



ORDINANCE O-05-2026

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 6.350 +/- ACRES OF LAND GENERALLY LOCATED AT THE NORTHWEST INTERSECTION OF STATE ROUTE 605 AND NEW ALBANY ROAD EAST FROM ITS CURRENT ZONING OF "L-GE" LIMITED GENERAL EMPLOYMENT TO "CF" COMMUNITY FACILITIES AS REQUESTED BY SCHORR ARCHITECTS C/O NATHAN GAMMELLA

WHEREAS, the 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 Rocky Fork-Blacklick Accord, 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 Schorr Architects c/o Nathan Gammella, the New Albany Planning Commission reviewed the proposed zoning amendment and recommended its approval on January 21, 2026 (ZC-80-2025).

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.** An approximately 6.350 +/- acre site within Franklin County, generally located at the northwest intersection of State Route 605 and New Albany Road East from its current zoning of Limited General Employment (L-GE) to Community Facilities (CF).
- B.** The zoning district's boundary map and development plan 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 _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 02/06/2026

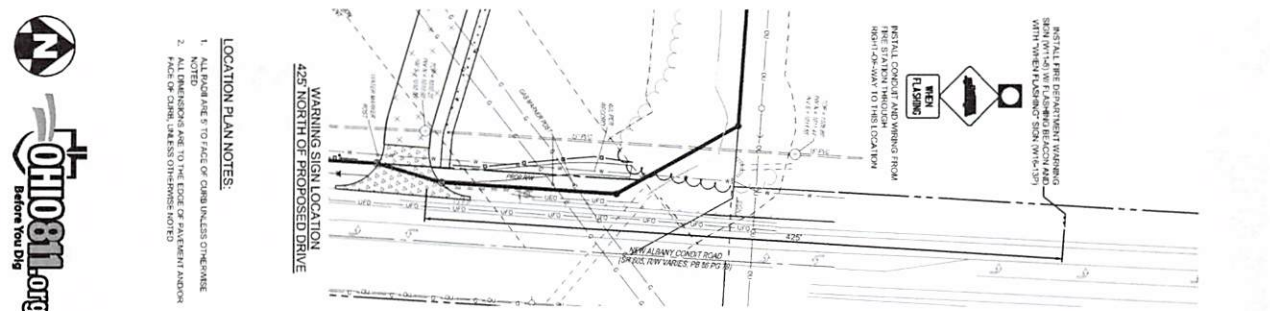
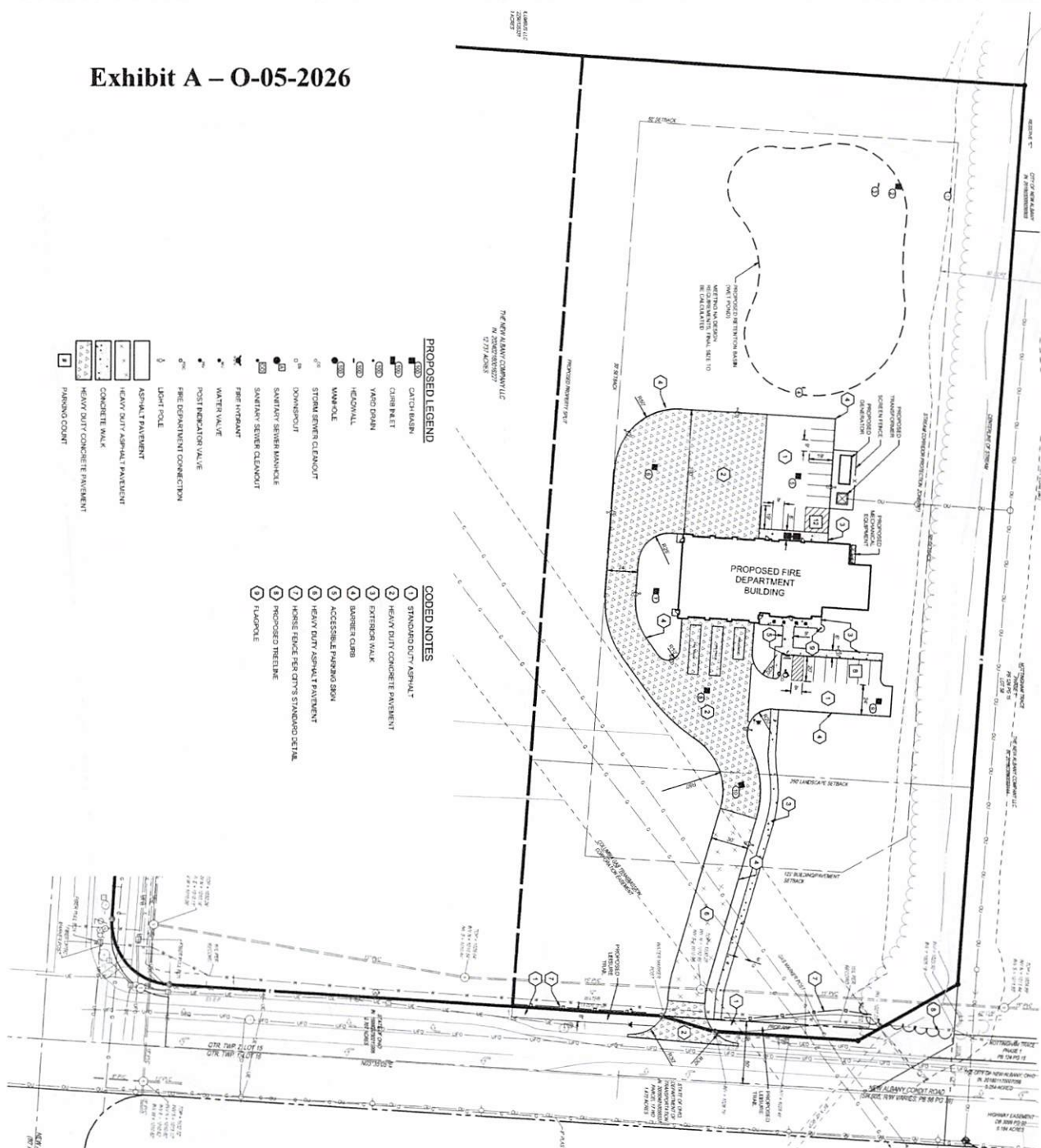
Introduced: 02/17/2026

Revised:

Adopted:

Effective:

Exhibit A – O-05-2026

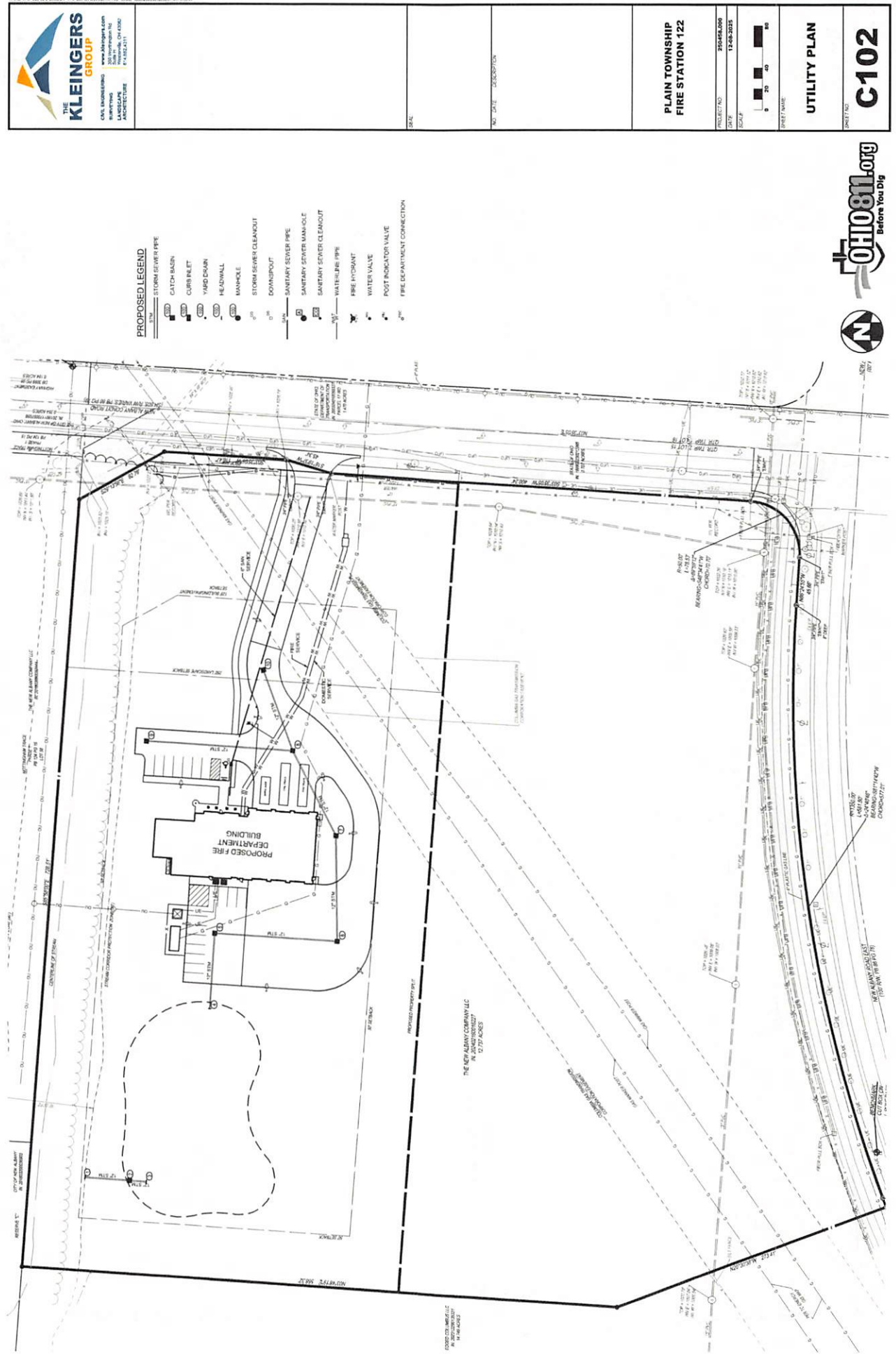


THE KLEINGERS GROUP
CIVIL ENGINEERING
LAND PLANNING
ARCHITECTURAL

PLAIN TOWNSHIP FIRE STATION 122

LOCATION PLAN

C101







TOHIO81.org
Before You Dig

GRADING LEGEND

- — — — — EXISTING MAJOR CONTOUR
- — — — — EXISTING MINOR CONTOUR
- — — — — PROPOSED MAJOR CONTOUR
- — — — — PROPOSED MINOR CONTOUR

**PLAIN TOWNSHIP
FIRE STATION 122**

C103

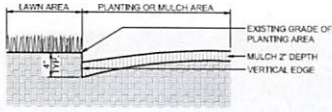
PROJECT NO: 200404.000
DATE: 11-08-2023
SCALE: 1" = 20'

GRADING PLAN

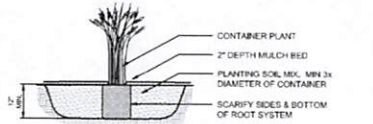


THE KLEINGERS GROUP

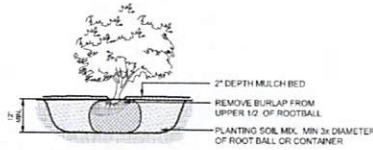
10000 W. 100th Ave.
Suite 100
Denver, CO 80231
Phone: 303.440.1000
Fax: 303.440.1001
www.kleingers.com



1. PLANTING BED / TREE PIT EDGING DETAIL
N.T.S.



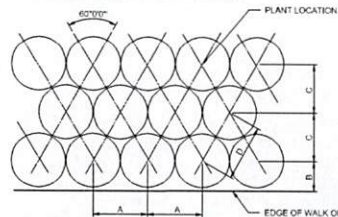
2. ORNAMENTAL GRASS PLANTING
N.T.S.



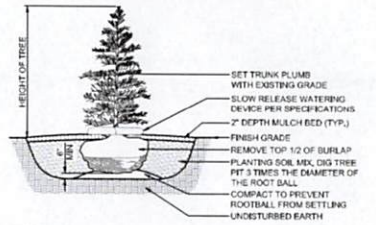
3. SHRUB PLANTING
N.T.S.

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15"	18"
24"	24"	10"	20"	24"
30"	30"	12"	25"	30"
36"	36"	14"	31"	36"
48"	48"	21"	41"	48"

A = SPACING
B = SP2
C = SP1.2
D = SPACING

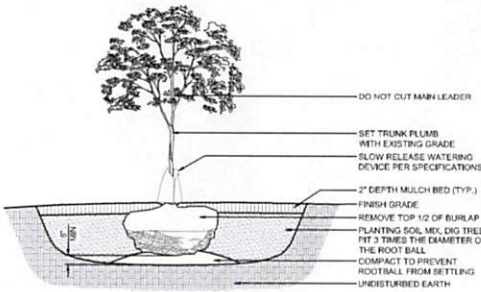


4. PLANT SPACING
N.T.S.



NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPORTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.
4. DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR AS DIRECTED BY OWNER'S REPRESENTATIVE.

5. CONFERSOUS TREE PLANTING WITH WATERING DEVICE
N.T.S.



NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPORTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.
4. DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. PROVIDE SLOW RELEASE WATERING DEVICE, ONE PER TREE, REFER TO SPECIFICATIONS.

6. DECIDUOUS TREE PLANTING WITH WATERING DEVICE
N.T.S.

LANDSCAPE ZONING REQUIREMENTS (NEW ALBANY ZONING CODE & DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BUSINESS CAMPUS AT NEW ALBANY)

STREETSCAPE (1171.04)	REQUIRED	PROPOSED
STREET TREES	DECIDUOUS TREES INSTALLED AT 24" x 36" O.C. (2" CAL. MIN.) LOCATE TREES MINIMUM 15' FROM HYDRANTS/UTILITY POLES DO NOT LOCATE TREES WITHIN 25' SIGHT TRIANGLE AT INTERSECTIONS	STREET TREES PROPOSED AT 36" O.C. NO STREET TREES SHOWN WITHIN GAS EASEMENT

SITE LANDSCAPING (1171.05)(K3)	REQUIRED	PROPOSED
LOT COVERAGE CALCULATIONS: BUILDING PAVEMENTS TOTAL LOT COVERAGE TOTAL LOT AREA: 52,035 / 276,608 = 18.8% COVERAGE	PROVIDE 1 TREE FOR EVERY 5,000 SF OF GROUND COVERAGE AND A TOTAL TREE PLANTING EQUAL TO 25 INCHES x 0.5 INCH CALIPER FOR EVERY 4,000 SF OVER 50,000 SF IN GROUND COVERAGE 52,035 SF OF COVERAGE = 11 TREES WITH TOTAL CALIPER INCHES OF 25.5	11 TREES (2.5" CAL. MIN.)

PARKING LOT (1171.06)	REQUIRED	PROPOSED
SCREENING	PARKING LOTS SHALL BE SCREENED FROM PUBLIC RIGHTS-OF-WAY WITH A 3'-4" HIGH EVERGREEN HEDGE	36" HIGH EVERGREEN HEDGE AT TIME OF INSTALLATION
INTERIOR LANDSCAPING	PROVIDE LANDSCAPE AREAS EQUAL TO A MINIMUM OF 5% OF THE TOTAL AREA OF PARKING LOT AREA 9,115 SF OF PARKING LOT = 491 SF OF LANDSCAPE AREA	574 SF OF LANDSCAPE AREA PROVIDED
PARKING LOT TREES	MIN. 1 TREE PER EVERY 10 SPACES (2.5" CAL. MIN.) 20 PARKING SPACES x 2 TREES	2 TREES

PERIMETER AREA	REQUIRED	PROPOSED
NEW ALBANY CONDIT ROAD (SR 605) (NCRZD, SECTION VII.B)	WITHIN THE 50' SETBACK, PROVIDE 3' x 12" HT. MIN. EARTH MOUND (81' SLOPE MIN.) x 10 DECIDUOUS / EVERGREEN TREES PER 100 LF OF ROAD FRONTAGE (70% OF TREES SHALL BE PLANTED ON THE ROAD SIDE OF THE MOUND) 297 LF x 11% (GAS EASEMENT) = 18 TREES	12 DECIDUOUS TREES + 6 TREES PLACED ELSEWHERE ON SITE NO MOUNDING PROVIDED
SIDE LOT LANDSCAPING (DECLARATION)	4' HT. MIN. EARTH MOUND x 5 DECIDUOUS / EVERGREEN TREES PER 100 LF + 2 DECIDUOUS SHRUBS PER TREE (80% OF THE SIDE LOT SHALL BE EVERGREEN TREES) NORTH PROPERTY LINE: EXISTING VEGETATION TO REMAIN WEST PROPERTY LINE: 359 LF x 18 TREES + 36 SHRUBS SOUTH PROPERTY LINE: 770 LF x 161 LF (GAS EASEMENT) = 31 TREES + 62 SHRUBS	WEST PROPERTY LINE: 15 EVERGREEN TREES + 3 DECIDUOUS TREES + 36 SHRUBS MOUNDING PROVIDED SOUTH PROPERTY LINE: 25 EVERGREEN TREES + 8 DECIDUOUS TREES + 42 SHRUBS MOUNDING PROVIDED EXCEPT AT SE CORNER

LANDSCAPE MATERIALS (NCRZD, SECTION VII.B)	REQUIRED	PROPOSED
PLANT SIZES	DECIDUOUS TREES: 2" MIN. CALIPER UNLESS OTHERWISE NOTED EVERGREEN TREES: 6" HT. MIN. x 1.5" MIN. CALIPER ORNAMENTAL TREES: 2" MIN. CALIPER SHRUBS / HEDGES: 30" HT. MIN.	PROVIDED

WET & DRY STORMWATER BASINS (1171.05)(K)	REQUIRED	PROPOSED
TREES	LANDSCAPE TREATMENTS AT THE PERIMETER OF WET AND DRY STORMWATER BASINS SHALL BE DESIGNED EITHER WITH MAINTAINED TURF TO THE PONDS' EDGE OR A NATURALIZED PLANTING OF NATIVE LANDSCAPE MATERIAL. THE LANDSCAPE PLANTINGS SHALL BE IN LARGE MASSES AND DRIFTS, AND SHALL NOT INCLUDE DECORATIVE LANDSCAPE BOUNDERS, LARGE MULCH BEDS, OR SPECIMEN PLANTINGS.	TREE MASSINGS PROVIDED

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES					
ACE BAI	ACER SACCHARINUM 'BAL STAY'	FALL FIESTA SUGAR MAPLE	2.5" CAL. MIN.	B&B	
ACE GRE	ACER SACCHARINUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL. MIN.	B&B	
AES FLA	AESCULUS FLAVA	YELLOW BUCKEYE	2.5" CAL. MIN.	B&B	
AME AUT	AMELANCHIER x GRANDIFOLIA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7' HT. MIN.	B&B	MULTI-STEM
CAR OVA	CARYA OVATA	SHAGBARK HICKORY	2.5" CAL. MIN.	B&B	
CEL OCC	CELTIS OCCIDENTALIS	HICKBERRY	2.5" CAL. MIN.	B&B	
CER CAN	CERIS CANADENSIS	REDBUD	2.5" CAL. MIN.	B&B	
GLE SKY	GLETTISIA THIBAUDII 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL. MIN.	B&B	
LDJ STY	LIQUIDAMBAR STYRACIFOLIA	SWEETGUM	2.5" CAL. MIN.	B&B	
PLA OCC	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL. MIN.	B&B	
QUE BIC	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL. MIN.	B&B	
QUE COC	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL. MIN.	B&B	
QUE PAL	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL. MIN.	B&B	
QUE RUB	QUERCUS RUBRUM	RED OAK	2.5" CAL. MIN.	B&B	STREET TREES SHALL BE 3" CAL.
TLA AME	TELA AMERICANA	AMERICAN LINCOLN	2.5" CAL. MIN.	B&B	

EVERGREEN TREES					
JUN BUR	JUNIPERUS VIRGINIANA 'BURKOF'	BURK JUNIPER	6' HT. MIN.	B&B	PLANT 6' O.C.
PRC ABI	PRICIA ABIES	NORWAY SPRUCE	6' HT. MIN.	B&B	PLANT AS SHOWN
PRC DEN	PRICIA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HT. MIN.	B&B	PLANT 15' O.C.
PRN VAN	PRINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LAMBER PINE	6' HT. MIN.	B&B	PLANT 12' O.C.

SHRUBS					
FOR LYV	FORSYTHIA x INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	30" HT. MIN.	B&B	PLANT 6' O.C.
HYD BLV	HYDRANGEA PANGICULATA 'BL VOOG'	BOLD HYDRANGEA	24" HT. MIN.	CONT.	PLANT 3.5' O.C.
HYD QUE	HYDRANGEA QUERCIFOLIA	DAKLEAF HYDRANGEA	30" HT. MIN.	CONT.	PLANT 6' O.C.
ILE ROY	ILEX x 'CHINA BOY'	CHINA BOY HOLLY	30" HT. MIN.	B&B	PLANT 6' O.C.
JUN SEA	JUNIPERUS x PHOEBIANA 'SEA GREEN'	SEA GREEN JUNIPER	30" HT. MIN.	B&B	PLANT 6' O.C.
VIB PRA	VIBURNUM x PRAGENSE	PRAGUE VIBURNUM	30" HT. MIN.	B&B	PLANT 6' O.C.

PERENNIALS AND ORNAMENTAL GRASSES					
CAL KAR	CALAMAGROSTIS x ACUTIFLORA KARL FOERSTER	KARL FOERSTER FEATHER REED GRASS	#2	CONT.	PLANT 2' O.C.

TURF GRASS SEED: SEE SPECIFICATIONS



SEAL

NO. DATE DESCRIPTION

PLAIN TOWNSHIP
FIRE STATION 122

PROJECT NO: 250458.000
DATE: 12-08-2025
SCALE:

SHEET NAME:
PLANT SCHEDULE
& DETAILS

SHEET NO:
L102





