



**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 03 day of March, 2026.

**Attest:**

  
\_\_\_\_\_  
Sloan T. Spalding  
Mayor

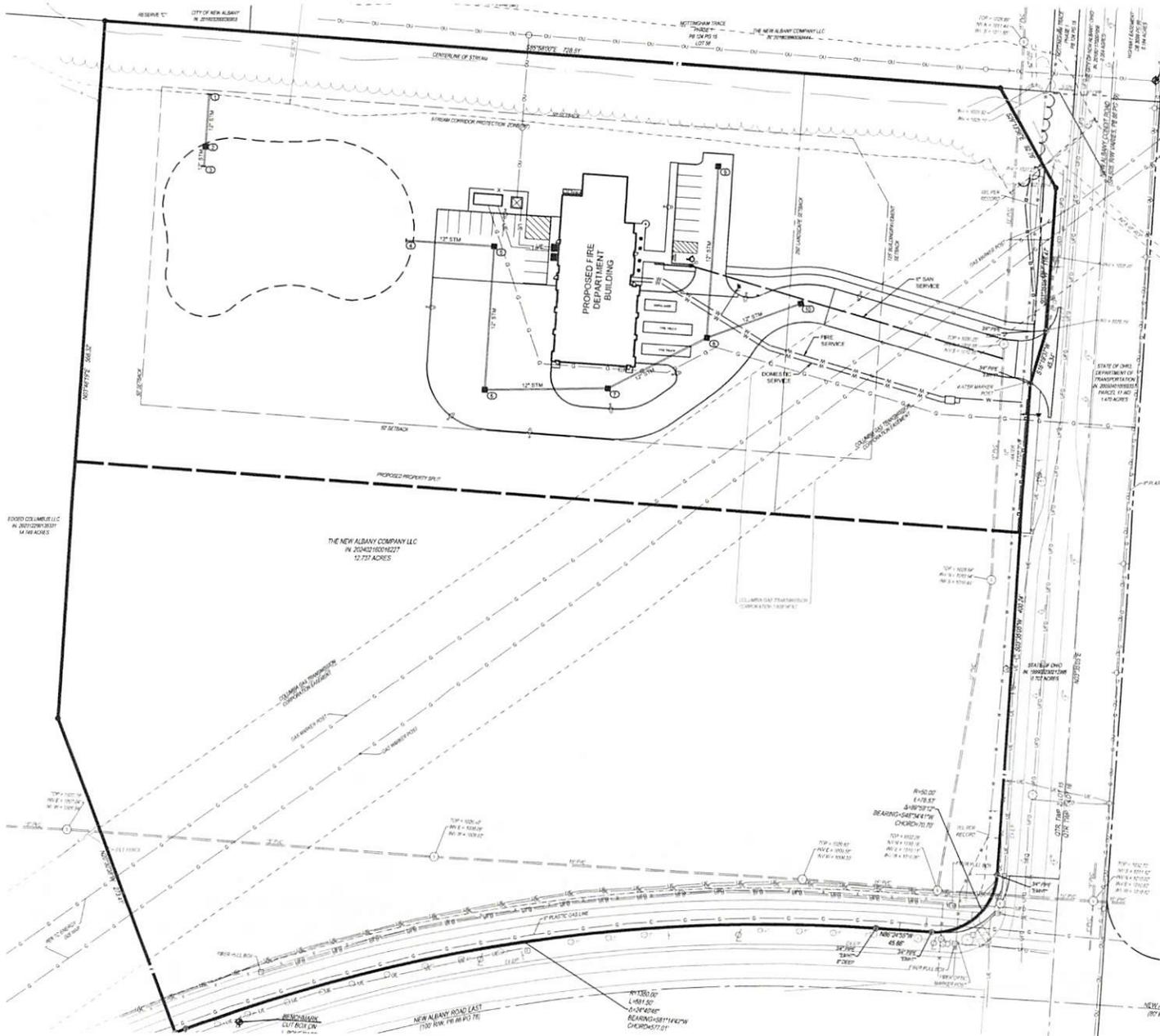
  
\_\_\_\_\_  
Jennifer H. Mason  
Clerk of Council

**Approved as to form:**

  
\_\_\_\_\_  
Benjamin S. Albrecht  
Law Director

Legislation dates:	
Prepared:	02/06/2026
Introduced:	02/17/2026
Revised:	
Adopted:	03/03/2026
Effective:	04/02/2026





- PROPOSED LEGEND**
- STM STORM SEWER PIPE
  - CATCH BASIN
  - CURB INLET
  - YARD DRAIN
  - HEADWALL
  - MANHOLE
  - STORM SEWER CLEANOUT
  - DOWNSPOUT
  - SAN SANITARY SEWER PIPE
  - SANITARY SEWER MAN-HOLE
  - SANITARY SEWER CLEANOUT
  - WAT WATERLINE PIPE
  - FIRE HYDRANT
  - WATER VALVE
  - POST INDICATOR VALVE
  - FIRE DEPARTMENT CONNECTION



**THE KLEINGERS GROUP**

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

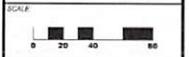
www.kleingers.com  
300 South High Street, Suite 111, Columbus, OH 43260  
614.362.4211

DATE	
NO.	DATE DESCRIPTION

**PLAIN TOWNSHIP  
FIRE STATION 122**

PROJECT NO: 250458.000

DATE: 12-08-2025



SHEET NAME:

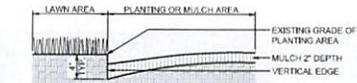
**UTILITY PLAN**

SHEET NO:  
**C102**

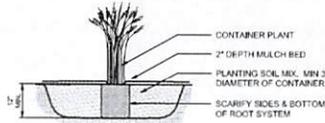




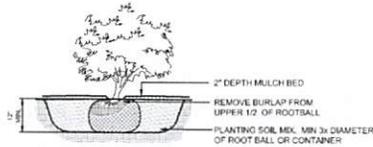




1 PLANTING BED / TREE PIT EDGING DETAIL  
N.T.S.



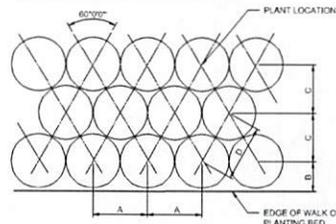
2 ORNAMENTAL GRASS PLANTING  
N.T.S.



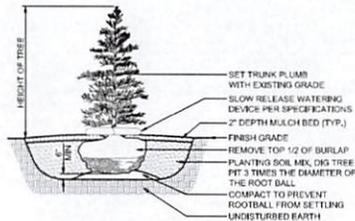
3 SHRUB PLANTING  
N.T.S.

SPACING	A	B	C	D
12"	12"	6"	16"	12"
18"	18"	6"	15"	18"
24"	24"	10"	20"	24"
30"	30"	15"	25"	30"
36"	36"	18"	31"	36"
48"	48"	24"	41"	48"

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

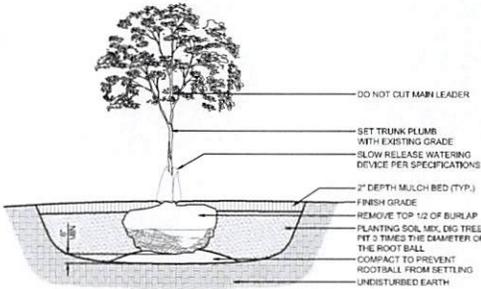


4 PLANT SPACING  
N.T.S.



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

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



- NOTES:
- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
  - REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS. 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 TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.
  - DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
  - 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. (3" 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)(3)	REQUIRED	PROPOSED
LOT COVERAGE CALCULATIONS: BUILDING: 9,125 SF PAVEMENTS: 42,910 SF TOTAL LOT COVERAGE: 52,035 SF TOTAL LOT AREA: 278,608 SF 52,035 / 278,608 = 18.6% COVERAGE	PROVIDE 1 TREE FOR EVERY 5,000 SF OF GROUND COVERAGE AND A TOTAL TREE PLANTING EQUAL TO 25 INCHES + 0.5 INCH CALIBER FOR EVERY 4,000 SF COVER 50,000 SF IN GROUND COVERAGE 52,035 SF OF COVERAGE = 11 TREES WITH TOTAL CALIBER INCHES OF 26.5	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'-6" 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 9,815 SF OF PARKING LOT = 511 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 CONDIT ROAD (SR 605) (NCBZDL SECTION VII.B)	WITHIN THE 55' SETBACK, PROVIDE 3' x 12" HT. MIN. EARTH MOUND (6:1 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 x 110 (GAG EASEMENT) = 18 TREES	12 DECIDUOUS TREES + 6 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: 39 LF x 18 TREES + 36 SHRUBS SOUTH PROPERTY LINE: 770 LF x 161 LF (GAS EASEMENT) = 31 TREES + 42 SHRUBS	WEST PROPERTY LINE: 15 EVERGREEN TREES + 3 DECIDUOUS TREES + 36 SHRUBS MOUNDING PROVIDED SOUTH PROPERTY LINE: 25 EVERGREEN TREES + 6 DECIDUOUS TREES + 42 SHRUBS MOUNDING PROVIDED EXCEPT AT SE CORNER

LANDSCAPE MATERIALS (NCBZDL SECTION VII.J)	REQUIRED	PROPOSED
PLANT SIZES	DECIDUOUS TREES: 2.5" MIN. CALIBER UNLESS OTHERWISE NOTED EVERGREEN TREES: 6" HT. MIN. + 1.5" MIN. CALIBER ORNAMENTAL TREES: 2" MIN. CALIBER SHRUBS / HEDGES: 30" HT. MIN.	PROVIDED

WET & DRY STORMWATER BASINS (1171.06)(6)	REQUIRED	PROPOSED
TREES	LANDSCAPE TREATMENTS AT THE PERIMETER OF WET AND DRY STORMWATER BASINS SHALL BE DESIGNED WITH MAINTAINED TURF TO THE POND'S 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
<b>DECIDUOUS TREES:</b>					
ACE BA	ACER SACCHARINUM 'BALST'	FALL FESTA SUGAR MAPLE	2.5" CAL. MIN.	B&B	
ACE GRE	ACER SACCHARINUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL. MIN.	B&B	
ACE FLA	AESCULUS FLAVA	YELLOW BUCKEYE	2.5" CAL. MIN.	B&B	
AME ALU	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	
CIL OCC	CELTIS OCCIDENTALIS	HACKBERRY	2.5" CAL. MIN.	B&B	
CER CAN	CERCIS CANADENSIS	REDBUD	2.5" CAL. MIN.	B&B	
GLE SKY	GLEDITSIA TRIBACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL. MIN.	B&B	
LJO STY	LIGULABEAR STYRACIFLIA	SWEETGUM	2.5" CAL. MIN.	B&B	
PLA OCC	PLATANUS OCCIDENTALIS	AMERICAN SPYCAMORE	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 PALUSTRE	PIN OAK	2.5" CAL. MIN.	B&B	
QUE RUB	QUERCUS RUBERUM	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	
<b>EVERGREEN TREES:</b>					
JUN BUR	JUNIPERUS VIRGINIANA 'BURKIT'	BURK JUNIPER	6' HT. MIN.	B&B	PLANT 6' O.C.
PIE ABI	PICEA ABIES	NORWAY SPRUCE	6' HT. MIN.	B&B	PLANT AS SHOWN
PIE DEN	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HT. MIN.	B&B	PLANT 15' O.C.
PIE VAN	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LAMBER PINE	6' HT. MIN.	B&B	PLANT 12' O.C.
<b>SHRUBS:</b>					
DOR LYN	FORSYTHIA x INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	30" HT. MIN.	B&B	PLANT 6' O.C.
HYD BLV	HYDRANGEA PANICULATA 'BLVOM'	34" HT. MIN. CONT.	30" HT. MIN.	CONT.	PLANT 3.5' O.C.
HYD QUE	HYDRANGEA QUERCIFOLIA	DAKLEAF HYDRANGEA	30" HT. MIN.	CONT.	PLANT 6' O.C.
BLE BOY	ILEX x 'CHINA BOY'	CHINA BOY HOLLY	30" HT. MIN.	B&B	PLANT 6' O.C.
JUN SEA	JUNIPERUS x PFTZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	30" HT. MIN.	B&B	PLANT 5' O.C.
VIB PRA	VIBURNUM x PRAGENSE	PRAGUE VIBURNUM	30" HT. MIN.	B&B	PLANT 6' O.C.
<b>PERENNIALS AND ORNAMENTAL GRASSES:</b>					
CAL KAR	CALAMAGROSTIS x ACUTIFLORA KARL FOERSTER	KARL FOERSTER FEATHER REED GRASS	62	CONT.	PLANT 2' O.C.
TURF/GRASS SEED: SEE SPECIFICATIONS					



SCALE	NO. DATE	DESCRIPTION
SCALE		
NO. DATE		

SCALE	NO. DATE	DESCRIPTION
SCALE		
NO. DATE		

PROJECT NO.	230418.000
DATE	12-08-2023
SCALE	
SHEET NAME	
<b>PLAIN TOWNSHIP FIRE STATION 122</b>	
SHEET NO.	

SHEET NO.	1102
<b>PLANT SCHEDULE &amp; DETAILS</b>	
SHEET NO.	
<b>L102</b>	







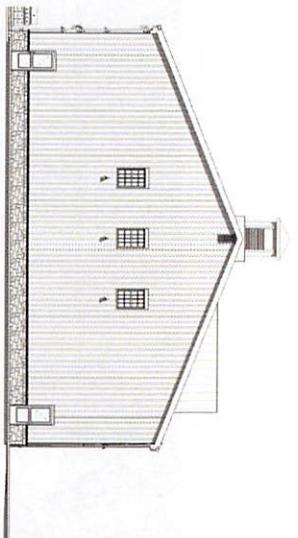




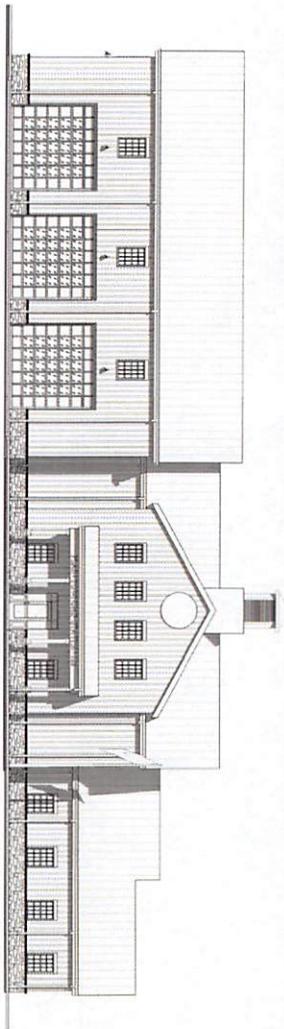
 schorr architects  
INC.



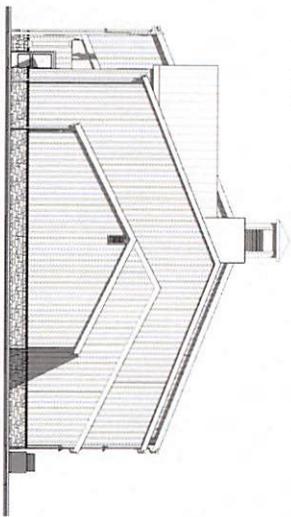
**schorr**  **architects**  
inc.



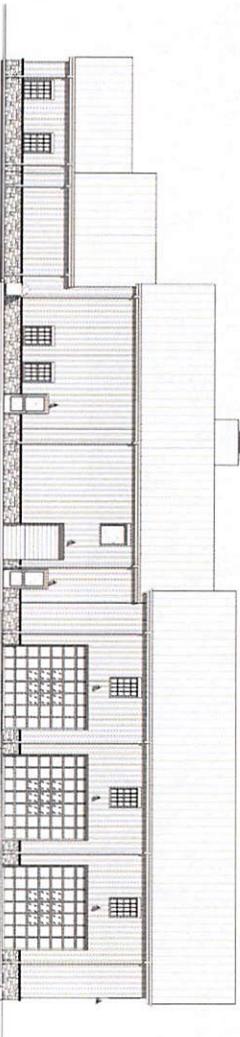
**4** SOUTH ELEVATION  
1/8" = 1'-0"



**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  
PO BOX 273, 45 SECOND ST.  
NEW ALBANY, OH 43054



2017  
PLAIN TOWNSHIP  
FIRE STATION 122

ARCHITECTURE

ARCHITECT

ARCHITECT

EXTERIOR BUILDING  
ELEVATIONS

**A3.1**

SHEET INDICATION 02/29/2018



**RESOLUTION R-06-2026**

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF NEW ALBANY, OHIO AND OHIO LIFE SCIENCES (OLS) INSTITUTE**

**WHEREAS**, the Council of the City of New Albany, Ohio (the “City”) desires to pursue all reasonable and legitimate measures to encourage and grow the development of its health and life sciences industry cluster; and

**WHEREAS**, the City seeks to promote commercial and industrial life sciences development to continue diversification in the New Albany International Business Park and recognizes that, in addition to retaining, expanding, and attracting health and life sciences companies, it must also create the conditions necessary to foster collaborative partnerships across the health and life sciences industry; and

**WHEREAS**, OLS is the lead organization responsible for representing the interests of Ohio’s nearly 5,000 life sciences establishments, with a mission to grow the life sciences market through connection, workforce development, training, and collaborates in a non-partisan manner with public officials to promote the state’s life sciences ecosystem; and

**WHEREAS**, the City and OLS will collaborate to establish a Life Science Training Center in New Albany, Ohio, designed to deliver training for Ohioans in life sciences manufacturing and related biotechnology careers while honing participants’ skills, providing access to essential tools, and offering technical and financial resources to strengthen the industry’s highly skilled workforce; and

**WHEREAS**, it is the goal of both the City and OLS to accelerate the successful development of critical elements driving Ohio’s life sciences growth, including but not limited to, cutting-edge lab spaces, skilled talent, and essential capital investment; and

**WHEREAS**, the primary purpose of the Life Science Training Center is to provide consistent, coordinated, effective, and accessible assistance to attract, develop, and retain the State’s life sciences workforce with the ultimate goal of creating high-quality jobs in New Albany and central Ohio; and

**WHEREAS**, OLS aspires to create a “hub and spoke” program through a network of community colleges, technical schools, and other institutions across Ohio, with the Life Science Training Center serving as a strategic effort to remain nimble, flexible, and catalytic in addressing a historic opportunity to create jobs statewide; and

**WHEREAS**, the City intends to continue and enhance its partnership and support of OLS and its mission to grow the life sciences industry in Ohio, by providing \$1 million annually for five years towards the creation and maintenance of a Life Science Training Center; and

**WHEREAS**, the City will hold a seat on the Training Center’s Advisory Board; and

**WHEREAS**, OLS will make itself available as a resource to life sciences companies and companies interested in collaborating with life sciences companies within the City and submit reports and offer follow-up meetings with city leadership, as determined by the partners.

**NOW, THEREFORE, BE IT RESOLVED** by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

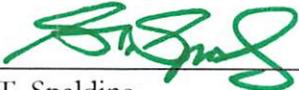
**Section 1. Agreement with OLS.** The Agreement by and between the City and OLS, in the form presently on file with the Clerk of the Council, is hereby approved and authorized with any changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this City, which shall be approved by the city manager. The city manager, for and in the name of this City, is hereby authorized to execute that Agreement and approve the character of any changes or amendments thereto not inconsistent with this Resolution and not substantially adverse to this City that are approved by the city manager, which approval shall be conclusively evidenced by the city manager's execution of that Agreement.

**Section 2. Further Authorizations.** Council hereby further authorizes and directs the city manager, the director of law, the director of finance, the community development director, the clerk of council, or any such other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions (including by not limited to making application and preliminary arrangements for financing that is then subject to formal approval by this Council) as may be appropriate to implement this resolution and the transactions referenced or contemplated in this Resolution and the Agreement authorized and approved in this Resolution.

**Section 3. Open Meeting.** 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.

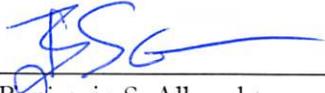
**Section 4. Effective Date.** Pursuant to Article 6.07 of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 03 day of March, 2026.

  
\_\_\_\_\_  
Sloan T. Spalding  
Mayor

Attest:  
  
\_\_\_\_\_  
Jennifer H. Mason  
Clerk of Council

Approved as to form:

  
\_\_\_\_\_  
Benjamin S. Albrecht  
Law Director

Legislation dates:	
Prepared:	02/02/2026
Introduced:	03/03/2026
Revised:	
Adopted:	03/03/2026
Effective:	03/03/2026



**RESOLUTION R-07-2026**

**A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO DISTRIBUTE SEMIQUINCENTENNIAL FUNDS APPROVED IN THE 2026 BUDGET FOR ARTS AND EDUCATIONAL PROGRAMS THAT CELEBRATE THE SEMIQUINCENTENNIAL AND TO ENTER INTO CONTRACT AGREEMENTS AND EXECUTE ALL NECESSARY AGREEMENTS RELATED TO THE IMPLEMENTATION OF THESE PROGRAMS**

**WHEREAS**, the City of New Albany has joined the AM 250 - OH Semiquincentennial coalition to celebrate the semiquincentennial throughout 2026; and

**WHEREAS**, funds to support semiquincentennial arts and educational programs presented by local organizations were appropriated and approved in the 2026 budget; and

**WHEREAS**, the city has begun to receive funding requests from various organizations including the New Albany Symphony Orchestra and the New Albany Youth Theatre to present programming that celebrates the semiquincentennial and could receive funding requests from other organizations throughout the year; and

**WHEREAS**, the city finds that offering programming of this nature aligns with our foundational pillars and will provide unique, innovative and memorable experiences for the community.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

**Section 1.** The city manager is hereby authorized and directed to distribute semiquincentennial funds approved in the 2026 budget for arts and educational programs that celebrate the semiquincentennial and to enter into contract agreements and execute all necessary agreements related to the implementation of these programs for the semiquincentennial celebration.

**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 the 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 all legal requirements, including Section 121.22 of the Ohio Revised Code.

**Section 3.** Pursuant to Article 6.07(a) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 03 day of MARCH, 2026.

Attest:

  
Sloan T. Spalding  
Mayor

  
Jennifer H. Mason  
Clerk of Council

Approved as to form:

  
Benjamin S. Albrecht  
Law Director

<b>Legislation dates:</b>	
Prepared:	02/20/2026
Introduced:	03/03/2026
Revised:	
Adopted:	03/03/2026
Effective:	03/03/2026