



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:

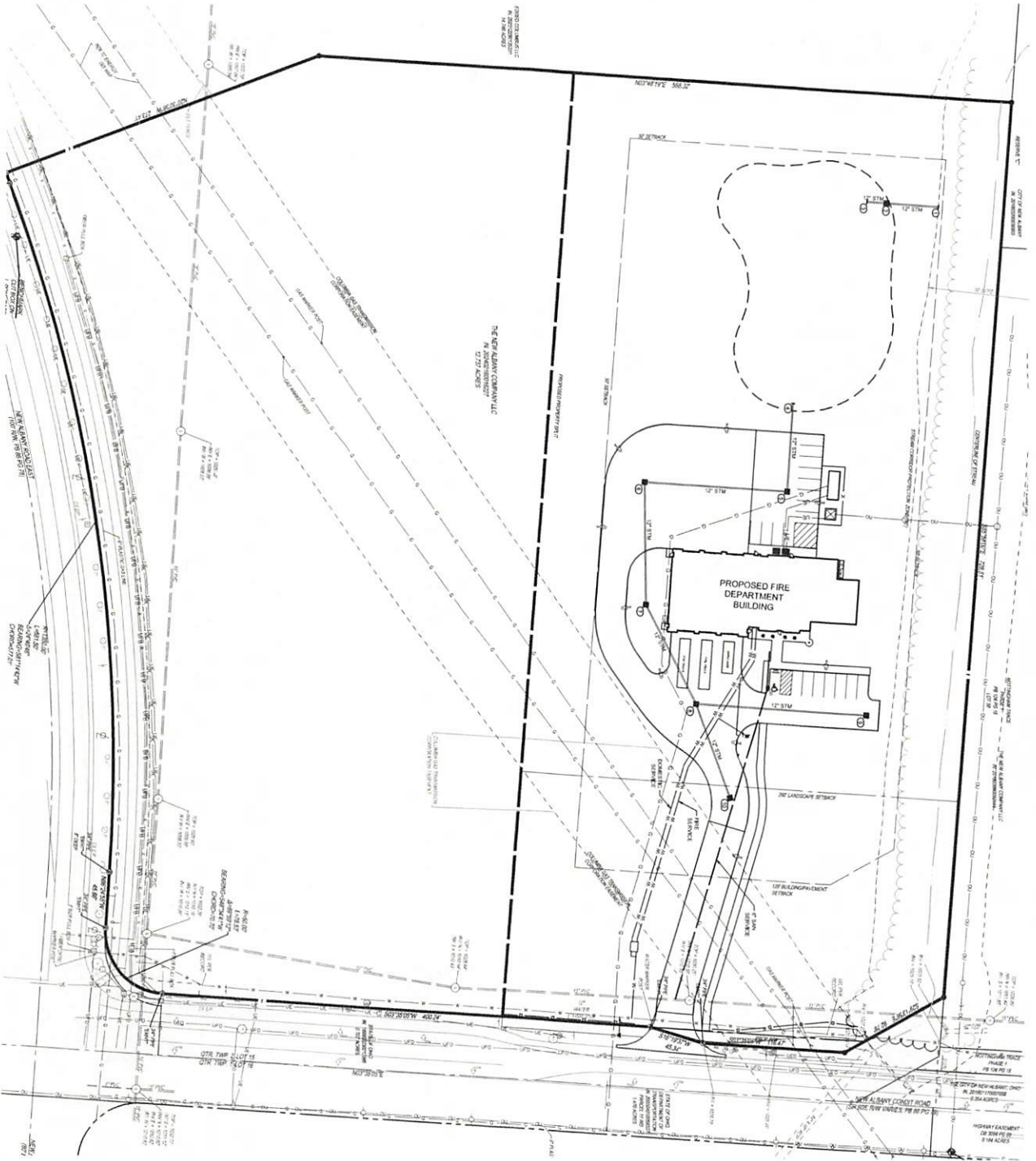
Prepared: 02/06/2026

Introduced: 02/17/2026

Revised:


Adopted:










Effective:



- PROPOSED LEGEND**
- 1" = 1' STORM SEWER PIPE
 - 1" = 1' SANITARY SEWER PIPE
 - 1" = 1' WATER MAIN
 - 1" = 1' GAS MAIN
 - 1" = 1' ELECTRIC MAIN
 - 1" = 1' TELEPHONE MAIN
 - 1" = 1' CABLE TV MAIN
 - 1" = 1' FIBER OPTIC MAIN
 - 1" = 1' RAILROAD TRACK
 - 1" = 1' HIGHWAY
 - 1" = 1' AIRPORT
 - 1" = 1' PARKING LOT
 - 1" = 1' DRIVEWAY
 - 1" = 1' SIDEWALK
 - 1" = 1' BIKEWAY
 - 1" = 1' FENCE
 - 1" = 1' GATE
 - 1" = 1' WALL
 - 1" = 1' DOOR
 - 1" = 1' WINDOW
 - 1" = 1' ROOF
 - 1" = 1' FLOOR
 - 1" = 1' CEILING
 - 1" = 1' STAIR
 - 1" = 1' ELEVATOR
 - 1" = 1' HALLWAY
 - 1" = 1' OFFICE
 - 1" = 1' RESTROOM
 - 1" = 1' KITCHEN
 - 1" = 1' DINING ROOM
 - 1" = 1' LIVING ROOM
 - 1" = 1' BEDROOM
 - 1" = 1' BATHROOM
 - 1" = 1' CLOSET
 - 1" = 1' GARAGE
 - 1" = 1' PORCH
 - 1" = 1' PATIO
 - 1" = 1' DECK
 - 1" = 1' FENCE
 - 1" = 1' GATE
 - 1" = 1' WALL
 - 1" = 1' DOOR
 - 1" = 1' WINDOW
 - 1" = 1' ROOF
 - 1" = 1' FLOOR
 - 1" = 1' CEILING
 - 1" = 1' STAIR
 - 1" = 1' ELEVATOR
 - 1" = 1' HALLWAY
 - 1" = 1' OFFICE
 - 1" = 1' RESTROOM
 - 1" = 1' KITCHEN
 - 1" = 1' DINING ROOM
 - 1" = 1' LIVING ROOM
 - 1" = 1' BEDROOM
 - 1" = 1' BATHROOM
 - 1" = 1' CLOSET
 - 1" = 1' GARAGE
 - 1" = 1' PORCH
 - 1" = 1' PATIO
 - 1" = 1' DECK



 <p>THE KLEINGERS GROUP</p> <p>10000 KLEINGERS DRIVE COLUMBUS, OH 43240 614.491.1234 www.kleingers.com</p>		<p>PLAIN TOWNSHIP</p> <p>FIRE STATION 122</p> <p>PROJECT NO. 200404009</p> <p>DATE 11-08-2023</p> <p>SCALE 1" = 1'</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>APPROVED BY: [Name]</p>		<p>UTILITY PLAN</p> <p>PROJECT NO. C102</p>	
--	--	---	--	---	--

- | | |
|---|--|
|  | PROPERTY LINE |
|  | STANDARD CONCRETE TYP.
SEE CIVIL DRAWINGS |
|  | DECIDUOUS TREE TYP. |
|  | EVERGREEN TREE TYP. |
|  | WATER RESISTANT
OPERATIONAL GROUND TYP. |
|  | POSTING TRAIL TO REMAIN
PROHIBIT PASSAGE |
|  | 11/97 |
|  | 11/97 |
|  | 11/97 |



L101

**PLAIN TOWNSHIP
FIRE STATION 122**

PROJECT NO.	250458.00
DATE	12-08-2015

ONE

—

NAME _____

10

L101



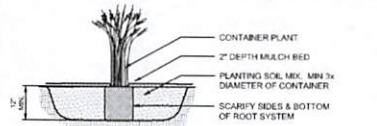
**THE
KLEINGERS
GROUP**

CHIEF ENGINEERING
STRUCTURAL
ENGINEERING
ARCHITECTURE

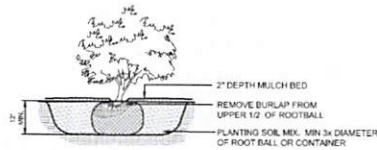
www.kleingers.com
500 Washington Blvd.
Suite 400
Harrison, NJ 07033
616.822.4211



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



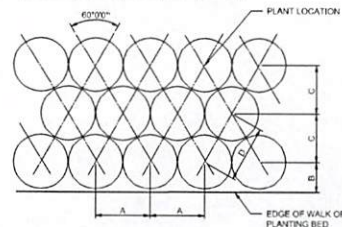
2 ORNAMENTAL GRASS PLANTING
N.T.S.



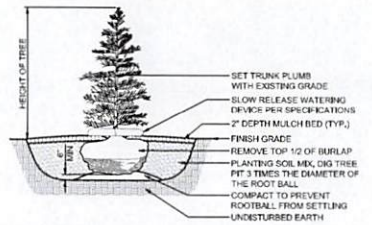
3 SHRUB PLANTING
N.T.S.

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 = SP/2
C = SP/1.2
D = SPACING

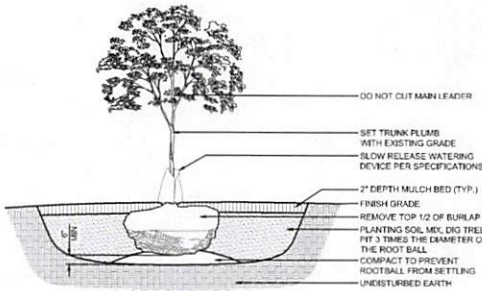


4 PLANT SPACING
N.T.S.



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 TRANSPANTING. 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 CONFEDERAL 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 TRANSPANTING. 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' + 36' O.C. (2' CAL. MIN.) LOCATE TREES MINIMUM 15' FROM HYDRANT'S UTILITY POLES DO NOT LOCATE TREES WITHIN 25' RIGHT TRIANGLE AT INTERSECTIONS	STREET TREES PROPOSED AT 36' O.C. NO STREET TREES SHOWN WITHIN GAS EASEMENT

SITE LANDSCAPING (1171.05)(a)(3)	REQUIRED	PROPOSED
LOT COVERAGE CALCULATIONS: BUILDING: 9,125 SF PAVEMENTS: 42,810 SF TOTAL LOT COVERAGE: 51,935 SF TOTAL LOT AREA: 276,608 SF 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 + 0.5 INCH CALIPER FOR EVERY 4,000 SF COVER 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 SCREEN FROM PUBLIC RIGHTS-OF-WAY WITH A 3'-4" HIGH EVERGREEN HEDGE	30" 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 8,815 SF OF PARKING LOT = 401 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 = 2 TREES	2 TREES

PERIMETER AREA	REQUIRED	PROPOSED
NEW ALBANY CONDOT ROAD (SR 605) (NCRZDLT, SECTION VII, B)	WITHIN THE 50' SETBACK, PROVIDE: 3' + 12' HT. MIN. EARTH MOUND (8' 1" SLOPE MIN.) + 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 + 118 (GAS EASEMENT) = 18 TREES	12 DECIDUOUS TREES + 8 TREES PLACED ELSEWHERE ON SITE NO MOUNDING PROVIDED
SIDE LOT LANDSCAPING (DECLARATION)	4' HT. MIN. EARTH MOUND + 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 + 18 TREES + 36 SHRUBS SOUTH PROPERTY LINE: 770 LF + 191 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 (NCRZDLT, SECTION VII, J)	REQUIRED	PROPOSED
PLANT SIZES	DECIDUOUS TREES: 2.5" MIN. CALIPER UNLESS OTHERWISE NOTED EVERGREEN TREES: 6" HT. MIN. + 1.5" MIN. CALIPER ORNAMENTAL TREES: 2" MIN. CALIPER SHRUBS / HEDGES: 30" HT. MIN.	PROVIDED

WET & DRY STORMWATER BASINS (1171.06)(e)	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 BOULDERS, LARGE MULCH BEDS, OR SPECIMEN PLANTINGS.	TREE MASSINGS PROVIDED

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES					
ACE BM	ACER SACCHARUM 'BALST'	FALL FIESTA SUGAR MAPLE	2.5" CAL. MIN.	B&B	
ACE GRE	ACER SACCHARUM '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 + GRANDIFOLIA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7' HT. MIN.	B&B	MULTI-STEM
CAR OVA	CARYA OVATA	SHADBARK HICKORY	2.5" CAL. MIN.	B&B	
CFL OCC	CELTIS OCCIDENTALIS	HICKBERRY	2.5" CAL. MIN.	B&B	
CER CAN	CERCIS CANADENSIS	REDBUD	2.5" CAL. MIN.	B&B	
GLE SKY	QUERETIA TRICANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL. MIN.	B&B	
LJO SITY	LIQUIDAMBAR STYRACIOLIA	SWEETGUM	2.5" CAL. MIN.	B&B	
PLA OCC	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL. MIN.	B&B	
QUE BIC	QUERUS BICOLOR	SWAMP WHITE OAK	2.5" CAL. MIN.	B&B	
QUE OCC	QUERUS COCCINEA	SCARLET OAK	2.5" CAL. MIN.	B&B	
QUE PAL	QUERUS PALUSTRIS	PIN OAK	2.5" CAL. MIN.	B&B	
QUE RUB	QUERUS RUBRUM	RED OAK	2.5" CAL. MIN.	B&B	STREET TREES SHALL BE 3" CAL.
TIL AME	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL. MIN.	B&B	
EVERGREEN TREES					
JUN BUR	JUNIPERUS VIRGINIANA 'BURK'	BURK JUNKER	6' HT. MIN.	B&B	PLANT 6' O.C.
PIC ABI	PICEA ABIES	NORWAY SPRUCE	6' HT. MIN.	B&B	PLANT AS SHOWN
PIC DEN	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	6' HT. MIN.	B&B	PLANT 15' O.C.
PIN VAN	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LUMBER PINE	6' HT. MIN.	B&B	PLANT 12' O.C.
SHRUBS					
FOR LYN	FORSYTHIA + INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	30" HT. MIN.	B&B	PLANT 6' O.C.
HYD BLV	HYDRANGEA PANCULATA 'BLODD'	BLODD HYDRANGEA	24" HT. MIN.	CONT.	PLANT 3.5' O.C.
HYD QUE	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	30" HT. MIN.	CONT.	PLANT 6' O.C.
ILE BOY	ILEX + 'CHINA BOY'	CHINA BOY HOLLY	30" HT. MIN.	B&B	PLANT 6' O.C.
JUN SEA	JUNIPERUS + PRITZEBANA 'SEA GREEN'	SEA GREEN JUNKER	30" HT. MIN.	B&B	PLANT 5' O.C.
VB PRA	VIBURNUM + PRAGENISE	PRAGUE VIBURNUM	30" HT. MIN.	B&B	PLANT 6' O.C.
PERENNIALS AND ORNAMENTAL GRASSES					
CAL KAR	CALAMAGROSTIS + ACUTIFLORA KARL FOERSTER	KARL FOERSTER FEATHER REED GRASS	#2	CONT.	PLANT 2' O.C.
TURFGRASS SEED: SEE SPECIFICATIONS					



SCALE

NO. DATE DESCRIPTION

PLAIN TOWNSHIP FIRE STATION 122

PROJECT NO: 230458.000

DATE: 12-08-2025

SCALE

SHEET NAME

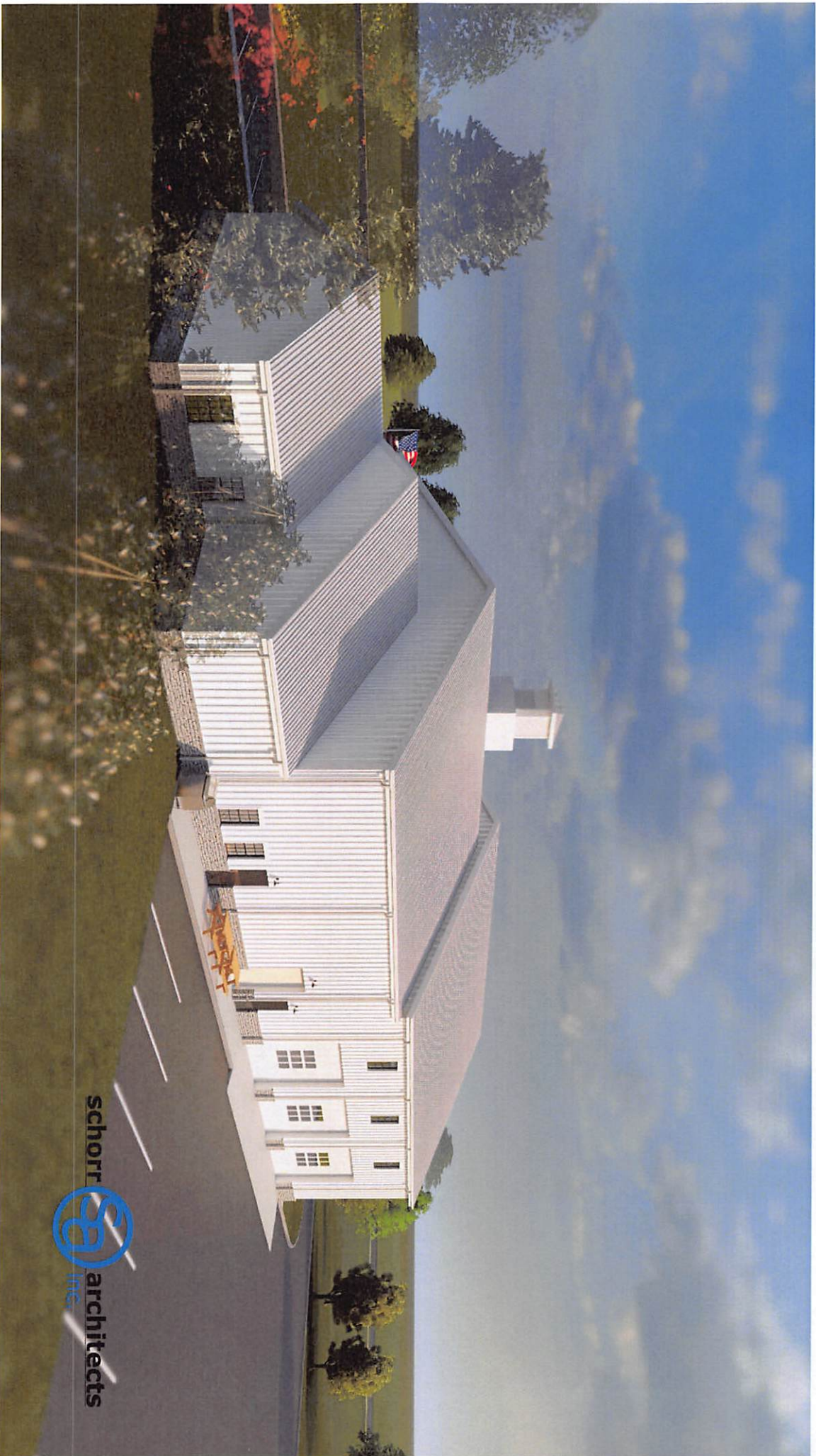
PLANT SCHEDULE & DETAILS

SHEET NO:

L102



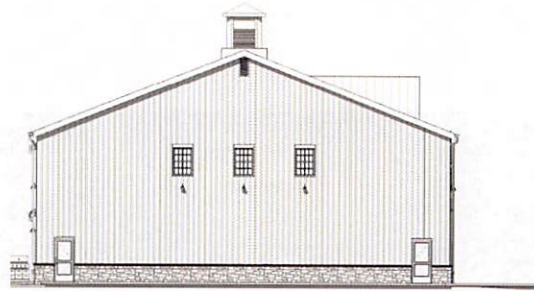




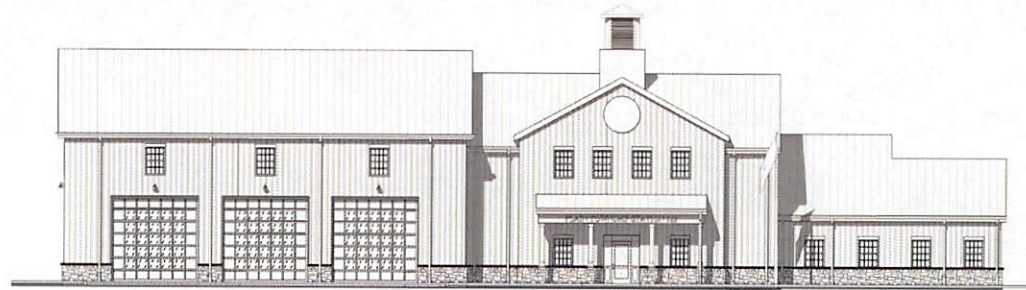




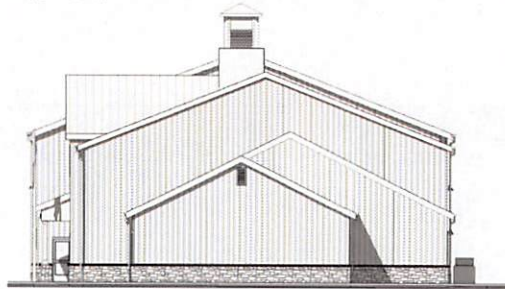




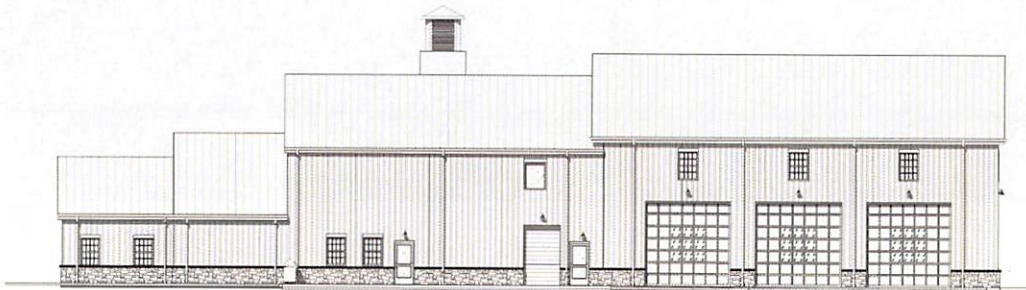
4 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

PLAIN TOWNSHIP FIRE STATION 122

PLAIN TOWNSHIP
FIRE STATION 122
NEW ALBANY, OH 43054

schon architects
CDA COMMUNITY DESIGN ALLIANCE

2537
PLAIN TOWNSHIP
FIRE STATION 122

ARCH. STAMP

ARCH. STAMP

REVISIONS

DATE REVISIONS MADE PLANNED 10/20/2021

EXTERIOR BUILDING
ELEVATIONS

A3.1

SHEET PLOTTED ON: 12/09/2021