



New Albany Planning Commission Meeting Agenda
Monday, April 20, 2026, 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comments at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call to order

II. Roll call

III. Action on minutes: April 6, 2026

IV. Additions or corrections to the agenda

Administration of oath to all witnesses/applicants/staff who plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth."

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

VI. Cases:

FPL-22-2026 Hamlet Phase 1 Final Plat

Final Plat for Phase 1 of the Hamlet development project generally located at the southwest corner of the New Albany Condit Road and Central College Road intersection (PIDs: 222-00313, 222-00549, 222-00654, 222-00664, 222-00668, 222-00669, 222-00670, 222-00671, 222-00672, 222-00673, 222-00676, 222-00678, 222-00686, 222-00688, 222-01167).

Applicant: NONA Master Development LLC, c/o Aaron Underhill, Esq.

Motion of Acceptance of staff reports and related documents into the record for FPL-22-2026.

Motion of approval for application FPL-22-2026 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FPL-23-2026 Hamlet Phase 2 Final Plat

Final Plat for Phase 2 of the Hamlet development project generally located at the southeast corner of the New Albany Condit Road and Central College Road intersection (PIDs: 222-000314, 222-000375, and 222-000377).

Applicant: NONA Master Development LLC, c/o Aaron Underhill, Esq.

Motion of Acceptance of staff reports and related documents into the record for FPL-23-2026.

Motion of approval for application FPL-23-2026 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

ZC-27-2026 Clover Valley East Zoning District Rezoning

Request for a zoning change from Agricultural District (AG) to Limited General Employment (L-GE) with a limitation text to be known as the “Clover Valley East Zoning District” for 22 parcels comprising 106.4+/- acres of land generally located northeast of and adjacent to the intersection of Jug Street and Clover Valley Road (see below for list of parcel IDs).

Applicant: Lincoln Property Company, c/o Aaron Underhill, Esq., Underhill & Hodge LLC

Motion of Acceptance of staff reports and related documents into the record for ZC-27-2026.

Motion of approval for application ZC-27-2026 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

VIII. Poll members for comment

IX. Adjournment

Clover Valley East Zoning District (ZC-09-2026) Parcel ID Numbers

037-111540-01.009	037-111540-00.004
037-111540-01.008	037-111540-02.000
037-111540-01.007	037-111540-06.000
037-111540-01.006	037-111540-00.000
037-111540-01.005	037-111540-07.000
037-111540-01.004	037-111540-00.001
037-111540-01.003	037-111540-04.000
037-111540-01.002	037-111540-05.000
037-111540-01.001	037-111540-00.003
037-111540-01.000	037-111540-07.001
037-111540-00.009	037-111540-00.010
037-111540-00.008	037-111540-00.005
037-111540-00.007	037-111540-00.006



New Albany Planning Commission
Monday, April 6, 2026 Meeting Minutes - DRAFT

I. Call to order

The New Albany Planning Commission held an informal meeting on Monday, April 6, 2026 in the New Albany Village Hall. Vice Chair Wallace called the meeting to order at 7:02 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

Mr. Neil Kirby	absent
Mr. David Wallace	present
Ms. Sarah Briggs	present
Mr. Bruce Larsen	present
Dr. Taru Saigal	present
Council Member Shull	present

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

Staff members present: Law Director Ben Albrecht, Planner I Kylie Blackburn, Planning Manager Chris Christian, Planner I Jay Henderson, Deputy Director of Public Service Steve Mayer, Planner I Lauren Sauter, Planner II Sierra Saumenig, Development Engineer Jeremiah Wood, Deputy Clerk Christina Madriguera

III. Action on minutes: March 16, 2026

Vice Chair Wallace asked whether there were any corrections to the March 16, 2026 meeting minutes.

Commissioner Saigal made corrections to spelling on pages 2, 3. She noted that the word “tremendous” was misspelled on page 2 and the word “trustee” was misspelled on page 3.

Vice Chair Wallace made corrections to page 8. He noted that in comments attributed to him, the word “and” needed to be added to the second full paragraph. He also noted that, in the first paragraph under the Annual Organizational meeting, that it was Commissioner Briggs who seconded the nomination of Neil Kirby as Chair. And finally, in the last paragraph on page 8, that the word “swerve,” should be corrected to “serve.”

Deputy Clerk Madriguera noted the corrections.

Vice Chair Wallace asked if there were any further corrections.

Hearing none Commissioner Briggs moved for approval of the March 16, 2026 meeting minutes as corrected. Commissioner Saigal seconded the motion.

Upon roll call: Ms. Briggs yes, Dr. Saigal yes, Mr. Larsen yes, Mr. Wallace yes. Having four yes votes, the motion passed and the March 16, 2026 meeting minutes were approved as corrected.

IV. Additions or corrections to the agenda

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

Planner II Saumenig responded yes and asked if FDM-16-2026 and FDM-17-2026 could be moved to the top of the agenda. Without objection the cases were moved to the top of the agenda.

Vice Chair Wallace introduced FDM-16-2026 and asked to hear the staff report.

Vice Chair Wallace administered the oath to all present who planned to speak regarding an application on the agenda.

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

Vice Chair Wallace asked whether there were visitors present for items not on the agenda.

Hearing none, he introduced FDM-16-2026 and asked to hear the staff report.

VI. Cases:

FDM-16-2026 Stack Final Development Plan Modification

Request to modify the final development plan FDP-96-2025 for the Stack data center to allow the relocation of the entry drive and stormwater basin on 16.81+/- acres of land generally located north of New Albany Road East on the eastern side of Souder Road (PID: 222-005106).

Applicant: Nicholas Ovens, EMH&T

Planner I Sauter delivered the staff report.

Engineer Wood delivered the engineering comments.

Applicant and Civil Engineer Nick Ovens rose in support of the application and stated that he had no conflict with any of the engineering comments and the comments will be addressed via the permitting process.

Commissioner Larsen asked whether this will increase or decrease the circulation and whether there was sufficient turning radius for emergency vehicles.

Mr. Ovens responded that access will be altered but not increased, and that there will be sufficient turning radius for emergency vehicles.

Commissioner Briggs confirmed that the reason this modification was being requested was to accommodate the new AEP easement.

Vice Chair Wallace opened the public hearing.

Hearing no comment from the public, he moved to admit the staff reports and related documents into the record for FDM-16-2026. Commissioner Larsen seconded the motion.

Upon roll call: Mr. Wallace yes, Mr. Larsen yes, Ms. Briggs yes, Dr. Saigal yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted to the record.

Commissioner Larsen moved for approval of FDM-16-2026 based on the findings in the staff report with the conditions in the staff report, if any, subject to staff approval. Commissioner Saigal seconded the motion.

Upon roll call: Mr. Larsen yes, Dr. Saigal yes, Ms. Briggs yes, Mr. Wallace yes. Having four yes votes, the motion passed and FDM-16-2026 was approved on the merits.

Vice Chair Wallace and the commission wished the applicant good luck.

Vice Chair Wallace introduced FDM-17-2026 and asked to hear the staff report.

FDM-17-2026 Visions Professional Final Development Plan Modification

Request to modify the final development plan FDP-01-2022 for the Forest Drive Office Building to revise the parking lot layout on 1.13+/- acres of land in the Canini Trust Corp. at 5175 Forest Drive (PID: 222-004965).

Applicant: See New Albany Properties LLC, c/o Chris Smiley

Planner II Saumenig delivered the staff report.

There were no comments from Engineering.

Vice Chair Wallace asked to hear from the applicant.

The applicant was not present.

Vice Chair Wallace asked if there were any questions on the application. Hearing none he confirmed with Law Director Albrecht that it was appropriate to vote on the application in the absence of the applicant.

Commissioner Larsen remarked that the proposed modification was an improvement to the final development plan.

Hearing no further comments, Vice Chair Wallace moved to admit the staff reports and related documents into the record for FDM-17-2026. Commissioner Briggs seconded the motion.

Upon roll call: Mr. Wallace yes, Ms. Briggs yes, Dr. Saigal yes, Mr. Larsen yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted to the record.

Commissioner Saigal moved for approval of FDM-17-2026 based on the findings in the staff report with the conditions in the staff report, if any. Commissioner Briggs seconded the motion.

Upon roll call: Dr. Saigal yes, Ms. Briggs yes, Mr. Wallace yes, Mr. Larsen yes. Having four yes votes, the motion passed and FDM-17-2026 was approved on the merits.

Vice Chair Wallace and the commission wished the applicant good luck.

Vice Chair Wallace introduced ZC-05-2026 and asked to hear from staff.

ZC-05-2026 Community Facilities Rezoning

Request for a zoning change from Agricultural District (AG) to Community Facilities (CF) for 69.654+/- acres of land to allow for a community fieldhouse, police training facility, and

associated greenspace at Bevelhymer Park (PIDs: portion of 222-002944, 222-004741, 222-005558, 222-002941).

Applicant: City of New Albany c/o EMH&T

Planner I Henderson delivered the staff report.

Applicant and City of New Albany Deputy Director of Public Service Steve Mayer spoke in support of the application. He explained the history of the property including when it was acquired and how it will be used with this new zoning classification.

Applicant and Architect Sharon Jurawitz with Horne & King spoke in support of the application. She apologized for the late changes. She explained that the changes were made in response to comments from the ARB. The building was flipped so there will be windows on all sides of the building.

Commissioner Larsen asked whether the ARB will be reviewing the changes.

Architect Jurawitz answered that the ARB will be reviewing them next week.

Commissioner Larsen asked whether the commission was approving the buildings as well as the zoning.

Planning Manager Christian said yes. He acknowledged that it is unusual but with this type of zoning change – to a Community Facilities classification, a proposed structure is reviewed with the re-zoning request.

Commissioner Saigal asked about the other drawings on the site plan and whether they were proposed buildings, and if so, what was the status of plans for those buildings.

Deputy Director Mayer responded that the chevy shaped rendering is a building they projected they would need but were not yet sure, the team mapped out potential future structures.

Commissioner Saigal thanked Deputy Director Mayer and confirmed that the future buildings were not part of this application and further confirmed that future structures would come back before the commission.

Deputy Director Mayer so confirmed and stated that the department is happy to come back; the drawings were placeholders in the mean time it was intended to leave it as grass.time it

Council Member Shull and the commission discussed access and circulation and asked how closely the entrance to the building parking lot would align with the pickle ball entrance.

Deputy Director Mayer explained that access is slightly offset. He further remarked that the police drive is a private driveway meant for police personnel and visitors to the training facility only.

Commissioner Briggs confirmed that there will be gates into the police training facility.

Vice Chair Wallace opened the public hearing.

Mr. Joe Crumm, 7076 Peter Hoover Rd. Mr. Crumm remarked that he lives across the street and he asked why the area to the right was being rezoned as it is already park space. He further wondered why a particular portion of land was not included.

Planner I Henderson responded that they are rezoning the entire area to make it cohesive.

Planning Manager Christian added that nothing will change in those areas.

Deputy Director Mayer explained that this is a joint application with the joint parks, it will be the same use, this change will allow the park itself to be one district. Regarding the portion of property that was not included, Deputy Director Mayer speculated that it was purchased at another time.

Jim Brand, 7188 Tumblebrook Drive. Mr. Brand asked why the police training facility was located in between pickle ball courts and a soccer field and also asked about the sound attendant to the firing range.

Architect Jurawitz answered that the police would not be there full time. This will not be a substation, it was truly a training facility. Regarding the sound, she stated that the pickle ball court would be louder than the firing range. She further explained that a 10-inch concrete wall would be behind decorative windows. The windows on that side of the building are opaque and not operational.

Mr. Brand continued that gun shots are different than road noise or pickle ball or soccer fields. He was not against the training facility but was not convinced this was the appropriate location.

Deputy Director Mayer explained that this was the only option based on the city's landholding.

Vice Chair Wallace asked where the police go to practice shooting.

Chief Jones answered that they have to travel to a police firing range, and as a result there was increased time spent by the officers and increased expenses in the form of overtime pay. He also answered that this location will serve as a 911 backup facility. It will also serve as storage facility and community training class location. All of the training will take place inside. He said that he has visited the police department firing range in Marion, Ohio, and they report that the sound is comparable to a passing car.

Commissioner Larsen asked how often will the range be used.

Chief Jones answered that officers currently travel to a firing range three or four times per year but with this function we can train more frequently in small shifts. He anticipated that it will be used on weekends as well.

Mr. Crumm, 7876 Peter Hoover Road, noted that during sporting hours the parking lot was frequently full; they could use additional parking. He hoped the firing range would be used primarily during non-sporting hours.

Vice Chair Wallace confirmed that staff was okay with the amount of parking.

Commissioner Saigal noted that on page 8, there will not be lighting in the restroom and asked whether that was typical.

Deputy Director Mayer answered yes, it is anticipated that the restrooms will only be used during the day.

Commissioner Larsen confirmed that future buildings would need to be approved by the commission.

Commissioner Saigal asked whether future buildings would increase density.

Planning Manager Christian responded that the appearance of future buildings will be reviewed by the Architectural Review Board and changes to the site plan are reviewable by the commission.

Hearing no further questions, Vice Chair Wallace moved to accept the staff reports and related documents into the record for ZC-05-2026. Commissioner Saigal seconded the motion.

Upon roll call: Mr. Wallace yes, Dr. Saigal yes, Ms. Briggs yes, Mr. Larsen yes. Having four yes votes, the motion passed and the staff reports and related documents were admitted into the record for ZC-05-2026.

Commissioner Larsen moved for approval of ZC-05-2026 based on the findings in the staff report with the conditions in the staff report, if any, subject to staff approval. Commissioner Briggs seconded the motion.

Upon roll call: Mr. Larsen yes, Ms. Briggs yes, Dr. Saigal yes, Mr. Wallace yes. Having four yes votes, the motion passed and ZC-05-2026 was favorably recommended to the city council.

The commission thanked all present and wished them good luck.

Vice Chair Wallace introduced ZC-15-2026 and asked to hear the staff report.

ZC-15-2026 Prairie House Neighborhood Rezoning

Request for a zoning change from Low-Density Single-Family Residential (R-2) to Infill Planned Unit Development (I-PUD) with a zoning text to be known as the “Prairie House Neighborhood” for 18.461+/- acres of land at 6060 Dublin-Granville Road (PID: 222-000387).

Applicant: Five Development LLC, c/o Aaron Underhill Esq.

Planner I Blackburn delivered the staff report.

Applicant and Attorney Aaron Underhill spoke in support of the application and used a Power Point slide presentation to explain this proposed residential development. It is currently zoned an R-2 use and will continue to be zoned R-2. The prior commercial use, Prarie House, was a non-conforming use. He explained that it truly is an infill site, noting the surrounding residential areas. The Planned Unit Development (PUD) zoning classification comes with a secondary review of the final development plan. This hearing allows the developers to make commitments to be incorporated in the final development plan. He stated that he held a meeting with adjacent property owners, many of whom he saw present at the meeting. The applicants’ intent was to build country club style homes, with appointments to meet or exceed those in the neighborhood. There will be five prototype home types. Local builders will build the homes. Each home will be designed with some custom features. He discussed stormwater management, and the proposed retaining wall. He explained that one of the challenges is that the development backs up to Dublin Granville Road, as a result there will be a lot of trees and planting to obstruct the view. He introduced Tom Warner to provide more detail.

Tom Warner, one of the owners of Advanced Civil Design, in Gahanna. He introduced Curtis Eckleberry, a member of the design team and an employee at Advanced Civil Design. He is one of the owners of the firm and spoke in support of the application. Mr. Warner was at the neighbor meeting. He explained the retention wall and the drainage system for the project, how it will be designed, and that it will include fall protection. The intent is to keep the trees and most people would not even notice the wall. He stated that the applicants are meeting or exceeding city standards as far as stormwater management and the EPA standards are being met as well.

Mr. Underhill stated that he appreciated the support of the city staff and EP Ferris and that the project was at the appropriate stage thus far and he looked forward to more discussions.

Commissioner Larsen asked about the density of the proposed development and the adjacent neighborhoods, he asked how the density could be lower here because it appeared to be tighter.

Mr. Underhill explained that there was greenspace in the neighborhood and that the residential development was within the existing R-2 density classification. He further stated that he was open to trail connections.

Vice Chair Wallace discussed and confirmed with Mr. Underhill that the 5th condition will be consideration of trail connections at the final development stage.

Council Member Shull confirmed with Mr. Underhill that the applicant would pave the trail. He further added that he would like to see the final development piece because he was trying to see how the portion of it that backed up to the river would connect.

Planner I Blackburn added that paving the trail is an existing condition.

Commissioner Saigal noted that the average home value is \$2 million and asked for the source of the valuation. She further asked about the school impact statement and whether the numbers were gathered independently.

Mr. Underhill answered that the auditor's website was a source but the properties were frequently undervalued. He used Zillow, and comparative sales data.

Planning Manager Christian added that the school district report is validated every couple of years.

Vice Chair Wallace asked to hear the engineering report.

Engineer Wood delivered the engineering report.

Mr. Underhill confirmed that he had no conflict with the conditions and that he agreed with the engineering comments.

Commissioner Larsen asked about the side yard homes, noting that there is a zero foot setback, and confirmed that the garages do not touch each other. He further asked for the difference in the set back and suggested that the same number be used.

Mr. Underhill explained that the difference was that tree preservation zone on the west included the sanitary sewer easement. Because it is the city's easement, they did not want to extend the tree preservation zone.

Planning Manager Christian stated that staff can align the setback text prior to city council's review.

Council Member Shull further remarked that there is pool and spa language but considering the size of the set backs, lots 5 – 8 are right up on the easement, there could be many requests for variances.

Mr. Underhill agreed and stated that he would agree to a condition and language stating variances on the western property line are strongly discouraged.

Law Director Albrecht confirmed that such language could be added.

Vice Chair Wallace agreed and remarked that if past history is any indication, there will be variance requests, so the more notice the better.

Council Member Shull asked about including language in the deed.

Mr. Underhill agreed that it was a fair request and stated that the condition and language could be as follows:

Any deed conveying the property to a party other than the developer would include a prohibition on the western or eastern boundary line to a party other than the developer, a restriction shall be included prohibiting any improvements within the tree preservation zone or sanitary sewer easement area. This restriction shall be run in favor of the city of New Albany and shall be recorded in a separate instrument with the plat.

Commissioner Larsen confirmed Mr. Underhill's agreement to a minimum of five feet between garages, all structures.

Commissioner Saigal, referencing the southern portion, confirmed that encumbered space is counted as open space.

Council Member Shull confirmed with staff that the current walking path on the eastern side is still the city's responsibility.

Planning Manager Christian further stated that he believed that the leisure trail is complete and that the city has an easement but it is located on private property.

Commissioner Saigal asked whether a single public entry point is standard.

Planning Manager Christian answered yes and stated that engineers have determined it is sufficient.

Saigal further confirmed it was sufficiently wide to accommodate emergency access and adequate space for parking.

Mr. Underhill stated that the applicants will meet whatever standard the city requires.

There was discussion of vehicular access and circulation within the development.

Vice Chair Wallace referenced language requiring screening from the road in the Oxford development text and asked whether there was similar language regarding screening here.

Mr. Underhill responded that they had agreed to additional architectural and screening elements for the sides of homes facing Dublin Granville Road. There would be plenty of windows on the sides of the homes facing Dublin Granville Road in order to simulate the front of a house. He further referenced page 8 of the text. It would be similar to Pickett Place.

Mr. Underhill agreed to the inclusion of additional language and a condition requiring screening and review for houses facing Dublin Granville Road, as follows:

10. Additional screening and review shall be provided for houses facing Dublin Granville Road; III C 9.

Vice Chair Wallace confirmed that Mr. Underhill agreed with requiring divided light rather than simulated divided light for the windows.

Council Member Shull confirmed that the leisure path should be paved rather than mulched, if in fact the connection is ever made.

Planner II Saumenig stated that paving rather than mulching is already a condition in the staff report.

Commissioner Saigal remarked that the language included a caveat that paving is required if permission is sought, there was no compulsion to seek permission. She recommended that the applicant should be required to make a reasonable effort to establish the trail connection.

Vice Chair Wallace noted the time, being 9:08 p.m., and ordered the commission to stand in recess for five minutes, and following the recess he would open the public hearing.

Vice Chair Wallace called the commission to order at 9:17 p.m. and opened the public hearing.

Matthew Freedman, 4848 Brookview Circle. Mr. Freedman stated that his main concern is traffic and safety on Dublin Granville Road. The addition of 39 new homes translates to hundreds of vehicles into and out of this development. This development adds a new access point to an already busy and short stretch of Dublin Granville Road. This development means a 53% increase in housing along this corridor. He encouraged the ordering of a traffic study. Growth is important and it needs to be accompanied by safety. Regarding trail connectivity, he remarked to Council Member Shull that he would have a hard time seeing how a paved trail connecting Hampstead would be possible.

Vice Chair Wallace asked staff to explain why a traffic study is not necessary.

Planner I Blackburn responded that EP Ferris had determined that a traffic study was not necessary, there would not be a significant impact on traffic.

Planning Manager Christian added that it is because this development proposes less than 40 lots. Any development less than 40 lots does not require a traffic study, similar to NACC 30.

Mr. Underhill further added that because this development was within the existing zoning classification of R-2, any increase in traffic was planned for.

Jim Brand, 7188 Tumblebrook Drive. He discussed the site layout and the number of homes. He discussed the retention pond and remarked that water usually runs north to south. He stated that this retention pond appeared to propose that the water run south to north and asked how that would be accomplished. It was unusual for water to run north and wondered how the developer would accomplish that. He asked about the retention pond and the wall and asked how far down would have to be dug in order to accommodate the natural flow of the water.

Engineer Warner answered that they will dig 14 feet below grade to have a normal pool of water and that will allow a normal flow of water use the area not suitable for building for the wall and the pond.

Mr. Brand still wondered how it would be possible. He further remarked that he was not in favor of this plan because it proposed a retention wall that would directly face his property. He recommended that the pond should be on the south side of the property not the north side. He

further remarked that the homes were large and high quality but the lot size was small, he noted that lot 9 in particular was small.

Mr. Underhill responded that there were homes proposed that directly bordered the easement. Building in the easement is prohibited. So, although the lot size of the homes was small the adjacent easement maintained the space surrounding the homes. They proposed like sized lots next to like sized lots and further, larger homes can and have been constructed on smaller sized lots.

Vice Chair Wallace responded that the commission has seen large homes on smaller lots and that it seems to be the trend.

Mr. Brand continued that that may be the case but it is inconsistent with the surrounding trend. And that one home per acre is consistent with the Engage New Albany Strategic Plan. Perhaps this could be solved by designing this development similar to Pickett Place, where there is dedicated green space within the development. He then noted that there are houses that back up to Dublin Granville Road. He further discussed the density and the strategic plan's goal of one unit per acre.

Vice Chair Wallace remarked that the applicant is committed to including additional screening to mitigate that issue.

Planner I Blackburn added that the current zoning of R-2 allows for this density.

Commissioner Saigal asked staff in the current code interpretation whether there is any precedent for denial of I-PUD R-2 zoning based on density.

Law Director Albrecht pointed out the factors for evaluating a zoning change.

Mr. Underhill noted that just because this development was later in time, that they should not be required to give up the permissible density; Pickett Place was 2.7 density and this proposed density was 2.1.

Commissioner Saigal clarified that she was speaking to the I-PUD classification, not the density.

Planning Manager Christian explained that R-2 is the current permitted density, the I-PUD zoning classification is meant to address some site plan issues, which would mitigate variance requests, it does not change the density.

Council Member Shull stated that the strategic plan mentions all of New Albany. Council and the boards want to stick to one acre when we can but we also want a variety of neighborhoods. He mentioned Taylor Farm and that it was zoned residential but had been made into park space. Council looks at the whole picture we permit fee in lieu and donations to the land back. He noted that this development did not require any such donation because the green space requirements are being met.

Mr. Brand asked for agreement that this proposed 38 rather than 39 units. He further requested a smaller number of units for this area. He further questioned Five Development LLC. He stated that he had searched the Secretary of State's website and had not found their business registration. He wondered how experienced they are.

Mr. Underhill introduced Jay McIntire, the owner of Five. He has done custom homebuilding throughout central Ohio, including Hawkmoor which is where he lives.

Mr. Brand continued that he was not sure who the community was dealing with, it was not apparent.

Audra Christy, 7177 Tumblebrook Drive. She noted the location of her home and stated that she loves looking in the back yard and seeing no obstruction. She asked about the boundary of her property, whether it extends over the creek and whether the placement of the wall is flexible.

Planning Manager Christian answered that her property goes to the middle of Sugar Run.

Mr. Underhill answered that this is generally showing where it will be and what it will look like. The design and placement will be finalized at final development.

Vice Chair Wallace said that final development will be another hearing and presented another opportunity for public input. There will be more details at the final development plan hearing. He added that sometimes there is not room to add another tree to the property proposed for development but there is room on the neighboring property. The hearing was an opportunity to come to that kind of agreement.

Mr. Underhill also offered to tour the property with neighbors.

Meredith Beldon, 45 Pickett Place. She stated that her #1 concern is traffic safety on Dublin Granville Road. It is already busy and dangerous. These 39 new homes will face 46 existing homes. In no other area of New Albany do developments of this size face each other. She asked whether the applicant had thought about the school bus drop off and pick up locations. The level of added density will materially affect her morning commute.

Vice Chair Wallace replied that this raises an interesting point, the new 39 houses face 46 existing houses. He recalled that because the number of homes is less than 40 a traffic study was not required, nonetheless when combined with existing homes it exceeded 40. He encouraged Ms. Beldon to return at the final development plan hearing.

Mr. Underhill answered that he did not know of the less than 40 homes rule until this hearing. He further stated that are amenable to a traffic access study and also assured the commission if it is revealed that a turn lane and or a signal is needed they will install it. They are certainly willing to perform any required traffic study and will install any traffic signals needed.

Commissioner Larsen asked whether a traffic access study would be performed.

Commissioner Saigal asked whether it is a significant burden on the applicant. She further confirmed that traffic studies are performed before construction.

Mr. Underhill answered yes, they are already committed to a traffic access study, and further that they will commit to doing whatever the traffic engineer requires.

Jason Flaherty, 495 Cadogan Place. He discussed the retention wall, which will be a one story vertical structure that is approximately 30 feet behind multiple homes. This is a major structural change; it introduces a major structural change in order to mitigate a drainage issue rather than working with the natural contours of the land. The 15-foot vertical wall directly behind six homes introduces fall risk and it does not align with surrounding architecture or comply with guidelines. He further asked about the long term maintenance and liability for the wall as it is transferred to the homeowners association. This is a planning issue, not an engineering detail.

Planning Manager Christian explained precedents for walls in New Albany. In the country club around Yantis, in Courtyards in New Albany. Nonetheless this is something that will be studied further.

Law Director Albrecht added that the homeowners association will maintain it and they will be liable for negligence claims.

Mr. Underhill added that the hoa has insurance requirements for planned developments.

Vice Chair Wallace reminded everyone that the instant hearing is for the zoning and that we have not seen diagrams, which will be reviewed at final development. Nonetheless some of the questions raised at this hearing are serious and should be considered.

Commissioner Saigal confirmed that the issues will be addressed at final development and asked whether the ARB will review them as well.

Planning Manager Christian answered no, the ARB will not review these issues, just the commission.

Council Member Shull confirmed that, regarding the density, that the current proposal is 2.1 which is within the range permitted by R-2.

Aaron Cale, Cadogan Place asked who makes the decision on the density and the wall.

Planning Manager Christian answered that engineering will review all structures before presentation to the commission for approval.

Vice Chair Wallace added that there will be many more details at final development.

Mr. Underhill explained the distinction between civil regulation and subdivision regulation.

Ed Spengeman, 4884 Brooksvew Circle. Mr. Spengeman stated that he has been here for 5 years. The planning in New Albany has knocked his socks off. The one drawback has been the traffic. He encouraged and would be in favor of a full traffic study. It is very difficult to get out of their neighborhood. He asked how many of the trees at the back of his property will be kept.

Mr. Underhill responded that the trees that are 20 feet from the shared property line will be kept but it will likely be 40 when considering the sanitary sewer easement.

Commissioner Saigal asked whether staff has data on the accidents.

Planning Manager Christian answered that the data can be gathered from Chief Jones.

Vice Chair Wallace moved to accept the staff reports and related documents into the record for ZC-15-2026. Commissioner Saigal seconded the motion.

Upon roll call: Mr. Wallace yes, Dr. Saigal yes, Mr. Larsen yes, Ms. Briggs yes. Having four yes votes, the motion passed and the documents were admitted to the record.

Vice Chair Wallace moved for approval of ZC-15-2026 based on the findings in the staff report with the conditions in the staff report and the following additional conditions:

5. Consideration of trail connection at final development.

6. Setback on the western boundary line to be 40 feet consistent.
7. A minimum of 5 feet between all structures.
8. Variances for pools and spas are strongly discouraged.
9. In any deed, other than to the developer, conveying the lot along the western or eastern property line there shall be a prohibition on improvement in the tree preservation zone or sanitary sewer easement. This shall be recorded in a separate filing or in the plat.
10. Text of III C 9, the landscaping for side facing lots will be designed similar to the entrance of the Oxford residential subdivision.
11. At a minimum, a traffic access study will be prepared at fdp.
12. Revisit the design, location, and structure of the retaining wall, if presented at fdp.

Commissioner Larsen seconded the motion.

Upon roll call: Mr. Wallace yes, Mr. Larsen yes, Dr. Saigal yes, Ms. Briggs yes. Having four yes votes the motion passed and the zoning change was favorably recommended to the city council.

VII. Other business

VIII. Poll members for comment

Commissioner Saigal commented that she appreciated the community involvement and public comment at the meeting.

The commissioners agreed.

IX. Adjournment

Having no further business and having completed the agenda, Vice Chair adjourned the April 6, 2026 informal meeting of the New Albany Planning Commission at 10:37 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix

FDM-16-2026

Staff Report

Record of Action

FDM-17-2026

Staff Report

Record of Action

ZC-05-2026

Staff Report

Applicant Updated Rendering

Record of Action

ZC-15-2026

Staff Report

Record of Action

To: Planning Commission

From: City Staff

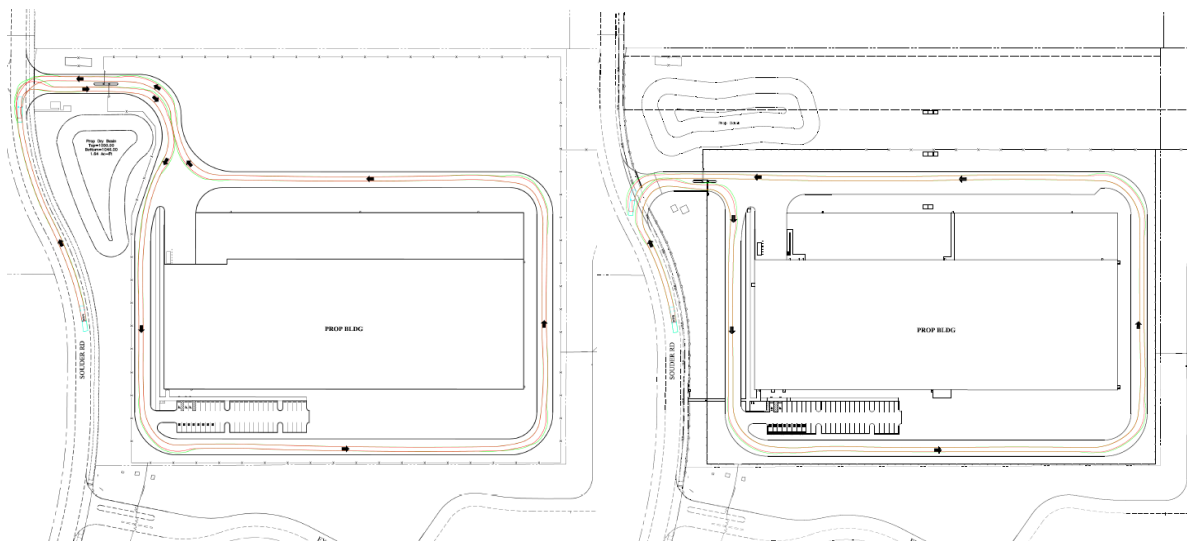
Re: FDM-16-2026 – Stack Final Development Plan Modifications

Date: April 6, 2026

Final Development Plan Modification

As the city code is silent on major versus minor final development plan modifications, any change is required to be reviewed and approved by the Planning Commission. The Stack data center final development plan (FDP-96-2025) was approved with conditions by the Planning Commission on December 15, 2025. The 16.79-acre site is located in the Souder East Research and Information District of the Business Park, north of New Albany Road East on Souder Road (222-005106-00).

The applicant is requesting minor modifications to shift the entry drive and wet detention basin on the northwest portion of the site. This realignment is necessary due to the addition of a 100-foot-wide private utility easement along the northern boundary of the site. Additionally, landscaping has been added around the street and north of the site to meet conditions of approval from the original final development plan. Staff and the City Landscape Architect have no comments or concerns with these changes.



LEFT: Approved site plan. | RIGHT: Proposed modified site plan.

ENGINEER'S COMMENTS

The City Engineer has reviewed the final development plan modification and provided the following comments. Staff recommends a condition of approval that these updated comments be addressed by the applicant, subject to staff approval (condition #1).

1. Provide more information about cross-access agreements with adjacent parcels.
2. Identify environmental features that may require ACOE or OEPA permitting.
3. Revise sheet 2 of 7, which shows the ADA parking provided is less than the ADA parking required.
4. Obtain fire department approval of the fire truck turning radius analysis.
5. On sheet 5 of 7, show the emergency overflow on the basin and remove plantings from this area.
6. Show the recorded instrument numbers for all existing easements shown on the plans.

ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion is appropriate (conditions of approval may be added):

Move to approve application FDM-16-2026, subject to the following condition:

1. The engineer's comments will be addressed by the applicant, subject to staff approval.

404.791-01
March 25, 2026

To: Lauren Sauter
City Planner

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

Re: Stack NAL01B
Final Development Plan

We reviewed the referenced submittal in accordance with Code Sections 1159.07 (b)(3) FDP.
Our review comments are as follows:

1. Provide more information about cross access agreements with adjacent parcels.
2. Please identify environmental features that may require ACOE or OEPA permitting.
3. Refer to sheet 2 of 7. ADA parking provided is shown as less than ADA parking required. Please revise.
4. Refer to sheet 5 of 7. Show the emergency overflow on the basin and remove plantings from this area.
5. Obtain Fire Truck department approval for all fire truck turning movements.
6. We will evaluate storm water management, water distribution, sanitary sewer collection and other construction related details once detailed construction plans become available.

MEF/JMH

cc: Josh Albright, Development Engineer Manager
Jeremiah Wood, Development Engineer
Doug Bender, P.E.



To: Planning Commission

From: City Staff

Re: FDM-17-2026 - Visions Professional (Forest Drive Office Building)

Date: April 6, 2026

Final Development Plan Modification

Because the City Code does not distinguish between major and minor final development plan modifications, all changes must be reviewed and approved by the Planning Commission. The Forest Drive Office Building (FDP-1-2022) was originally approved by the Planning Commission on January 19, 2022. A subsequent final development plan modification was approved on September 15, 2025, for minor architectural revisions. The 1.14-acre site is located within the Canini Trust Corp property, south of Forest Drive, between the COTA Park and Ride and the New Avenue senior living facility.

The applicant is requesting minor modification to the parking lot layout. The applicant stated that during the previous modification process, a prospective tenant requested relocation of a building entrance. Although that tenant did not ultimately occupy the space, the entrance relocation remained part of the approved plan. At that time, the pedestrian walkways were not updated to reflect the revised entrance location.

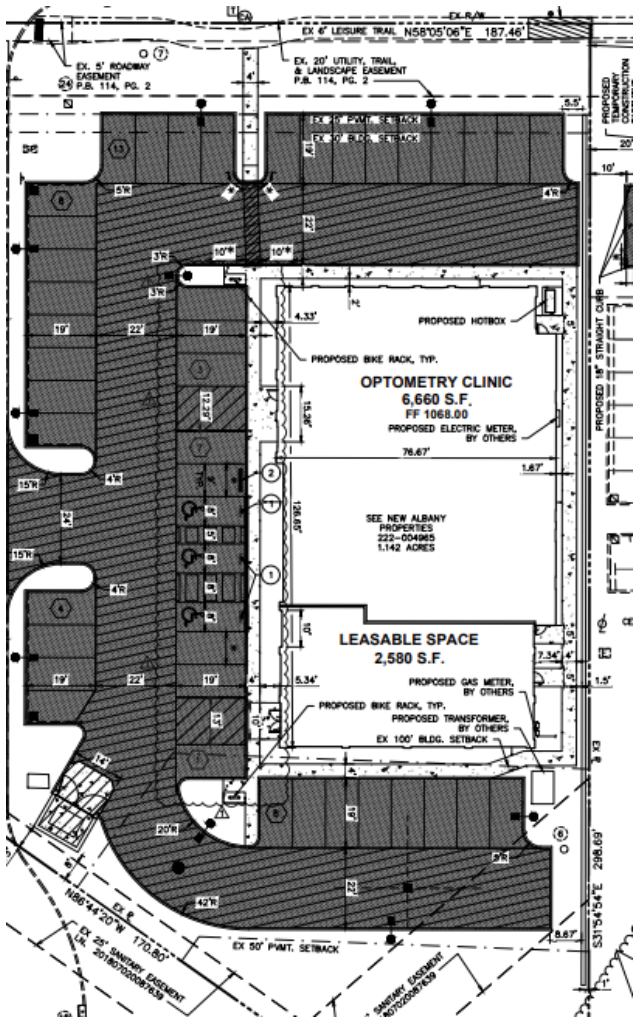
The proposed revision realigns the walkway to connect directly to the relocated entrance and removes segments of concrete walkway that would be susceptible to damage from routine snow removal and service vehicle activity (e.g., trash and delivery trucks). The updated layout enhances the pedestrian connection while maintaining the overall design intent and site aesthetics. The plan also includes relocation of the bike racks and results in the addition of two parking spaces

Staff does not have any concerns with the request.

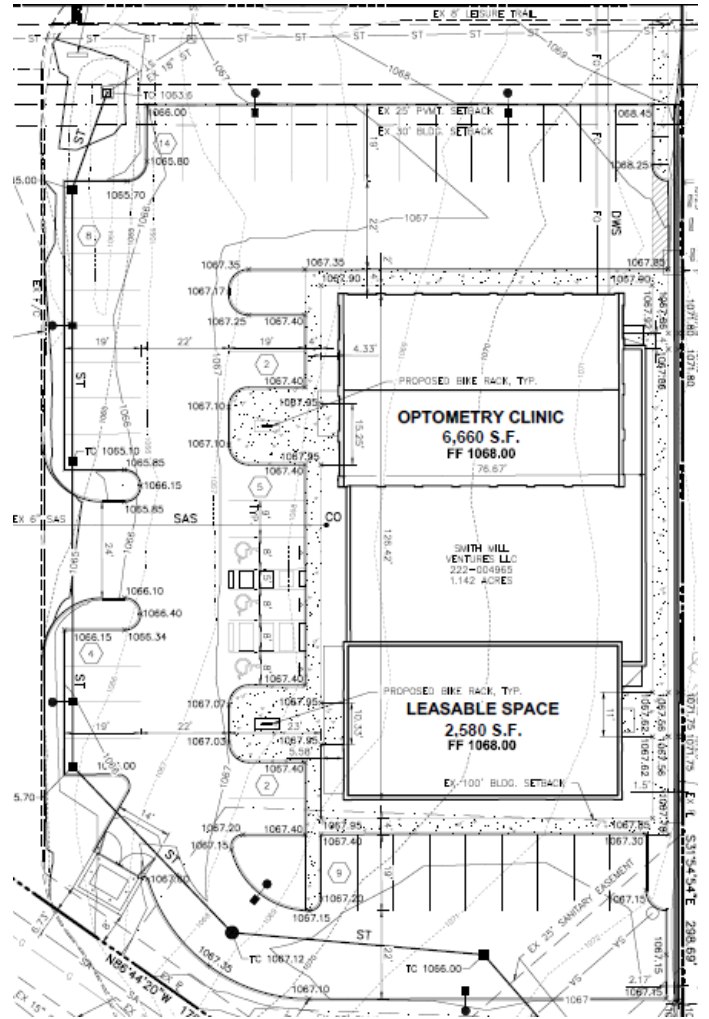
ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion is appropriate. Move to approve application FDM-17-2026 based on the findings in the staff report (conditions of approval may be added)

Move to approve application FDM-17-2026 based on the findings in the staff report (conditions of approval may be added).



Proposed layout



Approved Layout



Community Development Department

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

Dear Chris Smiley, Vision Professionals,

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, April 07, 2026

The New Albany Planning Commission took the following action on 04/06/2026 .

Final Development Plan Modification

Location: 5175 Forest Drive

Applicant: Chris Smiley, Vision Professionals,

Application: PLFDM20260017

Request: Request to modify the final development plan FDP-01-2022 for the Forest Drive Office Building to revise the parking lot layout on 1.13+/- acres of land in the Canini Trust Corp. at 5175 Forest Drive (PID: 222-004965).

Motion: To Approve

Commission Vote: Motion Approval Recommended, 4-0

Result: Final Development Plan Modification, PLFDM20260017 was Approval Recommended, by a vote of 4-0.

Recorded in the Official Journal this

Condition(s) of Approval:

Staff Certification:

Sierra L Saumenig

Sierra Saumenig
Planner



**Planning Commission Staff Report
April 6, 2026 Meeting**

**COMMUNITY FACILITIES
ZONING AMENDMENT**

LOCATION: PIDs: Portion of 222-002944, 222-004741, 222-005558, 222-002941
REQUEST: Zoning Amendment
ZONING: Agricultural District (AG) to Community Facilities (CF)
STRATEGIC PLAN: Metro Park Zone & Residential
APPLICATION: ZC-05-2026
APPLICANT: City of New Albany c/o EMH&T

Review based on: Application materials received on March 5, 2026

Staff report completed by Javon Henderson, Planner I

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to city council to rezone 69.654 +/- acres from the Agricultural District (AG) to the Community Facilities (CF) district to establish a consistent zoning district that supports cohesive development patterns in the area. The properties intended for rezoning were not rezoned at the time of annexation into the city, as they were undeveloped. With the proposed development, the rezoning would facilitate construction of several improvements, including a new police training facility; a public service department storage building on the existing public service facility site, currently zoned Community Facilities; a public park restroom within Bevelhymer Park, also zoned Community Facilities; and a community fieldhouse, which has been approved by the Architectural Review Board and is currently under construction. Two parcels have existing ball fields, and these will remain as is with this rezoning proposal.

In 2024, the city and Joint Parks District entered into an intergovernmental agreement to allow for the construction of the fieldhouse. This agreement obligated city staff to take necessary steps to rezone the fieldhouse property. The fieldhouse was reviewed and approved, with conditions, by the Architectural Review Board for a Certificate of Appropriateness on December 9, 2024.

The proposed rezoning was heard at the Rocky Fork-Blacklick Accord meeting on March 19, 2026, and the board recommended approval.

Per Section 8 of the Design Guidelines and Requirements, all civic and institutional projects require a final development plan issued by the Architectural Review Board. The application is scheduled to be heard by the Architectural Review Board on April 13, 2026.

II. SITE DESCRIPTION & USE

The rezoning includes multiple parcels for a total of 69.654 +/- acres. The site for the proposed police facility is currently unoccupied, with a farm structure. The storage facility is proposed to be located within the existing public service department complex, and the park restroom facility is being proposed on a portion of Bevelhymer Park, near the pickleball and basketball courts. The surrounding area includes residential properties to the south, Bevelhymer Park, the fieldhouse, and the New Albany Public Service facilities.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02, C.O. 1111, and C.O. 1151.05. Upon review of the proposed amendment to the zoning map, the Commission is to make 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).

A. New Albany Strategic Plan

The Engage New Albany strategic plan designates the area as Metro Park Zone in the future land use category. Staff has evaluated the proposal against the development standards for the Parks & Recreation land use district:

1. Protect and improve the existing network of parks, natural open spaces, and stream corridors.
2. Provide for a high quality and diversified park system to meet the recreational needs and enhance the quality of life for all residents.
3. Engage with partners to create a regional park, open space, and trail system that benefits New Albany residents and businesses.
4. Create a continuous network of linear parks, paths, walks, and trails, thereby enabling the public to travel by non-motorized modes throughout the New Albany community.
5. Create year-round recreational opportunities.

B. Use, Site and Layout

1. The rezoning request will establish additional land for a cohesive development pattern for the surrounding area. The Community Facilities district provides proper zoning classification for civic and governmental uses, welfare, and recreational facilities.
2. The development will consist of a new police training facility (14,000 sq. ft.) on an undeveloped parcel, the community fieldhouse (169,954 sq. ft.), which is under construction, and active green space that includes ball fields within Bevelhymer Park, intended to remain as is. Additionally, the proposal includes a development plan for the public service complex and Bevelhymer Park additions, including a new storage building (8,280 sq. ft.) and park restroom facility (456 +/- sq. ft.), which will support the growth of the city by providing necessary storage space for public service and public restrooms for Bevelhymer Park.
3. The proposed zoning is Community Facilities, which permits governmental and recreational uses.
4. The Rocky Fork-Blacklick Accord Plan identifies the East Walnut Street and Bevelhymer Road area as a potential location for a future Metro Park. While the proposed improvements do not fully align with that vision, the area has evolved into a municipal service hub, including the city's public service complex and Bevelhymer Park.
5. The proposed rezoning consists of four parcels owned by either the city or the joint parks district. The rezoning will support cohesive development patterns for future expansions.

6. The Engage New Albany strategic plan designates the area as Green Space and the police training facility as Residential in the future land use category. With its proximity to the public service complex, and given that the parcel is not currently residential, a residential use would not be consistent with the existing character of the area. Therefore, the proposed Community Facilities zoning district is appropriate.
7. The strategic plan identifies creating opportunities for year-round recreational opportunities. The rezoning captures the need for year-round recreational activity with the community fieldhouse property. The plan suggests entities partnering to create opportunities to expand programming across parks and civic spaces, and the rezoning accomplishes this through a partnership between the city of New Albany and the Joint Parks District.
8. The strategic plan also highlights opportunities to protect and enhance the existing network of parks. The proposed public restroom facility advances this goal by expanding park amenities, improving convenience and accessibility for visitors, and supporting recreational use, ultimately enhancing the overall quality of life for community residents. The public service expansion provides additional capacity to support a growing department. This space will accommodate storage, equipment, and vehicles, while enhancing overall maintenance operations throughout the community. While the police facility site is located in this district, the strategic plan does not offer any development standards for governmental uses. Governmental uses are not a specific land use category identified in the strategic plan. As such, these uses are intended to be integrated throughout the community, and the rezoning assists in accomplishing that goal by locating the training facility near existing governmental used properties.
9. The following table includes the required and proposed setbacks for Community Facilities:

Standard	Permitted	Proposed
Front Yard	The front yard setback shall not be less than the largest required front yard setback for any adjacent zoning district.	East Walnut Street- Police training facility: 250' +/- Fieldhouse: 1,023' +/- Bevelhymer Road- Fieldhouse: 165' +/- Park restroom: 186' +/-
Side and Rear Yard	The yards for each public facility building shall be not less than the criteria set forth in the following schedule when adjacent to any district where residences are a permitted use. (50' minimum)	Police Facility: 160' +/- side yard; Fieldhouse: 78' +/- (Residential Lot); 1,200' +/- (Northern property line) Storage Building: Restroom Facility: 263' +/- (Northern property line); 424' +/- (Eastern property line)
Driveway	10'	Fieldhouse: 30' + Police training facility: 30' +
Parking Area	20'	Fieldhouse: 72'-6" Police training facility: 45' +/-
Outdoor Play Area	50'	Fieldhouse: 50'

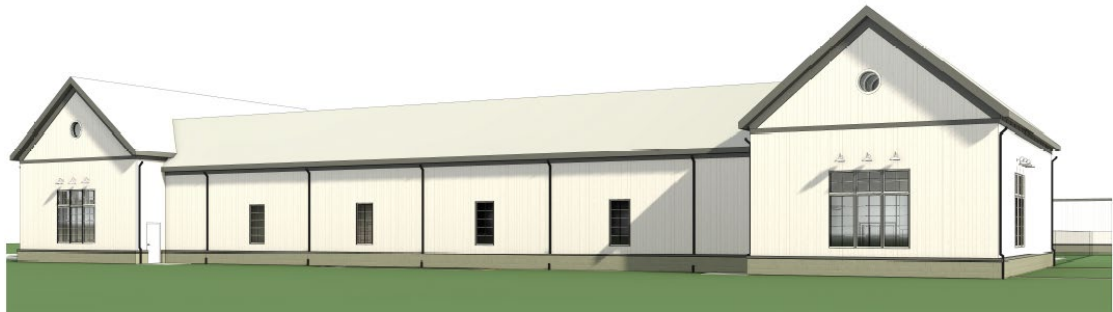
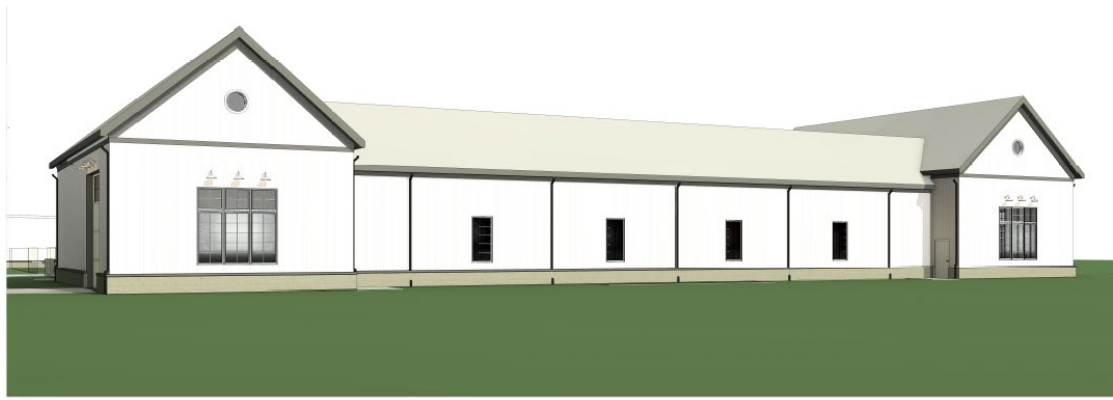
C. Access, Loading, Parking

1. The police training facility will be accessed by an existing private drive from East Walnut Street that serves the public service complex. The fieldhouse will be accessed from a curb cut on Bevelhymer Road. The park restroom facility will be accessed from the existing parking lot on Bevelhymer Park, and the public service storage facility will be accessed

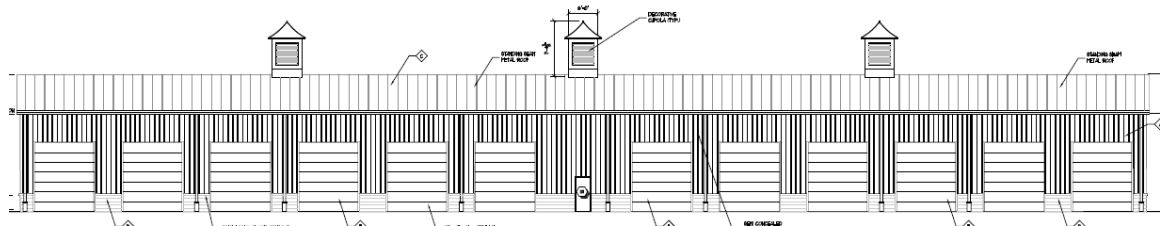
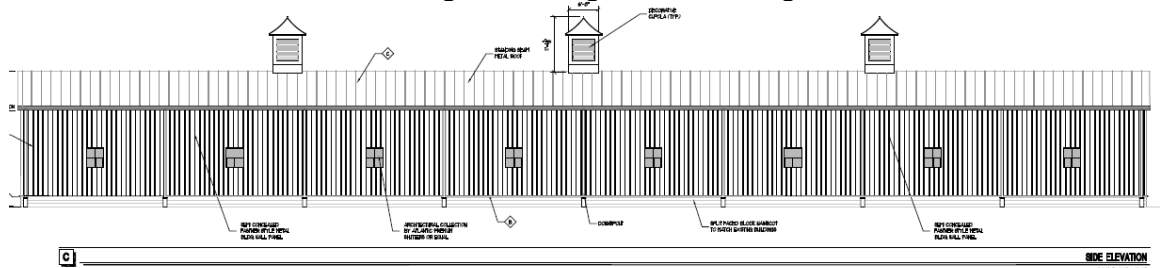
- from internal connections with curb cuts on Bevelhymer Road and East Walnut Street.
2. An existing leisure path along East Walnut Street will serve the police training facility. Additionally, the applicant proposes a four-rail horse fence along East Walnut Street to meet the requirements of the New Albany Design Guidelines and Requirements (DGRs).
 3. The fieldhouse has proposed internal connectivity via sidewalks from the parking lot. Additionally, leisure trail connectivity will be established along Bevelhymer Road.
 4. The public service storage facility will be accessed from the existing pavement internal to the site, accessed by employees. The park restroom facility will be accessed from the existing sidewalk connection from the existing parking lot at Bevelhymer Park, adjacent to Bevelhymer Road and East Walnut Street.
 5. The public service storage facility and park restroom facility will be accessed from established parking in respect to the existing public service complex and Bevelhymer Park parking areas. The fieldhouse has a proposed number of 306 parking spaces, and the police training facility has a proposal of 32 parking spaces.
 6. The city's codified ordinance does not indicate required parking for governmental facilities and thus, the Planning Commission has discretion as to how many parking spaces are sufficient for this use. The applicant has provided a justification for the police training facility, included in the application packet. The applicant's justification is as follows:
 - Regarding the justification for the approximate 30 parking spaces planned for the training facility. The training facility will be the location of most of the training classes for New Albany Police Department personnel (34 police officers and 20 non-sworn staff). Generally, the personnel are divided into smaller groups for training rather than training the entire department at one time. It will also host the annual New Albany Citizen Police Academy with a class size of 25 attendees and several Rape Aggression Deterrence (RAD) classes per year with a class size of 10 to 20 women. At times, the parking lot will also be used to park a few support vehicles. The police department's facility has limited parking, and the development surrounding the police department does not allow for additional parking.

D. Architectural Standards

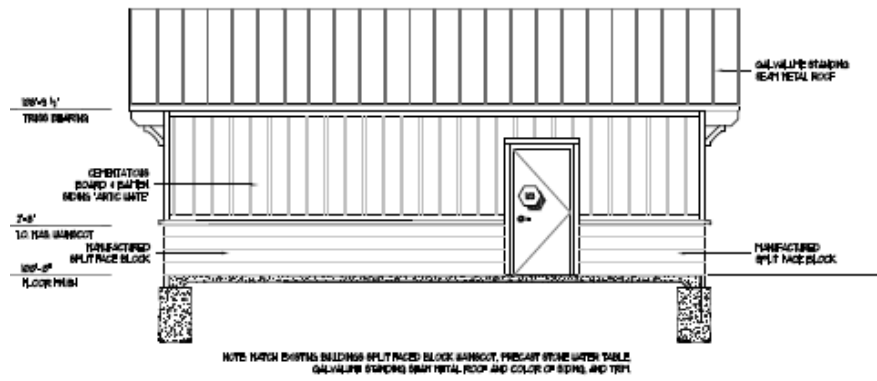
1. Requirements outlined in Section 8 of the Design Guidelines and Requirements apply to this site.
2. The fieldhouse architecture has been approved by the Architectural Review Board and will not be evaluated in this staff report.
3. Section 8(III.2) of the Design Guidelines & Requirements states that the selection of architectural style shall be appropriate to the context, location, and function of the building. Public recreational structures may be appropriately designed using vernacular forms as inspiration, such as a historic barn.
 - The applicant proposes the police training facility to be built as a barn-style building with vertical metal siding and a metal roof to match the existing public service facilities.



- The public service storage building will include vertical metal wall panels and a metal roof with colors matching the existing public service buildings on site. Additionally, the public service storage building will consist of faux shutters and a decorative cupola along the roof. The garage doors will be metal overhead, matching the existing service buildings on site.

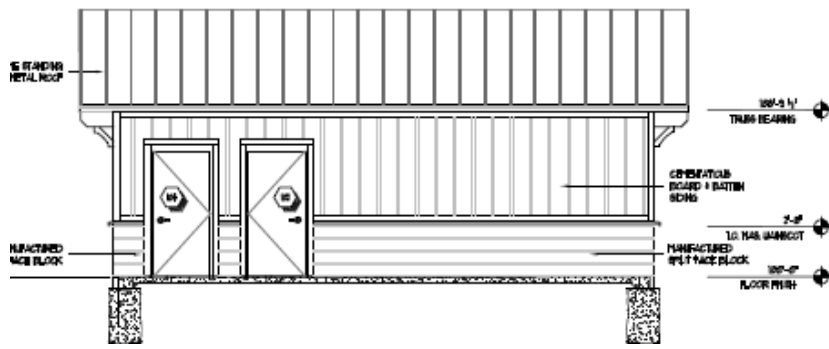


- The proposed restroom facility will feature board and batten siding, a metal roof, and a split-face block water table. The material colors will match the area's existing character.



NOTE MATCH EXISTING BUILDINGS SPLIT FACED BLOCK MANICOT, PRECAST STONE WATER TABLE GALVALUME STANDING SEAM METAL ROOF AND COLOR OF SIDING AND TRIM

SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4. The Community Facilities zoning district does not have a permitted maximum building height. However, the police training facility will be 34 feet tall, the fieldhouse is proposed to be 51 feet tall, the public storage facility is proposed to be 28 feet tall, and the park restroom facility is proposed to be approximately 14 feet tall.
5. Section 8(III.3) of the Design Guidelines & Requirements states that in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Entrances shall be scaled and detailed to match the scale and detail of interior public spaces.
 - o Police training facilities' primary entrance faces the parking lot behind the building. However, the facility is not a publicly accessible building and is for governmental use. A waiver has been requested to the Architectural Review Board to allow the entrance to face the parking lot.
 - o The park restroom facility is oriented to the internal sidewalks of Bevelhymer Park.
 - o The public service storage facility is oriented internally to the public service complex. This facility is only accessible to city staff and is an ancillary building.
6. Section 8(III.4) of the Design Guidelines & Requirements (DGRS) Civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically proportioned windowpanes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building's design.
 - o The proposed police facility will include vertical metal siding with a split-faced block and water table with limestone. The windowpanes will be vertically proportioned.

- The public service storage building will consist of faux shutters and a decorative cupola along the roof. The garage doors will be metal overhead, matching the existing service buildings on site.
7. The city architect reviewed the proposed designs for the police training facility, park restroom facility, and public service storage building and had no comments on the designs.

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

1. Parking Lot Landscaping Requirement: Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces.
 - The applicant proposes 32 parking spaces for the police training facility, thereby requiring six trees. The plan meets this requirement by proposing 8 trees.
 - The fieldhouse has a proposed 306 parking spaces, therefore requiring 31 trees. The plan meets the requirement by having a proposal of 42 trees.
2. Per codified ordinance 1171.06(b) Parking lots shall be screened from the rights-of-way with a minimum 36-inch-high evergreen landscape hedge or wall.
 - The fieldhouse landscape plan meets this requirement with an evergreen landscape hedge. In addition, the site includes a buffer of 72'-6" adjacent to the proposed parking lot and enhanced screening from the adjacent residential property.
 - Although the police training facility does not have a proposal for evergreen hedges screening the parking lot, the parking lot is located behind the primary structure, screening it from East Walnut Street, in addition to a proposed security fence surrounding the parking lot.
3. General Site Landscaping Requirement: Codified Ordinance 1171.05(e):
 - 1171.05(e)(3) The fieldhouse requires a total ground coverage over 50,000 square feet to have a minimum of one tree per 5,000 square feet of ground coverage and a total tree planting equal to 25 inches plus one-half inch tree trunk size for every 4,000 square feet of ground coverage. The fieldhouse has an internal ground coverage of 300,834 sq. ft. requiring 51 trees at 87.7" total caliber (CAL). This requirement is met with a proposed 69 trees at 2.5" caliber.
 - 1171.05(e)(2) The police training facility has a proposed total ground coverage of 36,276 sq. ft. requiring a minimum of one tree for every 5,000 square feet of ground coverage and a total tree planting equal to ten inches plus one-half inch in tree trunk size for every 2,000 square feet over 20,000 in ground coverage. The police training facility requires 8 trees at 14" caliber. This requirement is met with existing site trees of 17, equaling 248" caliber.
4. Street Tree Landscaping Requirement:
 - The Codified Ordinance 1171.04 requires deciduous canopy trees (street trees) be planted no less than twenty-four (24) feet and no more than thirty-six (36) feet on center unless otherwise approved by the Village Landscape Architect. The applicant is providing a total of 5 trees along Walnut Street in addition to the 9 existing street trees.
5. Codified Ordinance 1171.08 states that basins should have a natural shape and are no steeper than 6:1.
 - The applicant is proposing a naturalized dry basin and is meeting the slope requirement for the fieldhouse.
 - The police training facility site will not have a basin; however, a future basin may be needed with future expansions. Staff recommends a condition of approval that the future basin will meet the requirements outlined in the Codified Ordinance, subject to staff approval (condition #1).
6. The City Landscape Architect reviewed the proposed development and had no further comments on the plans.

F. Lighting & Signage

1. Signage for the fieldhouse will be subject to staff approval when submitted.

2. No signage is proposed for the police training facility at this time. Staff recommends a condition of approval that signage be evaluated and subject to staff approval (condition #2).
3. The applicant has submitted a photometric plan for the police training facility, and the site has zero or near-zero foot candles at the north, south, and east property lines. The property line shared with the public service private drive is not near-zero; however, this is a private drive utilized for the public service complex and Bevelhymer Park and is not near residentially zoned areas.
4. The proposed lighting for the police training facility includes Holophane and Cooper Lighting Solutions Invue. These fixtures are located throughout the public service complex and fit overall character of the area.
5. The fieldhouse has proposed a photometric plan, and the site has zero or near-zero foot candles at the property lines.
6. There is no proposed lighting for the park restroom facility and public service storage facility.

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 had no further comments aside from the Traffic Access Study comments in Section C of this report.

IV. SUMMARY

The proposed rezoning to Community Facilities allows for the development of the New Albany Police Department training facility and the proposed community fieldhouse and approximately 10 +/- acres of existing parkland. Additionally, the rezoning includes a development plan for additions to Bevelhymer Park and a public service storage facility. The police training facility will provide the space needed for the police department to maintain personal development training and additional meeting and office space. These additions will serve the city's expansion needs to continue the functional operations for the community. The rezoning for Community Facilities reassures the intended use for the area and provides for additional land for governmental uses. Although governmental facilities are not a use designated in the plan, these types of uses are intended to be integrated within the community. With the existing public service complex and public park in this area, expansion in this area is appropriate.

Each site has been thoughtfully designed, with a layout that will accommodate operational needs while preserving a substantial amount of green space along public road frontages. The proposed development meets all applicable setbacks and other requirements, demonstrating compliance with zoning standards. The buildings support the architectural character of the area and will enhance the quality and experience around Bevelhymer Park and the public service complex. Overall, the proposed rezoning and site design are consistent with the intended purpose of the Community Facilities district and support the delivery of essential public services.

V. ACTION

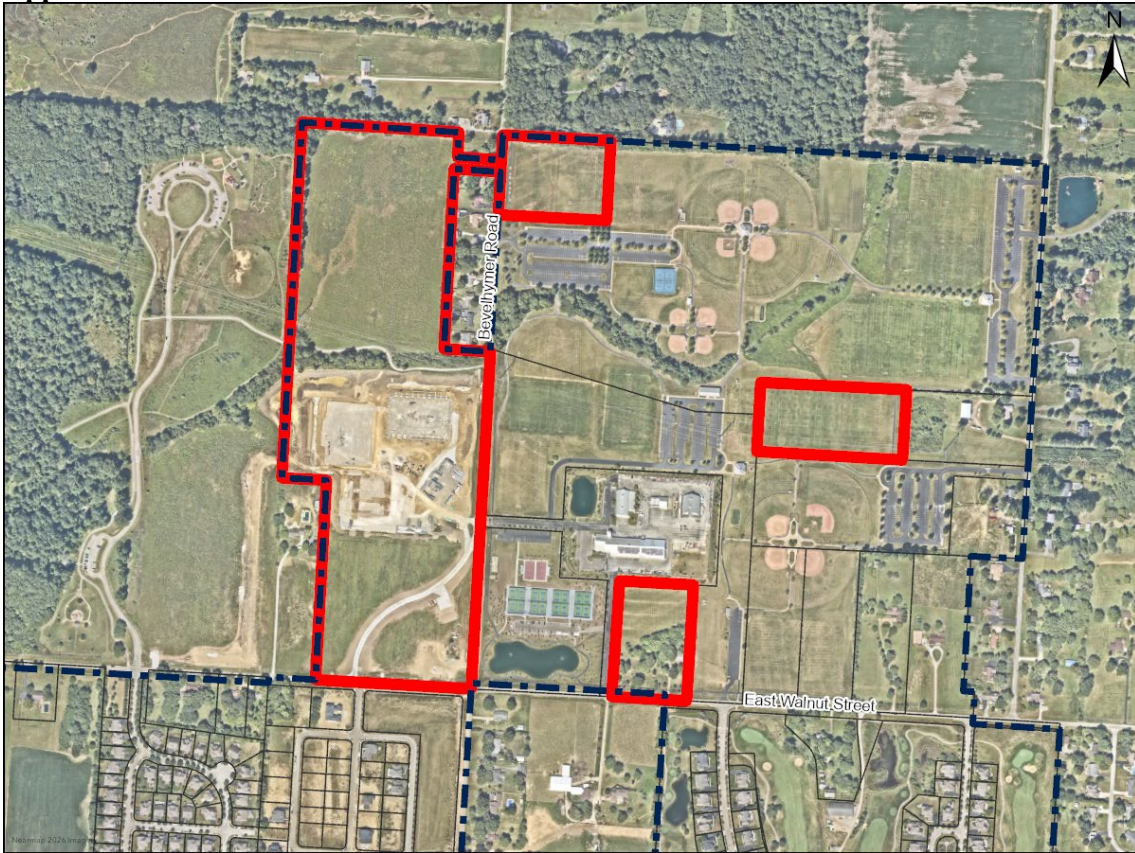
Suggested Motions for ZC-05-2026:

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

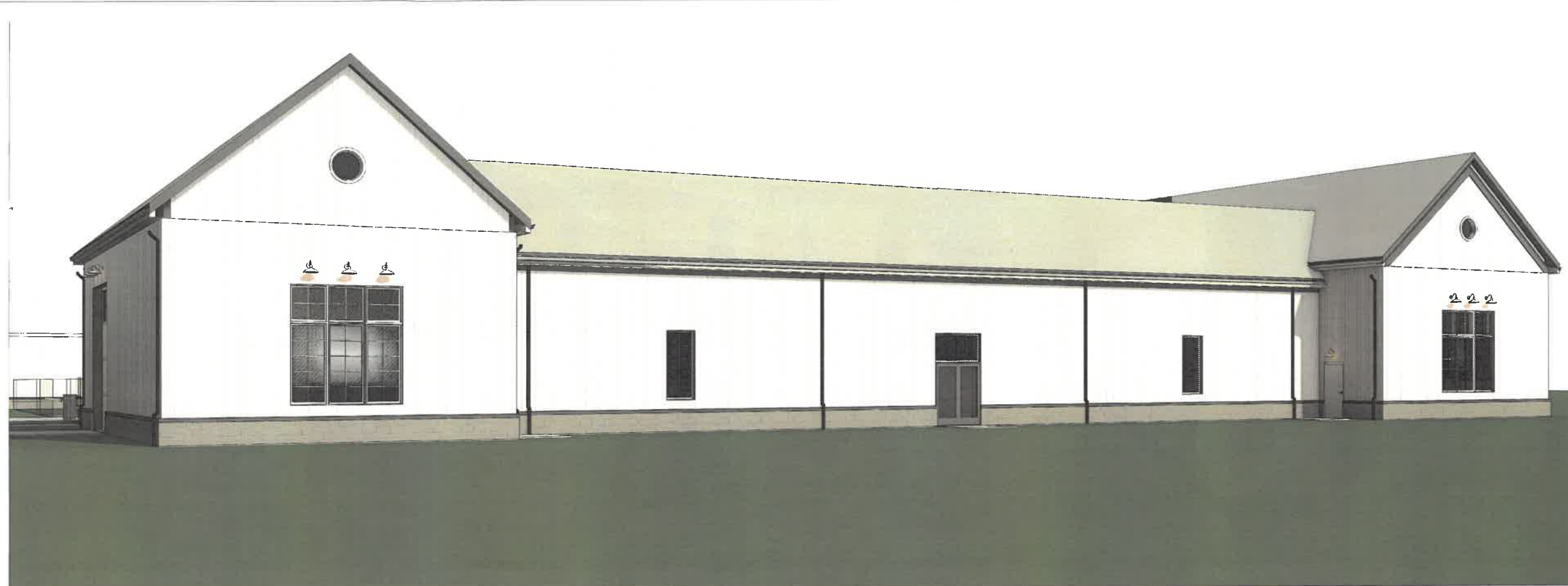
Move to approve application ZC-05-2026 based on the findings in the staff report, with the following condition:

1. The future basin on the police training facility parcel shall meet the requirements outlined in the Codified Ordinances and is subject to staff approval.
2. That signage for the police training facility be evaluated and subject to staff approval.

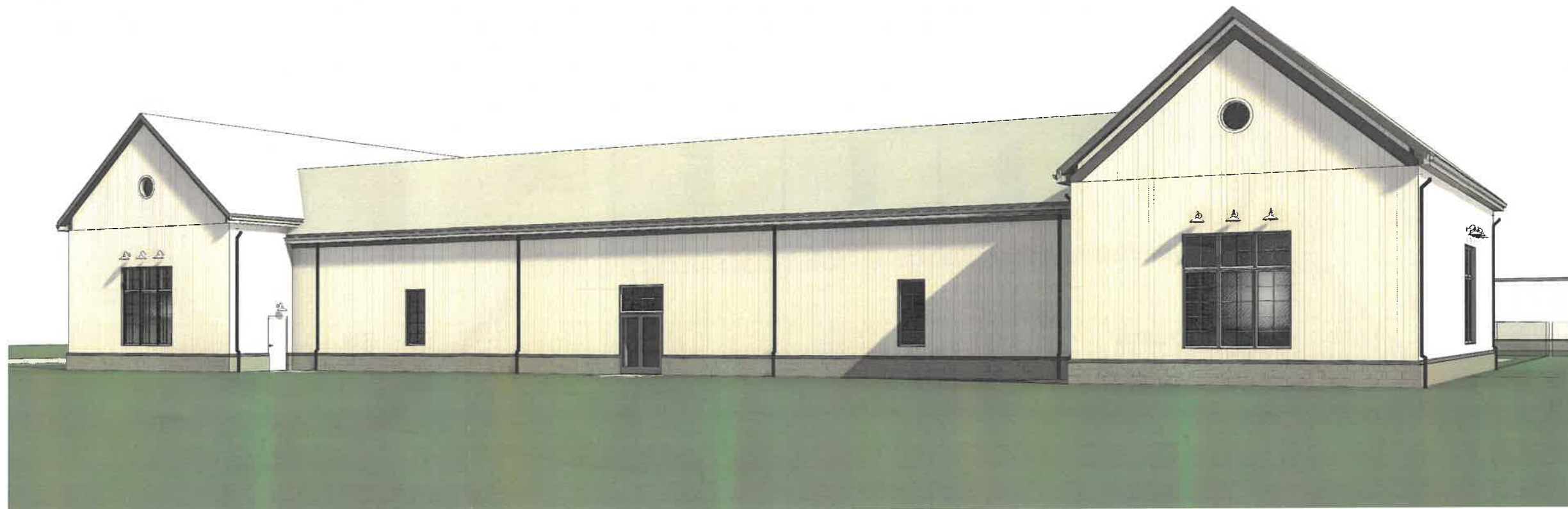
Approximate Site Location:



Source: NearMap



① SW



② SE



All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used or disclosed without the written consent of the architect.



NEW ALBANY POLICE TRAINING FACILITY

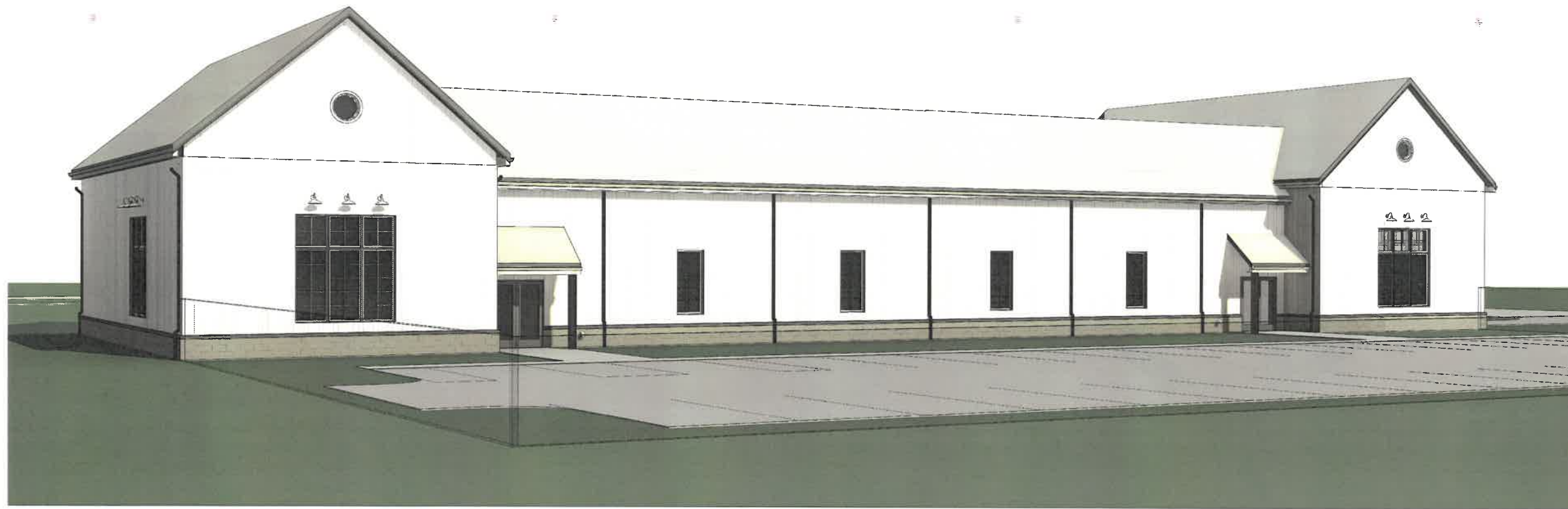
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NEW ALBANY, OHIO 43054

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ARB PRELIM SET: 02/19/2026
ARB REVISED SET: 04/01/2026

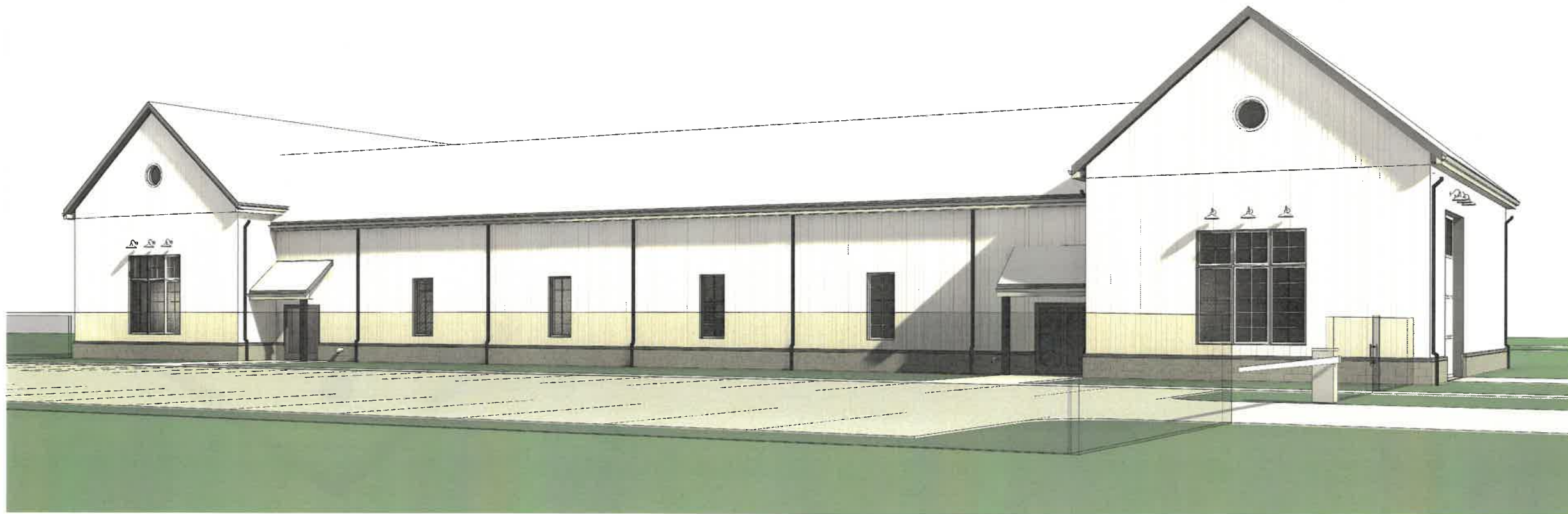
3D VIEWS

G102

ca
4/6/20
20-05-202



③ NE



④ NW

HORNE
H&K
 architects
 KING

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NEW ALBANY POLICE TRAINING FACILITY

7800 BEVELHYMER ROAD
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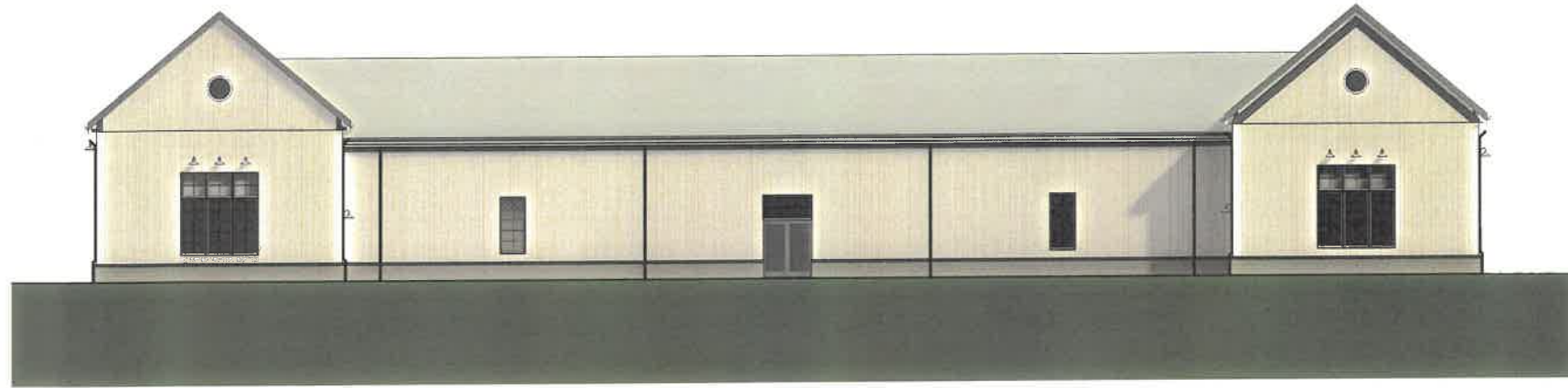
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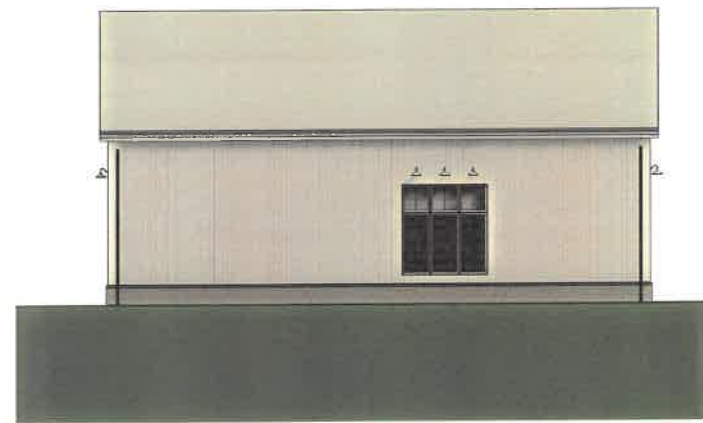
G103

EXTERIOR FINISHES:

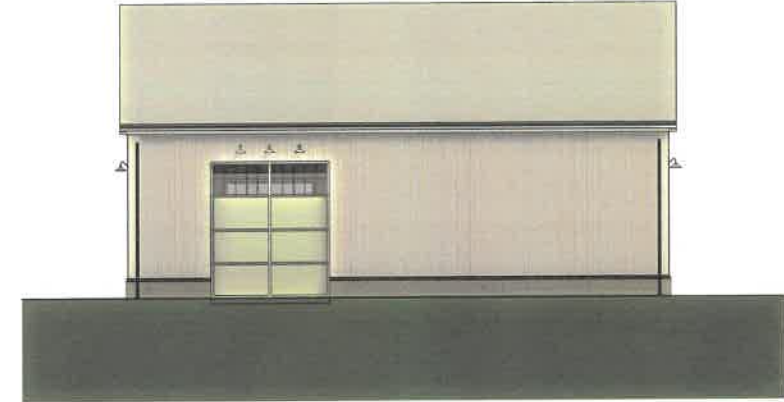
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ALUMINUM GUTTERS & DOWNSPOUTS:	DMI; COLOR: DYNACLAD WEATHERED ZINC
VERTICAL METAL SIDING:	DMI R-PANEL WPRP; COLOR: DYNACLAD WHITE
SPLIT-FACED BLOCK & WATER TABLE:	OBERFELDS; MORTAR: CEMEX; COLOR: NATURAL GRAY, COLOR: SEMI-LESTONE
ENTRY DOORS & WINDOWS:	KAWNEER; COLOR: BONE WHITE
GARAGE DOORS:	OVERHEAD DOOR CO. THERMACORE 596 UPPER SASHES; COLOR: WHITE



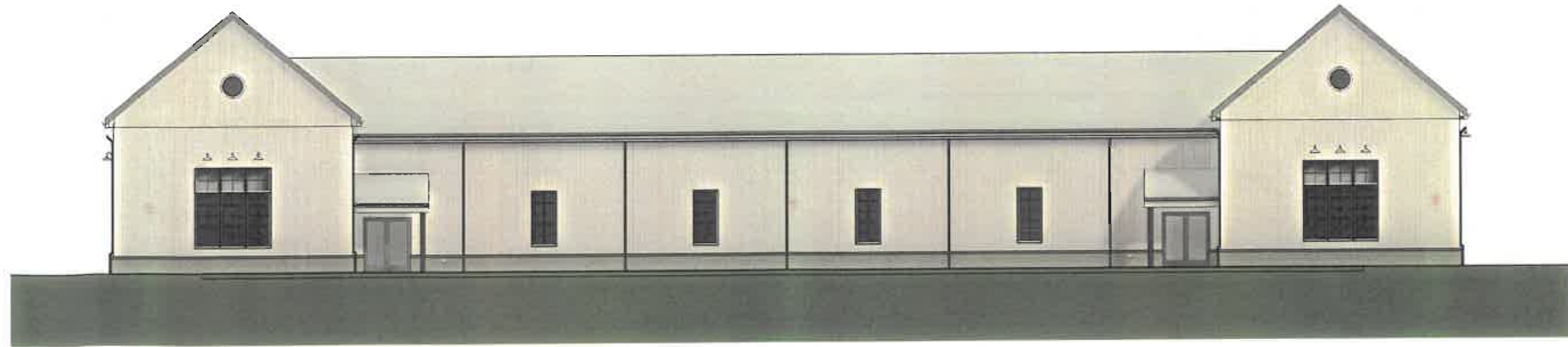
① SOUTH ELEVATION WITH COLOR
1/8" = 1'-0"



② EAST ELEVATION WITH COLOR
1/8" = 1'-0"



③ WEST ELEVATION WITH COLOR
1/8" = 1'-0"



④ NORTH ELEVATION WITH COLOR
1/8" = 1'-0"



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NEW ALBANY POLICE TRAINING FACILITY

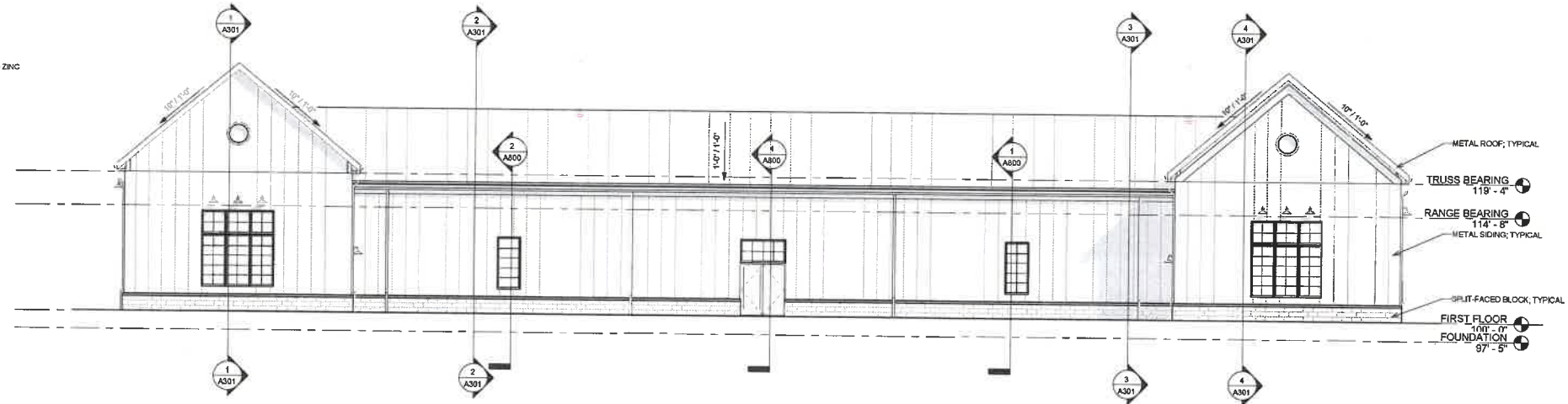
7800 BEVELHYMER ROAD
NEW ALBANY, OHIO 43054

SD SET: 10/05/2025
ARD PRELIM SET: 02/18/2026
ARD REVISED SET: 04/01/2026

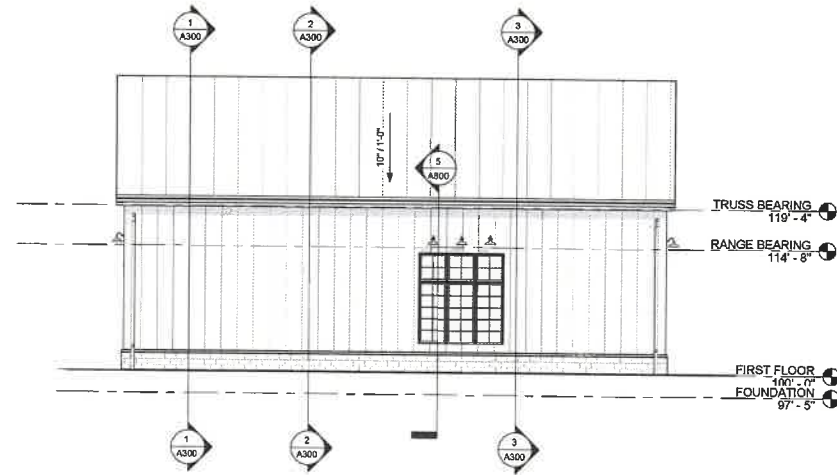
EXTERIOR ELEVATIONS

A201

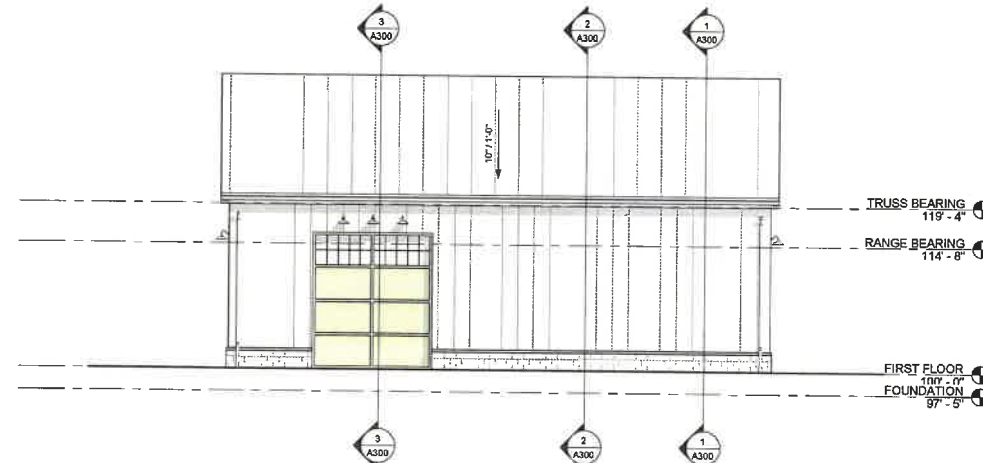
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- METAL ROOF: DMI SPAN/LOCK SL-20; COLOR: DYNACLAD WEATHERED ZINC
 - ALUMINUM GUTTERS & DOWNSPOUTS: DMI; COLOR: DYNACLAD WEATHERED ZINC
 - VERTICAL METAL SIDING: DMI R-PANEL W/RRP; COLOR: DYNACLAD WHITE
 - SPLIT-FACED BLOCK & WATER TABLE: OSBERFIELDS; COLOR: NATURAL GRAY; MORTAR: CEMEX; COLOR: 58H LIMESTONE
 - ENTRY DOORS & WINDOWS: KAWNEER; COLOR: BONE WHITE
 - GARAGE DOORS: OVERHEAD DOOR CO. THERMACORE 588; COLOR: WHITE; UPPER SASHES



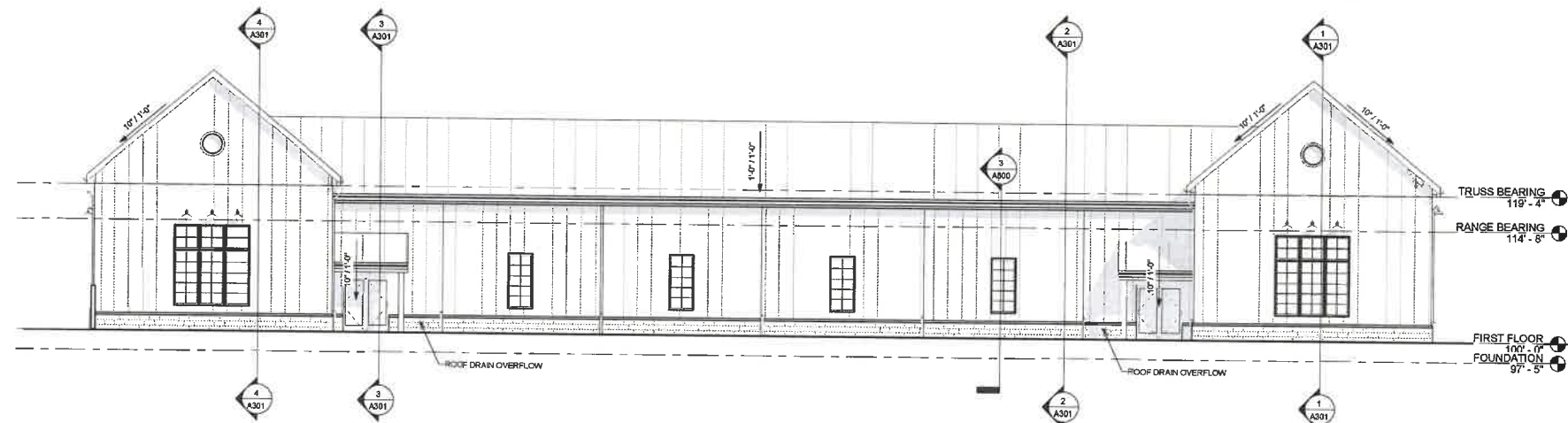
1 SOUTH ELEVATION
1/8" = 1'-0"



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



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



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



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NEW ALBANY POLICE TRAINING FACILITY

7800 BEVELHYMER ROAD
NEW ALBANY, OHIO 43054

SO SET: 10052025
ARB PRELIM SET: 02192026
ARB REVISED SET: 04012026

EXTERIOR ELEVATIONS

A200



Community Development Department

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

Dear City of New Albany c/o EMH&T,

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, April 07, 2026

The New Albany Planning Commission took the following action on 04/06/2026 .

Zoning Amendment

Location: PIDs: Portion of 222-002944, 222-004741, 222-005558, 222-002941

Applicant: City of New Albany c/o EMH&T

Application: PLZC20260005

Request: Request for a zoning change from Agricultural District (AG) to Community Facilities (CF) for 69.654+/- acres of land to allow for a community fieldhouse, police training facility, and associated greenspace at Bevelhymer Park (PIDs: portion of 222-002944, 222-004741, 222-005558, 222-002941).

Motion: To approve

Commission Vote: Motion Recommended Approval with Conditions, 4-0

Result: Zoning Amendment, PLZC20260005 was Approval with Conditions, by a vote of 4-0.

Recorded in the Official Journal this

Condition(s) of Approval:

1. The future basin on the police training facility parcel shall meet the requirements outlined in the Codified Ordinances and is subject to staff approval.
2. That signage for the police training facility be evaluated and subject to staff approval.

Staff Certification:

Javon Henderson
Planner



**Planning Commission Staff Report
April 06, 2026 Meeting**

**PRAIRIE HOUSE NEIGHBORHOOD
ZONING AMENDMENT**

LOCATION: 6060 East Dublin-Granville Road (PID: 222-000387).
APPLICANT: Five Development LLC, c/o Aaron Underhill, Esq.
REQUEST: Zoning Amendment
ZONING: Single Family Residential (R-2) to Infill-Planned Unit Development (I-PUD)
STRATEGIC PLAN: Residential District
APPLICATION: ZC-15-2026

Review based on: Application materials received March 06, 2026.

Staff report completed by Kylie Blackburn, Planner.

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to city council to rezone 18.461+/- acres from Single Family Residential (R-2) to an Infill-Planned Unit Development (I-PUD) to be known as the “Prairie House Neighborhood.” The proposed zoning permits 39 single-family dwellings, parkland, and open space.

The rezoning and preliminary development plan are scheduled to be heard by city council with an anticipated first reading on May 5, 2026, and a second reading on May 19, 2026. Once the rezoning application has been approved by city council, the application must return to the Planning Commission with a final development plan application due to the Infill-Planned Unit Development (I-PUD) zoning classification.

II. SITE DESCRIPTION & USE

The 18.461+/- acre site is located in Franklin County and is made up of one lot containing three main structures and a few accessory buildings. The site is located on East Dublin-Granville Road east of Hampstead and north of Pickett Place. Hampstead and Pickett Place are both zoned I-PUD and the development on the east of the site is outside of the city’s limits.

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.

B. Use, Site and Layout

1. The proposed zoning is an Infill-Planned Unit Development (I-PUD) that permits the development of a new 39-lot, non-age-restricted residential subdivision.
2. The site is currently zoned R-2, which permits development at a density of 2.1 dwelling units per acre. This exceeds the Strategic Plan’s recommended density of 1 dwelling unit per acre. The applicant proposes to maintain the same density of 2.1 dwelling units per acre under the requested I-PUD zoning. Therefore, the proposal does not exceed the density currently permitted.
3. The zoning district is made up of one subarea that is approximately 18.461 acres and permits the following uses:
 - Single-family detached homes, single-family attached homes, and related accessory structures.
 - Publicly or privately-owned parks and open spaces
 - Residential model homes that are subject to conditional use approval by the Planning Commission.
4. The zoning text established the following setbacks listed in the table below.

SETBACKS	
Front Yard	Lot Prototype A, B, & E: 28 feet Lot Prototype C, D, & Specialty lots: 8 feet
Side Yard	5 feet for all facades that are not part of a garage
Side Yard for Garages	Lot Prototype A, B, E, & Specialty Lots: 0 feet Lot Prototypes C & D: 5 feet
Rear Yard	Lots not sharing a property line with a perimeter boundary: 20 feet Lots with rear lot lines along an alley: 10 feet Lots sharing lot line with a perimeter boundary (except the west boundary): 30 feet

5. Additional setback requirements include:
 - East Dublin-Granville Road: a minimum setback of 50 feet from the right-of-way
 - Western Perimeter Boundary: a minimum setback of 40 feet to prevent building in the sanitary sewer easement.
6. The strategic plan calls for continued high-quality planning and design of new residential developments and neighborhoods. The zoning text provides standards that will complement the existing character of the surrounding area and maintain the current connectivity with the existing and updated leisure trails.
7. The zoning text states that all homes are not to back onto open space and reserve areas. The preliminary development plan demonstrates this requirement, meeting an important development standard of the Engage New Albany Strategic Plan.
 - The proposed text calls out the homes on Lots 2 and 29 and states that they shall be angled so that their rear facades do not run parallel or nearly parallel to the right-of-way for East Dublin-Granville Road. And that side facades of homes on Lots 1, 2, 28, and 29, which face East Dublin-Granville Road, shall include enhanced architectural elements to avoid the appearance of blank or monotonous designs.
8. A school impact statement has been submitted. The applicant estimates that 0.8 students per unit will be generated for a total of 31 students. Based on an assumed 31

students generated, the applicant has projected this development to have a net positive financial impact on the school district.

C. Access, Loading, Parking

1. The primary access point to the site is from East Dublin–Granville Road, generally located as shown on the preliminary development plan and aligned with the public street to the south, Picket Place.
2. A second access point will be provided to the west of the main access point along East Dublin-Granville that will be for emergency access only. It will utilize breakaway bollards and grass pavers.
3. The text states that 21 feet from the existing edge of right-of-way on East Dublin-Granville Road will be dedicated to the city.
 - The City Engineer has commented on the right-of-way language, see section IV. Engineering Comments section and condition #4.
4. The text requires the internal two-way street to be a public street and built to city standards. The right-of-way for these internal streets is required to be 50 feet with 26-foot pavement widths, measured from front of curb to front of curb.
5. The text also requires the internal one-way street to be a public street and built to city standards. It will have a minimum right-of-way width of 20 feet and a minimum pavement width of 12 feet.
6. The text also refers to a private alley that will be maintained by the homeowners' association and shall have a minimum of 12 feet of pavement and shall allow for one-way traffic.
7. The text requires all homes to have a minimum of 1 off-street parking space on their driveways in addition to a minimum of 2 parking spaces within the garage.
8. The text states a 4-foot-wide public sidewalk shall be provided along both sides of each public street.
 - Staff recommends a condition of approval that the public sidewalks be 5-foot-wide (condition #1).
9. An 8-foot leisure trail already exists along East Dublin-Granville Road; the text states the path will be reconstructed when necessary for the new construction. The existing dip in the leisure path across the proposed Road A, as shown on the site plans, will be corrected and realigned during the street construction. In addition, a minimum 8-foot mulched leisure path will be provided in the parkland/open space on the northern portion of the subdivision.
 - Staff recommends a condition of approval for the 8-foot mulched leisure path to be paved using asphalt (condition #2).

D. Architectural Standards

1. The New Albany Design Guidelines and Requirements (DGRs) ensure neighborhoods sustain their quality and vibrancy over time. These guidelines have been developed by New Albany to ensure that the community enjoys the highest possible quality of architectural design that has made the community successful thus far. All homes shall be designed in accordance with the City of New Albany's Design Guidelines and Requirements. The proposed zoning text contains the same high-quality standards that have been successful throughout other subdivisions in the city.
2. Each building will have a maximum height of 35 feet.
3. The text permits brick, cedar shiplap wood siding, and composition materials with a natural appearance. The use of vinyl as a primary or secondary material and the application of brick veneer to a single building façade is prohibited. The text requires exterior wall finish materials must be used to complete massing elements. Each exterior façade of a home shall utilize one primary material and that material shall be used on all elevations of that home.
4. The text allows roofs to be of natural slate wood shake or wood shingle, metal standing seam, or an architectural-grade fiberglass asphalt shingle.

5. Solar panels are permitted to be installed on roofs on the rear of homes that face southward, provided they are not visible from a public street.
6. Illustrative, architectural drawings demonstrating the design and character for the proposed development will be reviewed at the time of a final development plan application as required by C.O. 1159.07(b)(3)(P).

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

1. Detailed landscaping plans for the subdivision will be reviewed at the time of a final development plan application as required by C.O. 1159.07(b)(3)(O).
2. 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 93,600 square feet. The applicant is providing multiple reserve areas that consist of either open space or parkland, totaling 3.88 acres. Per C.O. 1187.16 wet and dry stormwater basins shall not be considered open space.

	Required	Proposed
Parkland	93,600 sq ft	93,600 sq ft
Open Space	3.58 acres	3.88 acres

3. The maps associated with the zoning text state that the parkland dedication is to be maintained by the city. The HOA will be responsible for maintaining other reserves and the emergency access drive.
 - o Ownership of the parkland and open space areas, which are shown on the preliminary development plan, shall be defined and approved with the final development plan (condition #3).
4. The zoning text states that a playground will be provided within an open space or parkland within the zoning district that will be approved with the final development plan.
5. The strategic plan states that homes should not back onto open spaces or public roads. The applicant is meeting these recommendations by prohibiting homes from backing onto open space and providing open space around existing natural features.
6. Street trees shall be required on both sides of internal streets. Trees are to be a minimum of two and a half inches in caliper at installation and shall be spaced at a maximum distance of thirty feet on center. Trees may be grouped, provided the quantity is equivalent to one tree per thirty feet. This requirement may be waived in areas where vegetation already exists.
 - o The text states that trees shall not obstruct sight distance or signage and that street tree and signage locations will be shown with the final development plan for approval.
7. The zoning text commits to a Tree Preservation Zone, which applies along the perimeters of the site. Along the western perimeter, there is a minimum 20-foot preservation zone, a 15-foot preservation zone on the eastern perimeter, and a 50-foot preservation zone from right-of-way along East Dublin Granville Road.

F. Lighting & Signage

1. Landscape lighting shall be used to provide safety and ingress and egress only; lights shall be shielded by plantings or other methods.
 - o Uplighting of the exterior of the home shall be prohibited.
2. Each house shall have a minimum of one yard light near the sidewalk at the front entry and one wall-mounted porch light at the front door.
3. The city’s gooseneck streetlights shall be used in the development and be New Albany green.
 - o The text states that other light fixtures may be used, subject to approval by the Planning Commission.
4. No signs are proposed at this time, but the text states standard city street regulatory signs will be used, and any other signs shall conform to the provisions of the Codified

Ordinances. All proposed signage for the subdivision is subject to review and approval of the Planning Commission at the time of the final development plan application.

G. Other Considerations

1. Pre-fabricated buildings are prohibited in the zoning district.
2. Basketball backboards, swings, and other such equipment are permitted but must be screened from adjoining properties.
3. Swimming pools/spas are permitted per the proposed text. They must be located in the rear yard and within the building line of sight, completely enclosed by a fence and screened from adjoining properties.
 - o All equipment shall be within the enclosure and completely screened from adjoining properties.
 - o Pools/spa, including any walks, paved areas, equipment, and appurtenances, may not be closer than fifteen feet to any property line per Codified Ordinance 1173.02(c).

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. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval (condition #4).

1. Revise the text and exhibits to show 50 feet of public right-of-way dedication as measured from the road centerline along the parcel frontage.
2. The developer shall provide documentation showing that all existing private well and septic systems in the subject area have been abandoned in accordance with all applicable environmental regulations.
3. Provide environmental permit approvals when they are available
4. Provide a fire truck turning radius analysis and obtain Fire Department approvals.
5. Revise the curb radius at the man curb cu to match what is shown across the street at Pickett Place.

V. SUMMARY:

The rezoning is consistent with the residential land use recommendations of the New Albany Strategic Plan, providing versatile housing types for the community and showcasing the high-quality development standards found throughout the city. While the proposed density is higher than the Strategic Plan recommendation, it does not exceed what is currently permitted under the existing R-2 zoning. The new development will complement the established character of the immediate area and maintain the current connectivity. Additional landscape, architecture, and parking details will be reviewed under the final development plan application for the subdivision. The rezoning will increase the number of students in the school district, but with the number of homes contemplated, the school will receive more money than it does currently with the site as is. The zoning text is very similar to other I-PUD subdivisions within the city and is anticipated to follow similar architectural designs as these other subdivisions.

VI. ACTION

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

Move to approve rezoning/preliminary development plan application ZC-15-2026 based on the findings in the staff report, with the following condition (conditions of approval may be added).

1. Public sidewalks shall be 5-foot-wide.
2. The proposed 8-foot mulched leisure trail be paved using asphalt.
3. Ownership of the parkland and open space areas, which are shown on the preliminary development plan, shall be defined and approved with the final development plan.
4. The City Engineer's comments must be addressed, subject to staff approval.

Approximate Site Location:



Source: NearMap



Community Development Department

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

Dear Five Development LLC c/o Underhill & Hodge 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

Thursday, April 09, 2026

The New Albany Planning Commission took the following action on 04/06/2026 .

Zoning Amendment

Location: 6060 DUBLIN GRANVILLE RD

Applicant: Five Development LLC c/o Underhill & Hodge LLC,

Application: PLZC20260015

Request: Request for a zoning change from Low-Density Single-Family Residential (R-2) to Infill Planned Unit Development (I-PUD) with a zoning text to be known as the “Prairie House Neighborhood” for 18.461+/- acres of land at 6060 Dublin-Granville Road (PID: 222-000387).

Motion: To approve with conditions

Commission Vote: Motion Approved with Conditions, 4-0

Result: Zoning Amendment, PLZC20260015 was Approved with Conditions, by a vote of 4-0.

Recorded in the Official Journal this April 09, 2026

Condition(s) of Approval:

1. Public sidewalks shall be 5-foot-wide.
2. The proposed 8-foot mulched leisure trail be paved using asphalt.
3. Ownership of the parkland and open space areas, which are shown on the preliminary development plan, shall be defined and approved with the final development plan.
4. The City Engineer’s comments must be addressed, subject to staff approval.
5. Consideration of trail connection at final development plan.
6. Setback on the western boundary line to be 40 feet consistent.
7. A minimum of 5 feet between all structures.
8. Variances for pools and spas are strongly discouraged.
9. In any deed, other than to the developer, conveying the lot along the western or eastern property line there shall be a prohibition on improvement in the tree preservation zone or sanitary sewer easement. This shall be recorded in a separate filing or in the plat.
10. Text of III(C)(9), the landscaping for side facing lots will be designed similar to the entrance of the Oxford residential subdivision.
11. At a minimum, a traffic access study will be prepared at final development plan.
12. Revisit the design, location, and structure of the retaining wall, if presented at final development plan.

Staff Certification:

Kylie Blackburn

Kylie Blackburn
Planner



**Planning Commission Staff Report
April 20, 2026 Meeting**

**HAMLET AT SUGAR RUN
PHASE 1 FINAL PLAT**

LOCATION: Generally located at the southwest corner of the New Albany Condit Road and Central College Road intersection (PIDs: 222-00313, 222-00549, 222-00654, 222-00664, 222-00668, 222-00669, 222-00670, 222-00671, 222-00672, 222-00673, 222-00676, 222-00678, 222-00686, 222-00688, 222-01167)

APPLICANT: NoNA Master Development LLC c/o Aaron Underhill, Esq.

REQUEST: Final Plat

ZONING: Infill-Planned Unit Development (I-PUD)

STRATEGIC PLAN: Hamlet Focus Area

APPLICATION: FPL-22-2026

Review based on: Application materials received on April 1, 2026.

Staff report completed by Kylie Blackburn, Planner and Chris Christian, Planning Manager

I. REQUEST AND BACKGROUND

The final plat is for the 1st phase of the Hamlet development. The intent of this plat is to establish the primary road network within phase 1, 14 lots, and 2 reserves. To establish additional lots, parkland/open space areas, and roads, the developer will have to submit additional final plat applications in the future which are subject to the review and approval of the Planning Commission and city council. The Planning Commission reviewed a final plat application for phase 1 of the Hamlet on February 5, 2025 (FPL-94-2024). The plat has since been changed therefore, a new approval is necessary.

The Planning Commission reviewed the zoning change and preliminary development plan for the property on November 7, 2022 (ZC-104-2022) and the zoning change was adopted by City Council on December 6, 2022 (O-40-2022). The Planning Commission reviewed and approved the final development plan and preliminary plat for the subdivision on September 16, 2024 (FDP-53-2024).

II. SITE DESCRIPTION AND USE

Phase 1 of the Hamlet development is located at the southwest corner of the New Albany-Condit Road and Central College Road intersection. The property is currently vacant.

III. PLAN REVIEW

The Planning Commission's review authority of the plat is found under C.O. Section 1187. The staff's review is based on New Albany plans and studies, zoning text, and zoning regulations.

Residential Lots

1. There are 14 residential lots included on the final plat application. The intent of this plat is to establish the primary road network and a limited number of lots within phase 1 of the development. To establish additional residential lots in the future, the applicant must return to the Planning Commission for review and approval of a new final plat. The lots are centrally

located within the development and applicable setbacks are shown, consistent with the approved final development plan.

Streets and Rights-of-Way

1. The plat creates three (3) new publicly dedicated streets. All of the new streets meet the right-of-way requirements in the zoning text:
 - Resch Boulevard provides access to the subdivision from Central College Road and State Route 605, with 60 feet of right-of-way.
 - Huston Loop, with 50 feet of right-of-way.
 - Tilia Alley, a publicly dedicated alley, with 24 feet of right-of-way.
 - Ashbourne Way, a publicly dedicated alley, with 24 feet of right-of-way.
2. The utility easements are shown on the plat.
3. Per the city's subdivision regulations, C.O. 1187.04, all new streets shall be named and shall be subject to the approval of the Planning Commission. The applicant proposes to name primary roads within the development after historic figures in the New Albany community. Resch Boulevard is named after William (Bill) Resch and Huston Loop is named after one of the original landowners in the immediate area. Tilia is the Latin genus name for the linden tree which is native to Ohio. The name Ashbourne is of Old English origin, meaning "ash tree brook" or "ash tree stream". It is also a historic market town in Derbyshire, England characterized for its well-preserved Georgian architecture.
4. The applicant meets and exceeds the State Route 605 and Central College Road right-of-way dedication requirements.
 - 10 additional feet of right-of-way is to be dedicated along the southern portion of Central College Road for a total of 50 feet.
 - A total of 50 feet of right-of-way is being provided along the western portion of State Route 605 where the zoning text only requires 40 feet. Most of this right-of-way width exists today but there are some small dedications proposed along the southern portion of the frontage to get to the 50-foot amount.

Parkland and Open Space

1. The plat contains two (2) reserve areas shown as Reserves "A" and "B".
 - According to the plat notes, Reserve A shall be owned and maintained by the city of New Albany, consistent with the final development plan application.
 - Reserve B shall be owned and maintained by the HOA, consistent with the final development plan application.

IV. ENGINEER'S COMMENTS

The City Engineer reviewed the referenced plat 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 comments of the city engineer are addressed, subject to staff approval (condition #1).

1. Plat should be reviewed by the Franklin County Engineer's office, and a summary of the County Engineer review comments and the applicant's comment response be provided for our records.
2. Provide drainage easements in all side yard and rear yard swales, and where storm sewer extends outside the right of way, including underground detention structures

V. ACTION

Basis for Approval:

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

Suggested Motion for FPL-22-2026:

Move to approve final plat application FPL-22-2026 with the following condition:

1. The City Engineer's comments must be addressed, subject to staff approval.

Approximate Site Location:



Source: NearMap

404.692-02
April 7, 2026

To: Christopher Christian
Director of Planning

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

Re: Hamlet at Sugar Run Plat
Phases 1

We reviewed the referenced plat in accordance with Code Section 1187.06. Our review comments are as follows:

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. Provide drainage easements in all side yard and rear yard swales and where storm sewer extends outside the right of way, including underground detention structures.

Brief written comment responses appreciated.

MEF/JMH

cc: Joshua Albright, Engineering Manager
Jeremiah Wood, Development Engineer
Kylie Blackburn, Planner

Fees & Submittal Information

Appeal		250.00	
Certificate of Appropriateness			
	ARB – single and two family residential	100.00	
	ARB – All other residential or commercial	300.00	
	ARB - Signage	75.00	
Conditional Use		600.00	
Development Plan – Preliminary PUD or Comprehensive			
	Planning fee	First 10 acres	750.00
		Each additional 5 acres or part thereof	50.00 / each
	Engineering fee	1-25 lots	155.00 / each
		Minimum fee	1000.00
	Engineering fee	26 – 50 lots	3875.00
		Each additional lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each additional lot over 51	50.00 / each
Development Plan – Final PUD			
	Planning fee	First 10 acres	650.00
		Each additional 5 acres or part thereof	50.00
	Engineering fee	1-25 lots	
		(minimum fee \$1,000.00)	155.00 / each
	Engineering fee	26 – 50 lots	3875.00
		Each additional lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each additional lot over 51	50.00 / each
Development Plan – Non-PUD			300.00
Development Plan / Text Amendment			600.00
Plat – Road Preliminary			
	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
		lots on one side of street	.50 / LF
		Minimum fee	1,000.00
Plat – Road Final			
	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
		lots on one side of street	.50 / LF
		Minimum fee	1,000.00
Plat – Subdivision Preliminary			
	Planning		650.00
		Plus each lot	50.00 / each
	Engineering fee	1-25 lots	
		(minimum fee \$1,000.00)	155.00 / each
	Engineering fee	26 – 50 lots	3875.00
		Each lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each lot over 51	50.00 / each

Plat – Subdivision Final			
Planning		650.00	650.00
	Plus each lot	15.00 / each	270.00
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 /each	2790.00
Engineering fee	26-50 lots	3875.00	
	Each lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each lot over 51	50.00 / each	
Lot Changes		200.00	
Minor Commercial Subdivision		200.00	
Vacation (Street or Easement)		1200.00	
Variance			
	Non-single family, commercial, subdivision, multiple properties	600.00	
	Single Family residence	250.00	
	In conjunction with Certification of Appropriateness	100.00	
Extension Request		0.00	
Zoning			
	Rezoning - First 10 acres	700.00	
	Each additional 5 acres or part thereof	50.00 / each	
	Rezoning to Rocky Fork Blacklick Accord	250.00	
	Text Modification	600.00	
Easement Encroachment		800.00	

Parcels Included

- 222-00313
- 222-00549
- 222-00654
- 222-00664
- 222-00668
- 222-00669
- 222-00670
- 222-00671
- 222-00672
- 222-00673
- 222-00676
- 222-00678
- 222-00686
- 222-00688
- 222-01167

HAMLET AT SUGAR RUN PHASE 1

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 13, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 15.466 acres of land, more or less, said 15.466 acres being comprised of all of Parcels III, IV, V, VIII, IX, X, XI and XII, and part of Parcels VI and VII conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Number 202312190131551, all of those tracts of land conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Numbers 202203070036529 and 202205180075664, and part of those tracts of land conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Numbers 202106280112895 and 202205170075295, Recorder's Office, Franklin County, Ohio.

The undersigned, **NONA MASTER DEVELOPMENT, LLC**, an Ohio limited liability company, by **YAROMIR STEINER**, Authorized Agent, does hereby certify that this plat correctly represents its "**HAMLET AT SUGAR RUN PHASE 1**", a subdivision containing Lots numbered 1 to 18, both inclusive, and areas designated as Reserve "A" and Reserve "B", does hereby accept this plat of same and dedicates to public use, as such, all of Ashbourne Way, Central College Road, Huston Loop, New Albany-Condit Road, Resch Boulevard and Tilia Alley shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage 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. 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 New Albany Municipal Engineer.

In Witness Whereof, **YAROMIR STEINER**, Authorized Agent of **NONA MASTER DEVELOPMENT, LLC**, has hereunto set his hand this ____ day of _____, 20__.

Signed and Acknowledged
In the presence of: **NONA MASTER DEVELOPMENT, LLC**

By **YAROMIR STEINER**,
Authorized Agent

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **YAROMIR STEINER**, Authorized Agent of **NONA MASTER DEVELOPMENT, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **NONA MASTER DEVELOPMENT, 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 Ordinance No. _____, passed _____, 20__, wherein all of Ashbourne Way, Central College Road, Huston Loop, New Albany-Condit Road, Resch Boulevard and Tilia Alley shown dedicated hereon are accepted, as such, by the Council for the City of New Albany, Ohio.

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

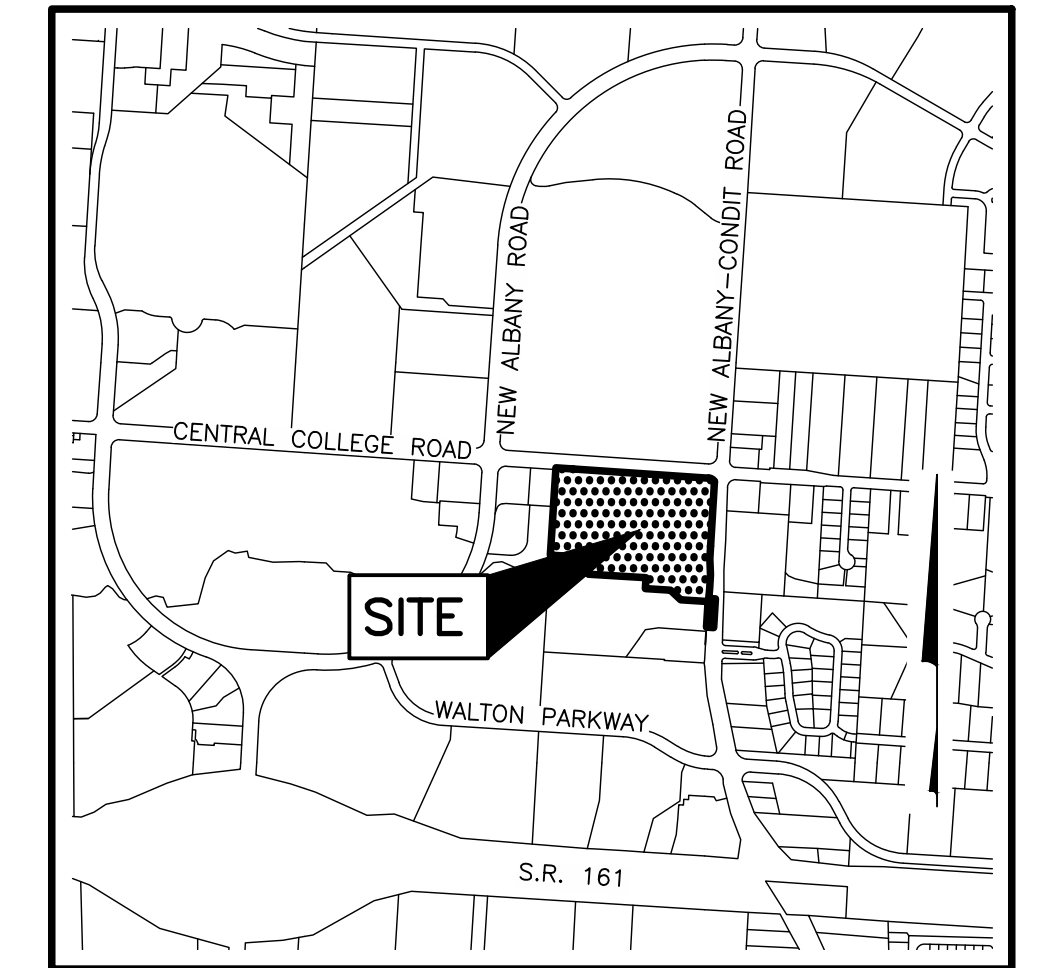
Deputy Auditor, _____ Franklin County, Ohio

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 Ohio State Plane Coordinate System, South Zone, NAD 83(2011). The bearing of South 86° 08' 42" East, assigned to the southerly right of way line of Central College Road, is designated the basis of bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of 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



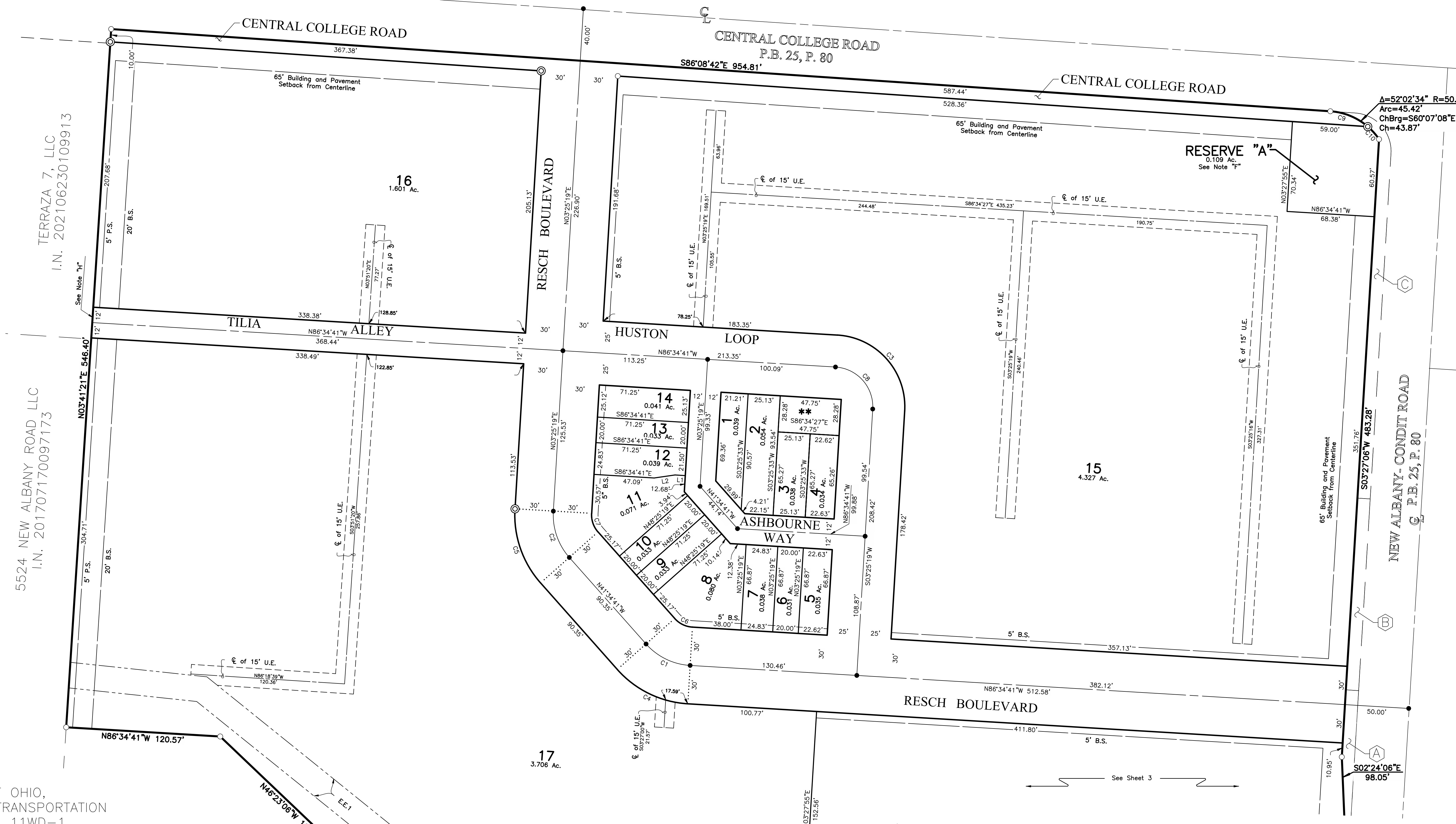
Evans, Mechwart, Hambleton & Tison, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.773.4500 Toll Free: 888.773.3638
emht.com

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

HAMLET AT SUGAR RUN PHASE 1



- (A) STATE OF OHIO, DEPARTMENT OF TRANSPORTATION
PARCEL NO. 11WD-1
I.N. 200411290271526
- (B) STATE OF OHIO, DEPARTMENT OF TRANSPORTATION
PARCEL NO. 12WD-1
I.N. 200412130282221
- (C) STATE OF OHIO, DEPARTMENT OF TRANSPORTATION
PARCEL NO. 13WD-1
I.N. 200411290271525
- (D) STATE OF OHIO
PARCEL NO. 10 WD
I.N. 199908170208852
- (E) STATE OF OHIO
PARCEL NO. 84 WD
O.R. 21810G15

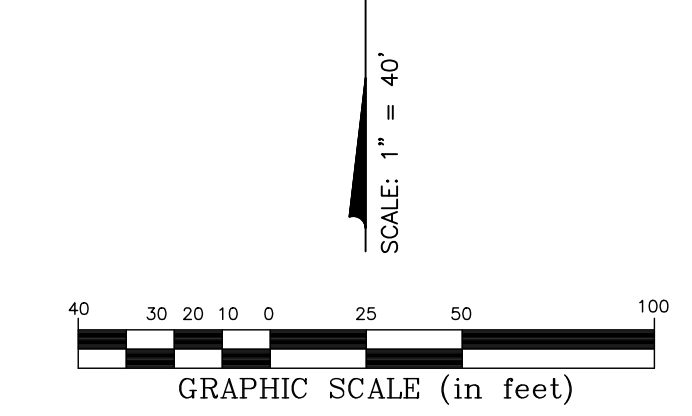
NONA MASTER DEVELOPMENT, LLC
I.N. 202106280112895

NONA MASTER DEVELOPMENT, LLC
PARCEL VII
I.N. 202312190131551

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	45°00'00"	50.00'	39.27'	S 64°04'41" E	38.27'
C2	45°00'00"	50.00'	39.27'	S 19°04'41" E	38.27'
C3	90°00'00"	56.00'	87.96'	S 41°34'41" E	79.20'
C4	45°00'00"	80.00'	62.83'	S 64°04'41" E	61.23'
C5	45°00'00"	80.00'	62.83'	S 19°04'41" E	61.23'
C6	45°00'00"	20.00'	15.71'	S 64°04'41" E	15.31'
C7	45°00'00"	20.00'	15.71'	S 19°04'41" E	15.31'
C8	90°00'00"	31.00'	48.69'	S 41°34'41" E	43.84'
C9	36°51'55"	50.00'	32.17'	N 67°42'28" W	31.62'
C10	15°10'39"	50.00'	13.24'	N 41°41'11" W	13.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°34'41"E	8.05'
L2	S81°43'53"W	16.45'

- 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

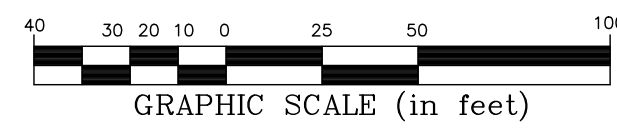


- Legend
- B.S. = Building Setback
 - D.E. = Drainage Easement
 - P.S. = Pavement Setback
 - U.E. = Utility Easement
 - E.E.1 = Existing 20' Sanitary Easement
 - O.R. 28141E13
 - ** = RESERVE "B"
 - 0.031 Ac.
 - See Note "J"

HAMLET AT SUGAR RUN PHASE 1

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	45°00'00"	50.00'	39.27'	S 64°04'41" E	38.27'
C2	45°00'00"	50.00'	39.27'	S 19°04'41" E	38.27'
C3	90°00'00"	56.00'	87.96'	S 41°34'41" E	79.20'
C4	45°00'00"	80.00'	62.83'	S 64°04'41" E	61.23'
C5	45°00'00"	80.00'	62.83'	S 19°04'41" E	61.23'
C6	45°00'00"	20.00'	15.71'	S 64°04'41" E	15.31'
C7	45°00'00"	20.00'	15.71'	S 19°04'41" E	15.31'
C8	90°00'00"	31.00'	48.69'	S 41°34'41" E	43.84'
C9	36°51'55"	50.00'	32.17'	N 67°42'28" W	31.62'
C10	15°10'39"	50.00'	13.24'	N 41°41'11" W	13.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°34'41"E	8.05'
L2	S81°43'53"W	16.45'



Legend

- B.S. = Building Setback
- D.E. = Drainage Easement
- P.S. = Pavement Setback
- U.E. = Utility Easement
- E.E.1 = Existing 20' Sanitary Easement O.R. 28141E13

**** = RESERVE "B"**
0.031 Ac.
See Note "J"

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

(A) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 11WD-1
I.N. 200411290271526

(B) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 12WD-1
I.N. 200412130282221

(C) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 13WD-1
I.N. 200411290271525

(D) STATE OF OHIO
PARCEL NO. 10 WD
I.N. 199908170208852

(E) STATE OF OHIO
PARCEL NO. 84 WD
O.R. 21810G15

NOTE "A": At the time of platting, all of Hamlet at Sugar Run Phase I is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39049C0202K for Franklin County, Ohio and incorporated areas, with an effective date of June 17, 2008.

NOTE "B" - AGRICULTURAL RECOURPMENT: Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of New Albany for, and hold it harmless from, any agricultural recoupments assessed or levied in the future against the property dedicated herein, which result from grantor's conversion of the property from agricultural use.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	15.466 Ac.
Acreage in rights-of-way:	2.603 Ac.
Acreage in lots:	12.723 Ac.
Acreage in Reserves:	0.140 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Hamlet at Sugar Run Phase I is comprised of all of the following Franklin County Parcel Numbers:

222-00313	1.010 Ac.
222-00549	0.803 Ac.
222-00654	0.993 Ac.
222-00664	0.270 Ac.
222-00668	0.528 Ac.
222-00669	3.519 Ac.
222-00670	2.691 Ac.
222-00671	0.999 Ac.
222-00672	0.999 Ac.
222-00673	0.804 Ac.
222-00676	0.528 Ac.
222-00678	0.275 Ac.
222-00686	0.968 Ac.
222-00688	0.804 Ac.
222-01167	0.275 Ac.

NOTE "E" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in Hamlet at Sugar Run Phase I. Nothing herein, however, shall prohibit the construction and use of a driveway alongside or to the rear of a residential structure if otherwise permitted by the City of New Albany.

NOTE "F" - RESERVE "A": Reserve "A", as designated and delineated hereon, shall be owned and maintained by the City of New Albany, Ohio.

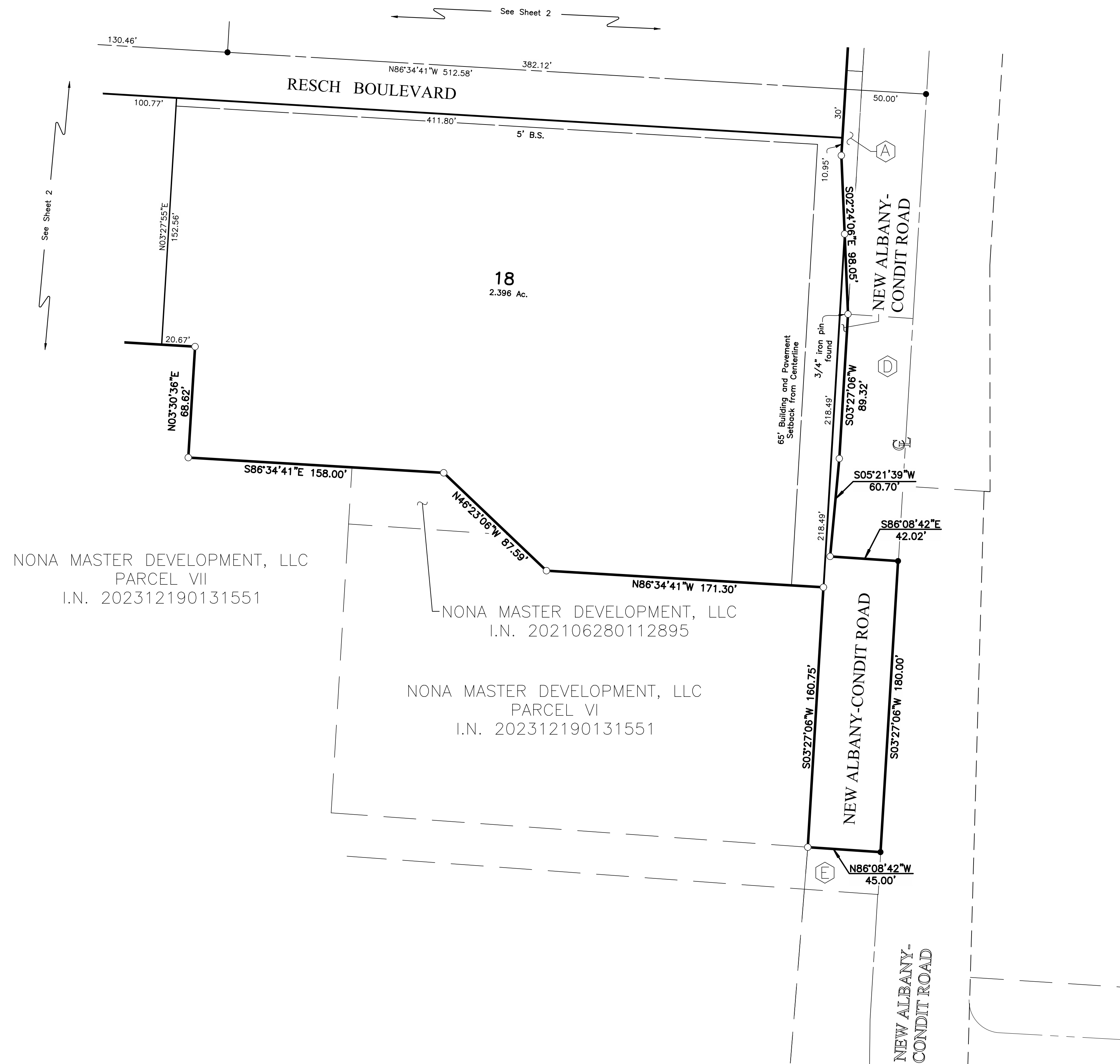
NOTE "G": No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on the area hereby platted. The City of New Albany, Ohio approval of this plat of "Hamlet at Sugar Run Phase I" does not imply any approval of the site as it may pertain to wetlands.

NOTE "H": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "I": The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. There are additional lot setbacks and restrictions in the city zoning regulations that are not reflected on this plat. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. Note "I" should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "J" - RESERVE "B": Reserve "B", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Hamlet at Sugar Run subdivisions for the purpose of open space, the maintenance of storm water facilities, and the maintenance of multi-use paths.

NOTE "K": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Hamlet at Sugar Run Phase I or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.





**Planning Commission Staff Report
April 20, 2026 Meeting**

**HAMLET AT SUGAR RUN
PHASE 2 FINAL PLAT**

LOCATION: Generally located at the southeast corner of the New Albany Condit Road and Central College Road intersection (PIDs: 222-000314, 222-000375, and 222-000377)
APPLICANT: NoNA Master Development LLC c/o Aaron Underhill, Esq.
REQUEST: Final Plat
ZONING: Infill-Planned Unit Development (I-PUD)
STRATEGIC PLAN: Hamlet Focus Area
APPLICATION: FPL-23-2026

Review based on: Application materials received on April 1, 2026.

Staff report completed by Kylie Blackburn, Planner and Chris Christian, Planning Manager

I. REQUEST AND BACKGROUND

The final plat is for the 2nd phase of the Hamlet development. The intent of this plat is to establish the primary road network, 28 residential lots, and 4 reserve areas.

The Planning Commission reviewed the zoning change and preliminary development plan for the property on November 7, 2022 (ZC-104-2022) and the zoning change was adopted by City Council on December 6, 2022 (O-40-2022). The Planning Commission reviewed and approved the final development plan and preliminary plat for the subdivision on September 16, 2024 (FDP-53-2024).

II. SITE DESCRIPTION AND USE

Phase 2 of the Hamlet development is generally located at the southeast corner of the New Albany-Condit Road and Central College Road intersection. The property is currently vacant.

III. PLAN REVIEW

The Planning Commission's review authority of the plat is found under C.O. Section 1187. The staff's review is based on New Albany plans and studies, zoning text, and zoning regulations.

Residential Lots

1. There are 28 residential lots included on the final plat application. The intent of this plat is to establish the primary road network and a limited number of lots within phase 2 of the development. To establish additional residential lots in the future, the applicant must return to the Planning Commission for review and approval of a new final plat. The lots are centrally located within the development and applicable setbacks are shown, consistent with the approved final development plan.

Streets and Rights-of-Way

1. The plat creates three (2) new publicly dedicated streets. All of the new streets meet the right-of-way requirements in the zoning text:

- Resch Boulevard provides access to the subdivision from Central College Road and State Route 605, with 50 feet of right-of-way.
 - Cornus Lane, a publicly dedicated alley, with 30 feet of right-of-way.
2. The utility easements are shown on the plat.
 3. Per the city's subdivision regulations, C.O. 1187.04, all new streets shall be named and shall be subject to the approval of the Planning Commission. The applicant proposes to name primary roads within the development after historic figures in the New Albany community. Resch Boulevard is named after William (Bill) Resch. Cornus is the Latin genus name for dogwood trees, which are native to Ohio.
 4. The applicant meets and exceeds the State Route 605 and Central College Road right-of-way dedication requirements.
 - 5.18 additional feet of right-of-way is to be dedicated along the southern portion of Central College Road for a total of 50 feet.
 - A total of 45.7 feet of right-of-way is being provided along the eastern portion of State Route 605, where the zoning text only requires 40 feet.

Parkland and Open Space

1. The plat contains four (4) reserve areas shown as Reserve "C", "D", "E", and "F".
 - According to the plat notes, Reserve C, D, and E shall be owned and maintained by the city of New Albany. This is consistent with the final development plan application.
 - Reserve F shall be owned and maintained by the HOA, consistent with the final development plan application.

IV. ENGINEER'S COMMENTS

The City Engineer reviewed the referenced plat in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided and provided the following comments. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval (condition #1).

1. Plat should be reviewed by the Franklin County Engineer's office, and a summary of the County Engineer review comments and the applicant's comment response be provided for our records.
2. Add a flood protection elevation table for all lots impacted by the flood plain.
3. Provide drainage easements in all side yard and rear yard swales, and where storm sewer extends outside the right of way, including underground detention structures.

VIII. ACTION

Basis for Approval:

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

Suggested Motion for FPL-23-2026:

Move to approve final plat application FPL-23-2026 with the following conditions:

1. The City Engineer's comments must be addressed, subject to staff approval.

Approximate Site Location:



Source: NearMap

404.692-02
April 7, 2026

To: Christopher Christian
Director of Planning

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

Re: Hamlet at Sugar Run Plat
Phases 2

We reviewed the referenced plat in accordance with Code Section 1187.06. Our review comments are as follows:

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. Refer to Exhibit A (see attached). Add a flood protection elevation table for all lots impacted by the flood plain.
3. Provide drainage easements in all side yard and rear yard swales and where storm sewer extends outside the right of way, including underground detention structures.

Brief written comment responses appreciated.

(attachment)

MEF/JMH

cc: Joshua Albright, Engineering Manager
Jeremiah Wood, Development Engineer
Kylie Blackburn, Planner



Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>																									
Project Information	<p>Site Address <u>Southeast corner of Central College Road and New Albany-Condit Road</u></p> <p>Parcel Numbers <u>See page 3 for list of parcels</u></p> <p>Acres <u>6.12</u> # of lots created <u>28 Lots and 4 Reserves</u></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">Choose Application Type</th> <th>Description of Request:</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td rowspan="6"> Final Plat for 6.12 acres at the Southeast corner of Central College Road and New Albany Condit Road. The plat will dedicate 1 new public road and 1 new alley. Street C is 617', and Alley 4 is 452' </td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> </tr> <tr> <td><input checked="" type="checkbox"/> Plat</td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning Amendment (Rezoning)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning Text Modification</td> <td></td> </tr> </tbody> </table>		Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal	Final Plat for 6.12 acres at the Southeast corner of Central College Road and New Albany Condit Road. The plat will dedicate 1 new public road and 1 new alley. Street C is 617', and Alley 4 is 452'	<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Plat	<input type="checkbox"/> Lot Changes	<input type="checkbox"/> Minor Commercial Subdivision		<input type="checkbox"/> Zoning Amendment (Rezoning)		<input type="checkbox"/> Zoning Text Modification										
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City, State, Zip																										
Phone Number																										
Email																										
Signature	<p>Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.</p> <p>Signature of Owner <u>Jana Wedekind</u> Date: <u>3-18-26</u></p> <p>Signature of Applicant <u>Jana Wedekind</u> Date: <u>3-18-26</u></p>																									

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

Fees & Submittal Information

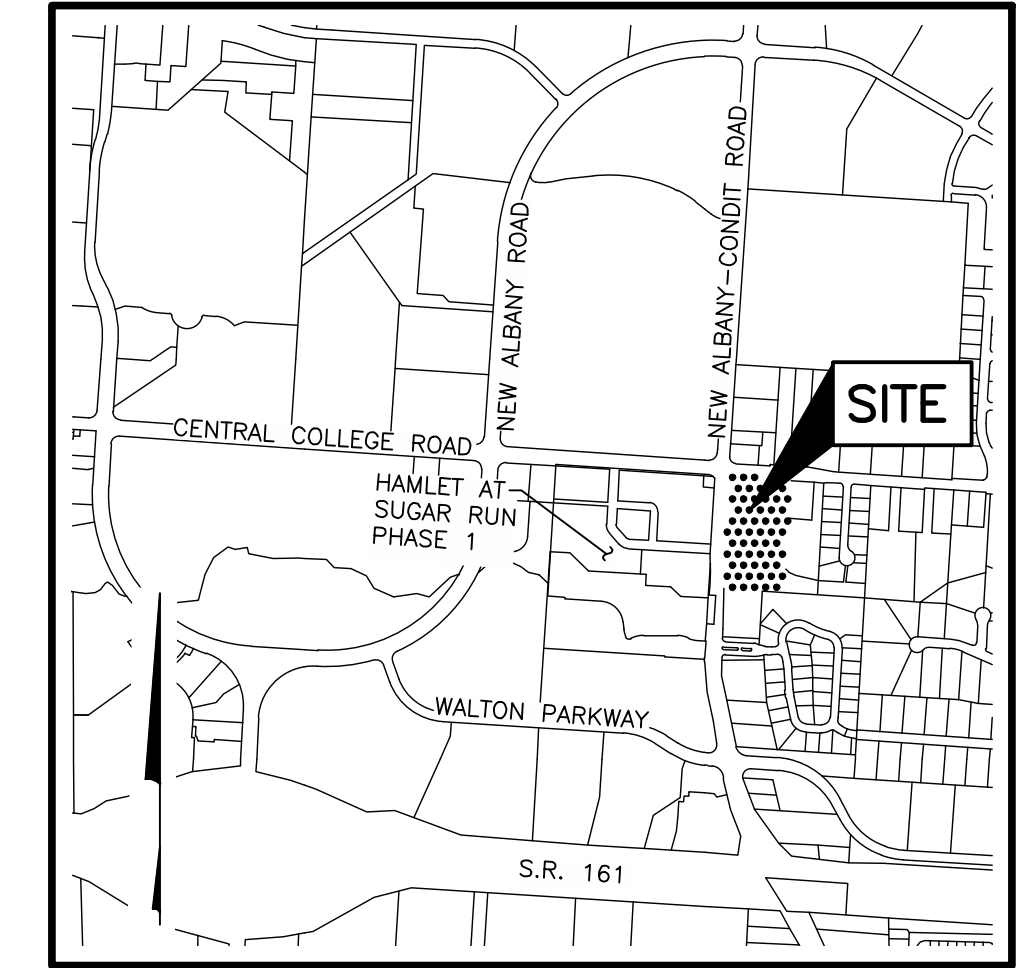
Appeal		250.00	
Certificate of Appropriateness			
	ARB – single and two family residential	100.00	
	ARB – All other residential or commercial	300.00	
	ARB - Signage	75.00	
Conditional Use		600.00	
Development Plan – Preliminary PUD or Comprehensive			
	Planning fee	First 10 acres	750.00
		Each additional 5 acres or part thereof	50.00 / each
	Engineering fee	1-25 lots	155.00 / each
		Minimum fee	1000.00
	Engineering fee	26 – 50 lots	3875.00
		Each additional lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each additional lot over 51	50.00 / each
Development Plan – Final PUD			
	Planning fee	First 10 acres	650.00
		Each additional 5 acres or part thereof	50.00
	Engineering fee	1-25 lots	
		(minimum fee \$1,000.00)	155.00 / each
	Engineering fee	26 – 50 lots	3875.00
		Each additional lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each additional lot over 51	50.00 / each
Development Plan – Non-PUD			300.00
Development Plan / Text Amendment			600.00
Plat – Road Preliminary			
	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
		lots on one side of street	.50 / LF
		Minimum fee	1,000.00
Plat – Road Final			
	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
		lots on one side of street	.50 / LF
		Minimum fee	1,000.00
Plat – Subdivision Preliminary			
	Planning		650.00
		Plus each lot	50.00 / each
	Engineering fee	1-25 lots	
		(minimum fee \$1,000.00)	155.00 / each
	Engineering fee	26 – 50 lots	3875.00
		Each lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each lot over 51	50.00 / each

Plat – Subdivision Final			
Planning		650.00	650.00
	Plus each lot	15.00 / each	420.00
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 /each	
Engineering fee	26-50 lots	3875.00	3875.00
	Each lot over 26	75.00 / each	150.00
Engineering fee	Over 51 lots	5750.00	
	Each lot over 51	50.00 / each	
Lot Changes		200.00	
Minor Commercial Subdivision		200.00	
Vacation (Street or Easement)		1200.00	
Variance			
	Non-single family, commercial, subdivision, multiple properties	600.00	
	Single Family residence	250.00	
	In conjunction with Certification of Appropriateness	100.00	
Extension Request		0.00	
Zoning			
	Rezoning - First 10 acres	700.00	
	Each additional 5 acres or part thereof	50.00 / each	
	Rezoning to Rocky Fork Blacklick Accord	250.00	
	Text Modification	600.00	
Easement Encroachment		800.00	

Parcels Included

222-000314
 222-000375
 222-000377

HAMLET AT SUGAR RUN PHASE 2



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 13, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 6.189 acres of land, more or less, said 6.189 acres being comprised of all of Parcels I and II conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Number 202312190131551, and all of that tract of land conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Number 202309010090075, Recorder's Office, Franklin County, Ohio.

The undersigned, **NONA MASTER DEVELOPMENT, LLC**, an Ohio limited liability company, by **YAROMIR STEINER**, Authorized Agent, does hereby certify that this plat correctly represents its "HAMLET AT SUGAR RUN PHASE 2", a subdivision containing Lots numbered 19 to 46, both inclusive, and areas designated as Reserve "C", Reserve "D", Reserve "E" and Reserve "F", does hereby accept this plat of same and dedicates to public use, as such, all of Central College Road, Cornus Lane, New Albany-Condit Road, and Resch Boulevard shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage 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. 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 New Albany Municipal Engineer.

In Witness Whereof, **YAROMIR STEINER**, Authorized Agent of **NONA MASTER DEVELOPMENT, LLC**, has hereunto set his hand this ___ day of _____, 20__.

Signed and Acknowledged
In the presence of: **NONA MASTER DEVELOPMENT, LLC**

By
YAROMIR STEINER,
Authorized Agent

**STATE OF OHIO
COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **YAROMIR STEINER**, Authorized Agent of **NONA MASTER DEVELOPMENT, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **NONA MASTER DEVELOPMENT, 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 Ordinance No. _____, passed _____, 20__, wherein all of Central College Road, Cornus Lane, New Albany-Condit Road, and Resch Boulevard shown dedicated hereon are accepted, as such, by the Council for the City of New Albany, Ohio.

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 _____

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011). The bearing of South 86° 08' 42" East, assigned to the southerly right of way line of Central College Road, is designated the basis of bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of 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



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

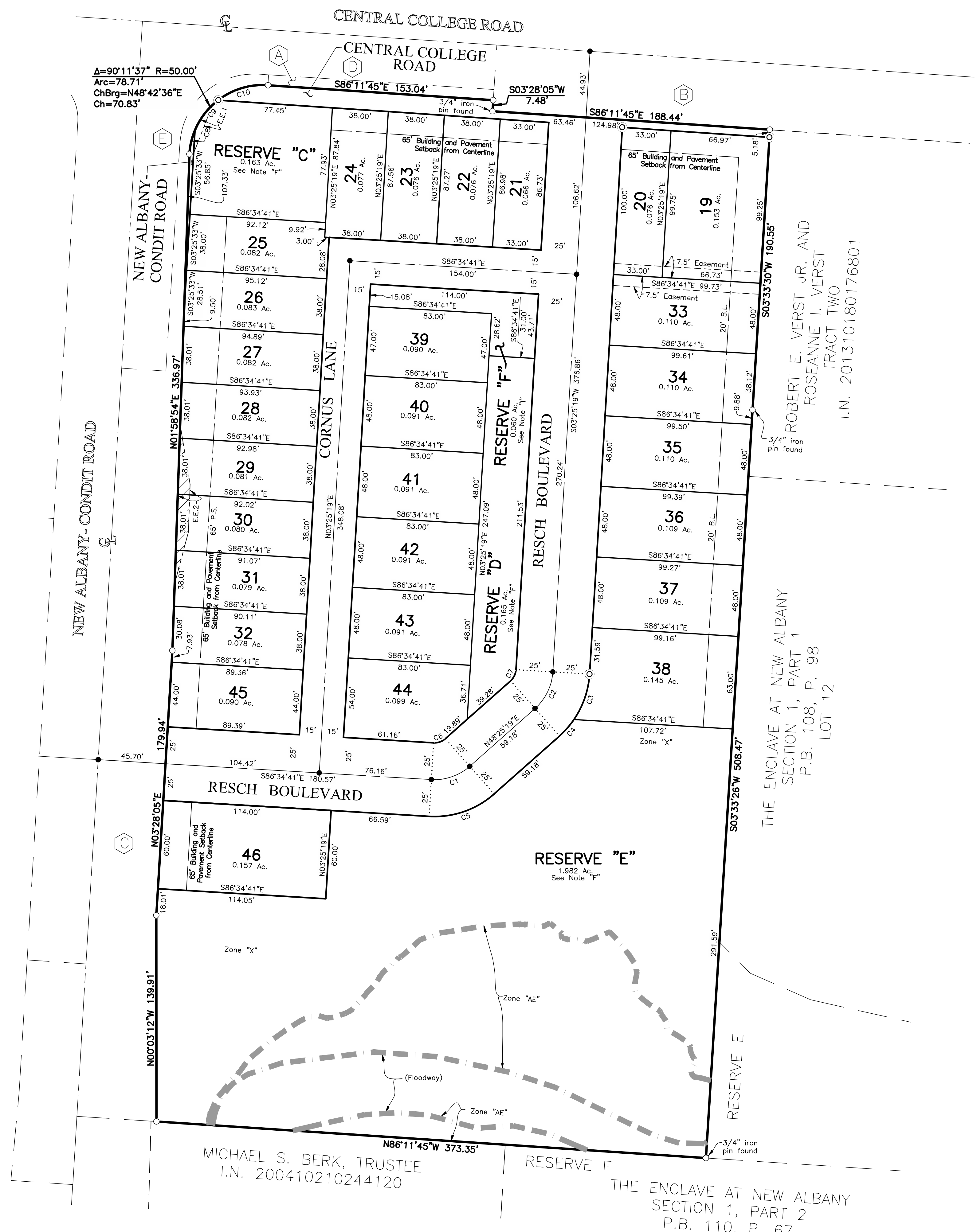
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By _____ Date _____
Professional Surveyor No. 7865

I:\2023\0187\DWG\CASHIERS\PLAT\20230187-UG-PLAT-DRG2.DWG plotted by KRK, MATHEW on 3/31/2026 8:20:30 AM last saved by JMASTON on 3/31/2026 8:12:49 AM
Date: 20230187-UG-PLAT-DRG2.DWG & 20230187-UG-REF-SUBS-N.DWG

HAMLET AT SUGAR RUN PHASE 2



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
- · - Stream Preservation Zone Line
- · - Tree Preservation Zone Line

NOTE "A": At the time of platting, part of Reserve "C" is within Zone "AE" Floodway, (the channel of the stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights) and Zone AE (Area of 1% annual chance flood with Base Flood Elevations determined). The remainder of Hamlet at Sugar Run Phase 2 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39049C0206K for Franklin County, Ohio and incorporated areas, with an effective date of June 17, 2008 and revised in FEMA LOMR 25-05-1319P with an effective date of June 26, 2026.

NOTE "B" - AGRICULTURAL RECOUPMENT: Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of New Albany for, and hold it harmless from, any agricultural recoupments assessed or levied in the future against the property dedicated herein, which result from grantor's conversion of the property from agricultural use.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	6.189 Ac.
Acreage in rights-of-way:	1.154 Ac.
Acreage in Reserves:	2.392 Ac.
Acreage in lots:	2.643 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Hamlet at Sugar Run Phase 2 is comprised of all of the following Franklin County Parcel Numbers:

222-00314	0.905 Ac.
222-00375	4.460 Ac.
222-00377	0.824 Ac.

NOTE "E" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in Hamlet at Sugar Run Phase 2. Nothing herein, however, shall prohibit the construction and use of a driveway alongside or to the rear of a residential structure if otherwise permitted by the City of New Albany.

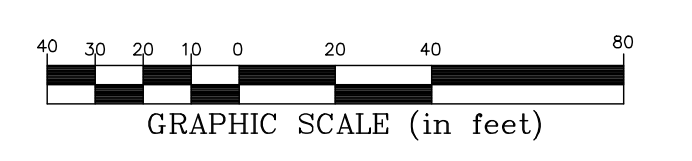
NOTE "F" - RESERVES "C", "D" AND "E": Reserves "C", "D" and "E", as designated and delineated hereon, shall be owned and maintained by the City of New Albany.

NOTE "G": No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on the area hereby platted. The City of New Albany, Ohio approval of this plat of "Hamlet at Sugar Run Phase 2" does not imply any approval of the site as it may pertain to wetlands.

NOTE "H": The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. There are additional lot setbacks and restrictions in the city zoning regulations that are not reflected on this plat. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. Note "H" should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "I" - RESERVE "F": Reserve "F", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Hamlet at Sugar Run subdivisions for the purpose of open space, parking, and a central mail box unit.

NOTE "J": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Hamlet at Sugar Run Phase 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.



Legend

- B.L. = Building Line
- D.E. = Drainage Easement
- P.S. = Pavement Setback
- U.E. = Utility Easement
- P.S. = Pavement and Building Setback (From Centerline)
- E.E.1 = Existing Leisure Path Easement I.N. 201001150005945
- E.E.2 = Existing Leisure Path Easement I.N. 201001150005946

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	45°00'00"	36.00'	28.27'	N 70°55'19" E	27.55'
C2	45°00'00"	36.00'	28.27'	N 25°55'19" E	27.55'
C3	30°59'24"	61.00'	32.99'	N 18°55'01" E	32.59'
C4	14°00'36"	61.00'	14.92'	N 41°25'01" E	14.88'
C5	45°00'00"	61.00'	47.91'	N 70°55'19" E	46.69'
C6	45°00'00"	11.00'	8.64'	N 70°55'19" E	8.42'
C7	45°00'00"	11.00'	8.64'	N 25°55'19" E	8.42'
C8	18°44'53"	50.00'	16.36'	S 12°59'14" W	16.29'
C9	30°19'53"	50.00'	26.47'	S 37°31'37" W	26.16'
C10	41°06'51"	50.00'	35.88'	S 73°14'59" W	35.11'

- (A) VILLAGE OF NEW ALBANY PARCEL NO. 2WV1 I.N. 200411290271523
- (B) VILLAGE OF NEW ALBANY PARCEL NO. 27WV I.N. 200411290271522
- (C) STATE OF OHIO, DEPARTMENT OF TRANSPORTATION PARCEL NO. 2WD-1 I.N. 200411290271524
- (D) VILLAGE OF NEW ALBANY PARCEL NO. 3WV I.N. 199911090281049
- (E) STATE OF OHIO PARCEL NO. 3WD I.N. 199911090281053

J:\2023\0187\DWG\CASHIERS\PLAT\20230187-UG-PLAT-RESZ.DWG plotted by KRK, MATTHEW on 3/31/2026 8:24:46 AM last saved by JMASTON on 3/31/2026 8:12:49 AM
 Date: 20230187-UG-PLAT-RESZ.DWG & 20230187-UG-REFS-SUBS-NWG



**Planning Commission Staff Report
April 20, 2026 Meeting**

**CLOVER VALLEY EAST ZONING DISTRICT
ZONING AMENDMENT**

LOCATION: Generally located northeast of the intersection at Jug Street and Clover Valley Road (26 parcels)
REQUEST: Zoning Amendment
ZONING: Agricultural (AG) to Limited General Employment District (L-GE)
STRATEGIC PLAN: Employment Center
APPLICATION: ZC-27-2026
APPLICANT: Lincoln Property Company, c/o Aaron Underhill, Esq., Underhill & Hodge LLC

Review based on application materials received February 2, March 17, and April 9, 2026.

Staff report completed by Lauren Sauter, Planner

UPDATE: This application was presented as case ZC-09-2026 to the Planning Commission on March 16, 2026, where it received a recommendation for approval with three conditions, and to City Council as ordinance O-07-2026 for its first reading on April 7, 2026. Staff was made aware that the application was not in full compliance with C.O. Section 1111.05(d), which requires one sign to be placed per parcel proposed for a zoning change at least 10 days before the associated Planning Commission hearing. These signs are required in addition to written and published notification of zoning changes. Signs were not placed 10 days before the March 16th hearing at every parcel proposed for the zoning change.

Required signage has been placed over 10 days in advance of this hearing at all 26 parcels proposed to be rezoned. The application is now in compliance with C.O. Section 1111.05(d).

Since the first hearing, the following changes have been made to the application:

1. Zoning text section VI(E) has been modified to address a condition of approval to require “at least” one street tree for every 30 feet of road frontage along Jug Street and Clover Valley Road.
2. The street trees on Clover Valley Road were confirmed to be “at least as much as” the street trees on the opposite side of Clover Valley Road to address a condition of approval.
3. The number of parcels was corrected to be 26 instead of 22. The correct parcels have been included in this hearing’s agenda and packets.

All other application items and findings in the staff report are the same as when first presented to the Planning Commission.

The application is now scheduled for its second reading to City Council on May 19, 2026, along with the second reading of the land’s annexation into the city.

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to rezone approximately 106.4 acres. The request proposes to create a new limitation text for an area known as the “Clover Valley East

Zoning District” and will be zoned Limited General Employment (L-GE). The proposed rezoning serves as an expansion of the New Albany International Business Park.

The proposed zoning is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code. The proposed Limited General Employment District permits office, manufacturing and production, warehouse and distribution, and research and production uses as well as data center uses as accessory uses under specific circumstances. The text contains a similar list of permitted, conditional, and prohibited uses as other similar zoning districts that are also zoned Limited General Employment (L-GE) in the immediate area.

II. SITE DESCRIPTION & USE

The overall 106.4+/- acre site consists of 26 properties located within Licking County. The site is generally located northeast of and adjacent to the intersection of Jug Street and Clover Valley Road. The subject parcels are currently being annexed into the city.

The site is comprised of farm fields and single-family residential homes. The neighboring uses and zoning districts include L-GE districts to the south, the Technology Manufacturing District (TMD) to the north and west, and unincorporated agricultural and residential zones to the east.

III. EVALUATION

Planning Commission’s review authority of the zoning amendment application is found under C.O. Sections 1107.02 and 1159.09. Upon review of the proposed amendment to the zoning map, the Commission is to make 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).

A. New Albany Strategic Plan

The Engage New Albany strategic plan designates the area as the Employment Center future land use category. The strategic plan lists the following development standards for the Employment Center 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 heights 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.

B. Use, Site and Layout

1. The request proposes to create a new limitation text for the area known as the “Clover Valley East” zoning district and will be zoned Limited General Employment (L-GE). The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
2. The text contains a similar list of permitted, conditional, and prohibited uses as other Limited General Employment (L-GE) zoning districts, such as the Mink Street West Zoning District to the south of the subject land.
3. The limitation text permits manufacturing and production, warehouse and distribution, research and production, general office activities, and personal and retail service uses, in addition to other permitted and conditional uses specified by C.O. 1153.02 for the GE zoning district.
4. Prohibited uses include mini-warehouses, vehicle services, radio or television broadcast facilities, sexually oriented businesses, and off-premises signs. Data center uses are prohibited, except when all of the following conditions are met:
 - The data center is operated as a secondary use to a primary permitted or conditional use within the zoning district;
 - The data center use occupies no more than 20 percent of the gross square footage of primary buildings in the zoning district; and
 - Certificates of zoning compliance and occupancy permits are issued by the city for the associated primary building before they are issued for the data center (as the secondary or associated use to the primary building).
5. The proposed uses are consistent with zoning in the surrounding areas, including the Technology Manufacturing District (TMD) to the north and west and Mink Street West Limited General Employment (L-GE) zoning district to the south, along with many other L-GE zoning districts in the New Albany International Business Park. Due to its location adjacent to commercially zoned land in the existing New Albany International Business Park, the site appears to be most appropriate for commercial development.
6. The proposed L-GE text requires the following setbacks that are generally consistent with those in the surrounding L-GE areas:
 - Jug Street (from right-of-way): minimum pavement setback of 50 feet and minimum building setback of 100 feet.
 - Clover Valley Road (from right-of-way): minimum pavement setback of 50 feet and minimum building setback of 100 feet.
 - New public streets (from right-of-way): minimum pavement setback of 25 feet and minimum building setback of 25 feet.
 - Eastern perimeter boundary:
 - Portions of the eastern perimeter boundary adjacent to property where residential uses are permitted: minimum pavement setback of 50 feet and minimum building setback of 100 feet.
 - Portions of the eastern perimeter boundary adjacent to property where residential uses are not permitted: minimum pavement setback of 25 feet and minimum building setback of 25 feet.
 - Northern perimeter boundary: minimum pavement setback of 25 feet and minimum building setback of 25 feet.
 - Intervening parcel (boundary lines with parcel 037-111540-00.002): minimum pavement setback of 50 feet and minimum building setback of 100 feet.

C. Access, Loading, Parking

1. The text states the developer shall work with the City Manager or their designee to determine the need for appropriate timing and phasing of street improvements to serve the zoning district. A minimum of two vehicular access points will be permitted along Jug Street, and a minimum of one vehicular access point will be permitted on Clover Valley Road. Subject to other provisions in the text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curb cuts shall be determined and approved by the City Manager or their designee in consultation with the

- developer at the time that a certificate of appropriateness is issued for a project in this Zoning District.
2. Parking and loading will be provided per code requirements (C.O. Chapter 1167) and will be evaluated at the time of development for each use.
 3. The zoning text states that there will be dedicated right-of-way for Jug Street of 30 feet from its existing centerline and for Clover Valley Road of 40 feet from its existing centerline to the city. The property owner will grant easements to the city that are adjacent to the dedicated right-of-way to the extent necessary to provide for the installation and maintenance of streetscape improvements, public utility lines, and leisure paths.

D. Architectural Standards

1. The proposed rezoning implements many of the same standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements and neighboring commercial zoning districts.
2. The same architectural requirements as the existing Mink Street West L-GE Zoning District are proposed, such as building materials and design. Numerous other L-GE zoning districts in the Business Park include the same or similar architectural standards.
3. There are no maximum building height requirements in the zoning text.
4. The New Albany Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities, careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. The limitation text includes the same specific design requirements for uses not governed by the Design Guidelines and Regulations as those in the other subareas of the business park, which ensures the quality and consistent design of these buildings throughout this portion of the business park.
5. Zoning text section IV(D)(6) requires complete screening of all roof-mounted equipment on all four sides of the building using materials that are consistent and harmonious with the building's façade and character. The text indicates that the screening is provided with screen equipment from off-site view but also to buffer sound generated by the equipment.

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

1. The maximum lot coverage for this subarea is 75 percent, which is the same for the surrounding L-GE zoning districts and for primary projects in the TMD zoning district.
2. 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.
3. For the perimeter boundaries other than the eastern perimeter boundary that abut properties with residential uses or that are zoned to permit residential uses and are not owned by the developer, a minimum six-foot-tall mound will be installed along the property line. The mound will include a landscape buffer consisting of deciduous trees, evergreens, and bushes that provide an opacity of 75 percent at five years after planting to a total of 10 feet above ground level. Along the eastern perimeter boundary, there is an existing significant topographic change resulting in a major downward slope of 10 to 20 feet extending westward from the eastern perimeter boundary line of the zoning district, which provides what is effectively an existing mound that screens views looking into the site from the east. In lieu of installing a new mound along the eastern perimeter boundary line, the existing topography shall remain and the required plantings that would have been required to be planted on a new mound instead shall be planted between the eastern perimeter boundary line and buildings or pavement. Where existing trees are present along any boundary line, planting and mounding requirements may be waived in order to preserve the trees.
4. A street tree row will be established in the right-of-way along Jug Street and Clover Valley Road that contains at least one tree for every 30 feet of road frontage. Trees may be grouped or regularly spaced, and they must be a minimum of three caliper inches. This requirement may be waived where existing vegetation occurs.

5. Landscaping will be established in the pavement setback along Jug Street and will be coordinated and consistent throughout the zoning district.
 - A minimum of 10 deciduous trees will be installed for every 100 feet of frontage on the public right-of-way. Such trees will be planted in random locations (not in rows). No more than 30 percent of such trees will be of the same species. This requirement may be waived where existing healthy and mature trees are found within the pavement setbacks, provided that a similar amount of vegetation is being preserved when compared to the requirement.
 - Mounding is allowed but not required. When utilized, mounding will have a minimum height of three feet and a maximum height of 12 feet. The slope of mound will not exceed 3:1 From the crest of the mound extending toward the private site, and the slope of the mound shall not exceed 6:1 from the crest of the mound extending toward the public right-of-way.
6. An eight-foot-wide asphalt leisure path will be installed along the Jug Street frontage. A standard white four-board horse fence is allowed, but not required, within the public rights-of-way along Clover Valley Road and Jug Street.
7. In parking areas within the zoning district, there must be a minimum of one tree planted for every 10 parking spaces. At least five percent of the vehicular use area must be landscaped or green space (or treed areas). Parking lot island must be designed to accommodate parking lot islands with trees at the end of parking aisles.

F. Lighting & Signage

1. All parking lot and private driveway lighting must be cut-off type fixtures and downcast. All parking lot lighting must be from a controlled source to minimize light spilling beyond the boundaries of the site.
2. All parking lot light poles must be black or New Albany green and constructed of metal. Light poles must not exceed 30 feet in height.
3. Lighting details will be included in the landscape plan, which is subject to the approval of the City Landscape Architect.
4. No signage is proposed at this time. Per the proposed zoning text, all signage will conform with the standards set forth in C.O. Chapter 1169.

G. Other Considerations

1. The applicant has submitted a school impact statement, which states the proposed L-GE zoning will reduce residential density in the Johnstown Monroe Local School District and provide a means to facilitate a new property tax revenue source for the district.
2. The proposed zoning text states that, following approval of this rezoning, the applicant will work with city staff to identify best practices to mitigate sound impacts from new development within this zoning district. At the time of applying for a building permit, if the codified ordinances are updated to include sound regulations, the development must comply with the codified sound regulations; otherwise, as a condition of building permit issuance, the applicant will negotiate with city staff and execute an agreement, which is signed by the City Manager and a representative of the applicant, that details sound mitigation measures and requirements to be applied to the site. If and when such an agreement is signed, its contents shall constitute an addendum to the approved zoning text and the standards set forth therein will become requirements for the zoning district, which are enforceable in the same manner as other zoning requirements.

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 (condition #1).

1. At least 30 feet of public right-of-way shall be dedicated along the Jug Street frontage of the zoning district and additional easements shall be provided for utilities if directed by staff.
2. The internal roadway network shall be constructed to public street standards.

3. A Traffic Impact Study shall be prepared to help determine what improvements in the right-of-way may be required to support the project.
4. The developer shall provide documentation showing that all existing private well and septic systems in the subject area have been abandoned in accordance with applicable environmental regulations.
5. Environmental permit approvals shall be provided when they become available.

IV. SUMMARY

The proposed limitation text provides for stricter limitations in use and design than the straight General Employment (GE) zoning district and retains or improves upon many of the requirements found in adjacent existing zoning texts. Due to its location adjacent to commercially zoned land in the existing New Albany Business Park, the site appears to be appropriate for commercial development.

The change in use for the area enables the continued growth and success of the New Albany International Business Park and ensures a consistent development pattern throughout this general area, as envisioned in the Engage New Albany Strategic Plan. The zoning text takes into account the nearby residential properties and includes various landscape restrictions to remain sensitive to those existing uses.

V. ACTION

Suggested Motion for ZC-27-2026

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (conditions may be added):

Move to approve application ZC-27-2026 based on the findings in the staff report with the following condition:

1. The city engineer's comments be addressed at the time of engineering permits, subject to staff approval.

Approximate Site Location:



Source: NearMap

401.60-154
February 11, 2026

To: Lauren Sauter
City Planner

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

Re: Clover Valley East
Rezoning

Our review comments are as follows:

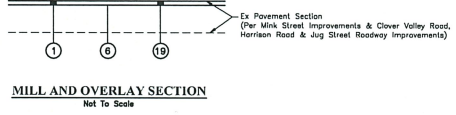
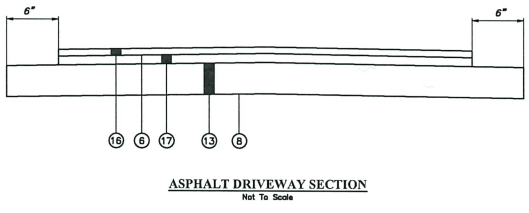
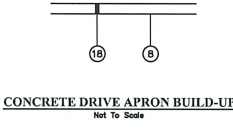
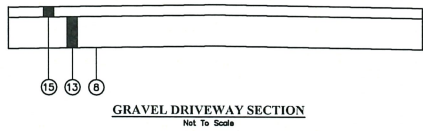
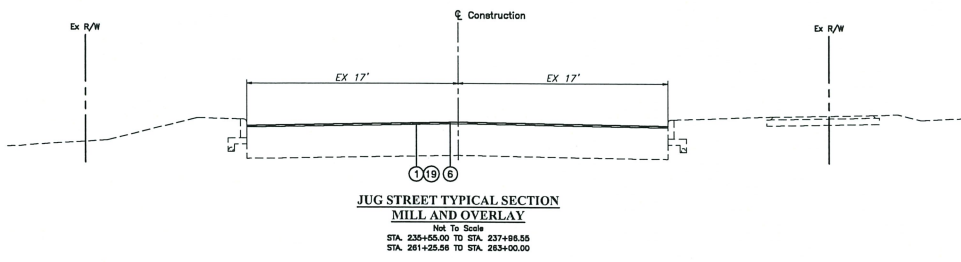
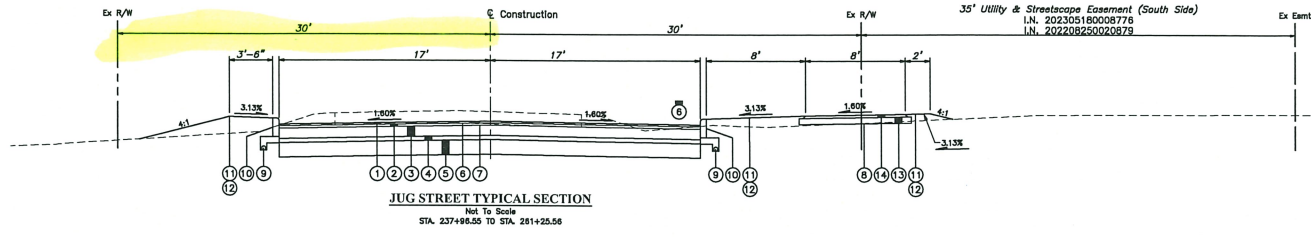
- 1) Refer to Exhibit A. We recommend that at least 30' of public r/w be dedicated along the rezoning district frontage and additional easements be provided for utilities if directed by staff.
- 2) We recommend that the internal roadway network be constructed to public street standards.
- 3) We recommend that a Traffic Impact Study be prepared to help determine what improvements in r/w may be required to support the project.
- 4) We recommend that a tree survey be performed and staff approve all trees proposed for removal.
- 5) We recommend that the developer provide documentation showing that all existing private well and septic systems in the subject area have been abandoned in accordance with all applicable environmental regulations.
- 6) Provide environmental permit approvals when they become available.

MEF/JMH

CC: Josh Albright, Development Engineer

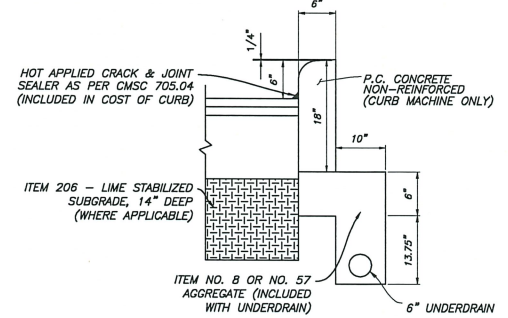
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LEGEND

- ① Item 442 - 1.50" Asphalt Concrete Surface Course, 12.5 mm, Type A (448)
- ② Item 442 - 2.25" Asphalt Concrete Intermediate Course, 19 mm, Type A (448)
- ③ Item 307 - 10" Roller Compacted Concrete Base [A]
- ④ Item 304 - 4" Aggregate Base
- ⑤ Item 206 - Cement Stabilized Subgrade, 14" Deep
- ⑥ Item 407 - Non-Tracking Tack Coat (0.055 Gal/SY)
- ⑦ Item 407 - Tack Coat, Type SBR Asphalt Emulsion (702.13) (0.07 Gal/SY)
- ⑧ Item 204 - Subgrade Compaction
- ⑨ Item 605 - 6" Pipe Underdrain (with #57 Aggregate Included In cost of Underdrain)
- ⑩ Item 609 - Curb, Straight 18"
- ⑪ Item 653 - Topsoil Furnished and Placed (T=4")
- ⑫ Item 659 - Seeding and Mulching, Class I
- ⑬ Item 304 - 6" Aggregate Base
- ⑭ Item 441 - 2.50" Asphalt Concrete Surface Course, Type 1, (448), PG64-22
- ⑮ Item 304 - 2" Aggregate Base, As Per Plan (No. 8 Stone)
- ⑯ Item 441 - 1.25" Asphalt Concrete Surface Course, Type 1, (448), PG64-22M (Path)
- ⑰ Item 441 - 1.75" Asphalt Concrete Intermediate Course, Type 2, (448), PG64-22
- ⑱ Item 452 - Non-Reinforced Concrete (T=8")
- ⑲ Item 254 - Pavement Planing (T=1.5")
- [A] Substitute Item 305 - Portland Cement Concrete Base for RCC where unable to achieve proper compaction based upon width of paving. Payment for PCC Base shall be included in Item 307 - Roller Compacted Concrete Base. Longitudinal Joints shall follow longitudinal pavement markings. Contractor shall prepare and submit a Pavement Jointing Plan for review to the City. Jointing Plan must be approved by City prior to construction. Transverse contraction joints shall be spaced per Columbus Standard Drawing 2170. Longitudinal and Transverse pavement joints shall be included with item 307 - Roller Compacted Concrete. Pavement Relief Joints shall be installed per Columbus Standard Drawing 2175, with cost included within the bid price of the RCC base.




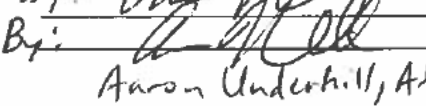
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TYPICAL SECTIONS

JUG STREET ROADWAY IMPROVEMENTS

NEW ALBANY

Community Development Planning Application

Submission	<p>Submit planning applications and all required materials via email to planning@newalbanyohio.org</p> <p>Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.</p>																								
Project Information	<p>Site Address <u>12276 Jug Street (and others)</u></p> <p>Parcel Numbers <u>See accompanying list</u></p> <p>Acres <u>106.4+/-</u> # of lots created _____</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Choose Application Type</th> <th style="width: 50%;">Description of Request:</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td rowspan="7">Rezoning of subject property to the L-GE, Limited General Employment classification</td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> </tr> <tr> <td><input checked="" type="checkbox"/> Zoning Amendment (Rezoning)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning Text Modification</td> <td></td> </tr> </tbody> </table>	Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal	Rezoning of subject property to the L-GE, Limited General Employment classification	<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Plat	<input type="checkbox"/> Lot Changes	<input type="checkbox"/> Minor Commercial Subdivision	<input checked="" type="checkbox"/> Zoning Amendment (Rezoning)		<input type="checkbox"/> Zoning Text Modification											
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Address		Address																							
City, State, Zip		City, State, Zip																							
Phone Number		Phone Number																							
Email		Email																							
Signature	<p>Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.</p> <p>Signature of Owner <u>By: </u> Date: <u>2/2/2026</u></p> <p>Signature of Applicant <u>By: </u> Date: <u>2/2/2026</u></p> <p style="text-align: center;"><i>Arson Underhill, Attorney</i></p>																								

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

Clover Valley East Zoning District Parcel ID Numbers

037-111540-01.009	037-111540-00.004
037-111540-01.008	037-111540-02.000
037-111540-01.007	037-111540-06.000
037-111540-01.006	037-111540-00.000
037-111540-01.005	037-111540-07.000
037-111540-01.004	037-111540-00.001
037-111540-01.003	037-111540-01.000
037-111540-00.009	037-111540-07.001
037-111540-05.000	037-111540-01.002
037-111540-00.008	037-111540-01.001
037-111540-00.010	037-111540-04.000
037-111540-00.007	037-111540-00.003
037-111540-00.006	037-111540-00.005

CLOVER VALLEY EAST ZONING DISTRICT (L-GE)

Information concerning specific Code requirements for rezoning submittal

Per C.O. 1111.04(c) and (d), a written statement of the existing use and zoning district a written statement of the proposed use and zoning district.

Response: Currently the subject property contains 24 homes. The classification of the property into the L-GE, Limited General Employment District will allow it to be developed with uses consistent with those found throughout the New Albany International Business Park.

Per C.O. 1111.03(g), a statement as to how the proposed zoning amendment will impact adjacent and proximate properties.

Response: The subject property will provide use and development standards which are substantially the same as those which apply to most of the land around it. As a result, any development on the site will be consistent with planned development on those other properties. To the extent that residential uses are located near to the subject property, they will be screened and buffered from development with significant mounding and landscaping in the same manner that has occurred in many other locations throughout the City.

Per C.O. 1111.03(i), any deed restrictions, easements, covenants and encumbrances to be imposed to control the use, development and maintenance of the area to be rezoned.

Response: The property will be subject to The New Albany Business Park East CCRs and will be part of The New Albany Business Park East Association. It is anticipated that new easements for utilities may be needed in the future based on actual development patterns.

Per C.O. 1159.07(b)(2)(F) The schedule of site development, construction of structures and associated facilities. Such schedule shall include the proposed use or reuse of existing features such as topography, streets, easements and natural areas.

Response: Development of the site will occur based on market demand after final zoning approval is received.

Per C.O. 1159.07(b)(2)(J) 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 in which anyone who wishes to discharge dredged or fill material into waters of the United States must obtain a Water Quality Certification Permit from the Ohio Environmental Protection Agency. In the case of an isolated wetland either a general state or individual state isolated wetland permit must be obtained from the Ohio Environmental Protection Agency (Sections 6111.021. - 6111.024 of House Bill 231).

Response: The applicant's civil engineer is currently pursuing individual state isolated wetland permit coverage under OAC Sections 6111.021. - 6111.024. At this time, impacts to waters of the United States are not proposed, therefore, coverage under Section 404 and 401 of the Clean Water Act is not required.

Per C.O. 1159.07(b)(2)(K) Verification that an application, if required, has been submitted to the U.S. Army Corps of Engineers, in compliance with Section 404 of the Clean Water Act in which anyone who wishes to discharge dredged or fill material into waters of the United States must obtain either a nationwide or individual permit from the U.S. Army Corps of Engineers.

Response: The applicant's civil engineer has requested an approved jurisdictional determination from the U.S. Army Corps of Engineers. At this time, impacts to waters of the United States are not proposed, therefore, coverage under Section 404 and 401 of the Clean Water Act is not required. The applicant's civil engineer also is currently pursuing the individual state isolated wetland permit coverage under OAC Sections 6111.021. - 6111.024



Aaron L. Underhill
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

P: 614.335.9321
F: 614.335.9329

February 2, 2026

Mr. Chris Christian
Planning Manager
City of New Albany
99 W. Main Street
New Albany, Ohio 43054

RE: School Impact of Zoning of 106.4+/- Acres Located to the Northeast of and Adjacent to the Intersection of Jug Street and Clover Valley Road

Dear Chris:

Lincoln Property Company controls 106.4+/- acres of real property (the “Property”) located to the northeast of and adjacent to the intersection of Jug Street and Clover Valley Road in Licking County. The Property is in the process of being annexed to the City of New Albany. This letter accompanies an application to rezone the Property from the AG, Agricultural District classification (which is the designation provided to newly annexed property) to the L-GE, Limited General Employment classification. The site is located in the Johnstown Monroe Local School District.

The proposed rezoning will facilitate the development and operation of most of the same types of uses that are found throughout the New Albany International Business Park. The Property presently includes 24 houses. By applying the L-GE zoning classification to the Property, once development of the site occurs then the 24 existing homes will be removed. It also should be noted that the AG zoning classification permits residential development at a density of one unit per five acres, so upon annexation there would be a right for up to 21 homes to be located on the site. Therefore, this rezoning presents an opportunity to eliminate residential density in the school district. In addition, this rezoning will provide the means to facilitate a new property tax revenue source for the district.

The applicant is pleased to bring forth this application and looks forward to working with the City. Please let me know if you have any questions.

Sincerely,

Aaron L. Underhill
Attorney for the Applicant

Clover Valley East Zoning District – Legal Description of Property

LEGAL DESCRIPTION

Description of 106.4 +/- Acres to be Annexed from Jersey Township To City of New Albany

Situated in the State of Ohio, County of Licking, Township of Jersey, Lot 3, Quarter Township 2, Township 2 North, Range 15 West, United States Military Lands, being all of a 4.132 acre tract conveyed to Randy Wickiser, of record in Instrument Number 200107260026830 (PID 037-111540-01.009), all of a 6.82 acre tract conveyed to Tina S. Bezouska and Richard T. Bezouska, of record in Instrument Number 201905230009984 (PID 037-111540-01.008), all of a 1.25 acre tract conveyed to Ray Rasmisel and Vicki Rasmisel and Todd Steven Dodderer, of record in Instrument Number 202112230039028 (PID 037-111540-01.007), all of a 1.25 acre tract conveyed to Craig Long and Jessica Long, of record in Instrument Number 201904260007828 (PID 037-111540-01.006), all of a 5.00 acre tract conveyed to Rasmisel LLC, of record in Instrument Number 201312100030045 (PID 037-111540-01.005), all of a 5.00 acre tract conveyed to Sarah R. Mahaffey-Arnett and Jason Arnett, of record in Instrument Number 202112060036972 (PID 037-111540-01.004), all of a 1.25 acre tract conveyed to Claude W. Richardson and Peggy Richardson, of record in Official Record 181, Page 115 (PID 037-11154-01.003), all of a 1.25 acre tract conveyed to Rasmisel LLC, of record in Instrument Number 202006030012965 (PID 037-111540.01.002), all of a 1.89 acre tract conveyed to Rasmisel LLC, of record in Instrument Number 202006030012966 (PID 037-111540-01.001), all of a 2.00 acre tract conveyed to MBJ Holdings, LLC, of record in Instrument Number 202202180004339 (PID 037-111540-01.000), all of a 5.009 acre tract and a 6.871 acre tract conveyed to Kathie Frost, of record in Instrument Number 201806080011639 (PID 037-111540-04.000 and 037-111540-00.009), all of a 5.001 acre tract conveyed to Sunil Kumar Sunkara and Madhavi Gutta, of record in Instrument Number 202204080008719 (PID 037-111540-05.000), all of a 6.224 acre tract conveyed to Jared Writsesel, of record in Instrument Number 201408190015833 (PID 037-111540-00.010), all of a 5.856 acre tract conveyed to Jeremy Lee Kimble, of record in Instrument Number 202007020016023 (PID 037-111540-00.008), all of a 5.756 acre tract conveyed to Luke E. Wickline, of record in Instrument Number 201510280023467 (PID 037-111540-00.007), all of a 6.032 acre tract conveyed to Brenda L. Hiles, of record in Instrument Number 201702150002998 (PID 037-111540-00.006), all of a 6.420 acre tract conveyed to Jenny L. Davidson, of record in Instrument Number 200510280034396 (PID 037-111540-00.005), all of a 6.101 acre tract conveyed to Ark Group Investments LLC, an Ohio Limited Liability Company, of record in Instrument Number 202302050002185 (PID 037-111540-00.000), all of a 6.440 acre tract conveyed to Chris A. Anderson and Colleen F. Anderson, of record in Instrument Number 201206010012102 (PID 037-111540-00.001), all of a 2.758 acre tract conveyed to Larry E. Thompson, of record in Instrument Number 202203080005919 (PID 037-111540-07.000), all of a 2.243 acre tract conveyed to Michael Eugene Sides and Renee L. Sides, of record in Instrument Number 201406190011186 (PID 037-111540-07.001), all of a 5.104 acre tract conveyed to Jug Street, LLC, of record in Instrument Number 202301060000445 (PID 037-111540-00.003), all of a 1.25 acre tract conveyed to Wayne N. Hughes and Jessie M. Hughes, of record in Instrument Number 202005010012668 (PID 037-111540-06.000), all of a 1.25 acre tract conveyed to Aaron Artis, of record in Instrument Number 202008270022043 (PID 037-111540-02.000), all of a 5.00 acre tract conveyed to Jug Street, LLC, of record in Instrument Number 202212150002962 (PID 037-111540-00.004) and being more particularly described as follows:

BEGINNING at the common corner of said Lot 3, Lot 15, Lot 14 and Lot 2, also being the intersection of Jug Street Road (County Road 22) (60' R/W) (P.B. 13, Pg. 210) and Clover Valley Road (60' R/W) (P.B. 13, Pg. 210) said point being in the Existing City of New Albany Corporation line, of record in Ordinance Number O-11-2022, Instrument Number 202205120011951;

Thence northerly, with the centerline of said Clover Valley Road and said Corporation line a distance of 1715± feet to a point at the northwest corner of said Lot 3 and in a southerly line of said Corporation line;

Thence easterly, with said southerly corporation line and the northerly lines of the following tracts; said 4.132 acre Wickiser tract, said 6.871 acre Frost tract, said 5.856 acre Kimble tract, said 5.756 acre Wickline tract, said 6.032 acre Hiles tract, said 6.420 acre Davidson tract, said 6.101 acre Ark Group Investments tract and said 6.440 acre Anderson tract, a distance of 2793± feet to a point at the northeast corner of said Lot 3, the northeast corner of said 6.440 acre tract and in the westerly line of the Existing City of New Albany Corporation Line of record in Instrument Number 202302170002967, Resolution Number 116-62, Ordinance Number O-01-2023;

Thence southerly, partially with the westerly line of said Corporation line and the easterly lines of said 6.440 acre tract and said 2.758 acre tract, a distance of 1718± feet to a point at the southeast corner of said Lot 3 and the northeast corner of said Lot 2, the southeast corner of a said 2.758 acre tract, in the centerline of said Jug Street Road, and in the northerly line of the Existing City of New Albany Corporation line, of record in Ordinance Number O-44-2021, Instrument Number 202201240001964;

Thence westerly, partially with said Corporation line, with said centerline and the southerly lines of the following tracts; said 2.758 acre Thompson tract, said 6.440 acre Anderson tract, said 6.101 acre Ark Group Investments tract, said 2.243 acre Sides tract, said 5.104 Jug Street tract, said 1.25 acre Hughes tract, a distance of 747± feet to a point at the southeast corner of a 1.25 acre tract conveyed to Jeffery W. and Geneva D. Lutz, of record in Instrument Number 201909180019777 (PID 037-111540-00.002);

Thence through said Lot 3 and with the perimeter said 1.25 Lutz tract the following courses:

Northerly, with the westerly line of said 1.25 acre Hughes tract, a distance of 363± feet to a point;

Westerly, with the southerly line of said 5.00 acre Jug Street tract, a distance of 150± feet to a point being the northeast corner of said 1.25 acre Artis tract;

Southerly, with the easterly line of said 1.25 acre Artis tract, a distance of 363± feet to a point in the centerline of said Jug Street Road and the southeast corner of said 1.25 acre Artis tract;

Thence westerly, with said Corporation line and the centerline of Jug Street Road and the southerly lines of the following tracts; said 1.25 acre Artis tract, said 5.00 acre Jug Street tract, said 6.420 acre Davidson tract, said 6.032 acre Hiles tract, said 5.756 acre Wickline tract, said 5.856 acre Kimble tract, said 6.871 acre Frost tract, said 6.224 acre Whitesel tract, said 5.001 acre Sunkara & Gutta tract, said 5.009 acre Frost tract, said 2.00 acre M.B.J Holdings tract, said 1.89 acre Rusmiser tract and the Existing City of New Albany Corporation line, of record in Ordinance Number O-32-2022, Instrument Number 202211160027369, a distance of 1883± feet to the to the **POINT OF BEGINNING** and containing **106.4±** acres of land more or less, being all out of the Township of Jersey.

This annexation description of the location of the property to be annexed is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a total perimeter of 9732± feet to be annexed with length of 7077± feet contiguous with the existing City of New Albany Corporation line. 72.7% of the perimeter length is contiguous with the City of New Albany Corporation lines, as recorded in Ordinance Number O-11-2022 and Instrument Number 202205120011951, Ordinance Number O-01-2023 and Instrument Number 202302170002967, Ordinance Number O-44-2021 and Resolution Number 110-243 and Instrument Number 202211160027369.



CESO Inc.

Joshua R. Cottingim 9/30/25

Joshua R. Cottingim, Ohio PS
Registered Surveyor No. 8911

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED	CONDITIONAL
<input checked="" type="checkbox"/>	<input type="checkbox"/>
APPROVED BY:	<i>BS</i>
DATE:	<i>10/23/25</i>

Clover Valley East Zoning District Map



The within map made part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio, on _____ 2025, 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

Commissioner

Commissioner

Commissioner

Transferred this _____ day of _____, 2025, upon the duplicates of this office.

Containing _____ acres.

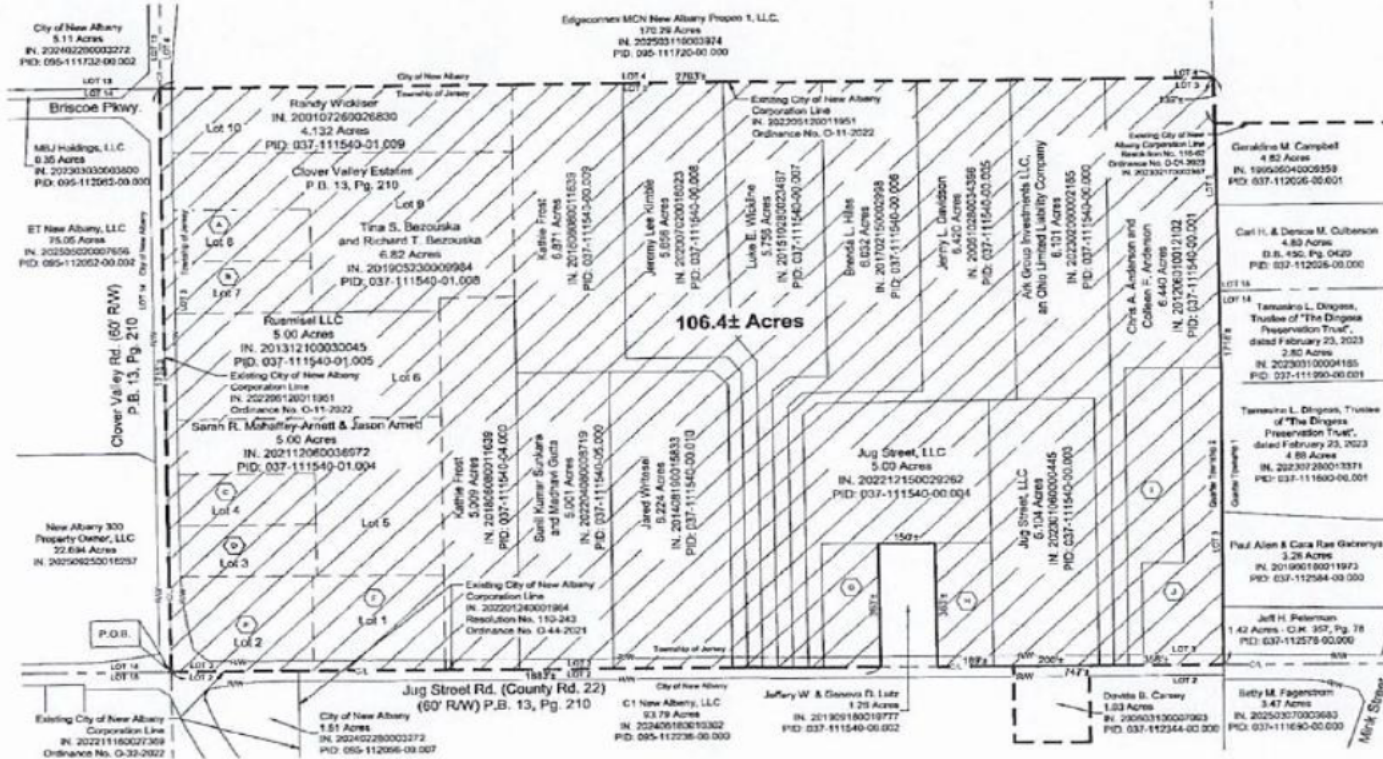
Transfer Fee _____

Licking County Recorder

Council for the City of New Albany, Ohio, by ordinance _____ passed _____ 2025, and approved by the mayor on _____ 2025, did accept the territory shown hereon for annexation to the City of New Albany, Ohio, a municipal corporation.

Attest:

Clerk, City of New Albany



Parcels Included in Annexation

- (A) Ray Ruzmisl and Vicki Ruzmisl and Todd Steven Dooder 1.25 Acres IN: 202112230039028 PID: 037-111540-01.007
- (B) Craig Long and Jessica Long 1.25 Acres IN: 201904280007828 PID: 037-111540-01.006
- (C) Claude W. Richardson and Peggy Richardson 1.25 Acres O.R. 181, Pg. 115 PID: 037-111540-01.003
- (D) Ruzmisl LLC 1.25 Acres IN: 202006030012965 PID: 037-111540-01.002
- (E) Ruzmisl LLC 1.89 Acres IN: 202006030012966 PID: 037-111540-01.001
- (F) MBJ Holdings, LLC 2.00 Acres IN: 202202180004339 PID: 037-111540-01.000
- (G) Aaron Artis 1.25 Acres IN: 202008270022043 PID: 037-111540-02.000
- (H) Wayne N. Hughes and Jessie M. Hughes 1.25 Acres IN: 202006010012666 PID: 037-111540-06.000
- (I) Michael Eugene Sides and Renee L. Sides 2.243 Acres IN: 201406190011166 PID: 037-111540-07.001
- (J) Larry E. Thompson 2.758 Acres IN: 202203080006919 PID: 037-111540-07.000

LEGEND

- Proposed City of New Albany Corporation Line
- Exist. Parcel Line
- Exist. Subdivision Line
- Exist. Road Center Line
- Exist. Farm Lot Line
- Exist. Right-of-Way
- Existing Corporation Line
- Prop. Area to be Annexed from Jersey Township (106.4± Acres)



Contiguity Note:

The Total Perimeter of Annexation Area is 9731± Feet, of Which 7077± Feet are Contiguous with the City of New Albany, Giving 72.7% Contiguity.

This Exhibit was prepared from Record information from the Licking County Engineer, Recorder and Auditor, and is not intended for the Transfer of Real Property.

Joshua R. Cutting 9/30/2025

Joshua R. Cutting, Ohio PS No. 8911

Date



BASIS OF BEARINGS
NAD83 (2011), OHIO, SOUTH

ANNEXATION

State of Ohio, County of Licking, Township of Jersey, Lot 3, Quarter Township 2, Township 2N, Range 15W, Unincor States Military Land

Revisions / Submissions

ID Description Date

Project Number: 787061
Scale: 1" = 200'
Drawn By: KRS
Checked By: JRC
Date: 9/29/2025
Issue:

Drawing Title:

CLOVER VALLEY EAST ZONING DISTRICT

LIMITATION (L-GE) TEXT

March 17, 2026

The Clover Valley East Zoning District (hereinafter, the “Zoning District”) consists of 106.4+/- acres located to the northeast of and adjacent to the intersection of Jug Street and Clover Valley Road. This rezoning serves to extend the same or similar zoning and development standards to property being annexed to the City as currently applied to much of the New Albany International Business Park.

I. Zoning Designation: L-GE, Limited General Employment District

II. Permitted Uses: The permitted and conditional uses contained and described in the Codified Ordinances of the City of New Albany, GE, General Employment District, Sections 1153.02 and 1153.03, provided that conditional uses are approved in accordance with Chapter 1115, Conditional Uses. The following uses from these code sections shall be prohibited:

- A. Mini-warehouses (See Section 1153.03(a)(4)(c)). For purposes of clarification, this prohibition only applies to such facilities that are made available for rental to the general public;
- B. Vehicle services (See Section 1153.03(b)(4));
- C. Radio/television broadcast facilities (See Section 1153.03(c)(1));
- D. Sexually-oriented businesses (See Section 1153.03(c)(3));
- E. Off-premises signs (See Section 1153.03(c)(2)); and
- F. Data center uses, except when all of the following conditions are met:

1. The data center use is associated with and is operated as part of (or in support of) another permitted use or conditional use that is operating within the Zoning District and the data center use is not operated primarily to serve users, or consumers that are not directly associated with such operational use(s) within the Zoning District;

2. The data center use or uses occupy no more than 20% of the total gross square footage of primary buildings located within the Zoning District; and

3. The data center use or uses shall not be issued a certificate of zoning compliance unless and until certificates of zoning compliance and occupancy permits have been issued by the City for those portions of the primary buildings within the Zoning District from which permitted or conditional uses other than data centers are or will be operated.

III. Lot and Setback Commitments:

A. Lot Coverage: There shall be a maximum lot coverage in this Zoning District of 75%.

B. Setbacks:

1. Jug Street: There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from the right-of-way of Jug Street.

2. Clover Valley Road: There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from the right-of-way of Clover Valley Road.

3. New Public Streets: There shall be a minimum pavement and building setback of 25 feet from the right-of-way for any other new public streets within this Zoning District.

4. Eastern Perimeter Boundary: There shall be (i) a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from any portion of the eastern perimeter boundary of this Zoning District which is adjacent to property on which residential uses are permitted, and (ii) a minimum pavement and building setback of 25 feet from all portions of the eastern perimeter boundary which are adjacent to property on which no residential uses are permitted.

5. Northern Perimeter Boundary: There shall be a minimum pavement and building setback of 25 feet from the northern perimeter boundary line of this Zoning District.

6. Intervening Parcel: There shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from any portion of the Zoning District which shares a boundary with that certain parcel of real property that is known on the effective date of this text as Licking County Auditor Parcel Number 037-111540-00.002.

7. Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this Zoning District (i) come under common ownership or control, (ii) are zoned to allow compatible non-residential uses, and (iii) 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.

IV. Architectural Standards:

A. Service and Loading Areas: Service areas and loading areas shall be screened in accordance with the Codified Ordinances.

B. Building Design:

1. Building designs shall not mix architectural elements or ornamentation from different styles.
2. Buildings shall be required to employ a comparable use of materials on all elevations.
3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.
4. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.
5. All elevations of a building that are visible from a public right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser visual character than any other.
6. Use of elements such as shutters, cupolas, dormers, and roof balustrades shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.
7. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.
8. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are

encouraged. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building façade that does not front on a public right-of-way.

C. Building Form:

1. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.
2. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

D. Materials:

1. Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.
2. Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
3. Generally, the quantity of materials selected for a building shall be minimized.
4. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
5. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of data centers, warehousing and/or distribution uses are not subject to the DGRs and can present challenges in meeting the community standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the

development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complimentary to the architecture that will be found elsewhere in this Zoning District.

Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide guidelines and suggestions for designing buildings that are not subject to the DGRs in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

In conjunction with an application for a certificate of appropriateness for each building or structure in this Zoning District that is not subject to or governed by the DGRs, the applicant shall be required to submit to the City illustrations of the proposed exterior design of the building or structure for review and approval by the Design Review Committee contemplated in Section 1157.08(a)(1)(D) of the City Code. In designing such buildings, the user or applicant shall consider the following, which are intended to set a level of expectation for the quality of design:

- a. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while considering the unique nature of the use(s) that will be found therein.
- b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.
- c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.
- d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.

e. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

6. Roof-Mounted Equipment: Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious 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 sound generated by such equipment. These requirements do not apply to roof-mounted solar panels.

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

A. Vehicular Access: The developer shall work with the City Manager or their designee to determine the need for appropriate timing and phasing of street improvements to serve this Zoning District. A minimum of two (2) vehicular access points shall be permitted along Jug Street and a minimum of one (1) vehicular access point shall be permitted on Clover Valley Road. Subject to other provisions in this text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curbcuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District.

B. Parking and Loading: Parking and loading spaces shall be provided for each use per Chapter 1167 of the Codified Ordinances of the City of New Albany.

C. Rights-of-Way: The property owner shall dedicate right-of-way for Jug Street to the City at a distance of 30 feet as measured from the existing centerline of that street. The property owner shall dedicate right-of-way for Clover Valley Road to the City at a distance of 40 feet as measured from the existing centerline of that street. The property owner shall grant easements to the City which are adjacent to the aforementioned rights-of-way to the extent necessary to provide for the installation and maintenance of streetscape improvements, public utility lines, and leisure paths.

VI. Buffering, Landscaping, Open Space, and Screening: A landscaping plan shall be approved as part of the City's review of a certificate of appropriateness application for each portion of this Zoning District that is proposed for development. The following landscaping requirements shall apply to this Zoning District:

A. Tree Preservation: 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.

B. Landscaping Required Adjacent to Residential Uses: For those perimeter boundaries other than the eastern perimeter boundary which abut properties

containing existing residential uses or, as determined at the time that an application is filed for a building permit (“Building Permit”) in this Zoning District, has a zoning classification which permits the development and operation of residential uses thereon that are not owned by the developer (any real property meeting either of the foregoing criteria to be referred to herein as “Residential Property”), a minimum six (6) foot high mound shall be installed along the property line and shall include a landscape buffer on the mound which shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% on the date that is 5 years after planting to a total height of 10 feet above ground level. Along the eastern perimeter boundary, there is an existing significant topographic change resulting in a major downward slope of 10-20 feet extending westward from the eastern perimeter boundary line of the Zoning District which provides what is effectively an existing mound that screens views looking into the site from the east (see accompanying topography exhibit). In lieu of installing a new mound along the eastern perimeter boundary line, the existing topography shall remain and the required plantings that would have been required to be planted on a new mound instead shall be planted between the eastern perimeter boundary line and buildings or pavement. Where existing trees are present along any boundary line, planting and mounding requirements may be waived in order to preserve the trees..

C. Fencing: A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public rights-of-way along Clover Valley Road and Jug Street.

D. Stormwater Management: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances of the City of New Albany.

E. Street Trees: A street tree row shall be established along Jug Street and Clover Valley Road and shall contain at least one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs.

F. Landscaping Along Jug Street: Landscaping within the pavement setback along Jug Street shall be coordinated and consistent throughout this Zoning District and adjacent zoning districts. Landscaping, when installed within these setbacks, shall be provided in accordance with the following standards:

1. A minimum of ten (10) deciduous trees shall be installed for every 100 feet of frontage on the public right-of-way. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species.

2. Where existing healthy and mature trees are found within these pavement setbacks, such trees may be preserved in lieu of installing the required trees, provided that a similar amount of vegetation is being preserved when compared to that which would otherwise be required to be installed.

3. Mounding shall be permitted but not required. When utilized, mounding shall have a minimum height of 3 feet and a maximum height of 12 feet. The slope of mounds shall not exceed 3:1 from the crest of the mound extending toward the private site, and shall not exceed a 6:1 slope from the crest of the mound extending toward the public right-of-way.

G. Parking Areas: Within this Zoning District, there shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.

H. Pedestrian Circulation: An 8-foot-wide asphalt leisure path shall be installed along the Jug Street frontage of the site.

I. Minimum On-Site Tree Sizes: Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.

J. Bonding: All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation.

VII. Lighting:

A. All parking lot and private driveway lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site.

B. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed 30 feet in height.

C. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

D. Landscape uplighting from a concealed source shall be subject to staff approval. All uplighting fixtures must be screened by landscaping. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

E. No permanent colored lights or neon lights shall be used on the exterior of any building.

F. All other lighting on the site shall be in accordance with City Code. Street lighting must meet the City standards and specifications.

G. Solar panels may be incorporated and installed as appropriate.

VIII. Signage: All signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.

IX. Utilities: All new utilities installed solely to serve this Zoning District shall be installed underground.

X. Noise Regulations: The Codified Ordinances currently contain provisions relating to sound which are broad, meaning that noise impacts are evaluated on a site-specific basis. Generally, the goal is to ensure that overall sound levels on a property following development will not impose material negative impacts on neighboring property owners. The City intends to begin evaluating potential updates to the Codified Ordinances to provide more objective standards for evaluating potential and existing sound impacts.

Following approval of this zoning, the applicant will work diligently with the City to identify best practices to mitigate sound impacts from new development within this Zoning District, which shall include consultation and coordination with experts to be hired by the City. Should the Codified Ordinances be updated at the time when the first building permit application is filed for development in any portion of the Zoning District, then such development shall comply with those updated standards. In the event that the Codified Ordinances have not been updated by that time, then as a condition of building permit issuance the applicant for this zoning application and the City staff shall negotiate and execute an agreement, to be signed by the City Manager and a representative of the applicant, which details sound mitigation measures and requirements to be applied to the site. Once such an agreement is signed, its contents shall constitute an addendum to the approved zoning text and the standards set forth therein shall become requirements for the Zoning District which are enforceable in the same manner as other zoning requirements. Ultimately, each new user is responsible for maintaining and mitigating noise levels in accordance with such an agreement.