



**New Albany Planning Commission Meeting Agenda**  
Monday, May 18, 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 20, 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:**

**CU-26-2026 EdgeConneX Batch Plant Conditional Use**

Request for conditional use to operate an existing batch plant on 12+/- acres at 2675 Clover Valley Road (PID: 095-112056-00.006).

**Applicant: Danis Building Construction Co., c/o Jim Albertson**

*Motion of Acceptance of staff reports and related documents into the record for CU-26-2026.*

*Motion of approval for application CU-26-2026 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**FPL-28-2026 Hamlet Phase 3 Final Plat**

Request for approval of the final plat for Phase 3 of the Hamlet development project generally located at the southwest corner of the New Albany Condit Road and Central College Road intersection (PIDs: 222-00675 and 222-00685).

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

*Motion of Acceptance of staff reports and related documents into the record for FPL-28-2026.*

*Motion of approval for application FPL-28-2026 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**FDP-31-2026 Donato’s Final Development Plan Extension**

Request for an extension of an approved final development plan for a proposed Donato’s restaurant on 1.228+/- acres generally located at the southwest intersection of Smith’s Mill Road and Beech Road (PID: 093-106512-00.000).

**Applicant: J. Carter Bean Architect**

*Motion of Acceptance of staff reports and related documents into the record for FDP-31-2026.*

*Motion of approval for application FDP-31-2026 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VII. Other business**

1. Zoning Code Changes: Home Occupations
  - C.O. Section 745.04
  - C.O. Section 1105.02
  - C.O. Section 1129.03
  - C.O. Section 1131.03
  - C.O. Section 1135.04
  - C.O. Section 1137.04
  - C.O. Section 1141.02
  - C.O. Section 1165.07
  - C.O. Section 1169.11

**VIII. Poll members for comment**

**IX. Adjournment**



**New Albany Planning Commission**  
Monday, April 20, 2026 Meeting Minutes - DRAFT

**I. Call to order**

The New Albany Planning Commission held a regular meeting on Monday, April 20, 2026 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:04 p.m. and asked to hear the roll.

**II. Roll call**

Those answering the roll:

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

Staff members present: Law Director Ben Albrecht, Development Engineer II Joshua Albright, Planner I Kylie Blackburn, Planner I Javon Henderson, Planner I Lauren Sauter, Planning Manager Chris Christian, Development Engineer I Jeremiah Wood, Deputy Clerk Christina Madriguera.

**III. Action on minutes:** April 6, 2026

Chair Kirby asked if there were any corrections to the meeting minutes.

Commissioner Larsen noted two corrections. First, the word “proposed” was misspelled in a comment attributed to him on page three. Second, there was an extra “that,” on page 10.

Deputy Clerk Madriguera noted the corrections.

Hearing none, Commissioner Briggs moved to approve the minutes. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Ms. Briggs yes, Mr. Larsen yes, Mr. Kirby abstained from the vote. Having two votes, the motion passed and the April 6, 2026 meeting minutes were approved as corrected.

**IV. Additions or corrections to the agenda**

Chair Kirby asked if there were any additions or corrections to the agenda.

Planner II Saumenig answered none from staff.

Chair Kirby administered the oath to all present who wished to address the commission. Thereafter he advised everyone that now would be a good time to silence all cell phones.

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

Chair Kirby asked whether there were any visitors present who wished to speak on an item not on the agenda. Hearing none, he introduced the first case and asked to hear the staff report.

## **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.**

Planner Blackburn delivered the staff report.

Engineer Wood delivered the Engineering Comments.

Applicant from EMH&T spoke in support of the application and said he was prepared to answer any questions.

Council Member Wiltout asked what was different here from the initial application.

Planner I Blackburn replied that Ashburn Way was added here. At the time of submission, the builder did not have the details.

The applicant added that with the details, the addition of this road made a lot of sense.

Larsen confirmed that the # units was the same as the initial final development plan. He further asked staff to send him a copy of the final development plan with the map.

Chair Kirby asked for other questions from the commission. Hearing none, he asked if anyone from the public was present to comment on the application.

Hearing none, Chair Kirby moved to admit the staff reports and related documents into the record for FPL-22-2026. Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Larsen yes. Having three yes votes the motion passed and the staff reports and related documents for FPL-22-2026 were admitted to the record.

Commissioner Briggs moved for approval of FPL-22-2026 based on the findings in the staff report with the conditions in the staff report, subject to staff approval. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Ms. Briggs yes, Mr. Larsen yes, Mr. Kirby yes. Having three yes votes, the motion passed and FPL-22-2026 was favorably recommended to council.

Chair Kirby introduced FPL-23-2026 and asked to hear the staff report.

**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.**

Planner I Blackburn delivered the staff report.

Engineer Wood delivered the engineering comments.

Applicant said this is a similar application and that they are working through the final engineering now. The original plan was to use permeable pavers but they have since determined that a retention basin is more appropriate. They will provide information to the public so they know what a bioretention basin is, and information about green space and how it will be an integrative park/green space. He further indicated he has no conflict with any of the conditions.

Chair Kirby asked if there were any additional questions from the commission or from the public.

Hearing none, Chair Kirby moved to accept the staff reports and related documents into the record for FPL-23-2026. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Larsen yes, Ms. Briggs yes. Having three yes votes the motion passed and the documents were admitted into the record.

Commissioner Larsen moved to approve FPL-23-2026 based on the findings in the staff report with the conditions in the staff report, subject to staff approval. Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Larsen yes, Ms. Briggs yes, Mr. Kirby yes. Having three yes votes the motion passed and FPL-23-2026 was favorably recommended to council.

**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**

Planner I Sauter delivered the staff report.

Commissioner Briggs asked whether council had approved this.

Planner I Sauter responded that it has had a first reading only. During the hearing process a resident asserted that community notice was insufficient because the required amount of signs were not posted. Upon review, staff determined that it would be best to post signs and for the

commission to review the application again. Following this review by the commission, the city council will hold a second reading with public testimony.

Law Director Albrecht agreed that the ordinance will proceed with a second reading.

Chair Kirby confirmed that all of the conditions have been integrated into the application. He further asked if there were any additional questions from the commission or from the public.

Hearing none, he moved to accept the staff reports and related documents into the record for ZC-27-2026. Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Larsen yes. Having three yes votes the motion passed and the staff reports and related documents were admitted into the record for ZC-27-2026.

Commissioner Larsen moved to approve ZC-27-2026. Chair Kirby seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Larsen yes, Ms. Briggs yes. Having three yes votes the motion passed and ZC-27-2026 was favorably recommended to city council.

The commission wished the applicants good luck.

## **VII. Other business**

Chair Kirby asked whether there was any other business to come before the commission.

Planner II Saumenig answered none from staff.

## **VIII. Poll members for comment**

Chair Kirby polled the members for comment.

Commissioner Larsen asked staff whether it is possible to show the originally approved application, when presenting a modification to a previously approved or related application.

Planning Manager Christian answered yes, absolutely.

## **IX. Adjournment**

Having no further business and having completed their agenda, Chair Kirby adjourned the April 20, 2026 meeting of the New Albany Planning Commission without objection at 7:21 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

### **Appendix**

**FPL-22-2026**

**Staff Report**

**Record of Action**

**FPL-23-2026**

**Staff Report  
Record of Action  
ZC-27-2026  
Staff Report  
Record of Action**





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

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

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**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*

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**I. REQUEST AND BACKGROUND**

The final plat is for the 1<sup>st</sup> 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

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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

# 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

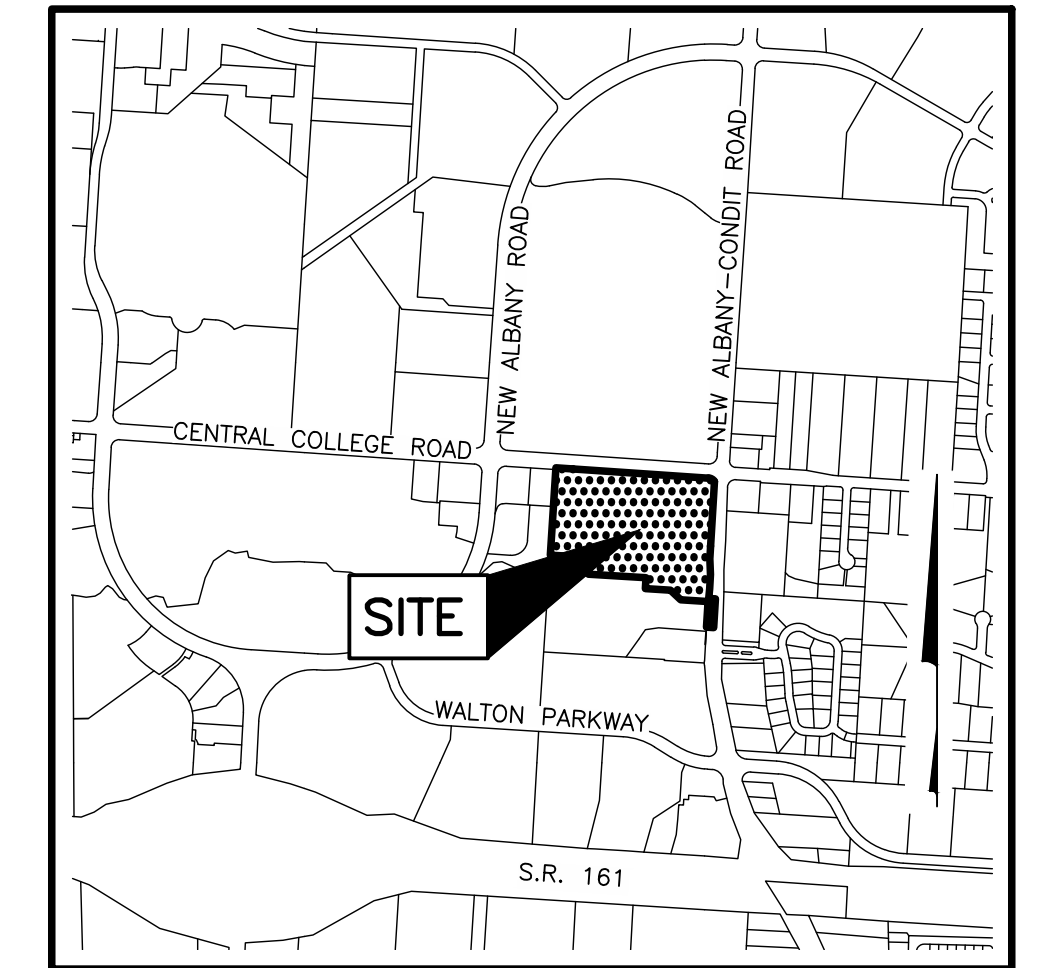
Deputy Auditor, \_\_\_\_\_ Franklin County, Ohio

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



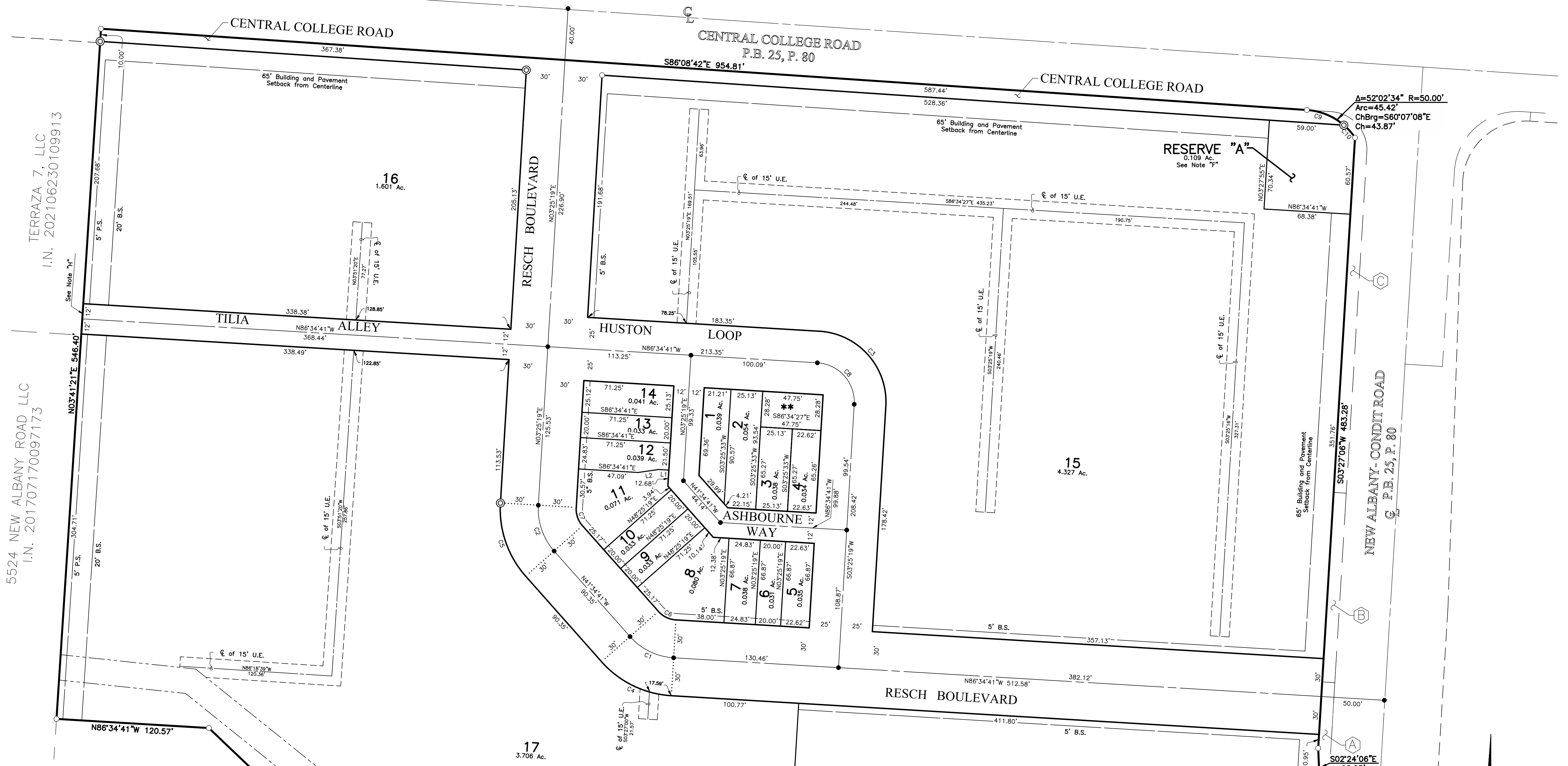
Evans, Mechwart, Hambleton & Titon, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.773.4500 Toll Free: 888.773.2628  
emht.com

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

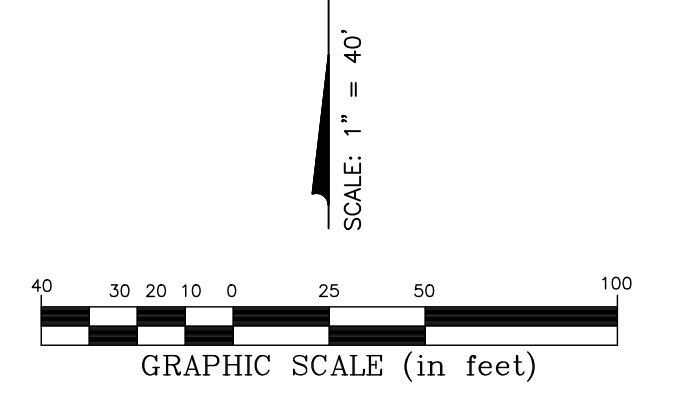
NONA MASTER DEVELOPMENT, LLC  
I.N. 202106280112895

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

CURVE 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	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

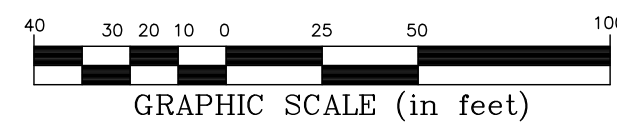


- Legend
- B.S. = Building Setback
  - D.E. = Drainage Easement
  - P.S. = Pavement Setback
  - U.E. = Utility Easement
  - E.E.1 = Existing 20' Sanitary Easement
  - O.R. 28141E13
  - \*\* = RESERVE "B"
  - 0.031 Ac.
  - See Note "J"

# 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 1 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 1 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 1. 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.

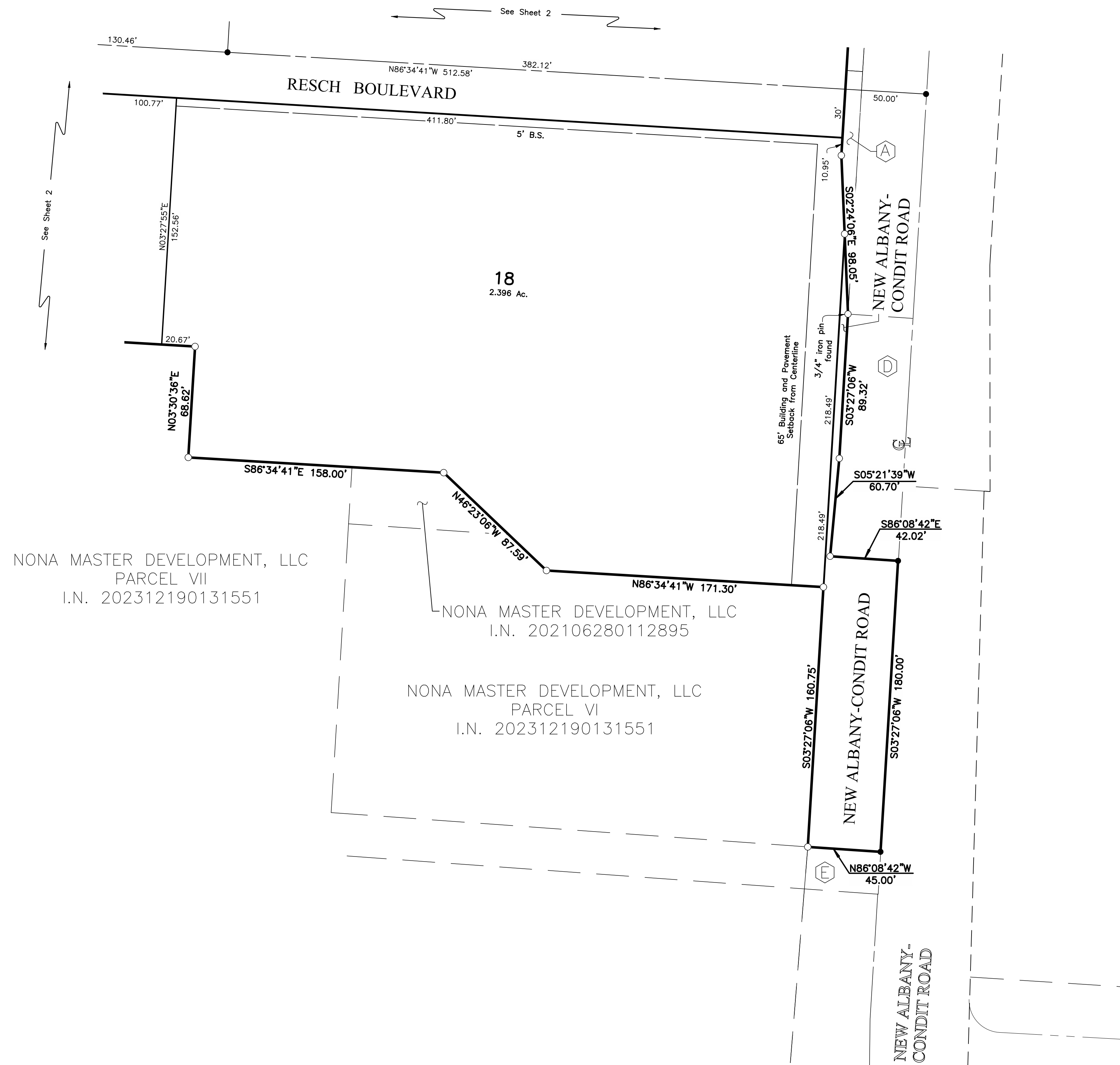
**NOTE "G":** No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on the area hereby platted. The City of New Albany, Ohio approval of this plat of "Hamlet at Sugar Run Phase 1" 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 1 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.





## Community Development Department

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

Dear NoNA Master Development 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

Tuesday, April 21, 2026

The New Albany Planning Commission took the following action on 04/20/2026 .

#### Final Plat

**Location:** Southwest corner of the New Albany Condit Road and Central College Road intersection

**Applicant:** NoNA Master Development LLC,

**Application:** PLFPL20260022

**Request:** 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).

**Motion:** To approve with conditions

**Commission Vote:** Motion Approval with Conditions, 3-0

**Result:** Final Plat, PLFPL20260022 was Approval with Conditions, by a vote of 3-0.

Recorded in the Official Journal this April 21, 2026

#### Condition(s) of Approval:

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

Staff Certification:

Kylie Blackburn  
Planner



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

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

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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.

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

**I. REQUEST AND BACKGROUND**

The final plat is for the 2<sup>nd</sup> 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.

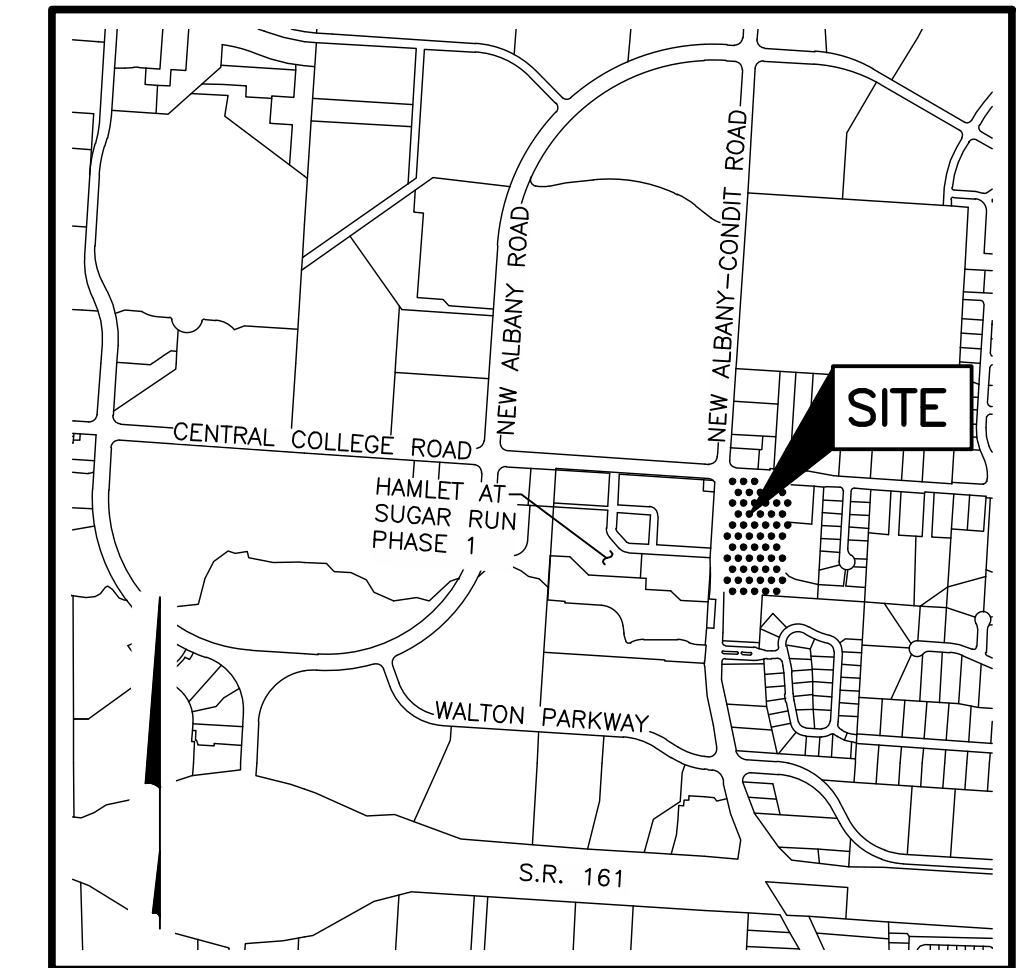
(attachment)

MEF/JMH

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



# 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



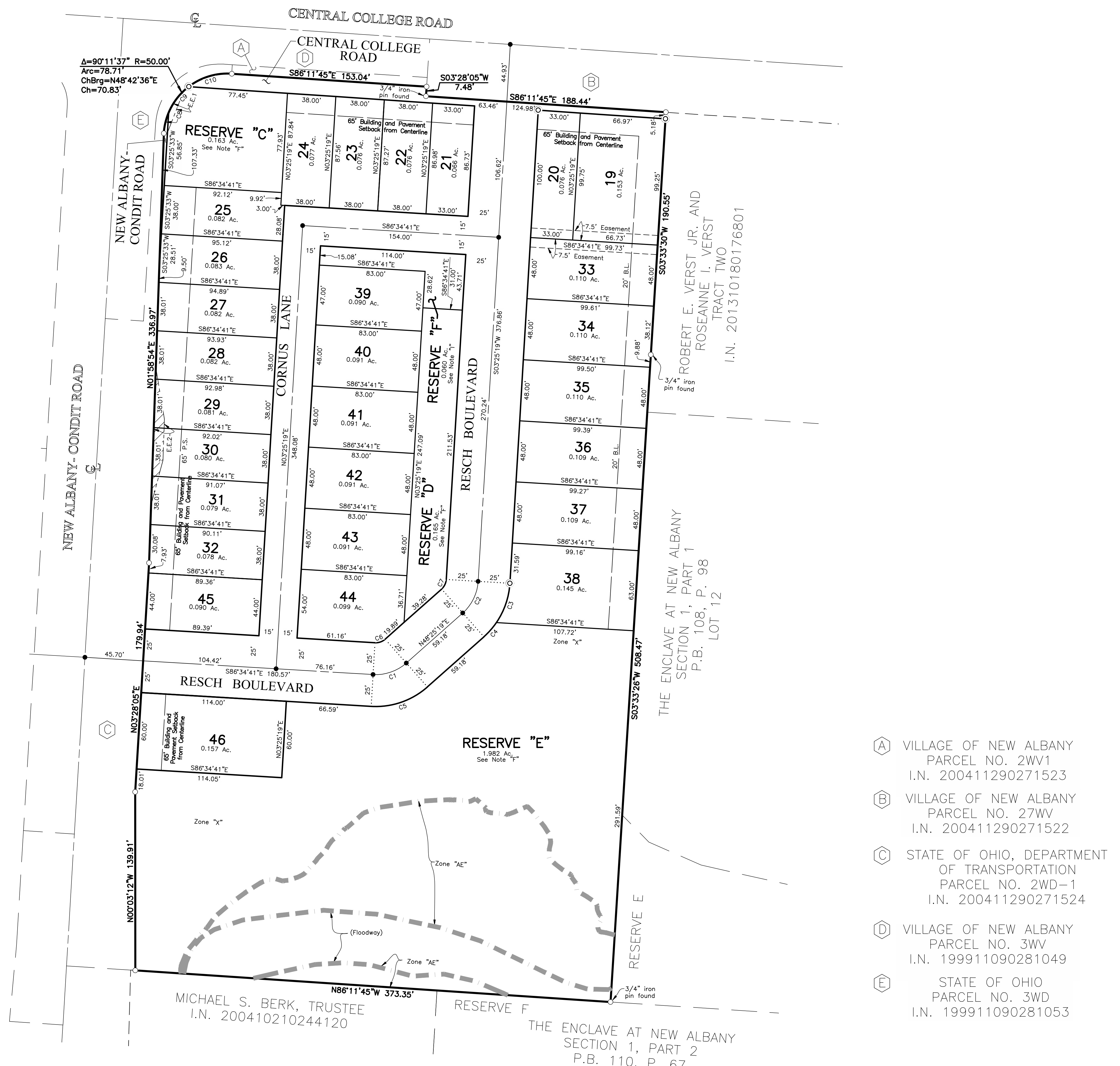
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = 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-NWG

# 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.

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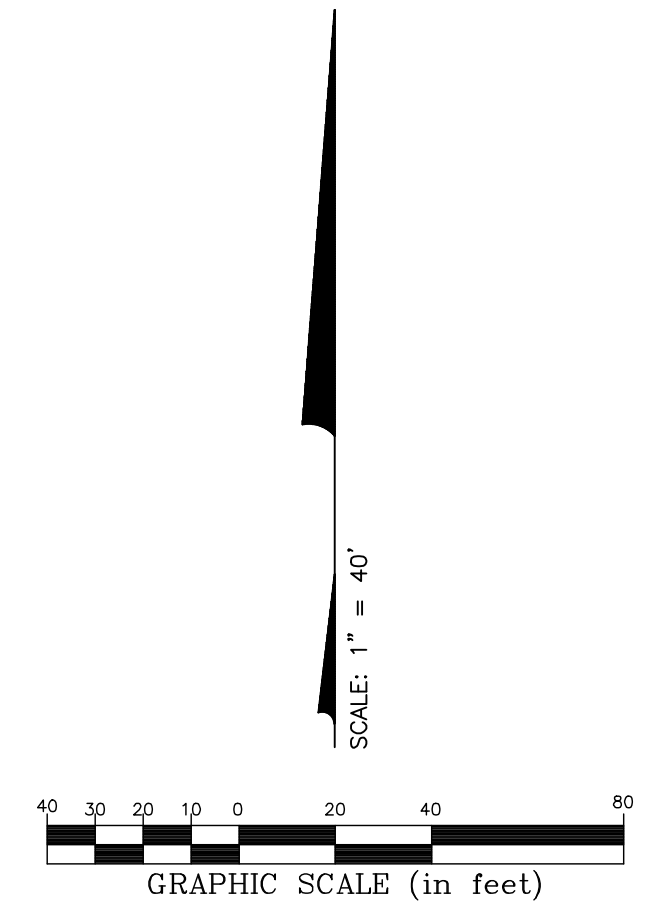
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**NOTE "G":** No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine 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:\2024\01\15\DWG\CASHIERS\PLAT\20240115\15-PLAT-RESZ.DWG plotted by KRK, MATHEW on 3/31/2026 8:24:46 AM last saved by JMASTON on 3/31/2026 8:12:49 AM  
 Date: 20240115 15-PLAT-RESZ.DWG & 20240115-15-PLAT-RESZ.DWG & 20240115-15-PLAT-RESZ.DWG



## **Community Development Department**

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Dear NoNA Master Development LLC,

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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 21, 2026

The New Albany Planning Commission took the following action on 04/20/2026 .

#### Final Plat

**Location:** Southeast corner of the New Albany Condit Road and Central College Road intersection

**Applicant:** NoNA Master Development LLC,

**Application:** PLFPL20260023

**Request:** 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).

**Motion:** To approve with conditions

**Commission Vote:** Motion Approval with Conditions, 3-0

**Result:** Final Plat, PLFPL20260023 was Approval with Conditions, by a vote of 3-0.

Recorded in the Official Journal this April 21, 2026

#### Condition(s) of Approval:

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

Staff Certification:

Kylie Blackburn  
Planner



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

---

**CLOVER VALLEY EAST ZONING DISTRICT  
ZONING AMENDMENT**

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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

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Our review comments are as follows:

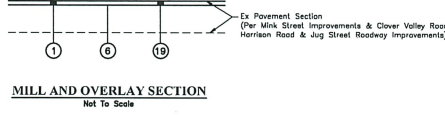
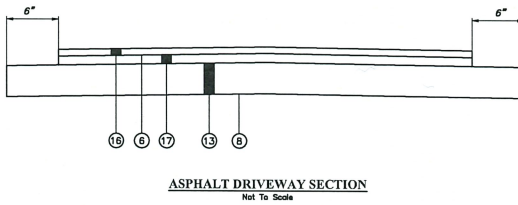
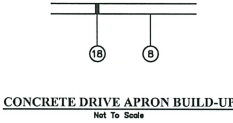
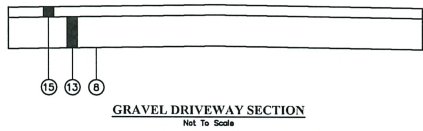
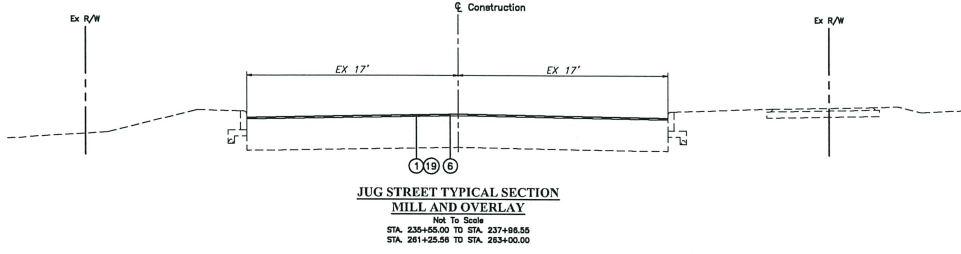
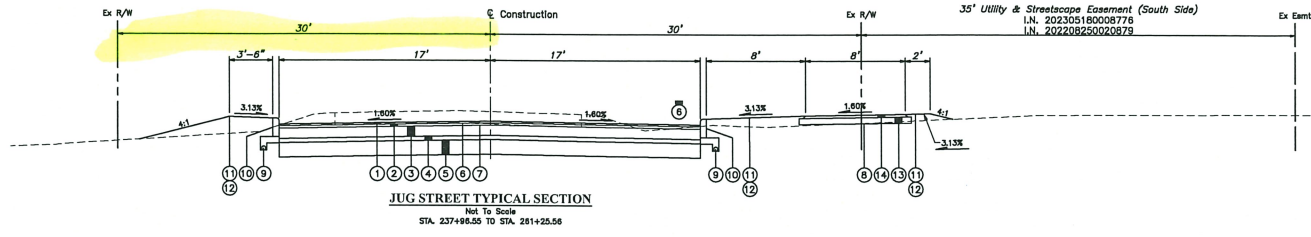
- 1) Refer to Exhibit A. We recommend that at least 30' of public r/w be dedicated along the rezoning district frontage and additional easements be provided for utilities if directed by staff.
- 2) We recommend that the internal roadway network be constructed to public street standards.
- 3) We recommend 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

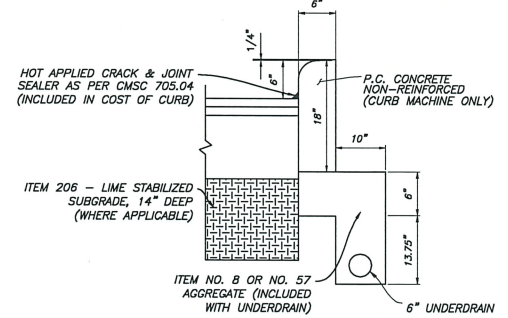
(attachment)

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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.



CALCULATED  
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TYPICAL SECTIONS

JUG STREET ROADWAY IMPROVEMENTS



## Community Development Department

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

Dear Lincoln Properties Company,

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 23, 2026

The New Albany Planning Commission took the following action on 04/20/2026.

#### Zoning Amendment

**Location:** Jug Street and Clover Valley Road

**Applicant:** Lincoln Properties Company

**Application:** PLZC20260027 (ZC-27-2026)

**Request:** 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 26 parcels comprising 106.4+/- acres of land generally located northeast of and adjacent to the intersection of Jug Street and Clover Valley Road.

**Motion:** To approve

**Commission Vote:** Motion Approval with Conditions, 3-0

**Result:** Zoning Amendment PLZC20260027 was recommended for Approval with Conditions by a vote of 3-0.

Recorded in the Official Journal this April 23, 2026.

#### Condition(s) of Approval:

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

Staff Certification:

Lauren Sauter  
Planner



**Planning Commission Staff Report  
May 18, 2026 Meeting**

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**EDGECONNEX BATCH PLANT  
CONDITIONAL USE**

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LOCATION: Located at 12525 Jug Street Road, west of Clover Valley Road and South of Jug Street Road (PID: 095-112056-00.006)  
APPLICANT: Danis Building Construction c/o Jim Albertson  
REQUEST: Conditional Use  
ZONING: L-GE Limited General Employment District  
STRATEGIC PLAN: Employment Center  
APPLICATION: CU-26-2026

Review based on: Application materials received April 7, 2026.

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*Staff report completed by Javon Henderson, Planner I*

**I. REQUEST AND BACKGROUND**

The applicant requests approval for a conditional use application to allow the temporary use of a concrete batch plant on 12.6+/- acres within the business park to extend operations to provide ready-mix trucks to phase 3 of their operations, ¾ mile up Clover Valley Road. The site was recently rezoned on May 6, 2025, to L-GE and known as the Clover Valley Expansion Zoning District (ZC-10-2025).

The site is currently undergoing operations for the batch plant phases 1 and 2, which were approved as a conditional use on June 16, 2025 (CU-38-2025). This concrete batch plant use falls within the industrial manufacturing and assembly use category; therefore, conditional use review and approval are necessary.

**II. SITE DESCRIPTION & USE**

The overall 12.6+/- acre development site is located on a portion of 12525 Jug Street Road, at the southwest corner of Clover Valley Road and Jug Street Road in Licking County. The site is zoned L-GE and is mostly surrounded by commercially zoned properties also located within the business park, with the exception of the unincorporated residential lots to the northeast.

The proposed use will be located at the southern portion of the site, as shown on the plan. The request is to extend operations for phase 3 of operations for a site ¾ mile up Clover Valley Road. Residential uses are located to the north of the site and will be a minimum of 200 feet away from this use. The site will include an 8-foot-high perimeter fence to screen the temporary plant from the rights-of-way.

The use includes the outdoor storage of materials such as (but not necessarily limited to) stone, sand, and gravel. These materials are used to produce and manufacture concrete and cement on the site. More specifically, a gravity silo cement bin will be utilized to produce poured-in-place concrete. The batch plant will only serve for private purposes specific to this project. The application includes the operation of a bulk cement trailer parked on site. No sales are made from the batch plant.

In requesting the conditional use, the applicant has provided a site plan that demonstrates the intended layout of the batch plant operations.

### III. EVALUATION

The general standards for conditional uses are contained in Codified Ordinance Section 1115.03. The planning commission shall not approve a conditional use unless it shall in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location meets all of the following requirements:

- (a) *The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.*
- The applicant proposes a temporary concrete batch plant at the site from June 2026 to December 31, 2028.
  - The current conditional use permit does not allow for the transportation of the ready-mix concrete off-site.
  - The city does benefit from this because the plant will significantly reduce travel distance for large trucks for tasks such as concrete pours and other work for this project.
  - Additionally, the trucks will not be using the truck washouts often during operation, which will minimize the water usage.
  - The limitation text associated with the rezoning of the property places additional requirements above the General Employment (GE) District requirements for the development of the property. These requirements further ensure that the character of the area is preserved and enhanced by future development.
  - The limitation text establishes setbacks that are more stringent than the minimum GE requirements.
  - Per the zoning text, there is a required 25' pavement and 50' building setback along Clover Valley and Jug Street Roads.
    - As shown on the site plan, the aggregate piles will be set back a total of 75 feet from the right-of-way.
  - Per the proposed zoning text, there is a required 25' pavement and building setback from the western boundary.
  - Vehicular access with full turning movements is proposed at the existing curb cut on Clover Valley Road with an access gate. The connection to the existing asphalt will be done using a portion of gravel internal to the site.
  - The applicant has stated that BCEI and DBCC will provide clean roads daily as required and an automatic wheel wash for exiting trucks.
- (b) *The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
- The proposed use complements the manufacturing and production, warehouse, data center, and distribution uses, which are permitted uses within the overall area. The proposed use is appropriate in the context of the surrounding uses, development patterns, and will contribute to the overall success of the Business Park.
- (c) *The use will not be hazardous to existing or future neighboring uses.*
- The use is subject to Codified Ordinance Section 1153.06, which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious, or otherwise objectionable impact on any land which is located in any other zoning district.
    - The applicant, as part of the conditional use statement, has stated that the effects of pollutants or combustible materials and noxious odors will not be emitted by the batch plant.
  - The batch plant's location provides convenient access to construction materials and efficiency for nearby off-site delivery. The location allows trucks to travel on site with materials and reduces traffic coming to and from the site.

- The applicant, as part of the conditional use statement, has noted that traffic would be reduced by an estimated 33%.
- (d) *The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
- The city has made significant investments in the improvement of roadways in this area. Trucks will travel on Clover Valley Road, and a construction access road will be constructed to provide direct access to the site from the batch plant.
  - Public water will be utilized on site for wheel washes, however, this will be at a minute rate compared to other batch plants in the area. Sanitary sewer services will not be necessary for the batch plant.
  - The proposed industrial manufacturing and assembly use will produce no new students for the Johnstown Monroe Local School District.
- (e) *The proposed use will not be detrimental to the economic welfare of the community.*
- The proposed industrial manufacturing and assembly use generates income tax for the city with its jobs.
  - To maintain a competitive advantage over other locations, and because speed is one of the most important factors when a company is under construction, the operation and location of the batch plant, even though it is temporary in nature, has a positive benefit to the city's economic development goals and indirectly aids its fiscal strength.
- (f) *The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*
- The use will be subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district.
- (g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*
- The applicant will utilize an existing full-access curb cut along Clover Valley Road NW.
  - The infrastructure in this portion of the city is designed to accommodate the traffic associated with commercial uses and construction vehicles.
  - There is no reason to believe that the traffic generated by this use will have any greater impact than traffic for permitted users in the GE district.
  - The applicant has stated that access to and from Clover Valley Road will be designated only for batch plant erection and deliveries of raw material to produce the ready-mix concrete.

#### **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 has no comments.

#### **V. SUMMARY**

The overall proposal appears to be consistent with the code requirements for conditional uses and meets the development standards and recommendations contained in the Engage New Albany Strategic Plan and the New Albany Economic Development Strategic Plan. The proposed industrial manufacturing and assembly use is consistent with the character of the immediately surrounding area. Additionally, this provides a direct benefit to the city for capital improvement projects for infrastructure and private developments. The site is strategically located so that

vehicles coming to and from the site can use the local business park streets.

The proposal is a temporary conditional use that helps the city achieve the goals and recommendations in the New Albany Economic Development Strategic Plan by supporting additional attracting and encouraging continued growth within the business park. The operation of the proposed batch plant is to cease on December 31, 2028.

## **VI. ACTION**

### **Suggested Motion for CU-26-2026:**

**To approve the conditional use application CU-26-2026 to allow for industrial manufacturing and assembly use for a temporary concrete batch plant based on the findings in the staff report, with the following conditions (additional conditions may be added):**

1. That this currently proposed batch plant will only be in operation until December 31, 2028, or another conditional use is submitted to extend its use past this date.
2. When in use, the road shall be cleaned daily.
3. Wheel wash is required for exiting trucks.
4. The conditional use terminates if the current use changes.
5. There shall be no batch plants within the building setback and no material storage within the pavement setback and easements.
6. The land shall be restored to a similar condition as it previously existed once the batch plant terminates use of this site.

### **Approximate Site Location:**



**Source: NearMap**



**Conditional Use Submittal Checklist**

Applicant Information

Name of Project EdgeConneX - New Albany  
 Site Address 2675 Clover Vly Rd NW, Johnstown, OH 43031  
 Due Date \_\_\_\_\_ Application Number \_\_\_\_\_

Submit planning applications and all required materials via email to [planning@newalbanyohio.org](mailto:planning@newalbanyohio.org)

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.

Planning staff will complete a preliminary review of your submission no later than one week after it is submitted to the department. Staff will inform you of any missing information via email and you will be given one week to provide it to us. Incomplete applications cannot be placed on meeting agendas.

Submittal Requirements

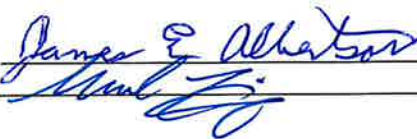

Required Item	Submitted?
1) Legal description of the property as recorded in the Franklin County Recorder's office.	1) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2) Description of existing use.	2) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3) Present zoning district.	3) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
4) Description of proposed conditional use.	4) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
5) A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic circulatoin, open spaces, landscaping, refuse and service areas, utilities, signs, yards, and such other information as the Commission may require to determine if the proposed conditional use meets the intent and requirements of this Ordinance.	5) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6) A narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor, light, fumes, and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district.	6) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7) The names and addresses of all property owners wthin 200 feet, contiguous to, and directly across the street from the property, as appearing on the Franklin County Auditor's current tax list. The applicant shall also provide the addresses of all property within the above reference boundaries.	7) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8) Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the deliberations of the Planning Commission.	8) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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



**Community Development Planning Application**

Submission	Submit planning applications and all required materials via email to <a href="mailto:planning@newalbanyohio.org">planning@newalbanyohio.org</a>																				
	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.																				
Project Information	Site Address <u>2675 Clover Valley Road, New Albany, Ohio/ aka 12525 Jug Street Road, NW, New Albany, Ohio 43031</u>																				
	Parcel Numbers <u>095-112056-00.006</u>																				
	Acres <sup>12+</sup> _____	# of lots created <sup>N/A</sup> _____																			
<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="7">           Conditional use permit for the existing on-site batch plant previously approved, to be able to export ready mix to the next phase of the project 3/4 of a mile up Clover Valley Rd.         </td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> </tr> <tr> <td><input checked="" 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 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	Conditional use permit for the existing on-site batch plant previously approved, to be able to export ready mix to the next phase of the project 3/4 of a mile up Clover Valley Rd.	<input type="checkbox"/> Certificate of Appropriateness	<input checked="" 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 type="checkbox"/> Zoning Amendment (Rezoning)		<input type="checkbox"/> Zoning Text Modification							
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Contacts	<b>Applicant Information</b>	<b>Property Owner Information</b>																			
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Name</td><td>Danis Building Construction Co.</td></tr> <tr><td>Address</td><td>777 Goodale Blvd., Suite 100</td></tr> <tr><td>City, State, Zip</td><td>Columbus, Ohio, Ohio 43212</td></tr> <tr><td>Phone Number</td><td>937-603-5545</td></tr> <tr><td>Email</td><td>jim.albertson@danis.com</td></tr> </table>	Name	Danis Building Construction Co.	Address	777 Goodale Blvd., Suite 100	City, State, Zip	Columbus, Ohio, Ohio 43212	Phone Number	937-603-5545	Email	jim.albertson@danis.com	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Name</td><td>EdgeConnex MCN New Albany South Propco 1 &amp; 2, LLC.</td></tr> <tr><td>Address</td><td>2201 Cooperative Way, Suite 400</td></tr> <tr><td>City, State, Zip</td><td>Herndon, VA 20171</td></tr> <tr><td>Phone Number</td><td>866-304-3217</td></tr> <tr><td>Email</td><td>mark.finnery@bcei.com</td></tr> </table>	Name	EdgeConnex MCN New Albany South Propco 1 & 2, LLC.	Address	2201 Cooperative Way, Suite 400	City, State, Zip	Herndon, VA 20171	Phone Number	866-304-3217	Email
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Email	mark.finnery@bcei.com																				
Signature	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.																				
	Signature of Owner _____ Signature of Applicant _____	 	Date: <u>3/30/26</u> Date: <u>3/30/26</u>																		

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	155.00 / each
		(minimum fee \$1,000.00)	
	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 – 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	155.00 / each
		(minimum fee \$1,000.00)	
	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

Fees & Submittal Requirements

Plat – Subdivision Final			
Planning		650.00	_____
	Plus each lot	15.00 / 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	_____
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	_____

**Conditional Use Statement**  
**12+/- Acres Located within the Mink Street West Zoning District**

The applicants, namely Danis Building Construction Company (General Contractor) (DBCC) and Burr Computer Environments, Inc. (CM) (BCEI) and Edge Connex (Owner) (ECX) request approval of a conditional use to allow the continued operation of an “industrial manufacturing and assembly” use on 12+/- acres of real property (the “Property”) located to the South of Jug Street and adjacent to Clover Valley Rd. ( Kennel Club site) in the City of New Albany, Licking County. The Property is zoned in the L-GE, Limited General Employment District classification. The zoning limitation text that applies to the Property allows for the review and approval of conditional uses that are set forth in Section 1153.02 of the Codified Ordinances.

The current existing use of this parcel is for the previously approved conditional use for an on site batch plant. The overall existing permanent use is determined by the Development Agreement between ECX and the City of New Albany, Ohio executed on 12/15/2022 for Phases 1, 2 &3. ECX committed to the development of approximately 1,225,000 total square feet of commercial space to be used for data center uses in multiple buildings on approximately 74 acres of land for Phase 1 & 2. In Phase 1 of the development agreement ECX agreed to retrofit/convert 525,000 square feet of commercial distribution / warehouse space into a data center by February 2027. ECX has contracted with BCEI and DBCC to complete Phase 1 as committed to in the development agreement. Phase 1 entails the retrofit/conversion of the existing distribution / warehouse building totaling approximately 525,000 square feet and the addition of an energy center consisting of outdoor gas fired generators. Phase 2 entails the construction of a new 2-story 700,000sf structural steel framed building with precast cladding, a detention basin and storm piping, mass excavation, new site utilities, site improvements, and finished grading and landscaping, as well as a separate 80,000 sf energy center building housing gas fired generators. Ph 2 will be substantially complete by September 2027.

Phase 3 of the overall project is an additional 1,537,000 sf of new data center construction 3/4-mile up Clover Valley Road from the existing PH 1 & 2 sites outlined above. It consists of four (4) new buildings and two (2) new energy centers located on a 170-acre site. The construction is identical to the above-mentioned construction in Phases 1 & 2 and entails both 1 & 2-story steel framed and precast clad buildings.

The proposed temporary conditional use being requested now is to utilize the previously approved on-site batch being used to supply concrete for the work associated with Phase 1 and Phase 2, for supplying Phase 3 as well. Same owner, same project, just the next phase. It just happens to be 3/4-mile up Clover Valley Road. Our current conditional use permit does not allow us to export any ready mix offsite. Therefore, we are applying for a new conditional use permit to allow this. Due to the size and scope of the Phase 3 project, 100,000 plus cyds of concrete (10,000 ready-mix trucks), we want to minimize the truck traffic in the area due to all of the other concurrent construction. Additionally, there is apparently some zoning regulation tied to the Intel site immediately north of the Phase 3 site that precludes us from putting a batch plant on the Phase 3 site. Having an on-site batch plant close by will greatly reduce the traffic volume in the area and reduce the project’s carbon footprint. In addition, since we will be using ready-mix trucks continuously throughout the day, we will not be washing them out between every load as we would with trucks coming to the site from a more distant offsite plant. This significantly reduces the amount of water used for washout, and the tradeoff is 10,000 ready mix trucks vs 7,700 - 18 wheelers bringing raw material to the plant, reducing traffic by 33%. It is our understanding that in order to operate a batch plant on the Phase 2 property and export ready-mix to the Phase 3 site, , a new conditional use approval must be obtained to permit its use as such. This application seeks that approval. The applicant is requesting the conditional use permit to operate the batch plant for Phase 3 from June 2026 to December 31, 2028, from the existing batch plant site on the Kennel site at Phase 2..

The batch plant use will include the outdoor storage of materials such as (but not necessarily limited to) stone, sand, and gravel. Bulk cement trailers will also be parked on site. These materials are used to produce and manufacture concrete ready-mix on the site. More specifically, gravity silo cement

bins will be utilized to produce poured- in-place concrete. The batch plant will serve private purposes only for this project only. It will produce the materials that are to be used for Phase 1, 2 and 3, as well as the associated energy centers.

No sales will be made from the batch plant to anyone or any projects other than those identified above.

BCEI and DBCC will perform the following: clean roads daily as required, and provide FOD mats and wheel washes for exiting trucks. We will keep the site cleaned up and visually appealing from adjacent roadways / site lines. Screening material will be installed on the 8' high perimeter security fence to partially screen the plant and on-site activities from the public.

Earlier in 2021, Ordinance O-16-2021 was approved by City Council after receiving a recommendation for approval from the Planning Commission. That ordinance provided distinctions between “manufacturing and production uses” and “industrial manufacturing and assembly uses” in Section 1153.03 of the Codified Ordinances. Furthermore, the latter use types are deemed to be conditional (rather than permitted) uses in the GE district. See Codified Ordinances Section 1153.02.

Codified Ordinances Section **1153.03(a)(3)** further describes industrial manufacturing and assembly uses as follows:

*“A. Characteristics. Firms are involved in heavy manufacturing processing, fabrication, packaging, or assembly of goods for industrial or construction industries. Raw secondary, or partially completed materials may be used. Goods are generally not displayed or sold on-site. Relatively few customers come to the manufacturing site.*

*B. Accessory activities. Accessory activities may include administrative offices, cafeterias, employee recreational facilities, warehouse, storage yards, outlets, and caretaker’s quarters. Retail outlets as an accessory to industrial manufacturing and assembly plants shall be treated as retail product sales and service.*

*C. Examples of heavy industrial manufacturing and assembly include, but are not limited to, metal stamping; pressing and buffing, tool and die shops; machine, sheet metal and welding shops; construction related and building material manufacturing (including milling, planing and joining); vehicle and/or vehicle part manufacturing and fabrication; construction equipment and/or construction equipment part manufacturing; recycling or creation of materials, textiles, lumber, paper, rubber, batteries, etc.”*

As described earlier, the batch plant will provide for the manufacturing and production of materials used in the construction industry for private projects. Raw materials are used in such production, such as stone, sand, and gravel. No goods are displayed on the site, and no customers come to the Property. Storage of materials is part of the operation.

**Section 1115.03** of the Codified Ordinances provides that the Planning Commission is to approve a conditional use if it meets all of the following requirements in bold below. The applicants have provided support the use’s conformance with such requirements following each of them.

**(a) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.**

The use will comply with the Zoning Ordinance and will be reviewed by the New Albany Zoning, Engineering, and Building departments. The temporary nature of the use that coincides with Phase 1, 2 and Phase 3 construction, and the fact that conditional use will comply with the zoning ordinance allows for conformance with the general objective, any specific objective and purpose established by the City. Things such as the fence screening and setbacks are examples of measures that will be followed to satisfy the Zoning Ordinance. Numerous other requirements and standards are contained within the zoning limitation text which provide commitments that will result in development of the Property in a manner that meets or exceeds the requirements of the Zoning Ordinance.

**(b) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.**

The existing and future character of the area includes a substation and industrial buildings and this subject data center project to the south of Jug St, and a planned data center development to the east of Clover Valley Rd. To the Northeast there are several remaining residential properties, with the closest one being over 200 ft away. It is our understanding that these residential properties are undergoing annexation and re-zoning. There is also a new data center development going in currently, immediately across the street from said residential properties on Jug Street. Therefore, the uses fit well with the character of the area.

**(c) The use will not be hazardous to existing or future neighboring uses.**

The batch plant does not emit any potential pollutants or combustible materials and does not emit noxious odors. It is equipped with a cement dust containment system. Noise should not be a concern as there are only a limited number of residential properties in the area with the closest being over 200' away. We will be sensitive to the closest neighbor's concerns and will address any concerns that they may have regarding the proposed on-site batch plant. We are not aware of any complaints that New Albany has received from them to date regarding the batch plant.

**(d) The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.**

The City has already made a significant investment in the improvement of Jug Street and Clover Valley Rd.. Ready-mix trucks will be travelling a short distance on Clover Valley Rd, from the batch plant to the Phase 3 jobsite (less than 1 mile). There is already an approved existing curb cut and driveway onto Clover Valley Rd. from the batch plant site. The nature of the use is such that we do not require the use of sanitary sewer services. There is an existing well on site which we are using for batch plant water. There is no negative impact on schools, as the use generates no residents. Being that there will be no permanent structures on the site, the fire risk is minimal. The uses do not have any more likelihood of criminal activity than any existing use in the general vicinity.

**(e) The proposed use will not be detrimental to the economic welfare of the community.**

The proposed conditional use will be a clear economic benefit to the community. It will allow ECX to maintain the schedule laid out in the development agreement with the City and provide additional jobs and tax revenue as agreed upon, while significantly reducing truck traffic on 161 and Mink Street and Clover Valley saving excessive wear and tear on the roadways,

**(f) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.**

Conditional use will be subject to Codified Ordinances Section 1153.06, which requires that no land or structure within the LGE district shall be used or occupied in such a manner as to create any dangerous, injurious, noxious, or otherwise objectionable impact on any land which is located in any other zoning district.

**(g) Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.**

The conditional use access to and from Clover Valley Rd. will be designated only for semi deliveries of raw materials necessary to produce ready-mix concrete, and ready-mix trucks exiting and entering to deliver to the Phase 3 site. No other traffic will be permitted to use the access.

**APPLICANTS:**

Danis Building Construction  
Company  
3233 Newmark Drive  
Miamisburg, OH 45342

**PROPERTY OWNER:**

EdgeConnex MCN New Albany  
South Propco 1 & 2, LLC.  
2201 Cooperative Way, Suite  
400, Herndon, VA 20171

**SURROUNDING PROPERTY**

**OWNERS:**

Amazon Data Services Inc.  
410 Terry Ave N.  
Seattle, WA 98109

City of New Albany Ohio  
99 West Main Street  
New Albany, OH 43054

AEP Ohio Transmission Company, Inc.  
Riverside Plaza Columbus, OH 43215

## **APPLICANTS:**

Danis Building Construction  
Company  
777 Goodale Blvd., Suite 100  
Columbus, OH 43212

Burr Computer Environments, Inc.  
10400 Rodgers Road  
Houston, Texas 77070

## **PROPERTY OWNER:**

Edge Connex, Inc.  
2201 Cooperative Way #400  
Herndon, Va. 20171

## **SURROUNDING PROPERTY OWNERS:**

- Property Address: 9750 Innovation Campus Way, New Albany, OH 43054
  - Owner: 9750 Innovation Campus Way LLC
  - Mailing Address: PO Box 847 Carlsbad, CA 92018
- Property Address: 2575 Newton Court, New Albany, OH 43054
  - Owner: Amazon Data Services Inc.
  - Mailing Address: PO Box 80416, Seattle, WA 98108
- Property Address: Harrison Road NW, Johnstown, OH 43031
  - Owner: ET New Albany LLC
  - Mailing Address: 8027 Forsyth Blvd, Saint Louis, MO 63105
- Property Address: Harrison Road NW, Johnstown, OH 43031
  - Owner: COI New Albany Tech Park Land LLC
  - Mailing Address: 4900 Main Street Suite 400, Kansas City, MO 64112
- Property Address: 12635 Newton Court, New Albany, OH 43054
  - Owner: AEP Ohio Transmission Company Inc.
  - Mailing Address: 1 Riverside Plaza 16<sup>th</sup> Floor, Columbus, OH 43215
- Property Address: 12181 Jug Street Road, Johnstown, OH 43031
  - Owner: C1 New Albany, LLC
  - Mailing Address: 2850 N Harwood St Suite 2200, Dallas, TX 75201

## **Addresses (Residential):**

- Property Address: 2716 Clover Valley Road, Johnstown, OH 43031
  - Owner: Rusmisl LLC
  - Mailing Address: 11950 Wildwood Lane, Sunbury, OH 43074
- Property Address: 2754 Cover Valley Road, Johnstown, OH 43031
  - Owner: Rusmisl LLC
  - Mailing Address: 11950 Wildwood Lane, Sunbury, OH 43074

- Property Address: 12410 Jug Street Road NW, Johnstown, OH 43031
  - Owner: MBJ Holdings LLC
  - Property Address: 8000 Walton Pky Suite 200, New Albany, OH 43054
- Property Address: 2782 Clover Valley Road, Johnstown, OH 43031
  - Owner: Richardson, Claude W & Peggy
  - Mailing Address: 2782 Clover Valley, Road, Johnstown, OH 43031
- Property Address: 2810 Clover Valley Road, Johnstown, OH 43031
  - Owner: Mahaffey-Arnett, Susan R & Arnett Jason A
  - Mailing Address: 2810 Clover Valley, Road, Johnstown, OH 43031
- Property Address: 12228 Jug Street Road, Johnstown, OH 43031
  - Owner: Frost, Kathie
  - Mailing Address: 12228 Jug Street, Road, Johnstown, OH 43031

CITY OF NEW ALBANY  
 ZONING REQUIRED  
 APPROVED  
*Suzanne A. [Signature]* 1/30/23  
 Date

*[Signature]*  
 ZONING  
 APPROVED  
 1/30/23

**12.604 ACRES**

Situated in the State of Ohio, County of Licking, City of New Albany, in Lots 2 and 15, Quarter Township 2, Township 2, Range 15, United States Military District, being comprised of all of the remainder of that 22.453 acre tract of land conveyed to Nine Properties, Limited by deed of record in Instrument Number 200505250015574 and all of that 0.535 acre tract of land conveyed to Nine Properties, Limited by deed of record in Instrument Number 202212060028640 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jug Street Road and Clover Valley Road, as shown on the dedication plat of record in Instrument Number 202212160029345;

Thence South 20° 12' 26" East, with the centerline of said Clover Valley Road, a distance of 54.01 feet to a point;

Thence South 69° 47' 34" West, crossing the right-of-way of said Clover Valley Road, a distance of 39.63 feet to an iron pin set in the westerly right-of-way line of said Clover Valley Road, the TRUE POINT OF BEGINNING for this description;

Thence with said westerly right-of-way line the following courses and distances:

South 20° 12' 26" East, a distance of 84.85 feet to an iron pin set at a point of curvature to the left;

With the arc of said curve, having a central angle of 09° 31' 03", a radius of 940.00 feet, an arc length of 156.14 feet, a chord bearing of South 25° 06' 44" East and chord distance of 155.96 feet to a permanent marker set; and

South 29° 52' 15" East, a distance of 676.19 feet to an iron pin set at the northeasterly corner of that 42.671 acre tract conveyed to COI New Albany Tech Park Land, LLC by deed of record in Instrument Number 202212160029411;

Thence South 50° 55' 15" West, with the northerly line of said 42.671 acre tract, a distance of 674.30 feet to an iron pin set in the easterly line of that 104.589 acre tract conveyed to Amazon Data Services, Inc. by deed of record in Instrument Number 201911140025165;

Thence North 39° 22' 09" West, with said easterly line, a distance of 329.87 feet to an iron pin set;

Thence North 04° 24' 16" East, with said easterly line and the easterly line of that 10.247 acre tract conveyed to AEP Ohio Transmission Company, Inc., by deed of record in Instrument Number 202209160022655, a distance of 1012.40 feet to an iron pin set in the southerly right-of-way line of said Jug Street Road;

Thence South 86° 36' 02" East, with said southerly right-of-way line, a distance of 194.91 feet to an iron pin set in the westerly right of way line of said Clover Valley Road;

Thence South 53° 46' 18" East, with said westerly right-of-way line, a distance of 34.84 feet to the TRUE POINT OF BEGINNING, containing 12.604 acres of land, more or less, of which 12.069 acres is Parcel Number 095-112056-00.001 and 0.535 acre is Parcel Number 095-112080-02.004.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

CITY OF NEW ALBANY  
SEAL NOT REQUIRED  
APPROVED  
*Lena O*  
Signature Date

*[Signature]*  
ZONING  
APPROVED  
1/30/23

12.604 ACRES

-2-

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC. Permanent markers set, where indicated, are one inch solid iron pins with aluminum cap stamped EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Jug Street Road, having a bearing of North 86°13'09" West, is designated the "basis of bearing" for this survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Matthew A Kirk*

6 JAN 23

Matthew A. Kirk  
Professional Surveyor No. 7865

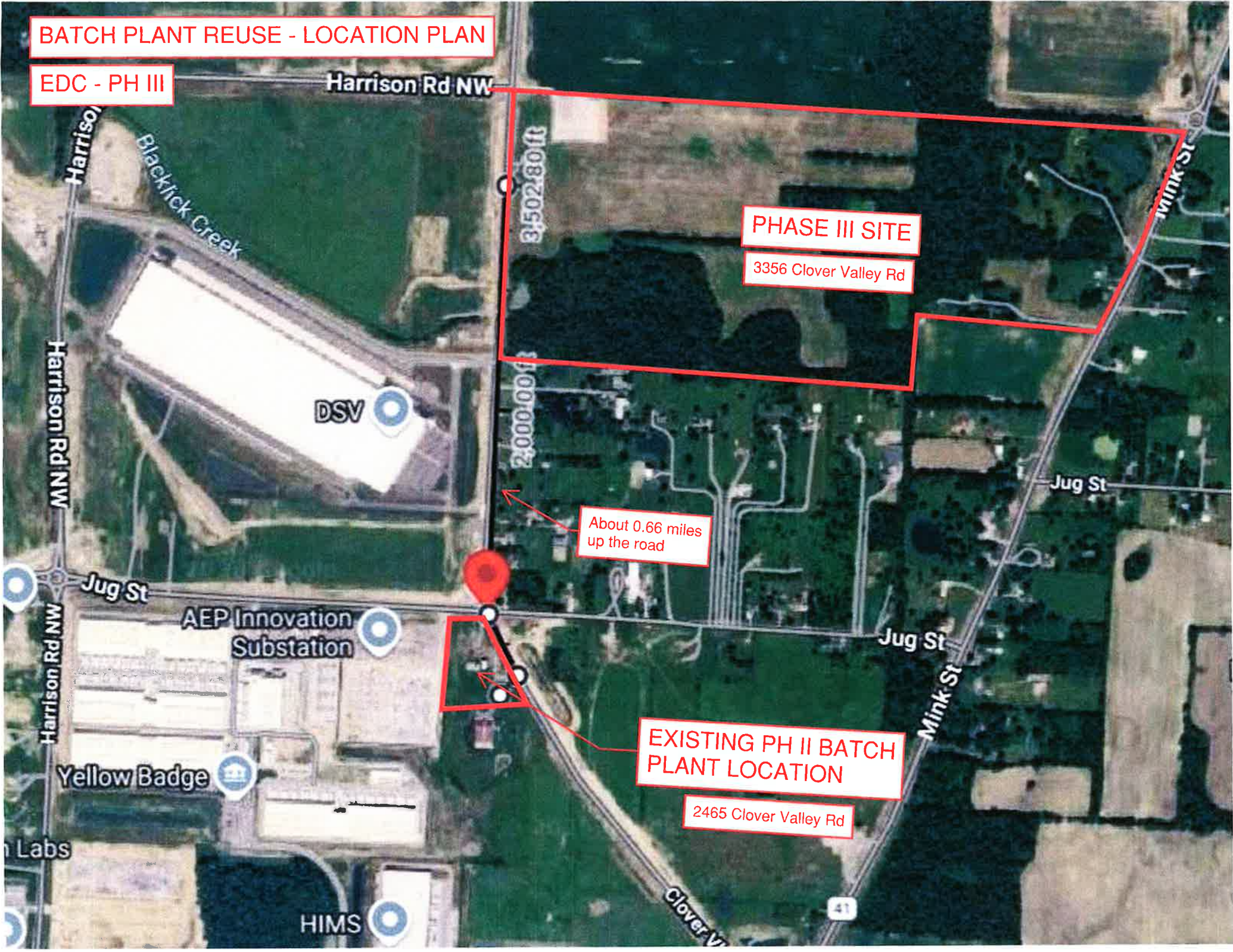
Date

MAX: td  
12\_605 ec 20221182-VS-BNDY-01



**BATCH PLANT REUSE - LOCATION PLAN**

**EDC - PH III**



**PHASE III SITE**

3356 Clover Valley Rd

About 0.66 miles up the road

**EXISTING PH II BATCH PLANT LOCATION**

2465 Clover Valley Rd

DSV

AEP Innovation Substation

Yellow Badge

HIMS

Harrison Rd NW

Blacklick Creek

Harrison Rd NW

Harrison Rd NW

Jug St

Jug St

Jug St

Mink St

Mink St

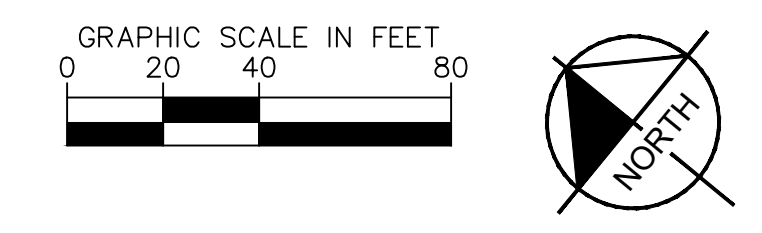
Clover Valley Rd

3,502.80 ft

2,000.00 ft

41

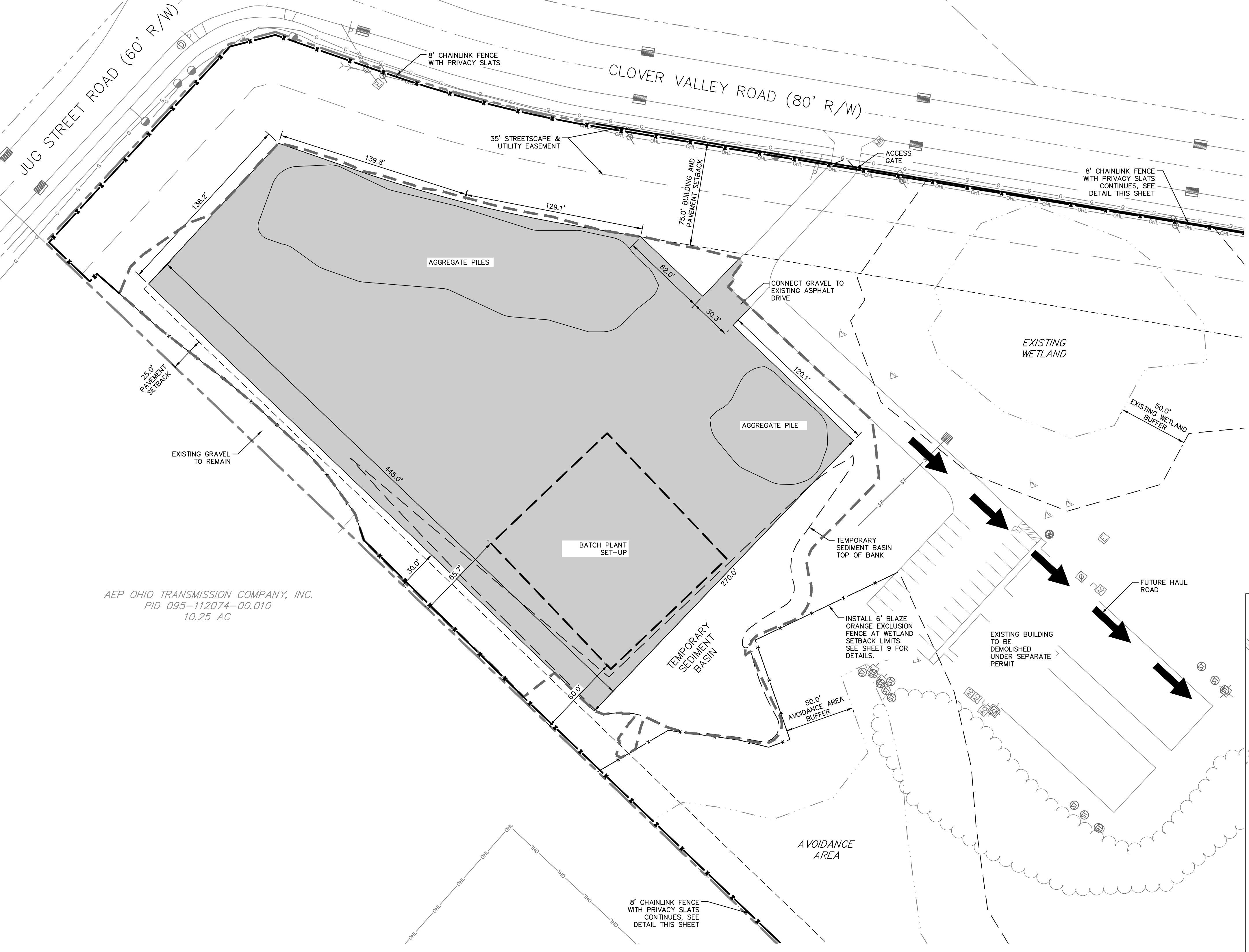
Drawing name: K:\GLD\_DEV\190392003\_BCEL\_NA\_Constr\_Logistics\2\_Design\CAD\PlanSheets\Mass Ex - Kenna\SITE PLAN.dwg SITE PLAN Jun 03, 2025 2:06pm by: Ryan Grassy  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



COI NEW ALBANY TECH  
PARK LAND LLC  
PID 095-112200-00.003  
53.72 AC

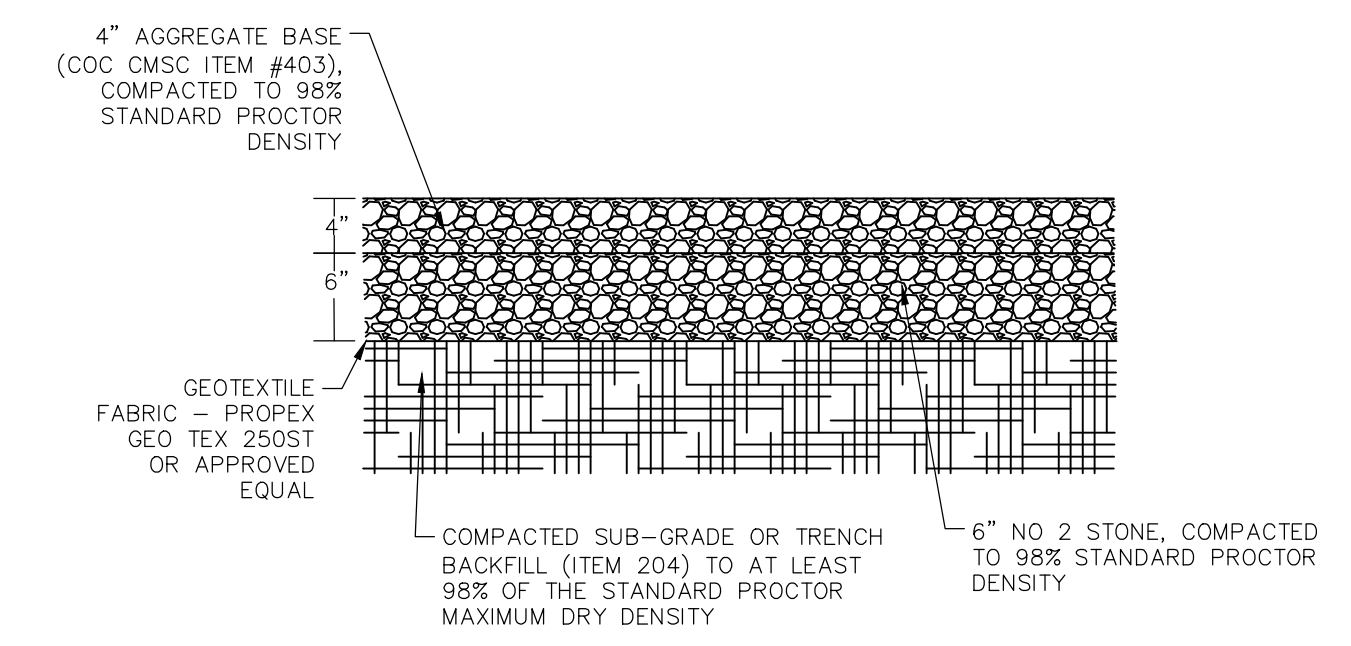
CITY OF NEW ALBANY  
PID 095-112056-00.007  
1.51 AC

C1 NEW ALBANY LLC  
PID 095-112236-00.000  
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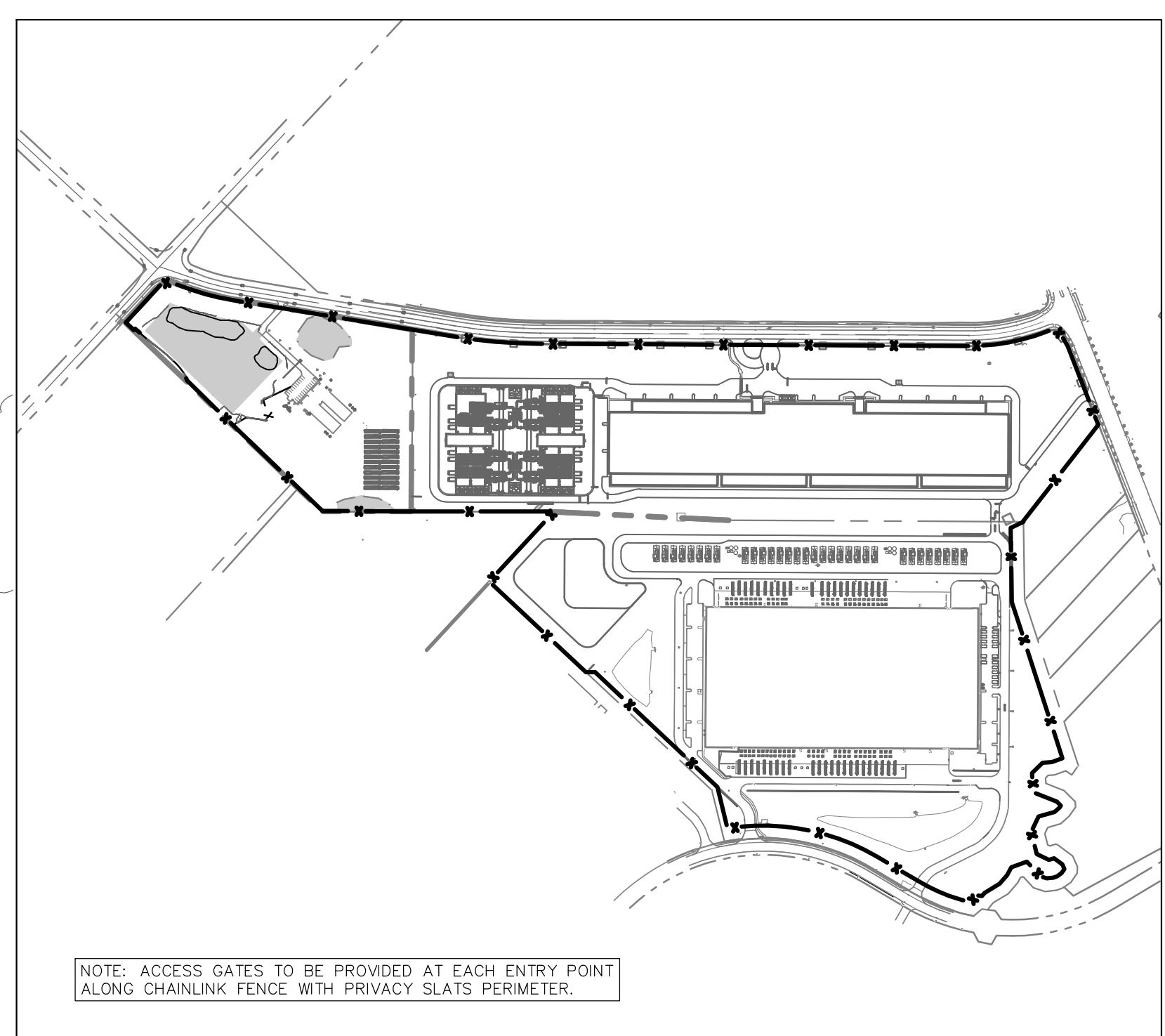


EXISTING LEGEND	
	EXISTING PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING POWER POLE
	EXISTING GAS LINE

LEGEND	
	LIMITS OF DISTURBANCE
	GRAVEL (SEE SECTION, THIS SHEET)
	8' CHAINLINK FENCE WITH PRIVACY SLATS
	6' BLAZE ORANGE EXCLUSION FENCE
	FUTURE HAUL ROAD

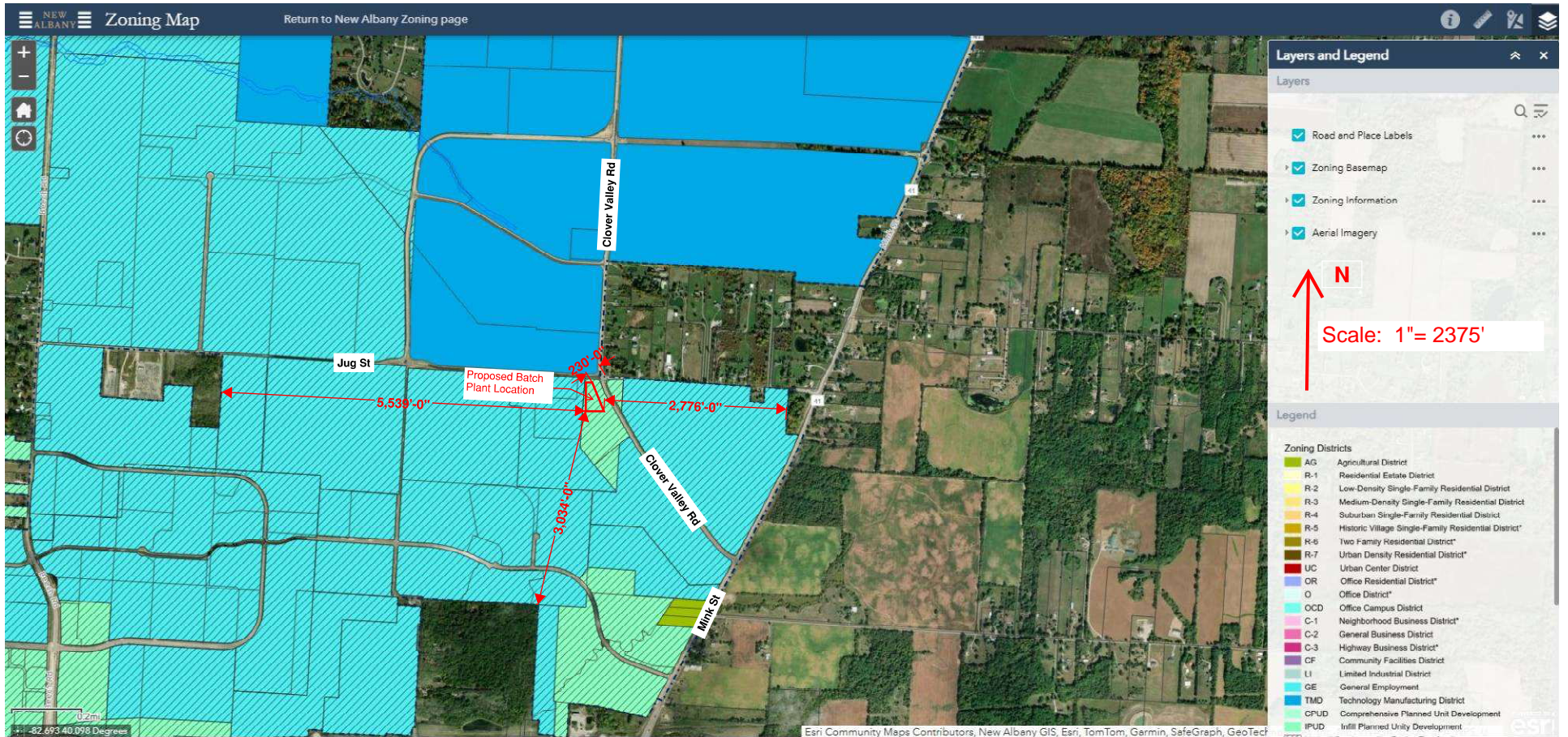


NOTE: NO GEOTECHNICAL REPORT WAS PROVIDED FOR THIS DEVELOPMENT. THIS GRAVEL SECTION PROVIDED BY DANIS.



CHAINLINK FENCE WITH PRIVACY SLATS LIMITS  
1" = 500'

<b>Kimley»Horn</b>							
© 2025, KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200, COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM							
SCALE:	AS NOTED	DESIGNED BY: RBG	DRAWN BY: BTB	CHECKED BY: AJS	NO.	REVISIONS	DATE
<b>SITE PLAN</b>							
<b>TEMPORARY BATCH PLANT IMPROVEMENT</b> JUG STREET ROAD CITY OF NEW ALBANY, OH 43031							
ORIGINAL ISSUE: 5/21/2025							
KHA PROJECT NO. 190392003							
SHEET NUMBER							
<b>5</b>							



Distances (in feet) from EdgeConneX Concrete Batch Plant Limits to Nearest Residential Properties



**Planning Commission Staff Report  
May 18, 2026 Meeting**

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**HAMLET AT SUGAR RUN  
PHASE 3 FINAL PLAT**

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LOCATION: Generally located at the southwest corner of the New Albany Condit Road and Central College Road intersection (PIDs: 222-00675 and 222-00685)  
APPLICANT: NoNA Master Development LLC  
REQUEST: Final Plat  
ZONING: Infill-Planned Unit Development (I-PUD)  
STRATEGIC PLAN: Hamlet Focus Area  
APPLICATION: FPL-29-2026

Review based on: Application materials received on April 17, 2026.

---

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

**I. REQUEST AND BACKGROUND**

The final plat is for the 3<sup>rd</sup> phase of the Hamlet development. The intent of this plat is to establish the primary road network, 17 residential lots, and 2 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 3 of the Hamlet development is generally 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 17 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 3 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 two (2) new publicly dedicated streets. All of the new streets meet the right-of-way requirements in the zoning text:

- Bluestem Trace provides access to the subdivision from State Route 605, with 50 feet of right-of-way.
  - Acer 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. Acer is the Latin genus name for maple trees, which are native to Ohio. Bluestem is a type of native ornamental grass.
  4. The applicant meets and exceeds the State Route 605 right-of-way dedication requirements.
    - A total of 49.61 feet of right-of-way is being provided along the western portion of State Route 605, where the zoning text only requires 40 feet.

Parkland and Open Space

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

**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. Show the Sugar Run flood plain and SCPZ on the plat.
3. Add a flood protection elevation table for all lots impacted by the flood plain.
4. 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-29-2026:**

Move to approve final plat application FPL-29-2026 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 30, 2026

To: Kylie Blackburn  
City Planner

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

Re: Hamlet at Sugar Run Plat  
Phase 3

---

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

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. Show the Sugar Run flood plain and SCPZ on the plat.
3. Add a flood protection elevation table for all lots impacted by the flood plain. 2' of freeboard should be provided.
4. 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



**Community Development Planning Application**

<b>Submission</b>	<p>Submit planning applications and all required materials via email to <a href="mailto:planning@newalbanyohio.org">planning@newalbanyohio.org</a></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>																								
<b>Project Information</b>	<p>Site Address <u>Southwest 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>4.826</u> # of lots created <u>19 lots and 2 Reserves</u></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  <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                 </td> <td> <input type="checkbox"/> Extension Request  <input type="checkbox"/> Variance  <input type="checkbox"/> Vacation                      Final Plat for 4.826 acres at the Southwest corner of Central College Road and New Albany Condit Road.                      The plat will dedicate 2 new public roads.                      Street Bluestem Trace is 1,113', and Acer Lane is 751'.                      The total street length is 1,864'.                 </td> </tr> </tbody> </table>	Choose Application Type	Description of Request:	<input type="checkbox"/> Appeal <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	<input type="checkbox"/> Extension Request <input type="checkbox"/> Variance <input type="checkbox"/> Vacation Final Plat for 4.826 acres at the Southwest corner of Central College Road and New Albany Condit Road. The plat will dedicate 2 new public roads. Street Bluestem Trace is 1,113', and Acer Lane is 751'. The total street length is 1,864'.																				
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<b>Contacts</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Applicant Information</th> <th colspan="2">Property Owner Information</th> </tr> </thead> <tbody> <tr> <td>Name</td> <td>Nona Master Development c/o Aaron Underhill</td> <td>Name</td> <td>Nona Master Development</td> </tr> <tr> <td>Address</td> <td style="background-color:black;"></td> <td>Address</td> <td style="background-color:black;"></td> </tr> <tr> <td>City, State, Zip</td> <td style="background-color:black;"></td> <td>City, State, Zip</td> <td style="background-color:black;"></td> </tr> <tr> <td>Phone Number</td> <td style="background-color:black;"></td> <td>Phone Number</td> <td style="background-color:black;"></td> </tr> <tr> <td>Email</td> <td style="background-color:black;"></td> <td>Email</td> <td style="background-color:black;"></td> </tr> </tbody> </table>	Applicant Information		Property Owner Information		Name	Nona Master Development c/o Aaron Underhill	Name	Nona Master Development	Address		Address		City, State, Zip		City, State, Zip		Phone Number		Phone Number		Email		Email	
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Address		Address																							
City, State, Zip		City, State, Zip																							
Phone Number		Phone Number																							
Email		Email																							
<b>Signature</b>	<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>4-16-26</u>              Signature of Applicant <u>Jana Wedekind</u> Date: <u>4-16-26</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

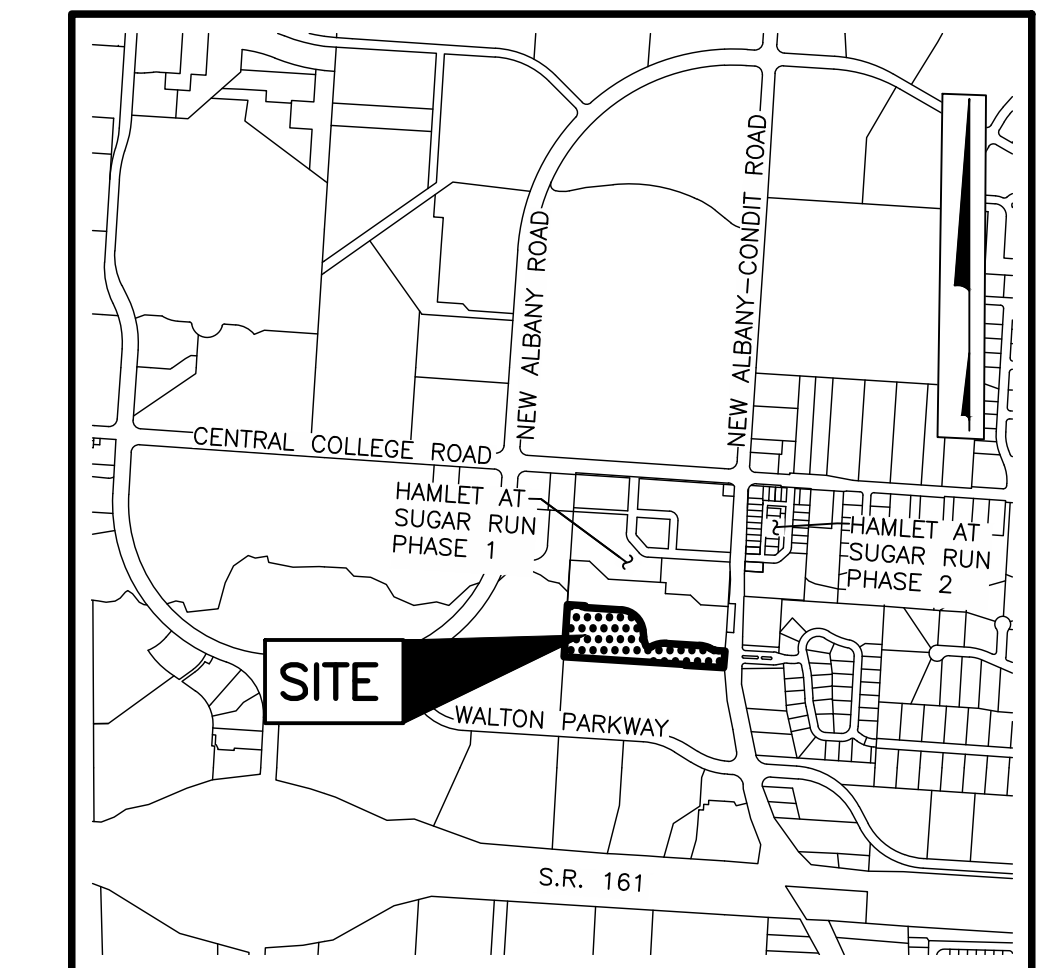
Appeal		250.00	
Certificate of Appropriateness			
	ARB – single and two family residential	100.00	
	ARB – All other residential or commercial	300.00	
	ARB - Signage	75.00	
Conditional Use		600.00	
Development Plan – Preliminary PUD or Comprehensive			
	Planning fee	First 10 acres	750.00
		Each additional 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
	Plus each lot	15.00 / each	255
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 /each	2,635
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**

222-00675  
222-00685

# HAMLET AT SUGAR RUN PHASE 3



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 4.826 acres of land, more or less, said 4.826 acres being part of those tracts of land conveyed to **NONA MASTER DEVELOPMENT, LLC** by deed of record in Instrument Number 202106280112895, 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 3", a subdivision containing Lots numbered 47 to 63, both inclusive, and areas designated as Reserve "I" and Reserve "J", does hereby accept this plat of same and dedicates to public use, as such, all of Acer Lane and Bluestem Trace shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" "Drainage Easement" or "Sidewalk 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. Within those areas designated "Sidewalk Easement" on this plat, an additional exclusive easement is hereby dedicated to the City of New Albany for sidewalk purposes for use by the public. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

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 Whereof, 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 Acer Lane and Bluestem Trace 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 \_\_\_\_\_

SURVEYED & PLATTED  
BY



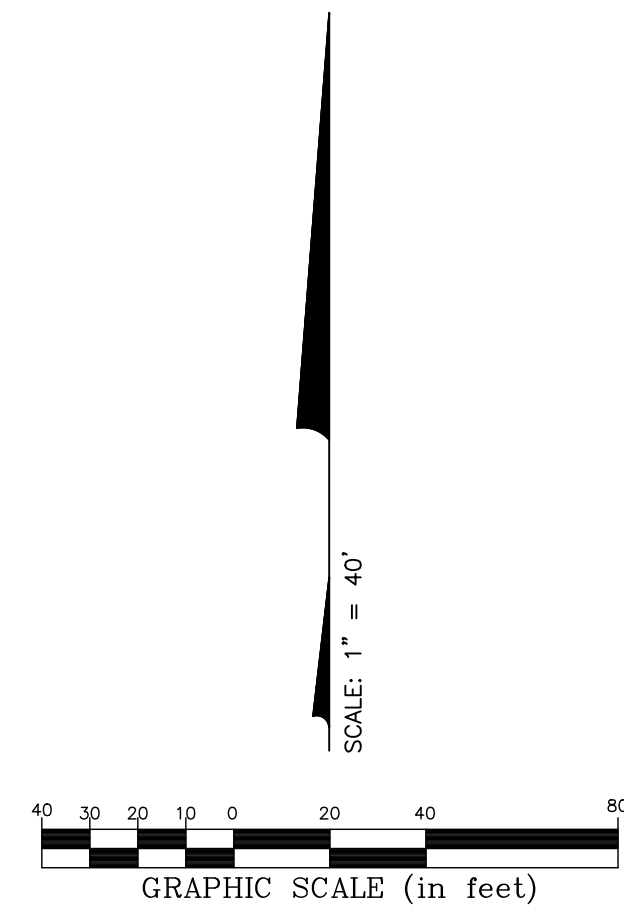
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = 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-VS-PLAT-FRKLNS.DWG created by JMASTON on 4/22/2026 12:27:06 PM last saved by JMASTON on 4/19/2026 11:04:28 AM Date: 20230187-CASHIERS-PLAT-FRKLNS.DWG & 20230187-CASHIERS-PLAT-FRKLNS.DWG & 20230187-CASHIERS-PLAT-FRKLNS.DWG

# HAMLET AT SUGAR RUN PHASE 3



**Legend**

- B.S. = Building Setback
- D.E. = Drainage Easement
- P.S. = Pavement Setback
- S.E. = Sidewalk Easement
- U.E. = Utility Easement

LINE	BEARING	DISTANCE
L1	S03°39'43"W	26.85'
L2	S03°39'43"W	3.46'
L3	N03°39'43"E	8.50'
L4	N07°54'23"W	53.18'
L5	S18°39'26"W	8.57'
L6	S63°39'26"W	22.21'
L7	N86°20'17"W	58.61'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	21°23'31"	150.00'	56.00'	S 76°01'02" E	55.68'
C2	21°01'00"	150.00'	55.02'	N 75°49'47" W	54.71'
C3	31°03'57"	150.00'	81.33'	S 78°07'44" W	80.34'
C4	31°03'57"	150.00'	81.33'	N 78°07'44" E	80.34'
C5	79°17'05"	130.00'	179.89'	N 46°41'45" W	165.88'
C6	20°21'02"	200.00'	71.04'	S 17°13'43" E	70.66'
C7	21°23'31"	175.00'	65.34'	S 76°01'02" E	64.96'
C8	5°30'07"	125.00'	12.00'	N 68°04'21" W	12.00'
C9	15°30'53"	125.00'	33.85'	N 78°34'51" W	33.74'
C10	31°03'57"	125.00'	67.78'	S 78°07'44" W	66.95'
C11	90°00'00"	20.00'	31.42'	N 48°39'43" E	28.28'
C12	31°03'57"	175.00'	94.89'	N 78°07'44" E	93.73'
C13	105°54'30"	20.00'	36.97'	N 28°52'59" E	31.93'
C14	11°49'29"	125.00'	25.80'	N 87°44'58" E	25.75'
C15	90°00'00"	20.00'	31.42'	S 41°20'17" E	28.28'
C16	90°00'00"	15.00'	23.56'	S 48°39'43" W	21.21'
C17	20°43'12"	115.00'	41.59'	N 75°58'41" W	41.36'
C18	58°33'53"	115.00'	117.55'	N 36°20'09" W	112.50'
C19	17°01'03"	215.00'	63.86'	S 15°33'44" E	63.62'

- Ⓐ Δ=17°38'31" R=185.00'  
Arc=56.96'  
ChBrg=S15°52'28"E  
Ch=56.74'
- Ⓑ Δ=92°42'31" R=20.00'  
Arc=32.36'  
ChBrg=S71°02'59"E  
Ch=28.94'
- Ⓒ N62°35'45"E  
8.88'
- Ⓓ Δ=31°03'57" R=175.00'  
Arc=94.89'  
ChBrg=N78°07'44"E  
Ch=93.73'

**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, all of Hamlet at Sugar Run Phase 3 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 and updated in LOMR-25-05-1319P, with an effective date of June 4, 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:	4.826 Ac.
Acreage in rights-of-way:	1.702 Ac.
Acreage in lots:	2.806 Ac.
Acreage in Reserves:	0.318 Ac.

**NOTE "D" - ACREAGE BREAKDOWN:** Hamlet at Sugar Run Phase 3 is out of the following Franklin County Parcel Numbers:

222-00675	1.241 Ac.
222-00685	3.585 Ac.

**NOTE "E" - DEPRESSED DRIVEWAYS:** Depressed driveways are hereby prohibited on all lots in Hamlet at Sugar Run Phase 3. 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 "J":** Reserve "J", as designated and delineated hereon, shall be owned and maintained by the City of New Albany, Ohio.

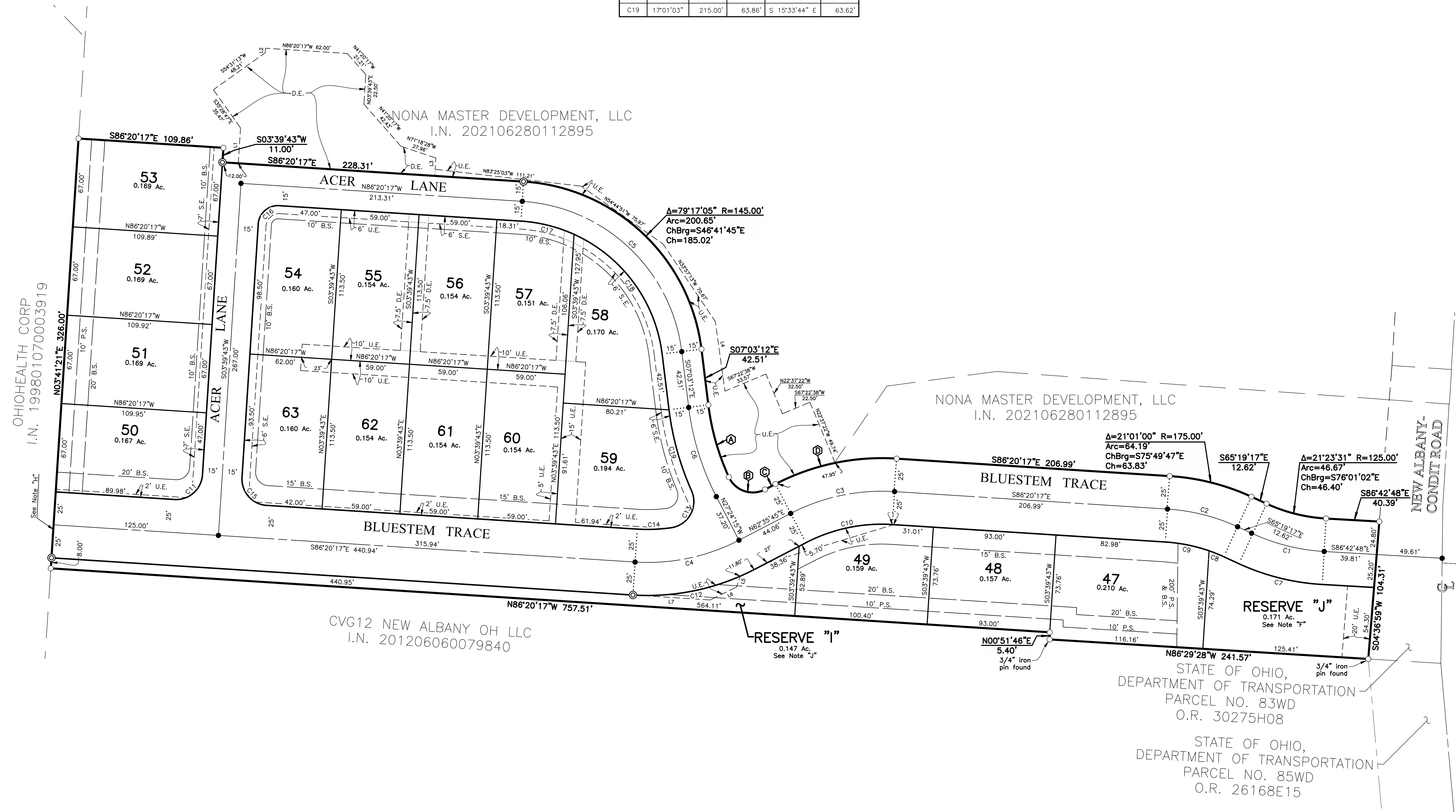
**NOTE "G":** No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on the area hereby platted. The City of New Albany, Ohio approval of this plat of "Hamlet at Sugar Run Phase 3" 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 "I":** Reserve "I", 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.

**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 3 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.



J:\20220187\DWG\CASHIERS\PLAT\20230187-VS-PLAT-PH3.DWG plotted by MASTON, JOHN on 5/7/2026 2:03:03 PM last saved by MARR on 5/7/2026 12:52:20 PM  
 Note: (DESIGN evolution)



**Planning Commission Staff Report  
May 18, 2026 Meeting**

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**DONATOS RESTAURANT  
FINAL DEVELOPMENT PLAN EXTENSION**

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LOCATION: Generally near the intersection of Beech Road and Smith’s Mill Road (PID: 093-106512-00.000)  
APPLICANT: J. Carter Bean Architect  
REQUEST: Final Development Plan Extension  
ZONING: Infill Planned Unit Development (I-PUD): Beech Crossing  
STRATEGIC PLAN: Retail  
APPLICATION: FDP-31-2026

Review based on application materials received May 17, 2024, and April 17, 2026.

*Original staff report prepared by Sierra Saumenig, Planner*

*Updated staff report prepared by Lauren Sauter, Planner*

**I. REQUEST AND BACKGROUND – UPDATE:**

The applicant requests extension of the approval of a final development plan for a proposed Donatos restaurant with an associated drive-through located at the southwest corner of Beech Road and Smith’s Mill Road. The proposed use (a Donatos multi-tenant building with a drive-through) is permitted as a carry-out food and beverage establishment with a drive-through facility.

The Planning Commission approved this application with conditions at its hearing on June 17, 2024 (FDP-36-2024). According to C.O. Section 1159.11, if construction has not begun within two years of approval of the final development plan, all approvals shall be invalidated and canceled; New Albany City Council approved updates to C.O. Section 1159.11 on May 5, 2026, to specify that a one-time extension of approval may be requested by the applicant for review by the Planning Commission, given the applicant documents in writing one of the following:

- a. Financial issues that would alter the expected timeline;
- b. Delay in acquiring a required building or utility permit necessary to carry out the provisions of the final development plan;
- c. Presence of an environmental or other public safety issue; or
- d. Other unique reasons deemed permissible by the Planning Commission.

The applicant requests this extension for financial issues that altered the expected final development plan timeline. The proposed development has not been modified from its original approval; as such, the report and conditions of approval remain unchanged. The conditions of the original submittal still apply and should be included in the motion.

The subject property is zoned for Infill Planned Unit Development (I-PUD) and is located within the Beech Crossing Zoning District, which was reviewed and approved by the Planning Commission on January 22, 2020 (ZC-102-2019).

**II. SITE DESCRIPTION AND USE**

The site is generally located north of State Route 161, south of Smith’s Mill Road and west of Beech Road. The site is 1.22 acres and is currently undeveloped. This is the fifth proposed development for this zoning district. The Planning Commission approved a final development

plan application for Duke and Duchess on October 20, 2020; for Holiday Inn Express on February 19, 2020; and for Taco Bell on August 21, 2023.

### III. EVALUATION

Staff's review is based on New Albany plans and studies, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text. Planning Commission's review authority is found under Chapter 1159.

The Commission should consider, at a minimum, the following (per Section 1159.08):

- 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/Rocky Fork-Blacklick Accord 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 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).*

It is also important to evaluate the PUD portion based on the purpose and intent. Per Section 1159.02, PUDs are intended to:

- a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
- c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
- d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
- e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
- f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*

- g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
- h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
- i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*
- j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*
- l. *Provide for innovations in land development, especially for affordable housing and infill development.*

**Engage New Albany Strategic Plan Recommendations**

The Engage New Albany strategic plan recommends the following development standards for the Retail future land use category:

- 1. Parking areas should promote pedestrians by including walkways and landscaping to enhance visual aspects of the development.
- 2. Combined curb cuts and cross access easements are encouraged.
- 3. Curb cuts on primary streets should be minimized and well-organized connections should be created within and between all retail establishments.
- 4. Combined curb cuts and cross-access easements between parking areas are preferred between individual buildings.
- 5. Retail building entrances should connect with the pedestrian network and promote connectivity through the site.
- 6. Integrate outdoor spaces for food related businesses.

**A. Use, Site and Layout**

- 1. The applicant proposes to develop a 6,929-square-foot multi-tenant building with a Donatos restaurant and drive-through. The proposed Donatos utilizes 2,087 square feet of the building and the drive-through would be on the eastern elevation of the proposed building.
- 2. The proposed building also includes patio space in the front for outdoor eating. Staff recommends a condition that allows staff to review changes or modifications to the patio space that would not include changing the size or location that future tenants may request (condition #2).
- 3. The existing total site size is 1.22 acres. The proposed development is in an appropriate location given its proximity to the New Albany Business Park and State Route 161.
- 4. The Beech Crossing I-PUD zoning text places a limitation on total acreage that can be utilized for retail uses in the Beech Road-Smith’s Mill Road area. The intent is to limit retail development to a maximum of 92 acres in this general area. Once 92 acres have been developed with retail uses found in the C-3 and GE zoning districts, the remainder of the land from all of these subareas can only allow non-retail General Employment (GE) zoning district uses listed in their respective zoning texts. This 1.22-acre development is subject to this overall 92-acre retail limitation.
- 5. The development site is accessed by a private road, which was reviewed and approved by the Planning Commission on October 21, 2019 (FDP-72-2019). This private road, Beech Crossing, was constructed by another private developer and each property is to include street trees and a sidewalk along the road. The applicant has proposed a 5-foot sidewalk and street trees.
- 6. According to zoning text section C(1), the applicant is required to install a leisure trail along Smith’s Mill Road. The site plan meets this standard by providing an 8-foot-wide leisure trail within the front yard of the lot along Smith’s Mill Road.

- a) The City Landscape Architect has reviewed the plans and recommends that the applicant modify the trail alignment along Smith's Mill Road to align with the adjacent site. Staff recommends this as a condition of approval (condition #1a).
- 7. Per zoning text section C(4), the applicant is required to connect the building into the existing pedestrian circulation system. The applicant is meeting this requirement by providing a direct connection into the proposed leisure trail along Smith's Mill Road and the proposed sidewalk along the outparcel access road, Beech Crossing.
- 8. The zoning text requires that the total lot coverage, which includes all areas of pavement and building, to not exceed 80 percent of the total area. The proposed development is at 67 percent lot coverage, thereby meeting this requirement.
- 9. The PUD zoning text requires the following setbacks from these perimeter boundaries:
  - a. Smith's Mill Road:
    - i. Required minimum: 75-foot building and 55-foot pavement
    - ii. Proposed: 55+/- foot pavement and 116+/- foot building setback [requirement met]
  - b. Internal Parcel Boundaries (eastern property line):
    - i. Required minimum: 10-foot building and pavement setback
    - ii. Proposed (eastern property line): 10-foot pavement and 68.52-foot building setback [requirement met]
  - c. Outparcel Access Road (western and southern properties lines) (Beech Crossing):
    - i. Required minimum: 15-foot building and pavement setback
    - ii. Proposed southern property line: 15+/- foot pavement and 46.42+/- foot building setback [requirement met]
    - iii. Proposed western property line: 15+/- foot pavement and 65.20+/- foot building setback [requirement met]

**B. Access, Loading, Parking**

- 1. The site is proposed to be accessed from two curb cuts along Beech Crossing.
  - a. The applicant proposes one right-in, right-out access point on the west side of the property and one full-access point on the south side of the property.
    - i. The City Engineer has evaluated the proposed right-in, right-out access and has no concerns.
  - b. Per Beech Crossing zoning text requirement II.B.1(c), as part of a final development plan approval, two vehicular access points along the Outparcel Access Road/Beech Crossing may be permitted for any outparcel with side and rear boundary lines that are contiguous to the Outparcel Access Road, subject to approval of the City Engineer and if supported by a traffic analysis provided by the applicant. The City Engineer may waive the obligation for this traffic analysis. The city's traffic engineer has reviewed the request for a second access point. They are supportive of allowing the second full access point and have waived the obligation of the traffic analysis.
- 2. Codified Ordinance 1167.05(d)(11) requires a minimum of one parking space for every 200 square feet of gross floor area for retail shopping centers. The building is 6,929 square feet in size; therefore, 35 parking spaces are required. The applicant is providing 35 parking spaces.
- 3. Additionally, the city parking code requires a minimum number of stacking spaces in the drive-through lane to be provided. The required number of drive-through stacking spaces must equal 25 percent of the total required parking spaces for the drive-through tenant space. Based on this calculation, 7 stacking spaces must be provided, and the applicant is meeting this requirement by providing 9.
- 4. Per C.O. 1167.03(a), the minimum parking space dimensions required are 9 feet wide and 19 feet long. The applicant is meeting this requirement.
- 5. Per C.O. 1167.03(a), the minimum maneuvering lane width size is 22 feet for this development type. The applicant is meeting this requirement.

### **C. Architectural Standards**

1. The purpose of the New Albany Design Guidelines and Requirements is to help ensure that the New Albany community enjoys the highest possible quality of architectural design. The zoning text contains architectural standards and the site also falls under Section 6 of the Design Guidelines and Requirements: Commercial Outside Village Center.
2. The zoning text states that buildings with this use shall be a minimum of one story and a maximum of two stories in height, and this requirement is being met as the multi-tenant building is a one-story building.
3. The primary building material for the restaurant is brick, which is a permitted building material in the zoning text.
4. Zoning text section E.4(b) states that all rooftop mechanical units must be screened to limit off-site visibility and sound. The applicant meets this requirement through the use of a parapet wall on all four sides of the building.
5. DGR Section 6(I)(A)(4) states that the number, location, spacing, and shapes of window openings shall be carefully considered, particularly for buildings in retail use, and shall impart a sense of human scale. The applicant meets this requirement.
6. DGR Section 6(I)(A)(6) states that all visible elevations of a building must receive similar treatments in style, materials and design so that no visible side is of a lesser character than any other. The applicant is meeting this requirement by using the same materials on all building elevations.
7. DGR Section 6(I)(A)(12) states that buildings shall have active and operable front doors along all public and private streets. The restaurant fronts Smith's Mill Road to the north and Beech Crossing to the east. The building is designed with active and operable front doors along Smith's Mill Road and one door along Beech Crossing on the east façade of the proposed building. On the south façade of the building facing Beech Crossing, the Donatos space lacks an active and operable door, but the other two spaces have active and operable doors on this side.
8. C.O. 1171.05(b) states that all trash and garbage container systems must be screened, not be located in front yards, and meet the minimum required pavement setbacks. All of these requirements are met, as the applicant proposes to install a dumpster enclosure in the rear of the lot. It meets the minimum pavement setback and is completely screened with a dumpster enclosure and landscaping.

### **D. Parkland, Buffering, Landscaping, Open Space, Screening**

1. Per Beech Crossing zoning text requirements G(a) and G(3)(a), a four-board horse fence is required to be installed along Smith's Mill Road. This requirement is met.
2. Per zoning text requirement (G)(3)(b)(i), a minimum of 6 trees per 100 lineal feet must be installed within the required setback area along Smith's Mill Road. The applicant is meeting this requirement by providing 13 trees along their approximately 218 feet of frontage along Smith's Mill Road.
3. Per zoning text requirement G(3)(c), a minimum 3.5-foot-tall landscape buffer must be provided to screen parking areas along all public rights of way. The proposed landscape plan shows that a 3.5-foot-tall landscape buffer installed along the parking areas that are along public rights of way, therefore this requirement is being met.
  - a) The City Landscape Architect has reviewed the plans and has recommends that the applicant add evergreen shrubs (36 inches in height) to screen utilities near the proposed dumpsters. Staff recommends this as a condition of approval (condition #1b).
4. Per zoning text requirement G(3)(d), a landscape buffer is required to be installed within the required setback of any interior side parcel line and shall consist of a 10-foot-tall landscape buffer with grass and landscaping and deciduous trees planted at a rate of 4 trees for every 100 feet of side property line and deciduous shrubs must be planted under the trees. The applicant is required and proposes to install these 12 trees and shrubs along the east side within the 10-foot setback. Therefore, this requirement is being met.

5. Per zoning text requirement G(7), a minimum of one tree for every 10 parking spaces is required and at least 5 percent of the vehicular use area shall be landscaped. The applicant is providing 35 parking spaces and exceeding this requirement by providing 5 trees. Eight percent of the total parking area is landscaped. This requirement is being met.
6. Per zoning text requirement G(8), a master landscape plan was completed as part of the first final development plan. The applicant is providing trees along Smith's Mill Road in a landscape buffer; however, the types of trees and locations are not consistent with the master landscape plan. Staff recommends a condition of approval that the proposed trees should be consistent with what is shown on the master landscape plan (condition #3).
7. General Site Landscaping Requirement:
  - o Codified Ordinance 1171(5)(e) requires parking lots over 20,000 square feet to have a minimum of one tree per 5,000 square feet of ground coverage and a total tree planting equal to 10.5 in tree trunk size for every 2,000 square feet of ground coverage. The applicant states that the internal ground coverage is 35,789 square feet, requiring 7 trees at 14 inches in total caliber (CAL). The applicant proposes to provide 7 trees at 30 inches total CAL, meeting the requirement.

#### **E. Lighting & Signage**

1. Section II(H)(1) of the zoning text requires all parking lot light poles to be downcast and use cut-off type fixtures in order to minimize light spilling beyond the boundaries of the site. Site lighting proposed on the site matches that on the existing Duke and Duchess site and meets the requirements. In addition, a detailed photometric plan was submitted showing that there will be no light spillage from this site.
2. Section II(H)(3) states that all parking lot poles within the entire zoning district shall be black or New Albany Green, be constructed of metal, and not exceed 30 feet in height. The applicant is proposing to use the same black metal poles that are installed at the existing Duke and Duchess site within the development, and they do not exceed 18 feet in height.
3. As part of this final development plan application, the applicant has submitted a sign plan for the site.
4. The applicant proposes installing six wall signs, which is one for each tenant space. Three are on the front elevation (Smith's Mill Road) and three are on the rear elevation (Beech Crossing).
5. The applicant proposes to install one monument sign at the northwest corner of the site along Smith's Mill Road to be consistent with the existing Taco Bell monument sign on the northeast corner of Smith's Mill Road.
6. Staff recommends a condition of approval that the final copy of these proposed signs and future signage is subject to staff approval (condition #4).

#### **Wall Signs**

Zoning text section I(1) permits one wall-mounted sign per retail tenant on each elevation of the building that fronts or sides on a public or private road. The proposed building faces two public streets or private drives; therefore, two wall signs are permitted for each tenant. Additionally, C.O. 1169.15(d) permits a wall sign on each building frontage either on a public or private road, with 1 square foot per linear square foot of building frontage, not to exceed 50 square feet.

#### **Smith's Mill and Beech Crossing Elevation Wall Signs (six identical sign designs and sizes):**

- a. Lettering height: 24 inches [meets code]
- b. Area: 46.67 square feet [meets code]
- c. Location: northern elevation facing Smith's Mill Road and southern elevation facing Beech Crossing
- d. Lighting: external lighting [meets code]
- e. Relief: 2.5 inches [meets code]
- f. Colors: 3 color (white, black, red) [meets code]

- i. The two unoccupied spaces would have the same requirement and are limited to the usage of 4 colors.
  - g. Material: aluminum [meets code]
- DGR Section 6(II)(A)(8) states that signage for this building type shall be as simple and unobtrusive as possible and shall avoid overly bright or jarring colors. The applicant is proposing six wall signs that are appropriately scaled for the building and are appropriate for this area given the desired development type.

#### **Ground Mounted Signs**

The applicant proposes to install one monument sign at the northwest corner of the site along Smith’s Mill Road. Monument signage along Smith’s Mill Road is intended to match the existing sign plan for the retail within the neighbor Canini Trust Corp development along US-62. The proposed sign meets those standards as proposed. The signs feature three tenant spaces.

#### **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 #5).

1. Remove the “Preliminary Not for Construction” note block from all sheets when resubmitting the plans.
2. Revise the Site Data Table by adding a line indicating “Parking Required.”
3. Expand the view port on the cover sheet to show the existing regional basin that will be utilized for stormwater management.
4. Show the recorded instrument number on the plans for all existing easements shown on the FDP.
5. Show the location of the stop bar/signs on the landscape plan at both curb cuts and show the site distance triangle. Adjust proposed landscaping if motorist view is impeded in any way.
6. Provide a fire truck turning analysis using the template for the 48-foot Plain Township fire truck.
7. Engineering staff will evaluate storm water management, sanitary sewer collection and roadway construction related details once detailed construction plans become available.

#### **V. SUMMARY**

The proposal meets many of the goals of the Engage New Albany Strategic Plan such as providing pedestrian access along roadways and into the site, as well as utilizing high quality building materials that are consistent with other buildings in the immediate area. The proposed development is in an appropriate location given the context of the surrounding area and serves as an amenity for the New Albany Business Park. Additionally, the applicant proposes a multi-tenant building that generally meets the requirements set forth in the zoning ordinance, development text, and landscape master plan and as a result, no variances are required.

#### **V. ACTION**

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

#### **Move to approve final development plan application FDP-36-2024, subject to the following conditions:**

1. The city’s landscape architect comment shall be addressed as part of permitted, subject to staff approval:
  - a. That the applicant modifies the proposed leisure trail along Smith’s Mill Road to align with the adjacent site.
  - b. Provide evergreen shrubs that are 36 inches in height to screen utilities.

2. That staff can review changes or modifications to the proposed patio that would not include changing the size or location.
3. That the applicant revises the landscape plans to be consistent with the approved master landscape plan.
4. The final copy of the proposed signs and future signage is subject to staff approval.
5. The city engineer's comments must be addressed, subject to staff approval:
  - Remove the "Preliminary Not for Construction" note block from all sheets when resubmitting the plans.
  - Revise the Site Data Table by adding a line indicating "Parking Required."
  - Expand the view port on the cover sheet to show the existing regional basin that will be utilized for stormwater management.
  - Show the recorded instrument number on the plans for all existing easements shown on the FDP.
  - Show the location of the stop bar/signs on the landscape plan at both curb cuts and show the site distance triangle. Adjust proposed landscaping if motorist view is impeded in any way.
  - Provide a fire truck turning analysis using the template for the 48-foot Plain Township fire truck.
  - Engineering staff will evaluate storm water management, sanitary sewer collection and roadway construction related details once detailed construction plans become available.

**Approximate Site Location:**



Source: NearMap

404.685-01  
June 5, 2024  
(Revised)

To: Sierra Saumenig  
City Planner

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

Re: Donato's Multi Tenant Bld. FDP

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

1. Please remove the "Preliminary Not for Construction" note block from all sheets when resubmitting the plans.
2. Revise the Site Data Table by adding a line indicating "Parking Required".
3. Expand the view port on the cover sheet to show the existing regional basin that will be utilized for stormwater management.
4. Please show the recorded instrument number on the plans for all existing easements shown on the FDP.
5. Show the location of the stop bar/signs on the landscape plan at both curb cuts and show the site distance triangle. Adjust proposed landscaping if motorist view is impeded in any way.
6. Provide a fire truck turning analysis using the template for the 48' Plain Township fire truck.
7. We will evaluate storm water management, sanitary sewer collection and roadway construction related details once detailed construction plans become available.

MEF/JMH

cc: Josh Albright, Development Engineer

## Development Review

project name Donatos Center  
prepared for City of New Albany  
date June 05, 2024  
date received May 24, 2024

---

## COMMENTS

### Site Plan

1. Reevaluate leisure trail alignment along Smith's Mill Road. Proposed condition to align with adjacent site. See diagram.

### Planting Plan

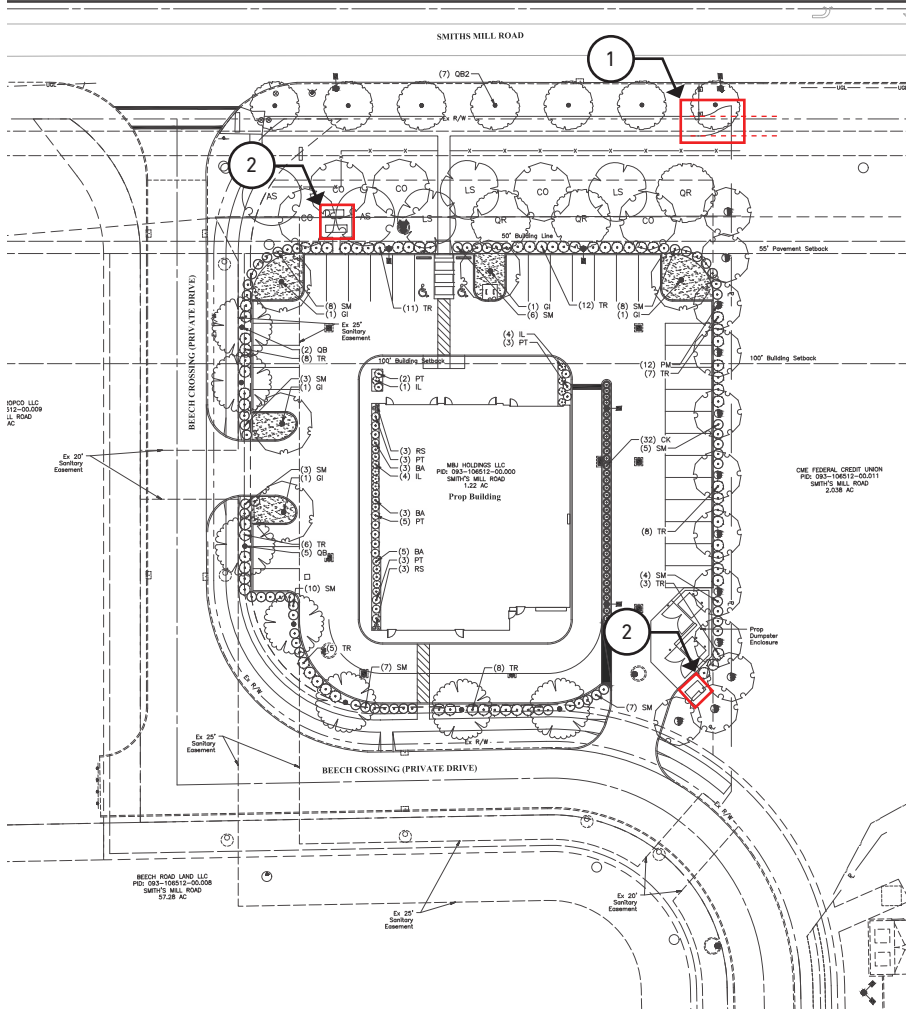
2. Provide evergreen shrubs (36" in ht.) to screen utilities, as marked. See diagram.

#### \*NOTES:

*The provided diagram is for clarification and design intent purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram may not be to scale.*

## Development Review

project name Donatos Center  
 prepared for City of New Albany  
 date June 05, 2024  
 date received May 24, 2024



SITE AND PARKING PLANTINGS PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
<b>TREES</b>						
	PM	12	Platanus x acerifolia 'Morton Circle'	Exclamation London Plane Tree	2" Cal.	B&B
<b>PARKING LOT TREES</b>						
	GI	5	Cedrela tricothos 'Skyline'	Skyline Honeylocust	2.5" Cal.	B&B
<b>COVERAGE TREES</b>						
	OB	7	Quercus bicolor	Swamp White Oak	3" Cal.	B&B
<b>SHRUBS</b>						
	SM	61	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	36" HL*	Cont.
	TR	68	Tous x media 'Runyan'	Runyan Yew	36" HL*	Cont.
<b>GRASSES</b>						
	CK	32	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
<b>PERENNIALS</b>						
	BA	11	Baptisia australis	Blue False Indigo	#2	Cont.
	RS	6	Rubbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	#2	Cont.
<b>SHRUBS-SUN</b>						
	IL	9	Itea virginica 'Little Henry'	Little Henry Dwarf Sweetgale	18" HL, Cont., 36" o.	
	PT	16	Physocarpus opulifolius 'SMPTW'	Tiny Wine Ninebark	24" HL, Cont.	
SMITH'S MILL ROAD FRONTAGE PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
<b>SETBACK TREES</b>						
	AS	2	Acer saccharum	Sugar Maple	3" Cal.	B&B
	CO	5	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
	LS	3	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
	OR	3	Quercus rubrum	Red Oak	3" Cal.	B&B
<b>STREET TREES PLANT SCHEDULE</b>						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
<b>STREET TREES</b>						
	OB2	7	Quercus bicolor	Swamp White Oak	3" Cal.	B&B
LANDSCAPE CALCULATIONS						
Treatment Along Smith Mill Road			6 Trees per 100 LF of Frontage		1171.06 - Parking Lot Landscaping:	
218 LF. of frontage /100 x 6 tree =			13 Trees Required		1171.06(a)(2): 8% of the parking area shall be landscaped:	
13 Trees Provided			13 Trees Provided		±6,138 S.F. parking area x .08 =	
Treatment Along East Property Line			4 Trees per 100 LF of Frontage		±491 S.F. landscape area required	
285 LF. of frontage /100 x 4 tree =			12 Trees Required		±1,240 S.F. landscape area provided	
12 Trees Provided			12 Trees Provided		1171.06(a)(3): 1 deciduous canopy tree for every 10 parking spaces:	
1171.05(e) - Landscape Screening-Minimum Trees:			±35,789 S.F. Total Ground Coverage		35 Total Parking Spaces / 10 =	
(2) Between twenty thousand (20,000) and fifty thousand (50,000) square feet: A minimum of one tree for every five thousand (5,000) square feet of ground coverage and a total tree planting equal to ten (10) inches plus one-half inch in tree trunk size for every ten thousand (2,000) square feet over twenty thousand (20,000) feet in ground coverage.			±35,789 / 5000 = 7 Trees		4 Trees Required	
±35,789 - 20,000 = ±15,789			±15,789 / 2000 x .25 = 3.95*±10" = 13.95"		5 Trees Provided	
7 Trees and 14" Required			7 Trees and 30" Provided		STREET TREES are provided along Smith's Mill Road at a rate of 1 tree per 30' of frontage.	
<b>APPROVALS:</b>						
Planning Commission Chair _____						
Vice Chair or Designee _____						
Professional Engineer _____						
Professional Surveyor _____						

Proposed Landscape Plan



## Community Development Planning Application

<b>Submission</b>	<p>Submit planning applications and all required materials via email to <a href="mailto:planning@newalbanyohio.org">planning@newalbanyohio.org</a></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>																									
<b>Project Information</b>	<p>Site Address <small>T.B.D. Smiths Mill Road, New Albany, Ohio 43054</small> _____</p> <p>Parcel Numbers <small>093-106512</small> _____</p> <p>Acres <small>1.228</small> _____ # 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="10">                     Request to extend approval of Final Development Plan                      PLFDP20240036 as previously submitted.                      No modifications are proposed and the Owner continues to recognize all associated conditions of prior approval from June 17, 2024.                 </td> </tr> <tr> <td><input checked="" type="checkbox"/> Extension Request</td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> </tr> <tr> <td><input checked="" 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 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	Request to extend approval of Final Development Plan PLFDP20240036 as previously submitted. No modifications are proposed and the Owner continues to recognize all associated conditions of prior approval from June 17, 2024.	<input checked="" type="checkbox"/> Extension Request	<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Variance	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Vacation	<input checked="" type="checkbox"/> Development Plan	<input 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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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

May 4, 2026

**Ms. Lauren Sauter**  
**Planner I**  
**Community Development Department**  
7815 Walton Parkway  
New Albany, Ohio 43054

**Re: PLFDP20240036**  
**Donatos Retail Center**  
Smiths Mill Road at Beech Crossing  
New Albany, Ohio 43054

Dear Ms. Sauter:

Attached herein, please find our application for formal extension of Final Development Plan PLFDP20240036, which was previously approved on June 17, 2024.

It is our understanding that a *one-time timeframe extension of 1 year* may be requested as a result of one or more of the following:

- a) Financial issues that would alter the expected FDP timeline;
- b) Delay in acquiring a required building or utility permit necessary to carry out the provisions of the FDP;
- c) Presence of an environmental or other public safety issues;
- d) Other unique reasons deemed as permissible by the Commission.

When the Owner purchased this property, and subsequently obtained Final Development Plan approval, several other nearby developments were, either, planned or under construction. Most notably a semiconductor manufacturing complex, expected to create 3,000 direct, permanent jobs when completed in 2025.

Given this anticipation, the goal of our development is to provide convenient, nearby retail and restaurant options in service of the growing workforce. Furthermore, the viability of businesses occupying this development will be wholly dependent on having nearby customers to serve. Once it was announced that progress had slowed on the semiconductor manufacturing facility, so did interest from potential tenants.

As such, our request for extension is most closely associated with Item 'a', 'Financial issues that alter the expected FDP timeline'. By granting this extension, our development will more closely align with the timeframe of those surrounding and result in more viable conditions for tenants to succeed.

That said, the Owner is eager to see this development through and intends to complete it as previously approved, inclusive of all conditions listed in the Record of Action.

Thank you for your consideration.

Sincerely,



**Carter Bean**



## Community Development Department

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

Dear J. Carter Bean Architect,

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, June 18, 2024

The New Albany Planning Commission took the following action on 06/17/2024 .

#### Final Development Plan

**Location:** 093-016512-00.000 southwest corner of Beech Road and Smith's Mill Road

**Applicant:** J. Carter Bean Architect,

**Application:** PLFDP20240036

**Request:** Final Development Plan for a multi-tenant building

**Motion:** To approve with conditions

**Commission Vote:** Motion Approved with Conditions, 4-0

**Result:** Final Development Plan, PLFDP20240036 was Approved with Conditions, by a vote of 4-0

Recorded in the Official Journal this June 18, 2024

#### Condition(s) of Approval:

1. The city's landscape architect comment shall be addressed as part of permitted, subject to staff approval:
  - a. That the applicant modifies the proposed leisure trail along Smith's Mill Road to align with the adjacent site.
  - b. Provide evergreen shrubs that are 36" in height to screen utilities.
2. That staff can review changes or modifications to the proposed patio that would not include changing the size or location.
3. That the applicant revises the landscape plans to be consistent with the approved master landscape plan.
4. The final copy of the proposed signs and future signage is subject to staff approval.
5. The city engineer comments must be addressed, subject to staff approval.
  - o Remove the "Preliminary Not for Construction" note block from all sheets when resubmitting the plans.
  - o Revise the Site Data Table by adding a line indicating "Parking Required".
  - o Expand the view port on the cover sheet to show the existing regional basin that will be utilized for stormwater management.
  - o Show the recorded instrument number on the plans for all existing easements shown on the FDP.
  - o Show the location of the stop bar/signs on the landscape plan at both curb cuts and show the site distance triangle. Adjust proposed landscaping if motorist view is impeded in any way.

- o Provide a fire truck turning analysis using the template for the 48' Plain Township fire truck.
  - o Engineering staff will evaluate storm water management, sanitary sewer collection and roadway construction related details once detailed construction plans become available.
6. That the exterior light poles' pedestal heights will be six inches rather than 36 inches.

Staff Certification:

*Sierra Saumenig*

Sierra Saumenig  
Planner

Permit # \_\_\_\_\_  
 Board \_\_\_\_\_  
 Mtg. Date \_\_\_\_\_



**Community Development Planning Application**

Project Information	Site Address <u>T.B.D. Smiths Mill Road, New Albany, Ohio 43056</u>																																																												
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May 31, 2024

Ms. Sierra Saumenig  
**Community Development Department**  
99 West Main Street  
P.O. Box 188  
New Albany, Ohio 43054

**Re: Donatos Retail Center**  
Smiths Mill Road at Beech Crossing  
New Albany, Ohio 43054

Dear Ms. Saumenig:

We are in receipt of your Staff Review Comments for the above referenced Final Development Plan submission and have addressed all items accordingly. Below, please find an item-by-item, written response to each comment. Furthermore, attached are 15 collated, paper copies of our revised submission.

**General Comments:**

- The city landscape architect/urban design consultant and the city's engineering department are currently reviewing the plans and will provide comments separately. We will provide those comments to you when they are available  
**RESPONSE: Thank you. We look forward to receiving the comments.**
- Please label the proposed leisure trail and change the legend to state "asphalt" not concrete.  
**RESPONSE: The leisure trail material has been changed to 'asphalt' on the site engineering plans.**
- We suggest each applicant contact Tom Rubey with New Albany Holding Company to ensure they do not need to review this. His email is [REDACTED]. If they need to review it, we always encourage applicants to go through their review process prior to the City's.  
**RESPONSE: Tom Rubey / NACO has reviewed and approved the design depicted in this Final Development Plan submission.**

**Landscaping:**

Please note, all landscaping requirements must be met individually. Trees/landscaping used to meet one requirement cannot be used again to satisfy a different requirement.

- I attached the Master Landscaping plan for this area. Please revise the plans to be consistent with what is required along Smiths Mill Road.  
**RESPONSE: The Landscape design has been revised according to the Master Landscape Plan provided by City Staff.**

**Architecture:**

- Confirm that the windows are not reflective or glazed glass.  
**RESPONSE: Please reference General Elevation Note #5 on sheet A-2.1**

- Please provide a roof plan showing all rooftop equipment and the height of them being proposed. zoning text section III(C)(4)(c) and (d) requires complete screening of all roof equipment to buffer sound and provide 100% visual screening. We have to make sure this requirement is being met with the roof plan.  
**RESPONSE: The building parapet has been designed at such a height that it shall fully screen all future rooftop equipment. Please reference Typical Wall Section B on sheet A-1.1, as well as General Elevation Note #4 on sheet A-2.1.**
- Please provide specs for the patio pavers and handrail that will be used.  
**RESPONSE: Patios are proposed to be concrete, not pavers. A development standard railing has been added to sheet A-1.1. Please note: The decision to utilize the patio areas shall be made on a tenant-by-tenant basis according to their use. Therefore, it may not be necessary to install these railings. Applicant will work with City Development Staff on any deviations to the railing layout, if necessary, as the need arises.**

#### **Site Comments:**

- Maximum lot coverage is 80%, please revise site data table as it currently states 85%.  
**RESPONSE: This was a typographical error; calculation has been revised to 80% on civil sheet 1/3.**
- Per zoning text section D(5), Beech Crossing setback is required to be 15' and you have a 12.5' setback. Please revise to meet the requirement or request a variance.  
**RESPONSE: This was a typographical error; plan meets 15' setback and civil drawing 1/3 has been updated.**
- Per zoning text section D(7), internal parcel line setback are required to be 10' and you have a 7.5' setback. Please revise to meet the requirement or request a variance.  
**RESPONSE: The site layout has been adjusted to respect the 10' setback and civil drawing 1/3 has been updated.**
- You are required to have 9 stacking spaces for the drive-through, please show and label that you are meeting this.  
**RESPONSE: Civil drawing 1/3 has been updated to include the numerical calculation for required drive-thru stacking spaces, which amounts to 8. Furthermore, the required stacking spaces have been graphically shown on the plan.**

#### **Sign Comments:**

- Please see attached the Taco Bell plan and ensure the horse fence and monument sign are consistent with what is existing and on the plan.  
**RESPONSE: Civil sheet 1/3 has been revised to show the Taco Bell fence layout and monument sign placement, for reference. We have mirrored their configuration.**
- We consider the clearance sign in this situation as architectural canopy sign because it states more than just "clearance". Those are permitted to have a maximum lettering height of 18". Please note on plans this meets the requirement.  
**RESPONSE: Our proposed signage design has been modified to eliminate the wording: 'Pick-Up Window'. It now only displays the necessary, functional: 'Clearance 9'-10''.**

#### **Engineering Comments:**

- I believe you were on the email from Dave Samuelson but here it is again:
  - 1-the location of the RIRO might be better served being a little further south than shown to address potential short term issues of stacking, but I am not aware of any current issues and a quick review of historical analysis does not indicate a queuing concern. But if it is shifted south it would be closer to the sharp road curve and result in sight distance concerns. Probably best to leave as is.  
**RESPONSE: The location of our western curb cut has been revised to be a right-in/right-out only. Furthermore, it has remained where initially proposed.**

- 2-I do not advise full access for that drive, as a concern would be southbound lefts turning into the site which might be problematic if on-site stacking exceeds what they show. Although a Donatos, from experience, may not have excessive queues in the drive thru, the possibility of a different user in the future may result in longer drive-thru backups.

**RESPONSE: This curb cut has been revised to be a right-in/right-out only.**

Thank you for your thorough review of this Final Development Plan. We believe that all items have been satisfactorily addressed and look forward to the June 17<sup>th</sup> Planning Commission meeting. In the meantime, if we may provide any additional information, please do not hesitate to reach out.

Sincerely,



**Carter Bean**





THE NEW ALBANY COMPANY

May 14, 2024

Mr. Steve Mayer  
City of New Albany  
Community Development Partner  
99 W. Main Street  
New Albany, Ohio 43054

Re: New Construction of Multi-Tenant Commercial Building  
Parcel: 93-106512-00  
Smith's Mill Road, New Albany, Ohio 43056  
Final Development Plan Application

Mr. Mayer,

This letter will serve to confirm that MBJ Holdings LLC, an affiliate of The New Albany Company, has entered into a contract to sell Parcel 93-106512-00, a +/-1.22 acre site located south of Smith's Mill Road for the development of a 6,925 square foot, one-story, mixed-use building to accommodate retail and/or restaurant tenants. Site improvements will include vehicular access, parking, landscape, and hardscape. Grote Family Shiloh, LLC will be acquiring the property from MBJ Holdings LLC.

Pursuant to the terms of the contract, J. Carter Bean Architects, as the architect for Grote Family Shiloh, LLC, is authorized to submit a Final Development Plan Application to the City of New Albany Planning Commission pertaining to the land under contract and the proposed development thereon.

Thank you for your consideration and please don't hesitate to contact me with any questions.

Sincerely,

Dick Roggenkamp  
Director of Real Estate

ParcelNo	Owner	Address
093-107928-00.000	AEP OHIO TRANSMISSION COMPANY INC	1 Riverside Plaza, Columbus, Ohio 43215
093-106512-00.008	BEECH ROAD LAND LLC	41 S. High St., Ste. 2800, Columbus, Ohio 43215
093-106512-00.007	STONE HOSPITALITY LLC	2140 S. Edwin C Moses Blvd., Dayton, Ohio 45417
093-106512-00.000	MBJ HOLDINGS LLC	41 S. High St., Ste. 1300, Columbus, Ohio 43215
093-106512-00.011	CME FEDERAL CREDIT UNION	365 S. Fourth St., Columbus, Ohio 43215
093-107046-00.004	AEP OHIO TRANSMISSION COMPANY INC	1 Riverside Plaza, Columbus, Ohio 43215
093-106512-00.006	NEW ALBANY DUCHESS LLC	1935 James Pkwy., Heath, Ohio 43056
093-107004-00.010	SKY CAPITAL LLC	3933 Howard Hughes Pkwy., Las Vegas, Nevada 89169
093-107004-00.007	DISTRIBUTION LAND COMPANY LLC	4400 Easton Commons Way, Ste. 125, Columbus, Ohio 43219
093-106512-00.009	MRG OHIO PROPCO LLC	3366 Riverside Dr., Ste. 103, Columbus, Ohio 43221

# Property Map



May 15, 2024

Owner Name & Acres		County Road		Driveway		Jurisdictional Townships
Centerline Labels		Township Road		Interstates		Historical Townships Line
		Other Road Type		Municipal Corporations		County Boundary

Licking County Auditor GIS

LICKING COUNTY TAX MAP

May 17, 2024

Mr. Christopher Christian  
**Community Development Department**  
99 West Main Street  
P.O. Box 188  
New Albany, Ohio 43054

**Re: Donatos Retail Center**  
Smiths Mill Road at Beech Crossing  
New Albany, Ohio 43054

Dear Mr. Christian:

The following is our architectural justification explaining the significant architectural features of the proposed building at this new development.

Now that the Smiths Mill development has been significantly built out, it is apparent that common architectural characteristics are carrying over to the Smiths Mill Road / Beech Road area. These common elements have established a pattern of form and materiality throughout. Our proposal for this site is one that, we feel, holds true to that established architectural pattern.

The building is primarily brick on all four sides, with fiber cement accents. The two selected brick colors are consistent with multiple buildings in this area. The two colors have been applied to add visual interest and hierarchy to the massing. Furthermore, various brick details have been included to provide relief and texture.

Through the use of generous storefront areas, the north, east and west facades have excellent transparency into the future front-of-house portions of the tenant spaces. The south façade, which faces Beech Crossing, is effectively the back of the building, where utility and back-of-house activities will be located.

Additionally, projecting canvas awnings have been included on each side of the building to provide dimensionality.

Given the nature and use of this multi-tenant building, it will be necessary to have flexibility to place roof-mounted equipment for, both, HVAC and kitchen exhaust. Therefore, we are proposing a flat-roof building with strong cornice lines. The parapets surrounding the flat roof have been designed with appropriate height to screen all future roof-mounted equipment from surrounding view, at grade.

We feel that the proposed design will, not only, provide the Owner with multi-tenant flexibility and functionality, but also complement other structures in this area.

Sincerely,



**Carter Bean**



**1.221 ACRES**

Situated in the State of Ohio, County of Licking, City of New Albany, located in Half Section 15, Quarter Township 3, Township 2, Range 15, United States Military District, being part of that 49.534 acre tract conveyed to MJB Holdings, LLC by deed of record in Instrument Number 201010060020026, (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection Beech Road (width varies) with Smiths Mill Road (width varies), of record in Instrument Number 200505130014263;

Thence North  $86^{\circ} 38' 10''$  West, with the centerline of said Smiths Mill Road, a distance of 414.73 feet to a point;

Thence South  $03^{\circ} 21' 50''$  West, across the right-of-way of said Smiths Mill Road, a distance of 45.00 feet to an iron pin set in the southerly right-of-way line thereof, the northerly line of said 49.534 acre tract, being the TRUE POINT OF BEGINNING;

Thence across said 49.534 acre tract, the following courses and distances:

South  $03^{\circ} 21' 50''$  West, a distance of 274.79 feet to an iron pin set;

South  $39^{\circ} 42' 07''$  West, a distance of 7.91 feet to an iron pin set at a point on the arc of a curve;

With the arc of a curve to the left, having a central angle of  $43^{\circ} 37' 48''$ , a radius of 102.00 feet, an arc length of 77.67 feet, a chord bearing of North  $65^{\circ} 53' 46''$  West and chord distance of 75.81 feet to an iron pin set at a point of tangency;

North  $87^{\circ} 42' 39''$  West, a distance of 67.67 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of  $91^{\circ} 04' 29''$ , a radius of 67.00 feet, an arc length of 106.50 feet, a chord bearing of North  $42^{\circ} 10' 25''$  West and chord distance of 95.64 feet to an iron pin set at a point of tangency;

North  $03^{\circ} 21' 50''$  East, a distance of 133.59 feet to an iron pin set at a point of curvature;  
and

With the arc of a curve to the right, having a central angle of  $55^{\circ} 10' 28''$ , a radius of 67.00 feet, an arc length of 64.52 feet, a chord bearing of North  $30^{\circ} 57' 04''$  East and chord distance of 62.06 feet to an iron pin set in the southerly right-of-way line of said Smiths Mill Road, said northerly line;

Thence South  $86^{\circ} 38' 10''$  East, with said southerly right-of-way line, the northerly line of said 49.534 acre tract, a distance of 182.76 feet to the TRUE POINT OF BEGINNING, containing 1.221 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of

1.221 ACRES

-2-

the centerline of Beech Road, having a bearing of North 03°25'04" East, is designated the "basis of bearing" for this survey.

This description was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Heather L. King*  
Heather L. King  
Professional Surveyor No. 8307

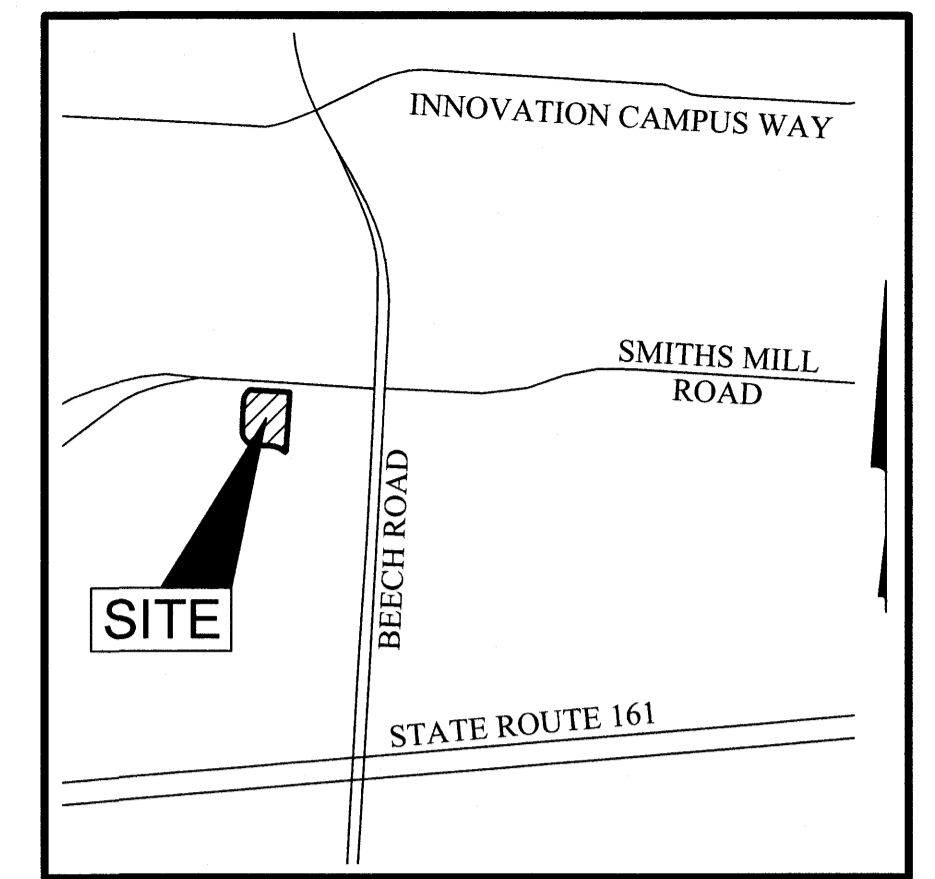
1/11/23  
Date

HLK: td  
1\_221 ac 20221026-VS-BNDY-01ze

<b>PRE-APPROVAL</b> LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	<i>DM</i>
DATE:	01-11-23

# ALTA/NSPS LAND TITLE SURVEY

## HALF SECTION 15, QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 15 UNITED STATES MILITARY DISTRICT CITY OF NEW ALBANY, COUNTY OF LICKING, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

**DESCRIPTION FROM TITLE COMMITMENT:**

**PARCEL I:**

Situated in the State of Ohio, County of Licking, City of New Albany, located in Half Section 15, Quarter Township 3, Township 2, Range 15, United States Military District, being part of that 49.534 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 201010060020026, (all references refer to the records of the Recorder's Office, Licking County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection Beech Road (width varies) with Smiths Mill Road (width varies), of record in Instrument Number 200505130014623;

Thence North 86° 38' 10" West, with the centerline of said Smiths Mill Road, a distance of 414.73 feet to a point;

Thence South 03° 21' 50" West, across the right-of-way of said Smiths Mill Road, a distance of 45.00 feet to an iron pin set in the southerly right-of-way line thereof, the northerly line of said 49.534 acre tract, being the TRUE POINT OF BEGINNING;

Thence across said 49.534 acre tract, the following courses and distances:

South 03° 21' 50" West, a distance of 274.79 feet to an iron pin set;

South 39° 42' 07" West, a distance of 7.91 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, having a central angle of 43° 37' 48", a radius of 102.00 feet, an arc length of 77.67 feet, a chord bearing of North 65° 53' 46" West and chord distance of 75.81 feet to an iron pin set at a point of tangency;

North 87° 42' 39" West, a distance of 67.67 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 91° 04' 29", a radius of 67.00 feet, an arc length of 106.50 feet, a chord bearing of North 42° 10' 25" West and chord distance of 95.64 feet to an iron pin set at a point of tangency;

North 03° 21' 50" East, a distance of 133.59 feet to an iron pin set at a point of curvature; and

With the arc of a curve to the right, having a central angle of 55° 10' 28", a radius of 67.00 feet, an arc length of 64.52 feet, a chord bearing of North 30° 57' 04" East and chord distance of 62.06 feet to an iron pin set in the southerly right-of-way line of said Smiths Mill Road, said northerly line;

Thence South 86° 38' 10" East, with said southerly right-of-way line, the northerly line of said 49.534 acre tract, a distance of 182.76 feet to the TRUE POINT OF BEGINNING, containing 1.221 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Beech Road, having a bearing of North 03°25'04" East, is designated the "basis of bearing" for this survey.

This description was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey.

**PARCEL II:**

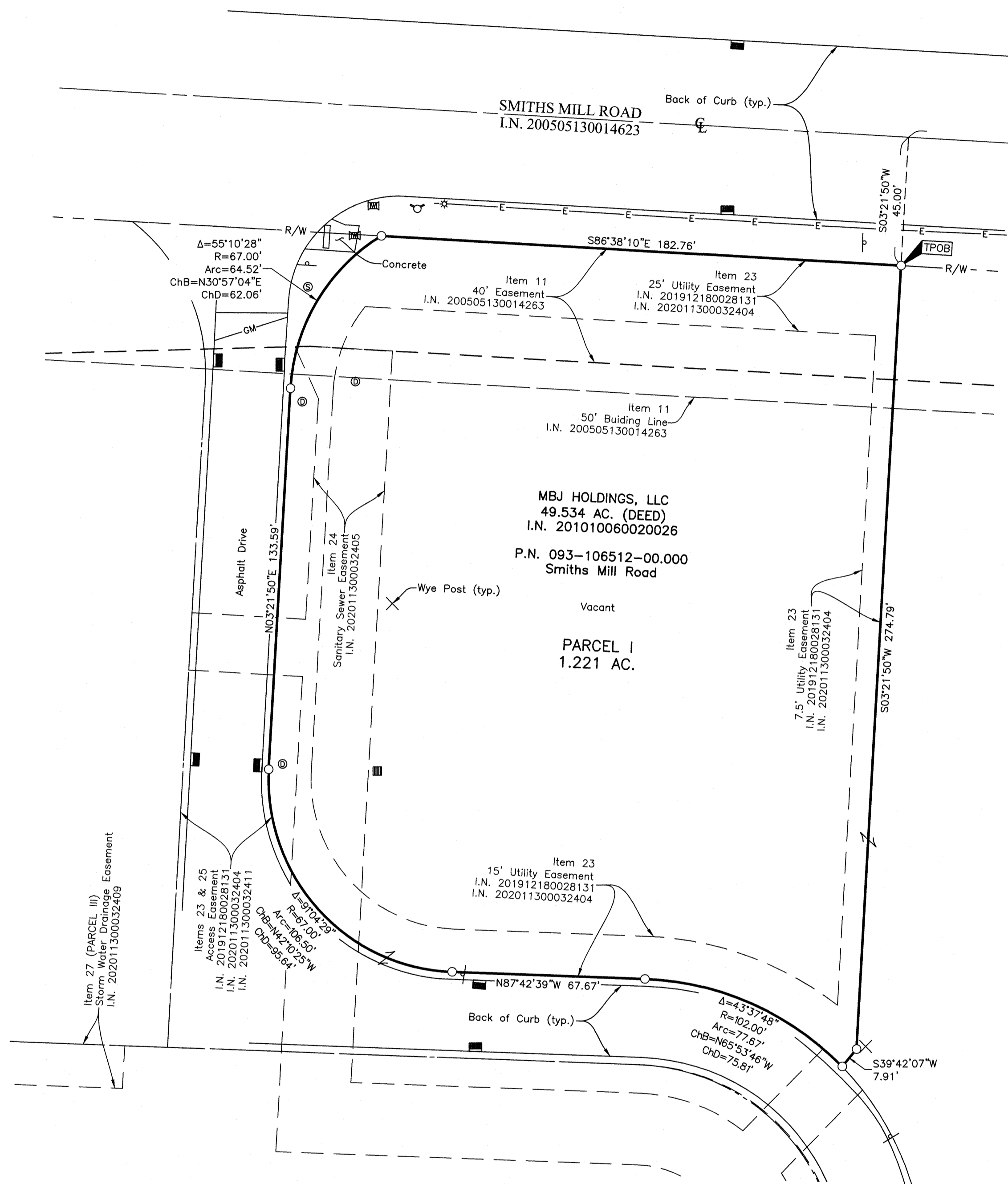
Together with the rights of access as contained in the Access Easement Agreement of record in Instrument 202003240006755.

**PARCEL III:**

Together with the rights of drainage as contained in the Storm Water Drainage Easement of record in Instrument 202011300032409.

**PARCEL IV:**

Together with the rights of access as contained in the Construction Access Easement of record in Instrument 202011300032413.



BOARD OF COMMISSIONERS OF LICKING COUNTY, OHIO  
PARCEL NO. 7-WDV4  
I.N. 200510280034302

BOARD OF COMMISSIONERS OF LICKING COUNTY, OHIO  
PARCEL NO. 7-WDV5  
6.681 AC. (DEED)  
I.N. 200510280034302

Schedule B Items from Title Commitment No. 8327 issued by Stewart Title Guaranty Company with an effective date of October 13, 2022 at 8:00 A.M.

- Items 1-9 NOT SURVEY RELATED ITEMS.
- Item 10 Easement & Right of Way granted to Licking Rural Electrification, Inc., as more fully set forth in the document recorded as Instrument 200402060004003. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED. EASEMENT CANNOT BE DEPICTED FROM THE DOCUMENT OF RECORD.
- Item 11 All matters shown on the plat of record as Instrument 200505130014263. THE EASEMENT AND SETBACK LINE ARE LOCATED ON THE SUBJECT TRACT (PARCEL I AND III) AS SHOWN HEREON.
- Item 12 Easement & Right of Way granted to Licking Rural Electrification, Inc., as more fully set forth in the document recorded as Instrument 201903180004909. THE ELECTRIC EASEMENTS ARE NOT LOCATED ON THE SUBJECT TRACT.
- Item 13 Reservations, restrictions, covenants, limitations, easements, assessments, and/or other conditions of record in Instrument 20112190024776. THE SUBJECT TRACT (ALL PARCELS) IS LOCATED IN THE AREA DESCRIBED AS "RESTRICTED AREA", NO EASEMENTS GRANTED THEREIN.
- Item 14 Declaration of Covenants, Restrictions and Agreements for The New Albany East Community Authority of record in Instrument 201401070000343, as amended by the Second Amendment of record in Instrument 201507230015501, as amended by the Third Amendment of record in Instrument 201705190010466, as amended by the Fourth Amendment of record in Instrument 201708090016777, as amended by the Fifth Amendment of record in Instrument 201811090023836. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED. NO EASEMENTS GRANTED THEREIN. PARCELS I, II AND IV ARE LOCATED IN THE AREA DESCRIBED "PROPERTY AREA G" AND PARCEL III IS LOCATED IN THE AREA DESCRIBED AS "PROPERTY AREA F" AND "PROPERTY AREA G".
- Item 15 Declaration of Covenants, Conditions, Restrictions and Easements for The New Albany Business Park East of record in Instrument 201409080017225. THE SUBJECT TRACT (ALL PARCELS) IS LOCATED IN THE AREA DESCRIBED AS "EXPANSION PROPERTIES".
- Item 16 Terms and conditions of the Memorandum of Right of First Offer of record in Instrument 201510160022402. THE SUBJECT TRACT (ALL PARCELS) IS LOCATED IN THE AREA DESCRIBED. NO EASEMENTS GRANTED THEREIN.
- Item 17 Easement granted to Sinclair Refining Co., as more fully set forth in the document recorded as Deed Book 353 page 468, as assigned to the Ohio River Pipe Line Company of record in Deed Book 663 page 69, as amended by Instrument 200906160013038. THE GAS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 18 Perpetual Easement for Highway Purposes granted to the State of Ohio, as more fully set forth in the document recorded as Deed Book 616 page 496. THE HIGHWAY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

- Item 19 Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 714 page 606. THE 3' POWER EASEMENTS ARE NOT LOCATED ON THE SUBJECT TRACT.
- Item 20 Easement for Highway Purposes granted to the State of Ohio, as more fully set forth in the document recorded as Deed Book 602 page 572. THE HIGHWAY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 21 Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 604 page 33. THE 5' POWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 22 Easement granted to Sinclair Refining Co., as more fully set forth in the document recorded as Deed Book 354 page 33, as assigned in Deed Book 663 page 69. THE GAS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT BY THE PARTIAL RELEASE OF RECORD IN INSTRUMENT NUMBER 200906160013038.
- Item 23 Declaration of Covenants, Conditions, Restrictions and Easements for Beech Crossing Owners' Association, filed December 18, 2019, of record in Instrument 201912180028131. As amended by the First Amendment in Instrument 202011300032404. THE ACCESS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON FOR REFERENCE. THE UTILITY EASEMENTS ARE LOCATED ON THE SUBJECT TRACT (PARCEL I) AS SHOWN HEREON.
- Item 24 Sanitary Sewer Easement granted to the City of New Albany, Ohio, as more fully set forth in the document recorded as Instrument 202011300032405. THE SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT (PARCELS I AND IV) AS SHOWN HEREON.
- Item 25 Access Easement Agreement by and between MBJ Holdings, LLC and Beech Road Land, LLC, including terms and conditions thereof as recorded in Instrument 202011300032411. THE ACCESS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON FOR REFERENCE.
- Item 26 Subject to the terms and conditions of the easement contained in the Access Easement Agreement, as more fully set forth in the document recorded as Instrument 202003240006755. THE ACCESS EASEMENT IS LOCATED ON THE SUBJECT TRACT (PARCEL II).
- Item 27 Subject to the terms and conditions of the easement contained in the Storm Water Drainage, as more fully set forth in the document recorded as Instrument 202011300032409. THE STORM WATER DRAINAGE EASEMENT IS LOCATED ON THE SUBJECT TRACT (PARCEL III) AS SHOWN HEREON.
- Item 28 Subject to the terms and conditions of the easement contained in the Construction Access Easement, as more fully set forth in the document recorded as Instrument 202011300032413. THE TEMPORARY CONSTRUCTION ACCESS EASEMENT EXPIRED BY ITS OWN TERMS ON MARCH 31, 2022.
- Item 29-32 NOT SURVEY RELATED ITEMS.

**BASIS OF BEARINGS:**  
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments Frank 80 and Frank 180. The portion of the centerline of Beech Road, having a bearing of North 03°25'04" East, is designated the "basis of bearing" for this survey.

**FEMA NOTE:**  
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 3904960209K (dated September 23, 2019), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain). Any floodplain lines shown are georeferenced and are not based on actual field elevations.

**UTILITY STATEMENT:**  
A Utility Marking request was submitted to OHIO811 on October 26, 2022. The utilities shown hereon have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although s/he does certify that they are located as accurately as possible.

**SURVEY NOTE:**  
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

**TABLE A OPTIONAL ITEM NOTES:**

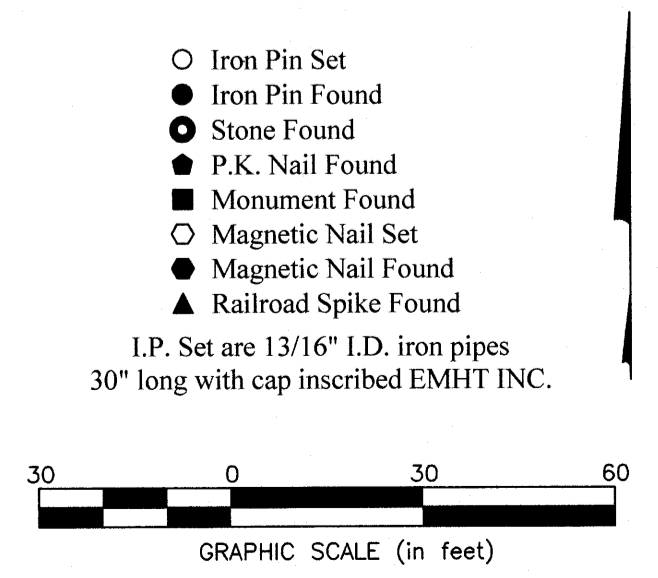
- 7(a) No buildings were observed on the subject tract at the time the fieldwork was conducted.
- 9 No parking striping was observed on the subject tract at the time the fieldwork was conducted.

**CERTIFICATION:** Commitment No. 8327  
To: MBJ Holdings, LLC, CA Property Acquisition LLC, Stewart Title Guaranty Company, and RET Solutions, LLC:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9 and 13 of Table A thereof. The fieldwork was completed on November 3, 2022.

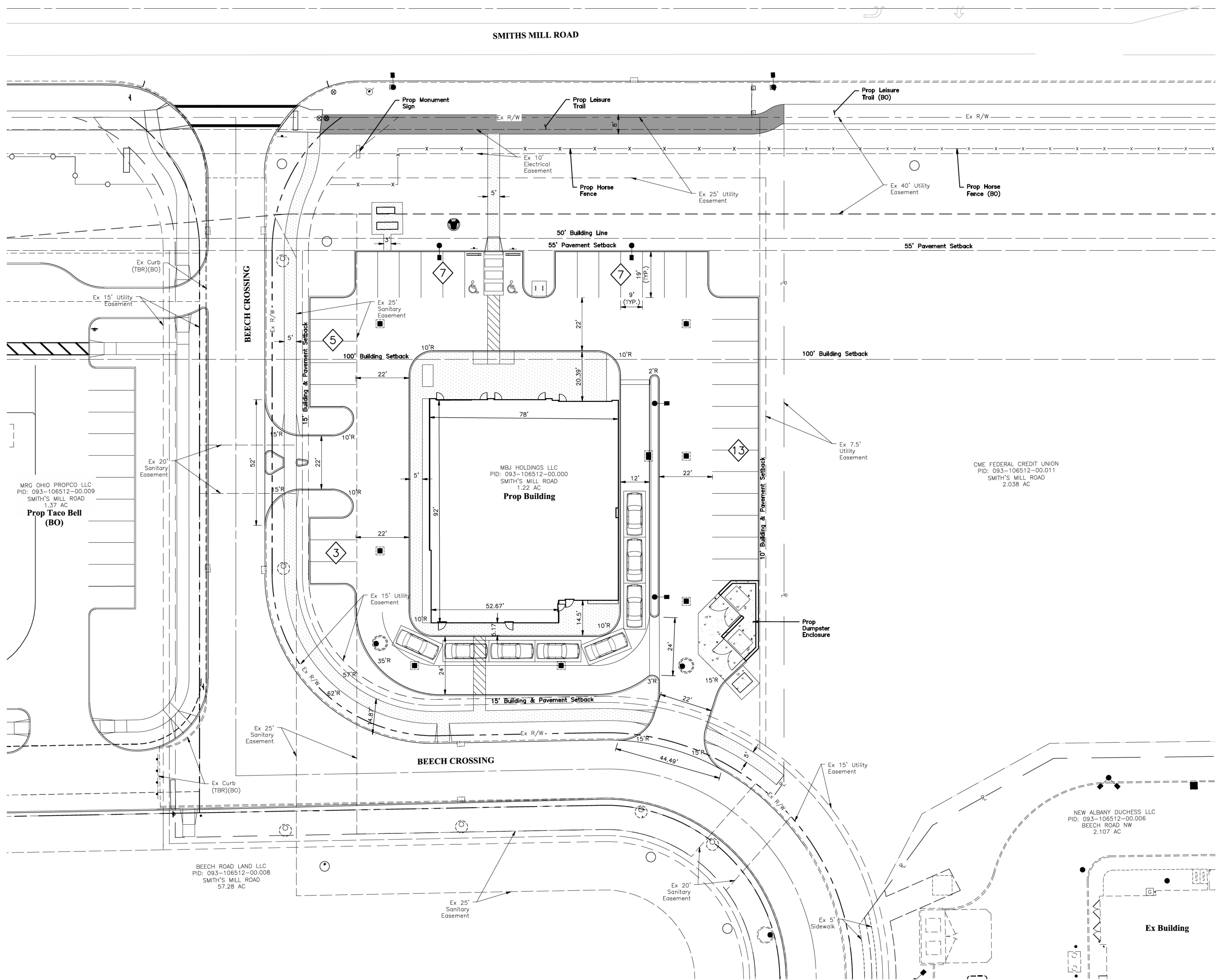
**STATE OF OHIO**  
**HEATHER L. KING**  
**S-8307**  
REGISTERED PROFESSIONAL SURVEYOR

*Heather King* 11/4/22  
Heather L. King  
Professional Surveyor No. 8307

<b>EMHT</b>		Date: November 4, 2022	
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500    Toll Free: 888.775.3448 emht.com		Scale: 1" = 30'	
		Job No: 2022-1027	
		Sheet: 1 of 1	
REVISIONS			
MARK	DATE	DESCRIPTION	



LINE LEGEND	
—GM—	Gas Line
—E—E—	Underground Electric
SYMBOL LEGEND	
● Iron Pin Set	■ Curb & Gutter Inlet
● Iron Pin Found	● Fire Hydrant
● Stone Found	■ Water Valve
● P.K. Nail Found	● Light Pole
● Monument Found	
● Magnetic Nail Set	
● Magnetic Nail Found	
● Railroad Spike Found	
I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.	

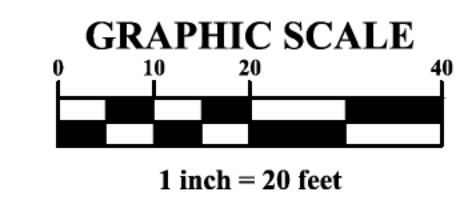


**LEGEND**

- Concrete Pavement
- Concrete Sidewalk
- Asphalt Sidewalk
- Sign
- Site Light Pole (see Mep Plan)
- Parking Count
- BO By Others
- TBR To Be Removed

**PRELIMINARY**  
 NOT TO BE USED FOR  
 CONSTRUCTION

PLAN SET DATE  
 May 31, 2024



**PROJECT DESCRIPTION**  
 The Restaurant Development Includes The Construction Of A 6,929 Square Feet Single Story Building With A Drive-Thru.

**STORMWATER MANAGEMENT**  
 The Storm Water For This Project Will Be Controlled By A Regional Basin West Of The Site.

**MONUMENTATION**  
 Monumentation In Compliance With C.O. 1159.07 (3) Will Be Set Prior To Completion Of Construction.

**SITE DATE TABLE**

Total Site Area	1.22 Ac.
Proposed Building	6,929 S.F.
Parking Provided	35 Spaces
Handicap Parking Required	2 Spaces
Handicap Parking Provided	2 Spaces
Drive-Thru Stacking Spaces Required	2,087 s.f./75 = 27.83 x 0.25 = 7 Stacking Spaces
Drive-Thru Stacking Spaces Provided	8 Stacking Spaces
<b>Lot Coverage</b>	
Pavement/Walk	28,860 S.F.
Building	6,929 S.F.
Total Coverage	35,789 S.F.
Site Area (1.22 Ac.)	53,143 S.F.
Percent Coverage	67%
Maximum Lot Coverage	80%
Total Parking Area	6,138 S.F.
Interior Landscape Area	1,245 S.F.
Interior Landscape Required	20%
Required	8%

- NOTES**
- All Radii Are 5' Unless Otherwise Noted.
  - All Curb To Be 6" Extruded Unless Otherwise Noted.
  - All Dimensions Given Are Measured To The Face Of Curb.
  - All Radius Dimensions Given Are Measured Along The Face Of Curb.

**APPROVALS:**

Planning Commission Chair \_\_\_\_\_

Vice Chair or Designee \_\_\_\_\_

Professional Engineer \_\_\_\_\_

Professional Surveyor \_\_\_\_\_

**REVISIONS**

MARK	DATE	DESCRIPTION

**DONATOS**

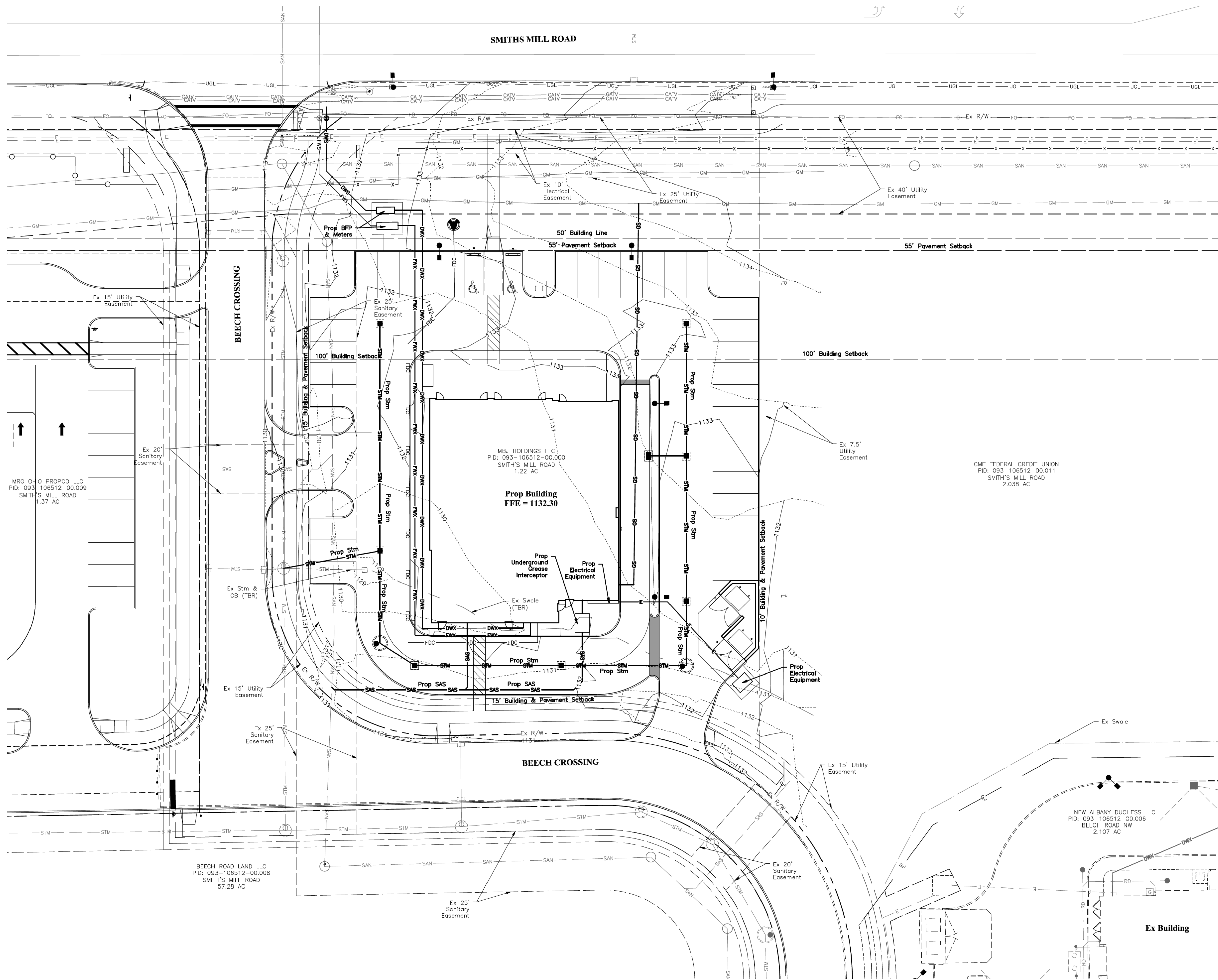
CITY OF NEW ALBANY, LICKING COUNTY, OHIO  
 FINAL DEVELOPMENT PLAN  
 FOR  
**SMITH'S MILL RD DONATOS**  
 SITE PLAN

**EMHT**  
 ENGINEERS, ARCHITECTS, SURVEYORS & PLANNERS, INC.  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Fax: 614.775.3448  
 emht.com

<b>DATE</b>	May 31, 2024
<b>SCALE</b>	1" = 20'
<b>JOB NO.</b>	2024-0243
<b>SHEET</b>	1/3

I:\2024\0243\Drawings\04\SitePlan\04\SitePlan.dwg, 5/30/2024, 3:41 PM, Last Saved By: mlesler, 5/30/2024, 3:45 PM, No Xrefs

I:\2024\0243\DWG\045\Sheet\DP\20240243 - Grading & Utility Plan.dwg - Last Saved By: mkeaster - 5/30/2024 3:45 PM (No Xrefs)



- EXISTING**
- 1170 --- 1171 --- Contours
  - STM --- Storm Sewer
  - SAN --- Sanitary Sewer
  - SAS --- Sanitary Service
  - WM --- Water Main
  - OHE --- Overhead Electric Line
  - E --- Underground Electric Line
  - FO --- Telecom Duct Bank
  - CATV --- Communications Duct Bank
  - GM --- Gas Main
  - GS --- Gas Service
  - UGL --- Lighting Conduit
- Fire Hydrant  
 ● Water Valve  
 □ Light Pole
- PROPOSED**
- 1170 --- 1171 --- Contours
  - STM --- Storm Sewer
  - SAS --- Sanitary Service
  - GS --- Gas Service
  - FWS --- Fire Water Service
  - DWS --- Domestic Water Service
  - FWX --- Private Fire Water Service
  - DWX --- Private Domestic Water Service
  - FDC --- Fire Department Connection
- Catch Basin  
 ● Manhole  
 ● Cleanout  
 ■ Curb & Gutter Inlet  
 □ Site Light Pole
- Fire Hydrant  
 ● Water Valve  
 ● Fire Department Connection

MARK	DATE	DESCRIPTION

**DONATOS**

CITY OF NEW ALBANY, LICKING COUNTY, OHIO  
 FINAL DEVELOPMENT PLAN  
 FOR  
**SMITH'S MILL RD DONATOS**  
 GRADING & UTILITY PLAN

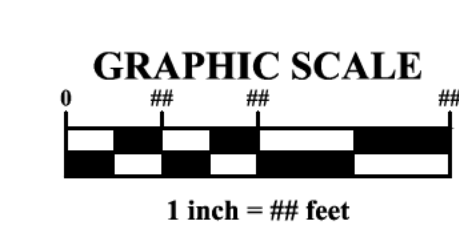


DATE  
May 31, 2024

SCALE  
1" = 20'

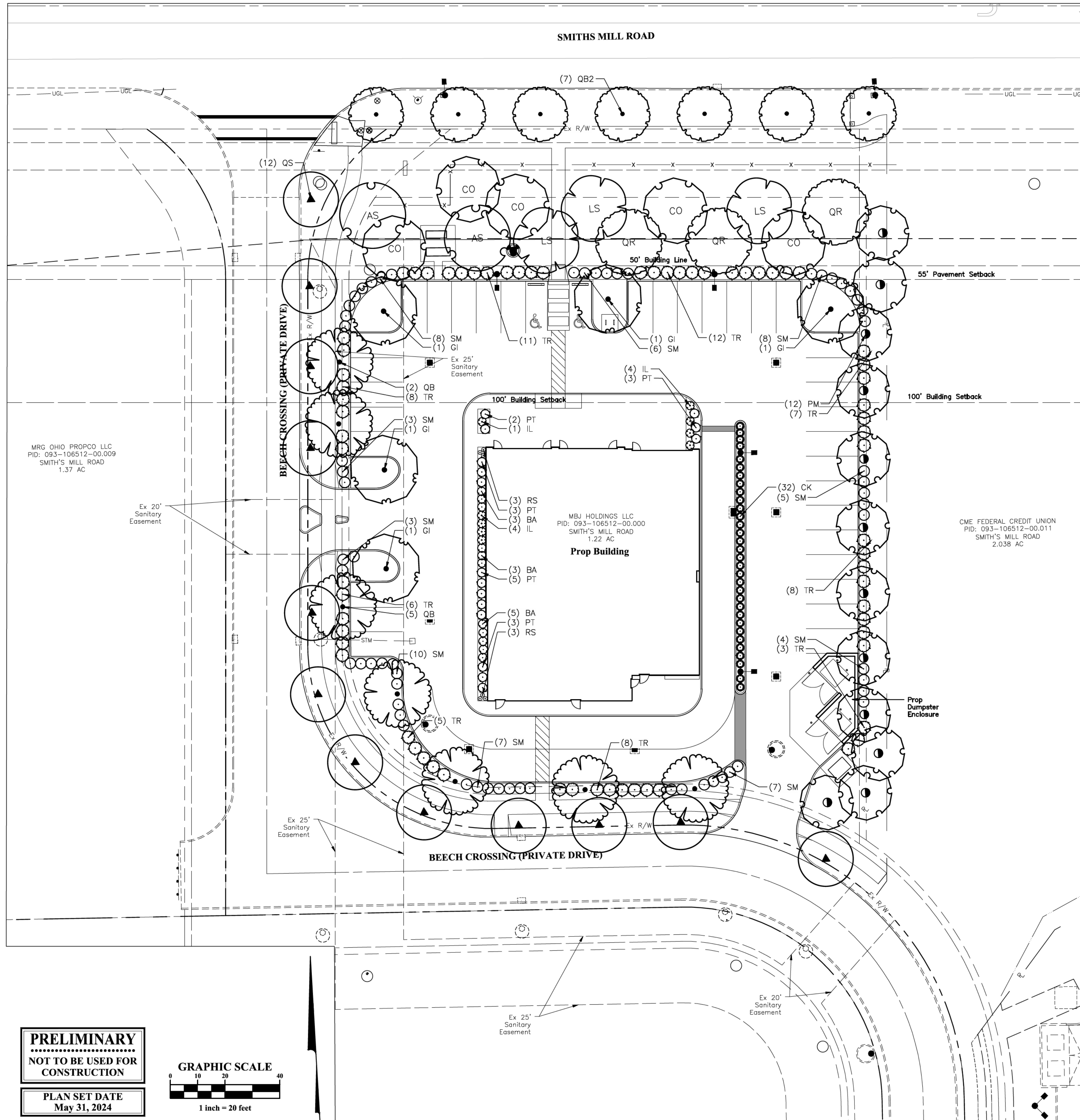
JOB NO.  
2024-0243

SHEET  
2/3



**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE  
May 31, 2024



**SITE AND PARKING PLANTINGS PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
<b>TREES</b>						
	PM	12	Platanus x acerifolia 'Morton Circle'	Exclamation! London Plane Tree	2" Cal.	B&B
<b>PARKING LOT TREES</b>						
	GI	5	Gleditsia triacanthos "Skyline"	Skyline Honeylocust	2.5" Cal.	B&B
<b>COVERAGE TREES</b>						
	QB	7	Quercus bicolor	Swamp White Oak	3" Cal.	B&B
<b>SHRUBS</b>						
	SM	61	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	36" Ht.*	Cont.
	TR	68	Taxus x media 'Runyan'	Runyan Yew	36" Ht.*	Cont.
<b>GRASSES</b>						
	CK	32	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
<b>PERENNIALS</b>						
	BA	11	Baptisia australis	Blue False Indigo	#2	Cont.
	RS	6	Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	#2	Cont.
<b>SHRUBS-SUN</b>						
	IL	9	Itea virginica 'Little Henry'	Little Henry Dwarf Sweetspire	18" Ht.	Cont., 36" o.
	PT	16	Physocarpus opulifolius 'SMPOTW'	Tiny Wine Ninebark	24" Ht.	Cont.

**SMITH'S MILL ROAD FRONTAGE PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
<b>SETBACK TREES</b>						
	AS	2	Acer saccharum	Sugar Maple	3" Cal.	B&B
	CO	5	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
	LS	3	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
	QR	3	Quercus rubrum	Red Oak	3" Cal.	B&B

**STREET TREES PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
<b>STREET TREES</b>						
	QB2	7	Quercus bicolor	Swamp White Oak	3" Cal.	B&B
	QS	12	Quercus shumardii	Shumard Red Oak	3" Cal.	B&B

**LANDSCAPE CALCULATIONS**

Treatment Along Smith Mill Road  
6 Trees per 100 LF of Frontage

1171.06 - Parking Lot Landscaping:  
1171.06(a)(2): 8% of the parking area shall be landscaped:  
±6,138 S.F. parking area x .08 =  
±491 S.F. landscape area required  
±1,245 S.F. landscape area provided

1171.06(a)(3): 1 deciduous canopy tree for every 10 parking spaces:  
35 Total Parking Spaces / 10 =  
4 Trees Required  
5 Trees Provided

1171.05(e) - Landscape Screening—Minimum Trees:  
(2) Between twenty thousand (20,000) and fifty thousand (50,000) square feet: A minimum of one tree for every five thousand (5,000) square feet of ground coverage and a total tree planting equal to ten (10) inches plus one-half inch in tree trunk size for every two thousand (2,000) square feet over twenty thousand (20,000) feet in ground coverage.

±35,789 S.F. Total Ground Coverage  
±35,789 / 5000 = 7 Trees

±35,789 - 20,000 = ±15,789  
±15,789 / 2000 x .5" = 3.95" + 10" = 13.95"

7 Trees and 14" Required  
7 Trees and 30" Provided

Street trees are provided along Smith's Mill Road at a rate of 1 tree per 30' of frontage.

**APPROVALS:**

\_\_\_\_\_  
Planning Commission Chair

\_\_\_\_\_  
Vice Chair or Designee

\_\_\_\_\_  
Professional Engineer

\_\_\_\_\_  
Professional Surveyor

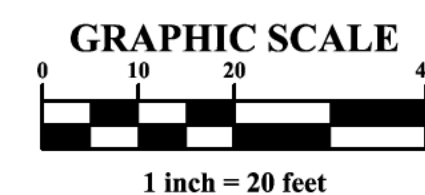
MRG OHIO PROPCO LLC  
PID: 093-106512-00.009  
SMITH'S MILL ROAD  
1.37 AC

MBJ HOLDINGS LLC  
PID: 093-106512-00.000  
SMITH'S MILL ROAD  
1.22 AC  
**Prop Building**

CME FEDERAL CREDIT UNION  
PID: 093-106512-00.011  
SMITH'S MILL ROAD  
2.038 AC

**PRELIMINARY**  
NOT TO BE USED FOR  
CONSTRUCTION

PLAN SET DATE  
May 31, 2024



MARK	DATE	DESCRIPTION

DONATOS

CITY OF NEW ALBANY, LICKING COUNTY, OHIO  
FINAL DEVELOPMENT PLAN  
FOR  
**SMITH'S MILL RD DONATOS**  
LANDSCAPE PLAN

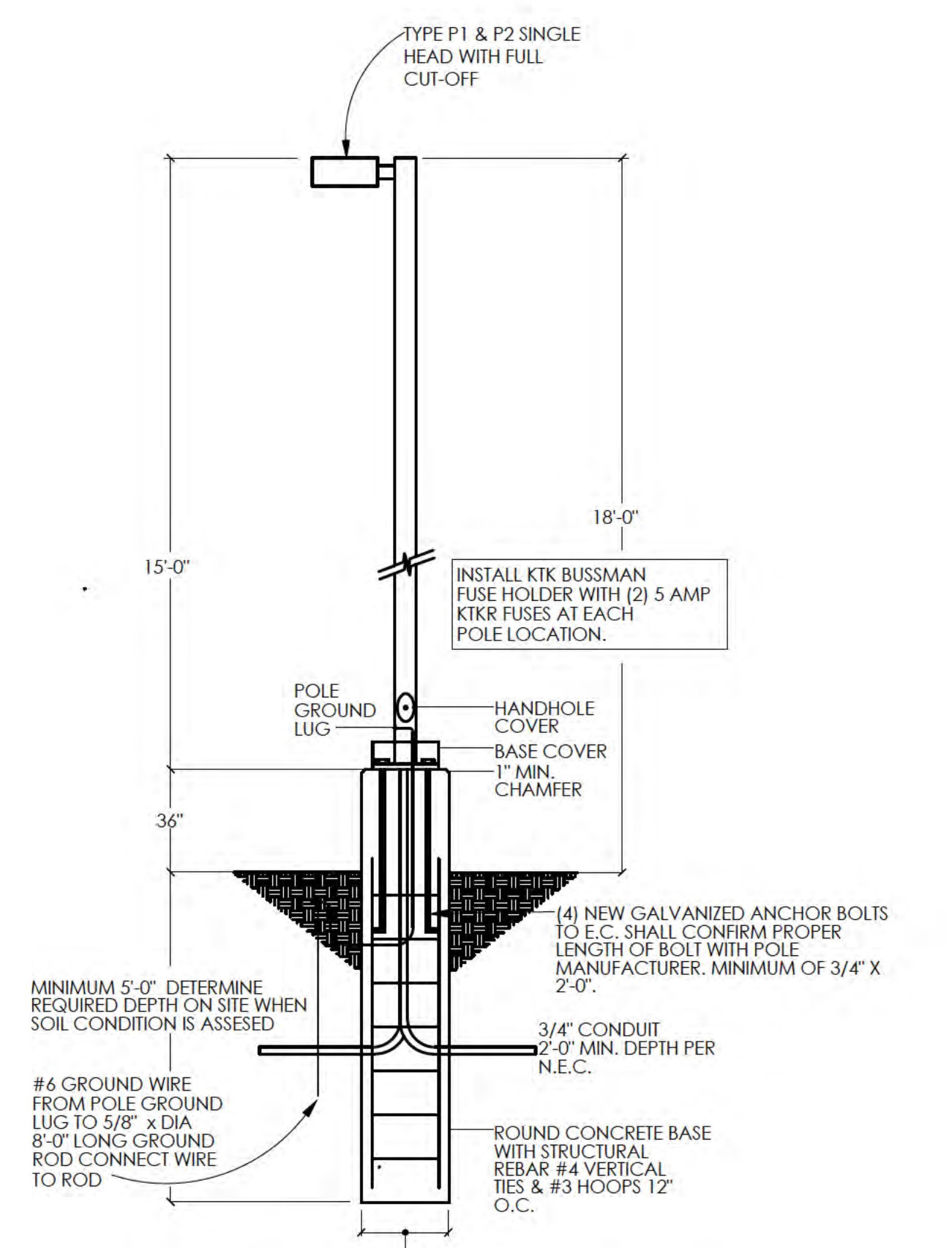


DATE	SCALE	JOB NO.	SHEET
May 31, 2024	1" = 20'	2024-0243	3/3

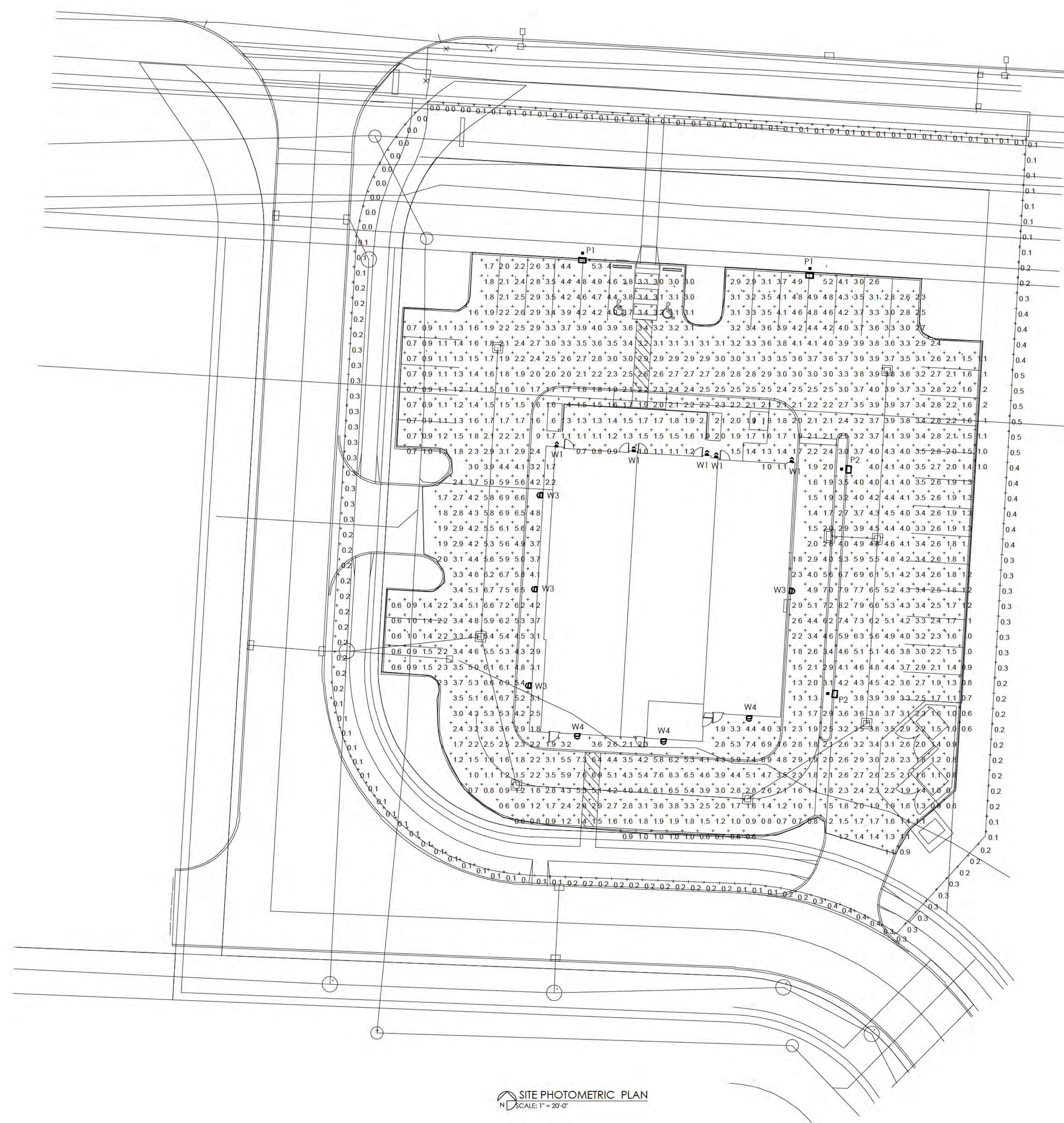


Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lamps Per Lamp	Light Loss Factor	Wattage	File
P1	P1		2	Lithonia Lighting	CS16 LED P1 BK 8000K T4	D-Series 2-in-7 Area Luminaire P1 Performance Package, 800K CCT, 80 CRI Type: Recast BLACK COLOR	1	150W	1	157	
P2	P2		2	Lithonia Lighting	CS16 LED P2 BK 8000K T5A	D-Series 2-in-7 Area Luminaire P2 Performance Package, 800K CCT, 80 CRI Type: Recast BLACK COLOR	1	100W	1	80.12	
W1	W1		5	Progress Lighting	P5R2D5-105	OUTDOOR DECORATIVE WALL SCONCE BLACK COLOR	1	75	1	8.05	
W3	W3		1	Lithonia Lighting	ARC12 LED P3 BK	ARC12 LED WITH P3 - PERFORMANCE PACKAGE, 800K BLACK COLOR	1	60W	1	51.00W	
W4	W4		3	Lithonia Lighting	ARC12 LED P4 BK	ARC12 LED WITH P4 - PERFORMANCE PACKAGE, 800K BLACK COLOR	1	12	1	28.32	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	2.9 fc	8.3 fc	0.6 fc	13.8:1	4.8:1
Property Line	+	0.2 fc	0.5 fc	0.0 fc	N/A	N/A



**(A) POLE BASE DETAIL FOR P1 AND P2 POLES**  
SCALE: N.T.S.



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NEW ALBANY, OHIO 43054  
FOR  
**GROTE FAMILY SHOLOH, LLC**  
935 TAYLOR STATION ROAD, GAHANNA, OHIO 43230

DRAWING STATUS		DATE
STATUS		
FIN. DEV. PLAN		MAY 17, 2024

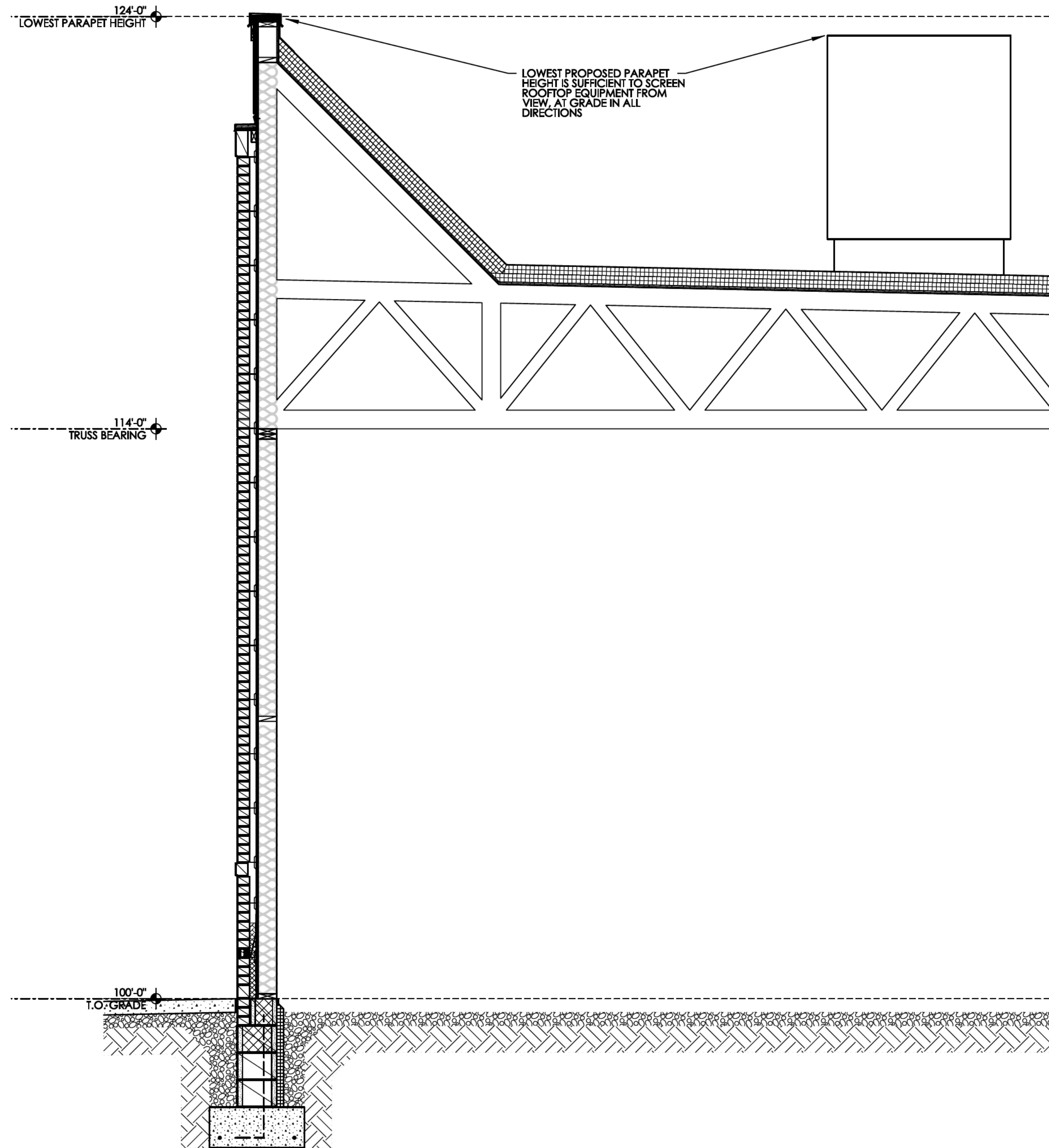
DRAWING TITLE  
**SITE PHOTOMETRIC PLAN**

DRAWING NUMBER

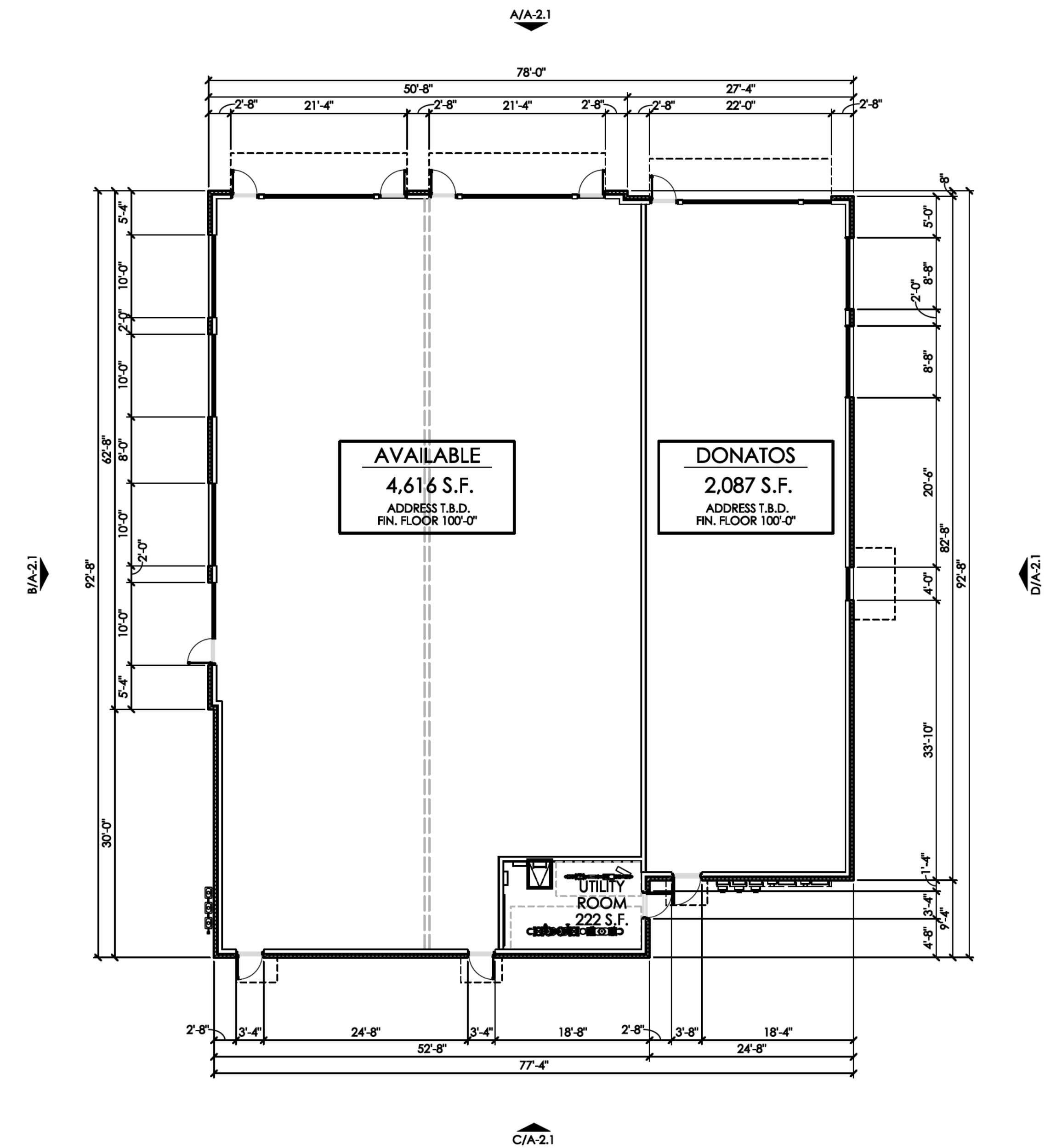
**SE-1.0**



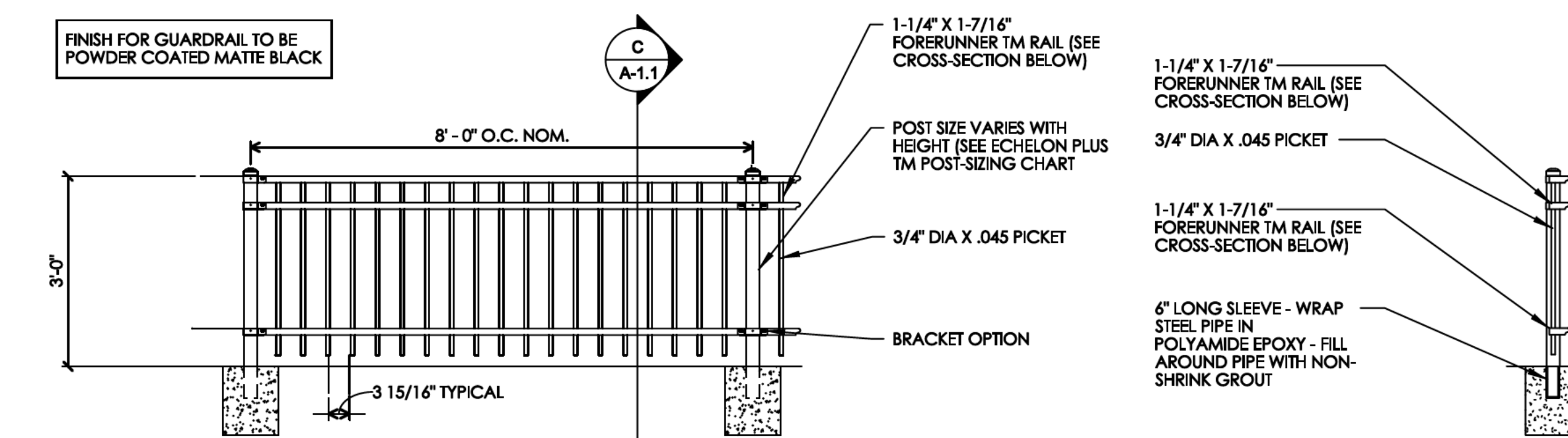




**(B) TYPICAL SECTION**  
SCALE: 1/2" = 1'-0"



**(A) FLOOR PLAN**  
SCALE: 3/32" = 1'-0"  
BUILDING GROSS AREA: 6,925 S.F.



**(C) TYPICAL PATIO RAILING ELEVATION & SECTION**  
SCALE: 1/2" = 1'-0"

**BEAN**

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DRAWING STATUS	
STATUS	DATE
FIN. DEV. PLAN	MAY 17, 2024
	MAY 31, 2024

DRAWING TITLE  
**FLOOR PLAN  
AND TYPICAL  
WALL SECTION**

DRAWING NUMBER

**A-1.1**

BEAN #00000.00



**(A) NORTH ELEVATION (SMITHS MILL ROAD)**  
SCALE: 3/32" = 1'-0"



**(B) WEST ELEVATION (BEECH CROSSING)**  
SCALE: 3/32" = 1'-0"



**(C) SOUTH ELEVATION (BEECH CROSSING)**  
SCALE: 3/32" = 1'-0"



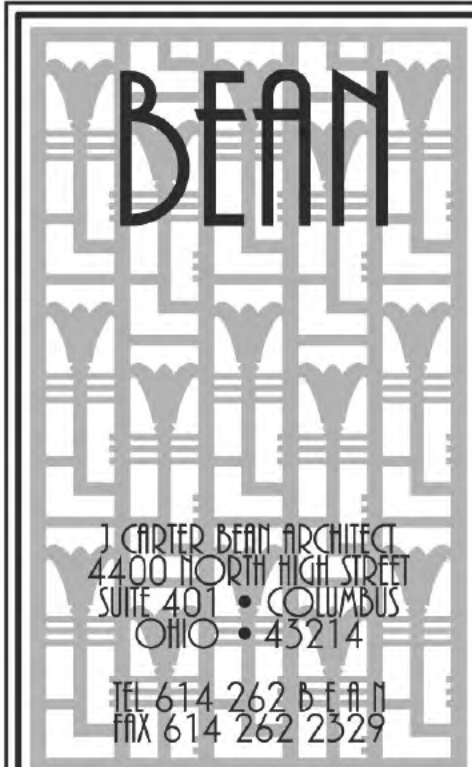
**(D) EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

**GENERAL ELEVATION AND NOTES:**

1. THE COLORS AND MATERIALS, AS SHOWN IN THIS FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY BASED ON SUPPLY SHORTAGES OR DELAYS. HOWEVER, FINAL SELECTIONS WILL BE SUBSTANTIALLY SIMILAR TO THE DESIGN INTENT SHOWN IN THIS FINAL DEVELOPMENT PLAN SUBMISSION. IF MODIFICATIONS ARE NECESSARY, DEVELOPMENT TEAM WILL WORK WITH DEVELOPMENT DEPARTMENT STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.
2. EXTERIOR DOOR LOCATIONS ARE SUBJECT TO ADDITION, DELETION, OR RELOCATION BASED ON FINAL LAYOUT OF FUTURE INTERIOR TENANT PLANS. ALL DOORS SHALL BE PLACED WITHIN CURRENTLY DEFINED STOREFRONT AREAS. DOORS SHALL NOT BE REMOVED IN ANY INSTANCES WHERE A RESULTING VARIANCE WOULD BECOME NECESSARY. DEVELOPMENT TEAM WILL WORK WITH CITY STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.
3. TENANT SIGNAGE SHALL BE SUBMITTED FOR REVIEW, APPROVAL, AND PERMIT ON A TENANT-BY-TENANT BASIS. THE DESIGN OF ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE APPROVED DEVELOPMENT TEXT AND CITY OF NEW ALBANY ZONING CODE. THESE ELEVATIONS SHOW THE GENERALLY INTENDED LOCATIONS FOR WALL-MOUNTED SIGNAGE TO COMPLIMENT BUILDING ARCHITECTURE. HOWEVER, THE LOCATIONS DEPICTED HEREIN SHALL NOT LIMIT THE ABILITY OF LANDLORD OR TENANTS TO INSTALL ADDITIONAL SIGNAGE TO THE EXTENT ALLOWED BY CODE.
4. MECHANICAL ROOF WELLS HAVE BEEN DESIGNED WITH SUFFICIENT DEPTH TO FULLY SCREEN VIEW OF ROOFTOP EQUIPMENT, FROM GRADE, IN ALL DIRECTIONS.
5. ALL WINDOWS AND STOREFRONTS SHALL UTILIZE CLEAR, LOW-E GLAZING TO THE DEGREE ALLOWABLE BY THE NATIONAL ENERGY CODE. IN INSTANCES WHERE 100% CLEAR GLAZING DOES NOT PASS ENERGY COMPLIANCE, THE MOST TRANSPARENT GLAZING POSSIBLE SHALL BE USED. UNDER NO CIRCUMSTANCES SHALL REFLECTIVE GLAZING BE UTILIZED.



**BR-2**  
MANUF.: BELDEN BRICK  
COLOR: 'PRINCESS BLEND'  
TEXTURE: SANDMOLD  
MORTAR COLOR: ARGOS 'MAGNOLIA BUFF'



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DRAWING STATUS	
STATUS	DATE
FIN. DEV. PLAN	MAY 17, 2024

DRAWING TITLE  
**COLOR ELEVATIONS AND MATERIAL SPECIFICATIONS**

DRAWING NUMBER  
**A-2.1**

BEAN #00000.00





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DRAWING STATUS	
STATUS	DATE
FIN. DEV. PLAN	MAY 17, 2024

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-1**

BEAN #00000.00



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DRAWING STATUS	
STATUS	DATE
FIN. DEV. PLAN	MAY 17, 2024

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-2**

BEAN #00000.00



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DRAWING STATUS		DATE
STATUS		
FIN. DEV. PLAN		MAY 17, 2024

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-3**

BEAN #000000.00



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DRAWING STATUS	
STATUS	DATE
FIN. DEV. PLAN	MAY 17, 2024
DRAWING TITLE	
RENDERINGS	
DRAWING NUMBER	
<b>R-4</b>	
BEAN #000000.00	



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FOR  
**GROTE FAMILY SHILOH, LLC**  
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DRAWING STATUS	
STATUS	DATE
FIN. DEV. PLAN	MAY 17, 2024

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-5**

BEAN #000000.00



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DRAWING STATUS	
STATUS	DATE
FIN. DEV. PLAN	MAY 17, 2024

DRAWING TITLE  
**RENDERINGS**

DRAWING NUMBER  
**R-6**

BEAN #000000.00



---

To: New Albany Planning Commission  
From: Community Development Department and Office of the Clerk  
Date: May 4, 2026  
Re: Proposed Amendment to New Albany Codified Ordinance 1165.07 Home Occupations and to Correct Cross References

---

The Community Development Department is proposing an amendment to New Albany Codified Ordinance 1165.07, the home occupations ordinance. This amendment seeks to modernize the ordinance and to ensure that New Albany is not imposing overly burdensome regulations on home occupations.

In the process of drafting the substantive amendment to 1165.07, Planning Manager Chris Christian noticed several instances in Municode where the incorrect section number is in the language of the ordinance. The Clerk's Office is proposing amendments to 745.04, 1105.02, 1129.03, 1131.03, 1135.04, 1137.04, 1141.02, and 1169.11 to make these corrections, no substantive change to the law is being proposed.

Key - The proposed language is underlined and language proposed for removal is stricken through. For ease of reading and to conserve space, most of the unaffected language has been omitted.

*Motion to accept the staff report and related documents into the record for the proposed amendment to C.O. 1165.07, and the conforming amendments to the ordinances referencing C.O. 1165.07.*

*Motion to favorably recommend to council the proposed amendment to C.O. 1165.07 and the conforming amendments to the ordinances referencing C.O. 1165.07.*

---

### **1165.07 HOME OCCUPATIONS.**

Home occupations or professions shall be regulated as permitted, accessory, or conditional uses pursuant to Chapters 1129 through 1139. A home occupation shall comply with the following standards:

- (a) The use shall be clearly incidental and secondary to residential use ~~of the~~ when located in the primary dwelling and not more than fifteen (15) percent of the primary dwelling unit floor area is devoted to the home occupation.
- (b) The home occupation shall not generate greater traffic volume than is normal for a residential neighborhood.
- (c) Not more than one person, other than immediate family residing at the premises, shall be employed in such occupation.
- (d) External indication of such home occupation shall be limited to one non-illuminated sign, not more than two (2) square feet, attached flat against the structure.
- (e) The sale of products, stock, or commodities shall be limited to those produced on the premises.

- (f) Any need for parking generated by conduct of the home occupation shall meet off-street parking requirements of this Zoning Code, and shall not be located in any front yard.
- (g) No equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to normal sense off the lot, if the occupation is conducted in a single-family residence; or outside the dwelling unit if conducted in other than a single-family residence.

~~(h) No home occupation shall be conducted from any accessory building on the lot.~~

~~In particular, a home occupation shall consist primarily of rendering specific personal services, such as those performed by a seamstress, member of the clergy, physician, dentist, lawyer, engineer, architect, accountant, artist, or private teacher.~~ The home occupation shall be performed by the occupant of the premises and shall include employment of not more than one non-resident of the premises.

**745.04 AREAS WHERE SMOKING IS NOT REGULATED.**

Notwithstanding any other provision of this chapter to the contrary, the following areas shall be exempt from the prohibitions in Sections 745.02 and 745.03:

- (a) Private residences used for that purpose or as home occupations as defined in 1105.02(\* bb) and 1165.087 of the Village Code, except if used as a licensed childcare, adult day care, or health care facility.

\*\*\*unaffected language omitted to conserve space

**1105.02 DEFINITIONS.**

As used in this Zoning Ordinance, the following terms shall be defined as follows:

\*\*\*unaffected language omitted to conserve space

- (aa) "Gross density" means a unit of measurement of the number of dwelling units per acre of land divided by the total number of dwelling units within the particular project, development or subdivision excluding all dedicated public streets therein.
- (bb) "Home occupations" means any occupation or profession conducted primarily by immediate resident family members, which is clearly incidental and secondary to the dwelling's residential use. A home occupation must meet the standards and requirements specified in Section 1165.097.

\*\*\* unaffected language omitted to conserve space

**1129.03 PERMITTED USES.**

- (a) Agricultural uses, customary agricultural buildings and structures incidental to the carrying out of the principal agricultural activity, and/or no more than one single-family detached dwelling.
- (b) Home occupations, subject to the requirements of Section 1165.097.

\*\*\* unaffected language omitted to conserve space

---

**1131.03 ACCESSORY USES.**

\*\*\* unaffected language omitted to conserve space

- (f) Home occupations, subject to the regulations of Section 1165.0~~9~~7.

**1135.04 CONDITIONAL USES.**

- (a) Single-family dwelling units, provided these dwellings meet the standards of the R-4 District.
- (b) Home occupations, as regulated in Section 1165.0~~9~~7.

\*\*\* unaffected language omitted to conserve space

**1137.04 CONDITIONAL USES.**

- (a) Single-family dwelling units, provided these dwellings meet the standards of the R-4 District.
- (b) Home occupations, as regulated in Section 1165.0~~9~~7.

\*\*\* unaffected language omitted to conserve space

**1141.02 PERMITTED USES.**

- (a) Any use or structure specified as permitted in the R-1 District.
- (b) Two-family dwellings.
- (c) Home occupations, as regulated in Section 1165.0~~9~~7.

**1169.11 SPECIAL SIGNS.**

\*\*\* unaffected language omitted to conserve space

- (d) Home Occupation Signs. Home occupation signs as regulated by Section 1165.0~~9(4)~~7 shall be limited to one non-illuminated sign, not more than two (2) square feet, attached flat against the structure. Such sign shall contain no more than two (2) colors.
-