



New Albany Planning Commission

Monday, April 20, 2026 Meeting Minutes - Approved

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 Wiltrout	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**

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

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

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

REQUEST: Final Plat

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

STRATEGIC PLAN: Hamlet Focus Area

APPLICATION: FPL-22-2026

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

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

I. REQUEST AND BACKGROUND

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

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

II. SITE DESCRIPTION AND USE

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

III. PLAN REVIEW

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

Residential Lots

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

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

Streets and Rights-of-Way

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

Parkland and Open Space

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

IV. ENGINEER'S COMMENTS

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

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

V. ACTION

Basis for Approval:

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

Suggested Motion for FPL-22-2026:

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

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

Approximate Site Location:



Source: NearMap

404.692-02
April 7, 2026

To: Christopher Christian
Director of Planning

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

Re: Hamlet at Sugar Run Plat
Phases 1

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

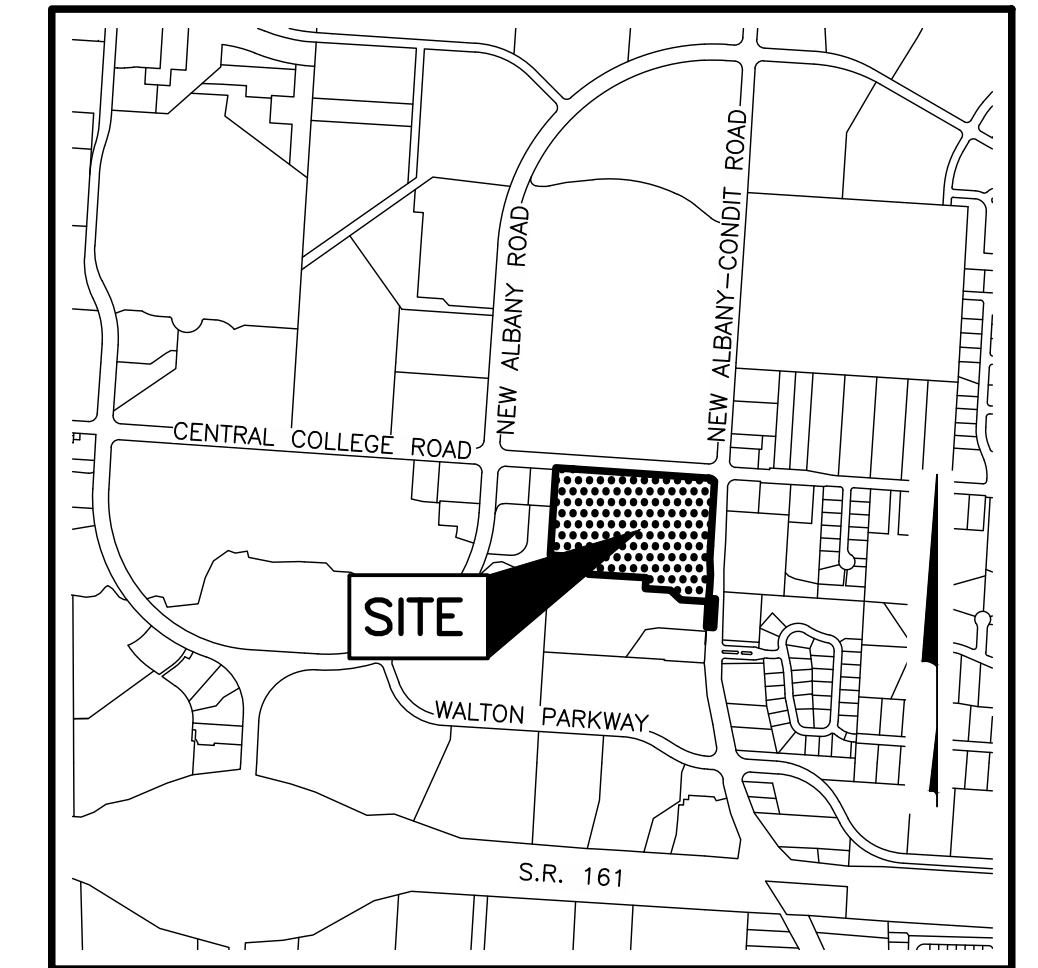
1. We recommend that the applicant have the plat reviewed by the Franklin County Engineer's office and a summary of County Engineer review comments and the applicant's comment responses be provided for our records.
2. Provide drainage easements in all side yard and rear yard swales and where storm sewer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

Brief written comment responses appreciated.

MEF/JMH

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

HAMLET AT SUGAR RUN PHASE 1



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 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 _____

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

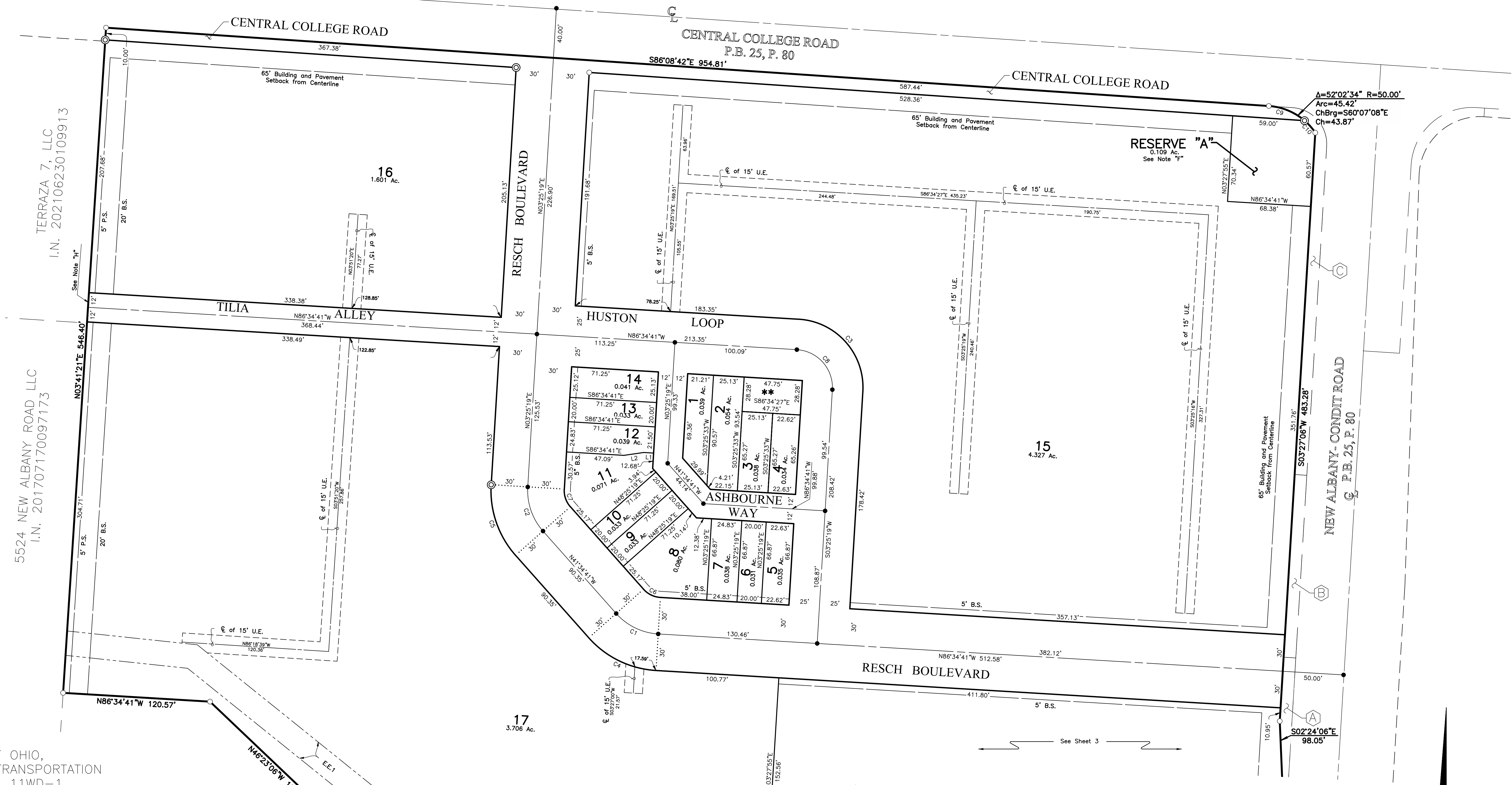


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By _____ Date _____
Professional Surveyor No. 7865

HAMLET AT SUGAR RUN PHASE 1



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

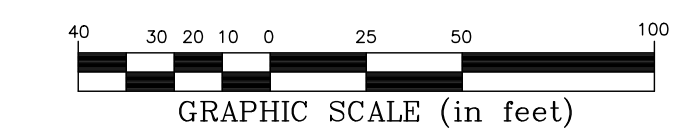
NONA MASTER DEVELOPMENT, LLC
I.N. 202106280112895

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

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

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

- Line Type Legend
- Existing Property Line
 - Existing R/W Line
 - Existing R/W Centerline
 - - - Existing Easement Line
 - Subdivision Boundary Line
 - Lot Line
 - R/W Line
 - R/W Centerline
 - - - Easement Line

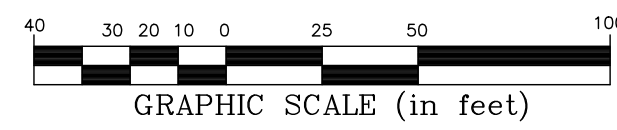


- Legend
- B.S. = Building Setback
 - D.E. = Drainage Easement
 - P.S. = Pavement Setback
 - U.E. = Utility Easement
 - E.E.1 = Existing 20' Sanitary Easement
 - O.R. 28141E13
 - ** = RESERVE "B"
 - 0.031 Ac.
 - See Note "J"

HAMLET AT SUGAR RUN PHASE 1

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

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



Legend

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

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

Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- · - Existing R/W Centerline
- · - Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- - - R/W Centerline
- · - Easement Line

- (A) STATE OF OHIO,
DEPARTMENT OF TRANSPORTATION
PARCEL NO. 11WD-1
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PARCEL NO. 12WD-1
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- (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.

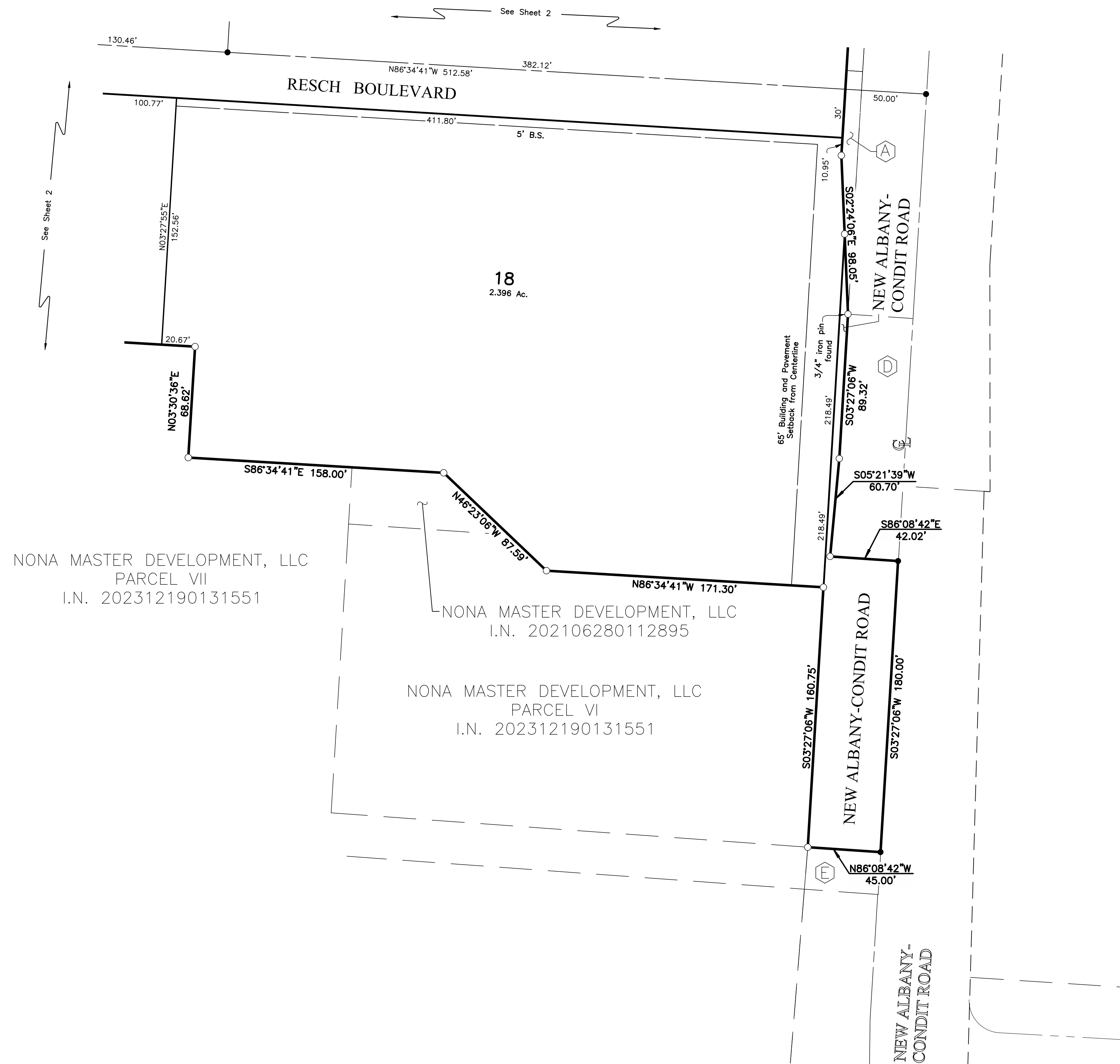
NOTE "G": No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on the area hereby platted.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

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

LOCATION: Generally located at the southeast corner of the New Albany Condit Road and Central College Road intersection (PIDs: 222-000314, 222-000375, and 222-000377)

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

REQUEST: Final Plat

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

STRATEGIC PLAN: Hamlet Focus Area

APPLICATION: FPL-23-2026

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

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

I. REQUEST AND BACKGROUND

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

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

II. SITE DESCRIPTION AND USE

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

III. PLAN REVIEW

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

Residential Lots

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

Streets and Rights-of-Way

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

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

Parkland and Open Space

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

IV. ENGINEER'S COMMENTS

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

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

VIII. ACTION

Basis for Approval:

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

Suggested Motion for FPL-23-2026:

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

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

Approximate Site Location:



Source: NearMap

404.692-02
April 7, 2026

To: Christopher Christian
Director of Planning

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

Re: Hamlet at Sugar Run Plat
Phases 2

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

1. We recommend that the applicant have the plat reviewed by the Franklin County Engineer's office and a summary of County Engineer review comments and the applicant's comment responses be provided for our records.
2. Refer to Exhibit A (see attached). Add a flood protection elevation table for all lots impacted by the flood plain.
3. Provide drainage easements in all side yard and rear yard swales and where storm sewer extends outside the right of way, including underground detention structures.

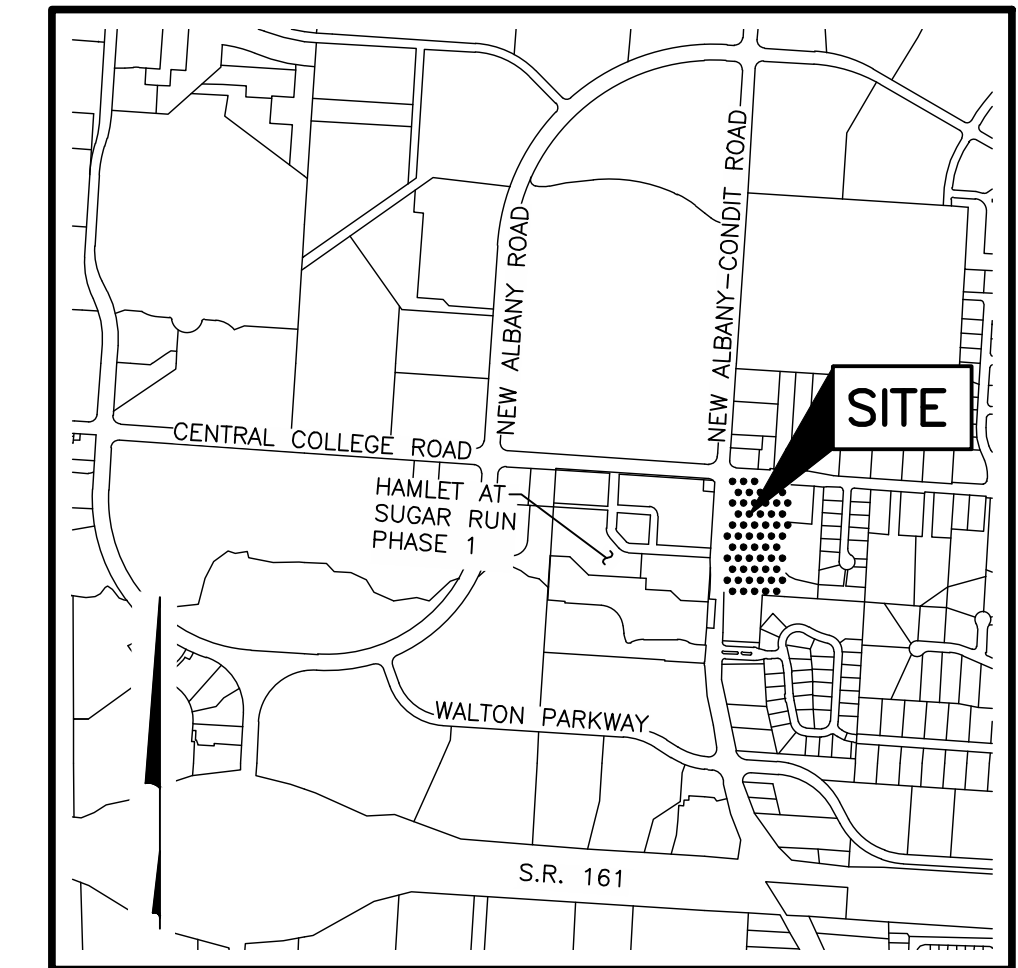
Brief written comment responses appreciated.

(attachment)

MEF/JMH

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

HAMLET AT SUGAR RUN PHASE 2



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

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

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

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer.

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

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

By
YAROMIR STEINER,
Authorized Agent

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

Before me, a Notary Public in and for said State, personally appeared **YAROMIR STEINER**, Authorized Agent of **NONA MASTER DEVELOPMENT, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **NONA MASTER DEVELOPMENT, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ___ day of _____, 20__.

My commission expires _____
Notary Public, State of Ohio

Approved this ___ Day of _____
20__ Mayor, New Albany, Ohio

Approved this ___ Day of _____
20__ City Engineer, New Albany, Ohio

Approved this ___ Day of _____
20__ Council Representative to Planning Commission, New Albany, Ohio

Approved this ___ Day of _____
20__ Chairperson, Planning Commission, New Albany, Ohio

Approved this ___ Day of _____
20__ Finance Director, New Albany, Ohio

Approved and accepted by Ordinance No. _____, passed _____, 20__, wherein all of Central College Road, Cornus Lane, New Albany-Condit Road, and Resch Boulevard shown dedicated hereon are accepted, as such, by the Council for the City of New Albany, Ohio.

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

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____,
20__ at _____ M. Fee \$ _____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of _____,
20__ Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

SURVEY DATA:

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

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the City of New Albany, Ohio's acceptance of these infrastructure improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing when the markers are in place.

SURVEYED & PLATTED
BY



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

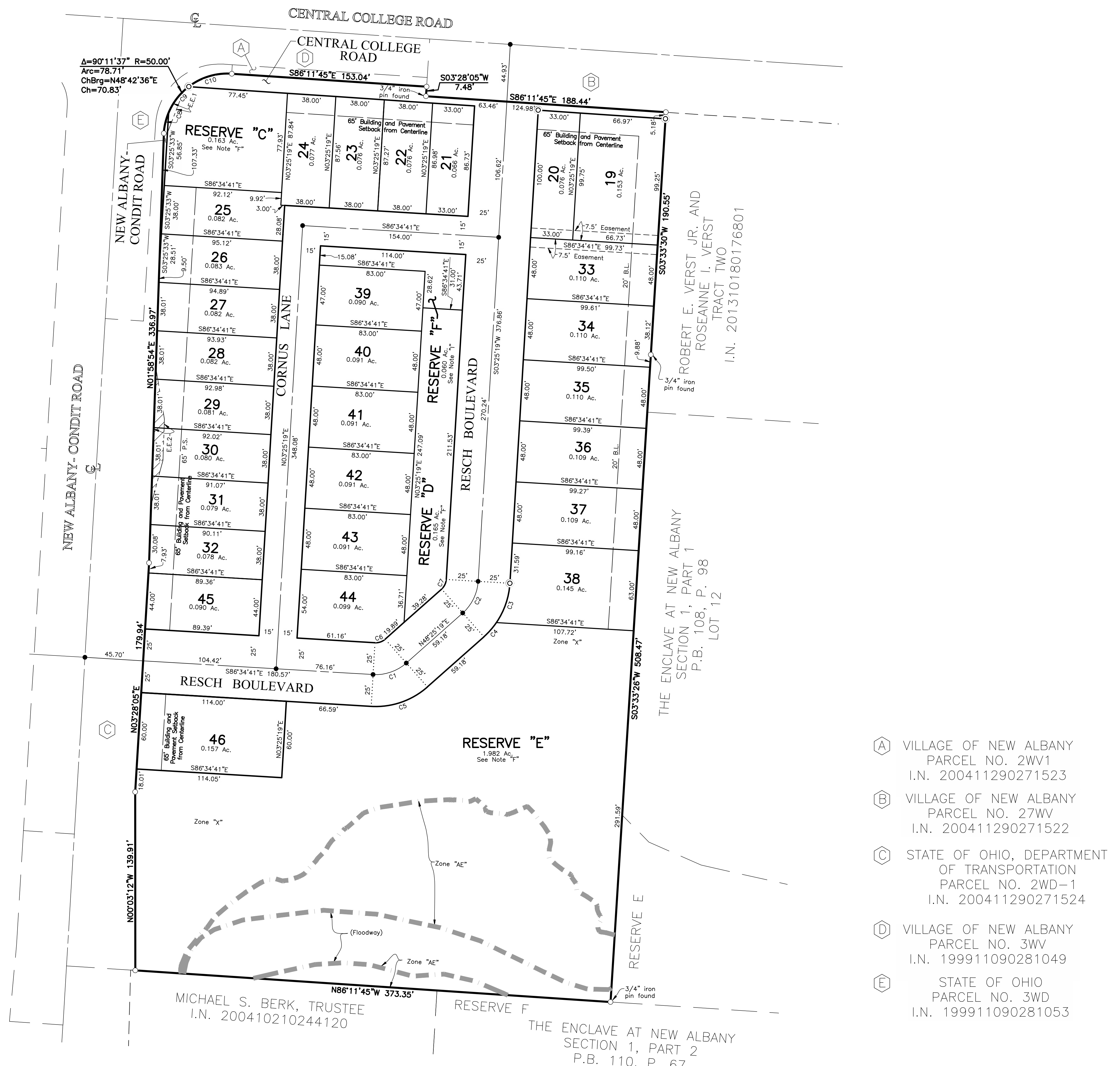
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By _____ Date _____
Professional Surveyor No. 7865

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

HAMLET AT SUGAR RUN PHASE 2



Line Type Legend

- Existing Property Line
- - - Existing R/W Line
- · - Existing R/W Centerline
- · - Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- · - R/W Centerline
- · - Easement Line
- Stream Preservation Zone Line
- Tree Preservation Zone Line

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

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

NOTE "C" - ACREAGE BREAKDOWN:

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

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

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

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

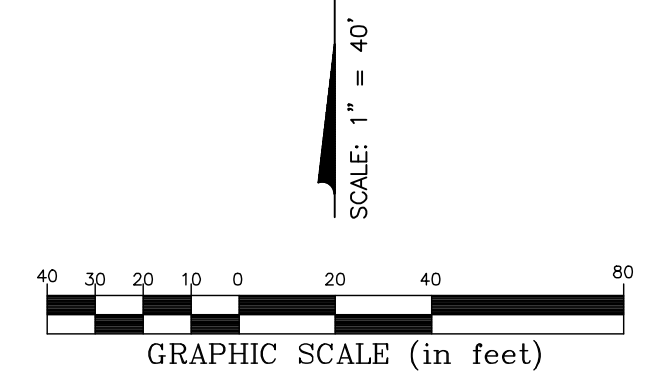
NOTE "F" - RESERVES "C", "D" AND "E": Reserves "C", "D" and "E", as designated and delineated hereon, shall be owned and maintained by the City of New Albany.

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

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

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

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



Legend

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

I.N. 201001150005945
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

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



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: 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**

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

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

Staff report completed by Lauren Sauter, Planner

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

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

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

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

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

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

I. REQUEST AND BACKGROUND

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

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

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

II. SITE DESCRIPTION & USE

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

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

III. EVALUATION

Planning Commission’s review authority of the zoning amendment application is found under C.O. Sections 1107.02 and 1159.09. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to City Council. Staff’s review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1111.06, in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (a) Adjacent land use.
- (b) The relationship of topography to the use intended or to its implications.
- (c) Access, traffic flow.
- (d) Adjacent zoning.
- (e) The correctness of the application for the type of change requested.
- (f) The relationship of the use requested to the public health, safety, or general welfare.
- (g) The relationship of the area requested to the area to be used.
- (h) The impact of the proposed use on the local school district(s).

A. New Albany Strategic Plan

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

1. No freeway / pole signs are allowed.
2. Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
3. Plan office buildings within context of the area, not just the site, including building heights within development parcels.
4. Sites with multiple buildings should be well organized and clustered if possible.
5. All office developments are encouraged to employ shared parking or be designed to accommodate it.
6. All office developments should plan for regional stormwater management.
7. All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
8. Any periphery security should integrate with the existing landscape and maintain and enhance the character of road corridor.
9. Combined curb cuts and cross-access easements are encouraged.
10. The use of materials, colors, and texture to break up large-scale facades is required.

B. Use, Site and Layout

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

C. Access, Loading, Parking

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

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

D. Architectural Standards

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

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

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

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

F. Lighting & Signage

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

G. Other Considerations

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

IV. ENGINEER'S COMMENTS

The city Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that the city engineer's comments be addressed at the time of engineering permits, subject to staff approval (condition #1).

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

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

IV. SUMMARY

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

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

V. ACTION

Suggested Motion for ZC-27-2026

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

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

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

Approximate Site Location:



Source: NearMap

401.60-154
February 11, 2026

To: Lauren Sauter
City Planner

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

Re: Clover Valley East
Rezoning

Our review comments are as follows:

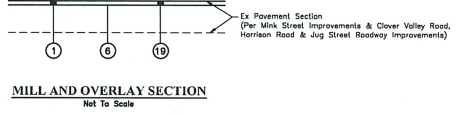
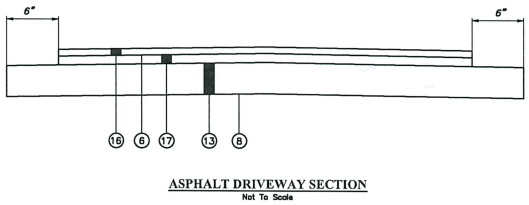
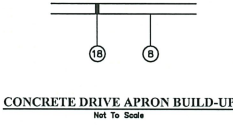
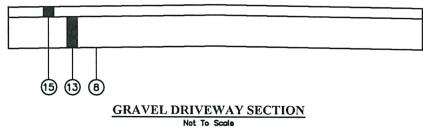
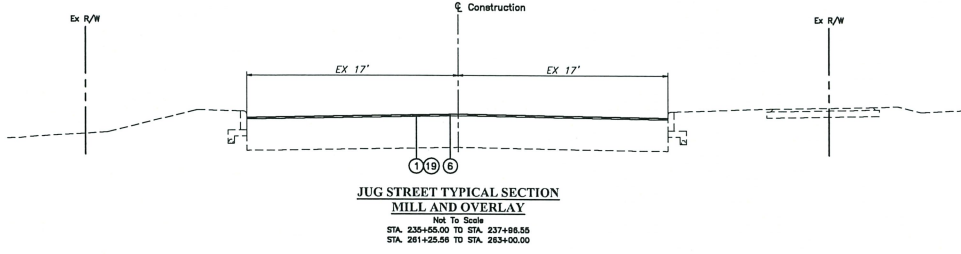
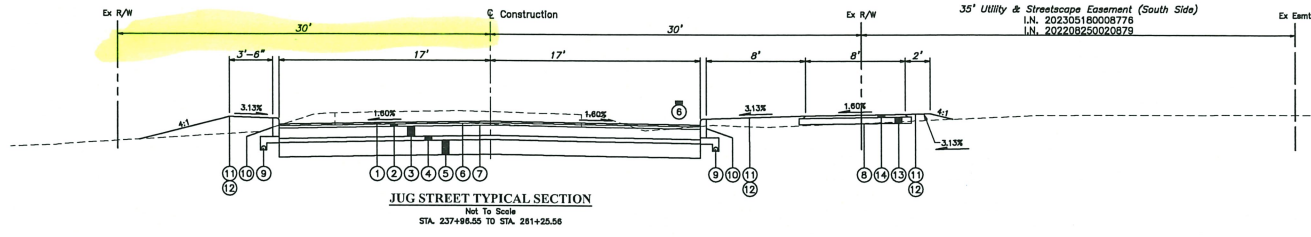
- 1) Refer to Exhibit A. We recommend that at least 30' of public r/w be dedicated along the rezoning district frontage and additional easements be provided for utilities if directed by staff.
- 2) We recommend that the internal roadway network be constructed to public street standards.
- 3) We recommend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

MEF/JMH

CC: Josh Albright, Development Engineer

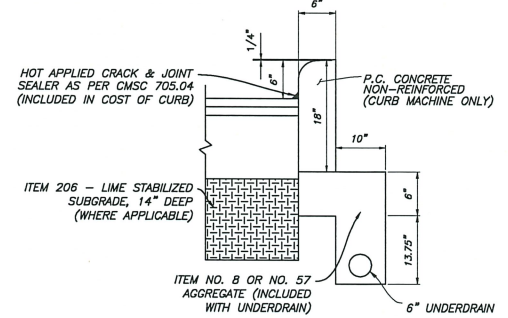
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LEGEND

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



NOTE: ALL EXPOSED CONCRETE SURFACE SHALL BE IN ACCORDANCE WITH CMSC ITEM 499, NON-REINFORCED CONCRETE, UNLESS OTHERWISE NOTED.

CALCULATED
JWA
CHECKED
CR

TYPICAL SECTIONS

JUG STREET ROADWAY IMPROVEMENTS