the need to provide easy identification of uses through signage.

D. **Wall Signs:** Wall signs shall be permitted on structures other than the primary church building only as approved as part of a final development plan and shall be used only for the purpose of identifying the use of the building to pedestrian and vehicular traffic that is internal to the zoning district. Wall signs shall be permitted on the primary church building as follows (as generally depicted in materials accompanying this text, subject to review at the time of final development plan):

1. On each of the east-facing and west-facing elevations of the building, one wall sign shall be permitted to be installed so that the top of the sign is no higher than 40 feet from grade. This sign shall not exceed 120 square feet in area.
2. On the north-facing elevation of the building, one wall sign shall be permitted to be installed so that the top of the sign is no higher than 40 feet from grade, but only at such time as construction of the new public street commences as contemplated in Section VI.A above. This sign shall not exceed 120 square feet in area.
3. No wall signs shall be permitted on the south-facing elevation of the building.
4. Secondary wall signs on the primary building in this subarea) shall be permitted to identify uses within the building and/or to promote wayfinding. These signs shall be placed where architecturally appropriate (as determined by the Planning Commission as part of its review of a final development plan). The number, sizes, locations, and other specifications for these signs shall be subject to the review of the Planning Commission as part of a final development plan. Such signs shall be of a smaller size and installed at a shorter height than other permitted wall signage.

E. **Ground Signs:** A ground sign shall be permitted at each of the central and northern vehicular access points into the zoning district along Beech Road. In addition, if the public street that is contemplated in Section VI.A is constructed in the future, a ground sign identifying the religious use within the zoning district shall be permitted at one access point into the site from the street. These signs may be monument signs or dual post signs as defined in Section 1169.17(b) and (c) of the Codified Ordinances.

F. **Directional signage:** Directional and wayfinding signage shall be permitted within this zoning district as permitted by the Codified Ordinances. The applicant shall provide a plan for designs and locations of such signs for review by the Planning Commission as part of a final development plan application.

X. **Miscellaneous:**

A. **Utilities:** All new utility lines including water supply, sanitary water service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground.

B. **General Matters:**

1. Conditional Uses: Any person owning or having an interest in property may file an application to use such property for one or more of the conditional uses provided for by the New Albany Zoning Code in the zoning district listed in the Permitted Use section of this text. Applications for conditional uses shall follow the procedure and comply with the requirements of Chapter 1115, Conditional Uses, of the Codified Ordinances of the City of New Albany.

2. Appeals and Variances:

i. Appeals:

(A) Taking of Appeals: Appeals to the Board of Zoning Appeals concerning interpretation or administration of the text or the underlying zoning ordinance by the Zoning Officer or any other administrative official may be taken by any person aggrieved, including a tenant, or by a governmental officer, department, board, or bureau. Such appeal shall be taken within twenty days after the date of the decision by filing a notice of appeal specifying the grounds thereof with the officer from whom the appeal is taken and the Board of Zoning Appeals.

(B) Imminent Peril: An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Zoning Officer certifies to the Board of Zoning Appeals, after notice of appeal shall have been filed with him, that by reason of facts stated in the application of a stay would, in his opinion, cause imminent peril to life or property. In such case, the proceeding shall not be stayed other than by a restraining order which may, on due cause shown, be granted by the Board of Zoning Appeals, after notice to the Zoning Officer or by judicial proceedings.

ii. Nature of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of the PUD portion of this 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.

iii. Variance Process: The procedures and requirements of Chapter 1113, Variances of the Codified Ordinances of the City of New Albany shall be followed in cases of appeals. The Planning Commission shall hear requests for variances in this zoning district.