



ORDINANCE O-14-2026

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 18.461 +/- ACRES OF LAND LOCATED AT 6060 EAST DUBLIN-GRANVILLE ROAD FOR AN AREA TO BE KNOWN AS THE "PRAIRIE HOUSE NEIGHBORHOOD" FROM ITS CURRENT ZONING OF SINGLE FAMILY RESIDENTIAL (R-2) TO "I-PUD" INFILL-PLANNED UNIT DEVELOPMENT AS REQUESTED BY FIVE DEVELOPMENT LLC, C/O AARON UNDERHILL, ESQ.

WHEREAS, the council of the city of New Albany has determined that it is necessary to rezone certain property located in the city to promote orderly growth and development of lands; and

WHEREAS, the New Albany Planning Commission and New Albany City Council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, pursuant to the application by Five Development LLC, c/o Aaron Underhill, Esq., the New Albany Planning Commission has reviewed the proposed zoning amendment and recommended its approval on April 6, 2026 (ZC-15-2026).

NOW, THEREFORE, BE IT ORDAINED by council for the city of New Albany, counties of Franklin and Licking, state of Ohio, that:

Section 1. Council hereby amends the zoning ordinance map of the city of New Albany to change the zoning classification of the following described site:

- A. A 18.461 ± acre area of land located at 6060 East Dublin-Grandville Road for an area to be known as the "Prairie House Neighborhood" from its current zoning of Single Family Residential (R-2) to Infill-Planned Unit Development (I-PUD).
- B. The zoning district's zoning text and preliminary development plan are hereby attached and marked Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 04/24/2026

Introduced: 05/05/2026

Revised:

Adopted:

Effective:

EXHIBIT A - O-14-2026

**PRAIRIE HOUSE NEIGHBORHOOD
INFILL PLANNED UNIT DEVELOPMENT (I-PUD)
ZONING AND DEVELOPMENT STANDARDS TEXT**

April 22, 2026

I. Introduction and Summary:

The property that is the subject of this PUD zoning text consists of 18.461± acres located on the former Prairie House site. It is to the north of and adjacent to East Dublin-Granville Road across from the intersection of that street with the entrance to Pickett Place. Various phases of Hampsted Village are located adjacent to the property on the west, east, and north.

The present zoning of the property is R-2, Estate Residential. This classification has applied to the property for many years despite retail uses having been operated therefrom. Non-residential uses are not appropriate for the property given the developed context around it. While the R-2 zoning of the site provides for a permitted density of 2.1 units per acre (20,000 minimum lot size divided into 43,560 square feet contained in an acre = 2.1 units/acre), the development standards which apply to the site are outdated and will result in a homogenous and less interesting plan that is being presented with this PUD. This plan will facilitate the clustering of homes, variety in lot sizes, and the preservation of trees that may not be achievable under the current zoning. The flexibility of standards afforded by a PUD will be pivotal in driving home prices upward, benefiting the New Albany Plain Local School District and the values of surrounding homes. The community will consist of custom and semi-custom homes that will meet the level of quality found in the New Albany County Club Communities.

II. Permitted Uses:

Permitted uses in this zoning district include single-family dwellings, parks, and open spaces. Residential model homes shall be conditional uses.

III. Development Standards:

Unless otherwise specified in the submitted drawings or in this written text the development standards of Title Five of the Codified Ordinances of the City of New Albany shall apply to this zoning district, as will the applicable provisions of the City's Design Guidelines and Requirements (DGRs). Basic development standards are being provided for items such as density, site planning, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development.

A. Density, Lot and Setback Commitments:

1. Number of Homes. There shall be a maximum of 39 homes.

2. **Lot Widths.** There shall be a mixture of lot widths and lot areas in this zoning district to achieve a variety of lot sizes. All lots shall have a minimum lot width of 60 feet or greater, provided that a maximum of 2 lots may have a minimum width of 50 feet or greater. For purposes of determining width and setback requirements, lots shall be categorized as Lot Prototype A, B, C, D, or E, or as a “Specialty Lot”. The preliminary locations of each type of lot are shown in the “Lot Parameters” exhibit that accompanies the preliminary development plan. Final locations of each lot type shall be reviewed and approved as part of a final development plan.
3. **Lot Depths.** The minimum depths of lots shall be 95 feet.
4. **Front Yard Setbacks.**
 - a. **Home Facades.** The following minimum front yard setbacks shall be required from the front lot line for all facades of a home which are not part of a garage based on the Lot Prototype on which they are located:
 - i. **Lot Prototype A.** 28 feet
 - ii. **Lot Prototype B.** 28 feet
 - iii. **Lot Prototype C.** 8 feet
 - iv. **Lot Prototype D.** 8 feet
 - v. **Lot Prototype E.** 28 feet
 - vi. **Specialty Lots.** 8 feet
 - b. **Garage Facades.** The minimum setback from front lot lines shall be zero for garages of homes that are located on Lot Prototypes A, B, and E and on Specialty Lots, provided that appropriate easements shall be implemented to accommodate off-site footings, eaves, and public and private utilities. No encroachments into the public street right-of-way shall be permitted. For garages on homes located on Lot Prototypes C and D, the minimum front setback shall be 8 feet.
5. **Side Yard Setbacks.**
 - a. **Home Facades.** There shall be a minimum setback of 5 feet from side lot lines on all lots for all facades of a home which are not part of a garage.
 - b. **Garage Facades.** The minimum setback from side lot lines shall be zero for garages of homes located on Lot Prototypes A, B, and E and on Specialty Lots, provided that appropriate easements shall be implemented

to accommodate off-site footings, eaves, and public and private utilities. No encroachments into the public street right-of-way shall be permitted. For garages on homes located on Lot Prototypes C and D, the minimum garage setback shall be 5 feet. In no event shall any two structures on adjacent lots be located less than 5 feet from one another.

6. Rear Yard Setbacks. There shall be a minimum rear yard setback for homes and garages of (i) 20 feet for all lots which do not share a property line with a perimeter boundary of this zoning district, except that lots which a rear lot line along an alley shall have a 10-foot minimum setback. There shall be a minimum rear yard setback for homes and garages of 30 feet for all lots which share a property line with the eastern perimeter boundary line of this zoning district and 40 feet for all lots which share a property line with the western perimeter boundary of this zoning district.
7. East Dublin-Granville Road. There shall be a minimum setback for homes of 50 feet from the right-of-way of East Dublin-Granville Road.
8. Encroachments. Stoops, steps, and covered porches shall be permitted to encroach a maximum of 5 feet within the front yard setback line. They shall not be permitted to encroach within rights-of-way or easements. Patios shall be permitted to encroach up to 10 feet into the minimum rear yard setback. Window wells may encroach up to 2 feet into the minimum required side yard, excluding locations where a zero setback is permitted. Air conditioning units shall not be permitted to encroach into side yards.
9. Lot Coverage. The maximum impervious lot coverage for each lot shall be 60%.

B. Access, Loading, Parking and other Traffic Related Commitments

1. Vehicular Access. Vehicular access to and from the zoning district shall be provided from a public street within the development which connects to East Dublin-Granville Road and aligns its intersection with the public street to the south known as Pickett Place. A second access point shall be provided to the west of the primary entry point on East Dublin-Granville Road but shall be restricted to emergency access only. The emergency access shall be located within dedicated public right-of-way and shall be constructed of grass pavers. The grass within the pavers shall be mowed and trimmed by the development's property owners' association while the pavers themselves shall be maintained and replaced as needed by the City. Breakaway bollards shall be installed near the intersection of the emergency access drive and the right-of-way of East Dublin-Granville Road.

2. Rights-of-Way and Road Widths:
 - a. East Dublin-Granville Road: Right-of-way shall be dedicated to the City for East Dublin-Granville Road for a distance of 50 feet from the centerline of the existing right-of-way for that street.
 - b. New Two-Way Streets. The right-of-way for internal public streets within the development that allow for traffic flow in opposite directions shall be 50 feet in width. Pavement for all internal public streets shall be 26 feet in width.
 - c. New One-Way Street. A one-way street shall be located to the front of Lots 22 through 26 as identified in the preliminary development plan. It shall have a minimum right-of-way width of 20 feet and a minimum pavement width of 12 feet. Parallel parking shall be permitted on one side of this street.
 - d. Private Alley. A private alley shall be located as generally illustrated in the preliminary development plan and as approved as part of a final development plan. The alley shall have a minimum of 12 feet of pavement and shall allow for one-way traffic. It shall be maintained by a private forced and funded homeowners' association that applies only to this zoning district. Appropriate easements shall be provided at the time of platting for vehicular access through (and the placement of utilities underneath or beside) the alley.
3. Off-Street Parking. All single family homes shall be required to have a minimum of 2 parking spaces within a garage and a minimum of 1 off-street parking space.
4. On-Street Parking. On-street parking shall be prohibited on the public entry street into the development between East Dublin-Granville Road and the first intersection of that public street with another public street within the development. Otherwise, on-street parking shall be permitted on the sides of public streets which do not contain fire hydrants. No parking shall be permitted in the private alley within the development.
5. Driveway Aprons. All driveway aprons shall be constructed to accommodate a maximum 16-foot driveway at the right-of-way line.
6. Traffic Access Study. At a minimum, a traffic access study shall be filed by the applicant along with a final development plan for review and approval by the City Engineer.

C. Architectural Standards

1. **Building Height.** The maximum height of homes shall be 35 feet as measured per the Codified Ordinances.

2. **Exterior Materials.**

- a. **Wall finish materials.** Brick, wood siding, and composite materials shall be permitted as exterior façade materials. Exterior wall finish material must be used to complete massing elements. The application of brick veneer to a single building facade is prohibited. The use of vinyl as a primary or secondary façade material also is prohibited.
- b. **Brick.** House brick to be of a "handmade appearance". Traditional brick detailing is required, such as, but not limited to, traditional bonds, water table caps, sills, jack arches, segmental arches and soldier courses.
- c. **Siding.** Siding shall be cedar shiplap wood siding or composition material with a natural appearance. Houses with wood or composite siding shall have brick chimneys and brick plinths to the height of the water table.
- d. **Colors.** Permissible colors for exterior home façade materials shall comply with permitted color palettes under the City's Design Guidelines and Requirements unless modifications to this color palette are approved by the Planning Commission as determined in its sole discretion at the time of final development plan review.
- e. **Roofs.** Pitched roofs shall be required to have a minimum 6:12 rise over run. Roof pitches with rise over run of less than 6:12 are permitted on minor roofs (i.e. entry porches, dormers, etc.). Flat roofs shall be permitted but must integrate strong cornice lines. Roofs may be of natural slate wood shake or wood shingle, metal standing seam, or an architectural grade fiberglass asphalt shingle.
- f. **Windows.** Windows shall be of traditional themes. Simulated or true divided lite windows shall be required.
- g. **Shutters.** Where used, shutters shall be sized to cover the adjacent window and appear operable. Shutters shall be mounted on appropriate shutter hardware (hinges and shutter dogs).
- h. **Gutters and downspouts.** Traditional half round gutters and/or ogee gutters with downspouts shall be used.
- i. **Skylights.** Skylights in the roof shall be permitted, provided they are not visible from off-site. Cupolas, dormers, lanterns, belvederes or window

bays shall be permitted, provided they are consistent with the architectural theme.

- j. Solar: Solar panels are permitted to be installed as long as they are not visible from the front of the home.

3. Vehicular and Pedestrian Standards.

a. Garages.

- i. Orientation. Garages may be side loaded or front loaded, except that homes served by the private alley shall be rear loaded..
- ii. Overhead Doors. Individual bay garage doors are required, double wide garage doors are prohibited. The width of garage doors shall not exceed 9 feet. The scale of the garage shall be minimized by low, one-story roof lines and low fascia lines. Windows are encouraged in the walls of garages.
- iii. Garage Doors (Pedestrian). All pedestrian garage doors shall be solid paneled.
- iv. Garage doors (Vehicular). All overhead garage doors shall be solid paneled. No glazing shall be permitted in garage doors unless they are consistent with the architectural theme.

- b. Driveways and Entry Courts. The appearance of driveways and entry courts shall be consistent throughout the neighborhood. Driveways shall be made of a durable material. Appropriate materials are brick, dark color concrete pavers, asphalt with controlled edges, and rolled-in stone topping. Concrete driveways are prohibited, except if there is a sidewalk in front of the house, the approach to the sidewalk may be concrete.

- c. Sidewalks. A 5-foot wide concrete sidewalk shall be provided along both sides of each public street.

- d. Walkways. A minimum of three (3) foot wide private sidewalk constructed of brick shall be required for every residence from the public sidewalk to the residence or from the driveway to the residence. Landscape timbers and railroad tie edging of walks or driveways is prohibited.

- e. Leisure Paths. An existing leisure trail runs along the north side of East Dublin-Granville Road and includes a curvature where it will overlap with the proposed primary street entrance into the zoning district. When this new public street is constructed this portion of the leisure trail shall be

removed and, to the extent that is not located within the new street pavement, will be reconstructed to provide a more linear alignment with the path as it exists to the east and west of the entrance. Appropriate related improvements to the path at and near the new street shall be made along with the construction of the new street to meet typical requirements at street crossings as required in similar situations throughout the City. A paved asphalt leisure path with a minimum width of 8 feet shall be provided in the parkland/open space within the northern portion of the zoning district. If permission is obtained from relevant adjacent property owners, the path shall provide for connections to adjacent properties. A potential layout for the leisure trail is provided along with the preliminary development plan, but the final location and layout shall be determined at the time of final development plan approval.

4. Attached Structures.

- a. Screened Porches. Screened porches are encouraged on the rear or sides of homes but are not permitted on the front. Detailing shall be traditional wood with a break in screening at rail height. Columns or full height vertical wood members shall be at least 6" x 6". All screened porch trim shall be painted. Roof lines of screened porches shall conform to the architectural style of the home and blend into the massing of the home.
- b. Service Courts. Service courts shall be provided to shield certain outdoor facilities from neighboring properties, including: air conditioners/heat pumps, garbage cans and carts, irrigation controllers, pumps, generators, and meters. All such facilities shall be enclosed within a service court which is attached to the house, entirely enclosed by a privacy wall or fence being a minimum of four feet high. Service courts shall be located away from the bedrooms of adjoining residences where possible.

5. Swimming Pools/Spas.

- a. Locations and Enclosures. All swimming pools/spas shall be located in the rear yard, within the building line of the site, completely enclosed by fencing and screened from adjoining properties. Variances to allow encroachments of pools and spas into minimum required rear yard setbacks are strongly discouraged.
- b. In-Ground Pools. All swimming pools shall be in-ground construction. The swimming pool/spa equipment shall be within the enclosure and completely screened from adjoining properties.
- b. Spas. Spas may be constructed as part of the house and shall be flush with the top of the paving. Spas shall be completely screened from adjoining properties by fencing or landscaping.

6. Storage Buildings.
 - a. Accessory Structures. Accessory structures shall be constructed of the same wall and roof materials as the home. The colors, walls, roof, and trim, shall match those used on the home. All other requirements for accessory structures shall be governed by relevant provisions of the Codified Ordinances.
 - b. Equipment Storage. Storage of all maintenance equipment shall be within garages or permitted storage structures or screened from off-site view. Such items should not be visible from streets, common open spaces, adjacent lots, or adjacent developments.
 - c. Vehicle Storage. All campers, off-road vehicles (i.e. box trucks), and boats must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside.
7. Mailboxes. In accordance with federal postal regulations, one clustered box unit (CBU) shall be provided for mail delivery to residents in the development. The CBU shall be located within a privately owned common open space in a location to be determined at the time of final development plan approval and shall be maintained by a property owners' association that is specific to this development.
8. House Numbering. Each residence shall be required to install house numbers in a common location.
9. Orientation of Certain Homes. No homes shall back to parkland or open space except on Lots 38 and 39. Homes on Lots 1 and 28 as shown in the preliminary development plan shall have their front facades facing the primary entry street into the zoning district, meaning that each of them shall have a side facade facing East Dublin-Granville Road. Landscaping shall be provided between the right-of-way of East Dublin-Granville Road and the sides on the homes on Lots 1 and 28 in a manner that is similar to that which was approved for the lots at the entry of the Oxford residential subdivision, known as Lots 1 and 20 of New Albany County Club Section 29.

Homes on Lots 2 and 29 shall be angled so that their rear facades do not run parallel or nearly parallel to the right-of-way for East Dublin-Granville Road. Side facades of homes on Lots 1, 2, 28, and 29 which face East Dublin-Granville Road shall include enhanced architectural elements to avoid the appearance of blank or monotonous designs. Examples of such enhancements include (but are not limited to) the presence of brick chimneys, generous use of windows, and the placement of a pedestrian entrance to the home which is designed to feel as if it is a primary entrance. As part of the final development plan application, a landscaping plan shall be provided for review and approval for the area within the minimum required setback from East Dublin-Granville Road. The landscaping

plan shall provide similar types and quantities of landscaping as are found within the minimum required setback from East Dublin-Granville Road on the south side of that street within the Pickett Place neighborhood. Where existing trees exist, they may be incorporated into the landscaping plan to meet the requirements of this provision.

D. Buffering, Landscaping, Open Space and Screening Commitments:

1. **Stream Corridor Protection Zone:** A stream corridor protection zone that is a minimum of 150 feet in width with no less than 75 feet of this width to be located on either side of the centerline of the stream shall be provided along the stream within the parkland/open space located in the northern portion of the development. Buildings, pavement, and any accessory or accessory structures that include a foundation or that otherwise require a building permit shall be prohibited in this protection zone. A leisure path may be located within this zone.
2. **Tree Preservation Zones:**
 - a. **Along Perimeters.** A tree preservation zone shall apply:
 - i. Between the western perimeter boundary line of the zoning district and the western boundary of an existing sanitary sewer easement as shown in the preliminary development plan. This zone is at least 20 feet in width and may exceed that distance in some location. For purposes of clarification, the developer does not intend to remove trees from within the sanitary sewer easement area but has not labeled that area as a tree preservation zone due to the rights of the easement holder to remove trees should it need to maintain, repair, or replace the sanitary line within it;
 - ii. For a distance of 15 feet from the eastern perimeter boundary line of this zoning district; and
 - iii. For a distance of 50 feet from the right-of-way of East Dublin Granville Road between the emergency vehicular access point on that street and the western perimeter boundary line of the zoning district.
 - b. **Protection and Limited Removal.** Trees shall be protected and shall not be removed from tree preservation zones unless they are dead or diseased, are of an invasive or noxious species, or if they present a threat to the safety of persons or property.
 - c. **Within Northern Green Space.** Trees shall be preserved within the northern parkland/open space within the zoning district except that they may be removed to install an approved leisure trail and to install

stormwater management infrastructure, provided that the tree preservation requirements within perimeter tree preservation zones as detailed in the immediately preceding paragraph are respected. Trees also may be removed in this area for any other reason that is permitted and described in the immediately preceding paragraph.

- d. Standard Preservation Practices. Additionally, 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.
 - e. Removal of Understory Vegetation. As part of final development plan approval, the Planning Commission may allow for the clearing of understory within tree preservation zones if it determines that it will enhance the aesthetics of these areas and will not unreasonably and negatively impact screening from adjacent lots or if it determines that understory is of a noxious or invasive species.
 - f. Recorded Restrictions. A written instrument with a specific prohibition on locating improvements within the tree preservation zones along the eastern and western perimeter boundary lines of the zoning district or within the existing sanitary sewer easement generally running parallel to the western perimeter boundary line of the zoning district shall be record against each lot which shares a rear lot line with said eastern perimeter or western perimeter boundary lines.
 - g. Playground Equipment. Playground equipment shall be provided within an open space or parkland within the zoning district in a location that is approved as part of a final development plan. The developer shall be responsible for constructing this equipment. The party that is responsible for the maintenance of the playground equipment (i.e., the property owners' association or the City) shall be determined as part of the approval of a final development plan based on the equipment's location.
3. Street Trees. Street trees shall be required on both sides of internal streets. Trees are to be a minimum of two and a half (2 ½) inches in caliper at installation and shall be spaced at a maximum distance of thirty (30) feet on center. Trees may be grouped, provided the quantity is equivalent to one (1) tree per thirty (30) feet or fraction thereof. This requirement may be waived in areas where existing vegetation occurs. Trees shall not obstruct sight distance or signage, subject to staff approval. Street tree and signage locations shall be shown on the final development plan for review and approval.
4. Parkland and Open Space. Parkland and open space shall be provided in quantities required by the Codified Ordinances. Parkland shall be owned by the City and open space shall be owned by the community's property owners'

association. Maintenance responsibilities for parkland and open space shall be defined and approved as part of the final development plan.

5. Temporary Fences. Snow fences shall be used as temporary barriers during construction around vegetation. All temporary fences must be removed prior to the issuance of a certificate of occupancy.
6. Permanent Fencing. Permanent fencing shall be permitted within required side and rear yard setbacks. No perimeter yard fencing shall extend beyond the front façade of a home that is closest to a street or road on which it fronts, nor shall any fencing be permitted within stormwater drainage easement areas. Permitted fencing materials include wood, wrought iron, and cementitious fiberboard or equivalent. Vinyl and chain link fences shall be prohibited. The maximum height of private fencing shall be as provided in the Codified Ordinances.

E. Lighting and Storage:

1. Lighting:
 - a. Landscape Lighting. Landscape lighting shall be used to provide for safety and ingress and egress only. Fixture lamps shall be incandescent and shall be shielded by planting or other methods. Uplighting of the exterior of a home shall be prohibited.
 - b. Street Lights. City of New Albany gooseneck street lights shall be utilized (Holophane-Holbrook HLDK-175 M11 120 or its equivalent). Finish of the fixtures shall be in New Albany Green. Other light fixtures may be used subject to approval by the City of New Albany Planning Commission.
 - c. Security Lighting: Utility pole-mounted yard lights and large (greater than 200 watts) flood lights mounted to the house, which are visible from adjacent properties, are prohibited.
 - d. Yard and Door Lights. Each house shall have a minimum of one (1) yard light near the sidewalk at the front entry and one wall mounted porch light at the front door. Lamp locations shall be consistent from house to house. All yard lights shall have a photocell light sensor.
2. Garbage Cans. All garbage cans and other waste containers shall be kept in the garage, permitted storage buildings, or within approved screened areas.

F. Graphics and Signage Commitments

The development shall utilize standard City of New Albany street regulatory signage. Other signage shall conform with relevant provisions of the Codified Ordinances.

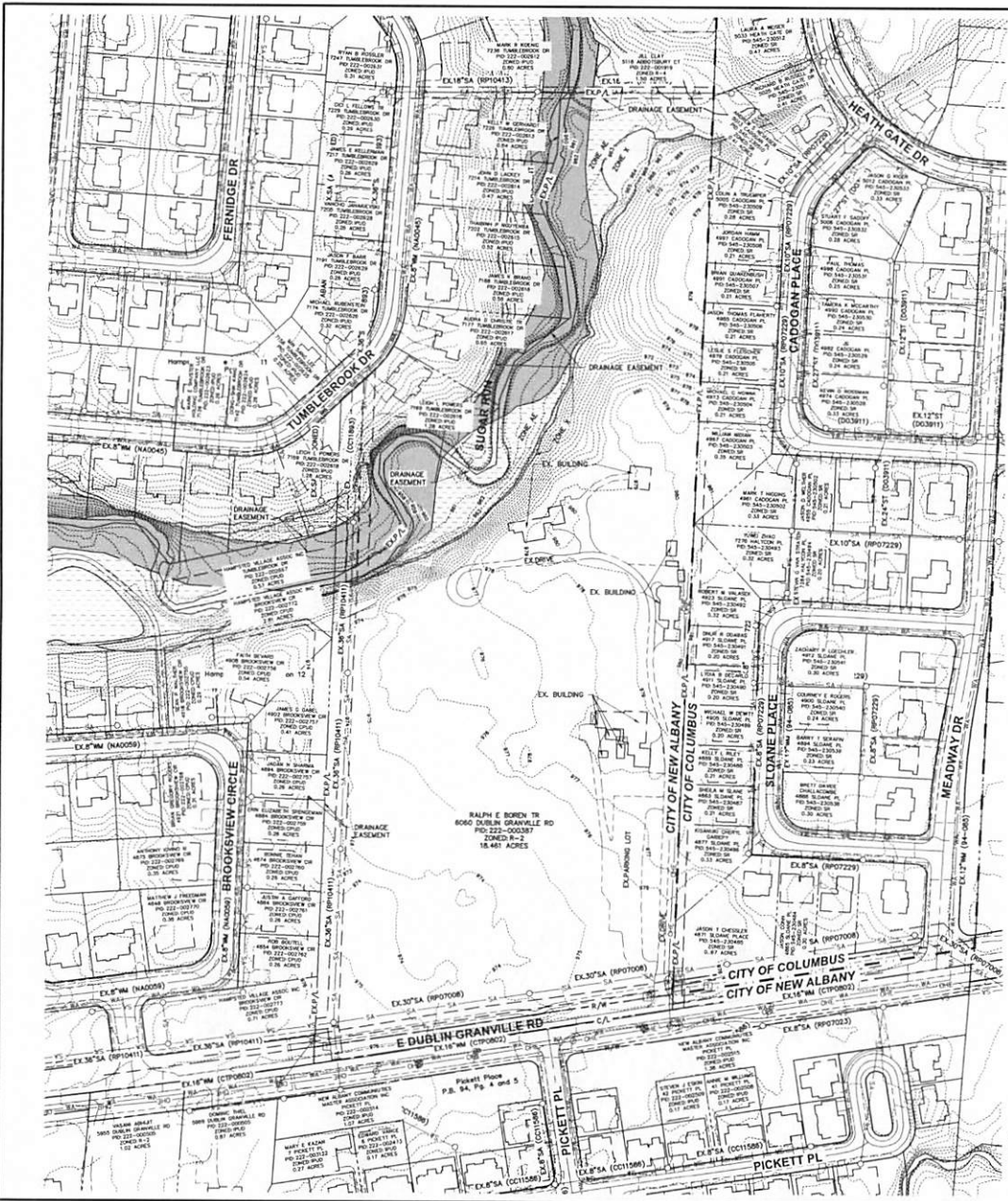
G. Miscellaneous Commitments

1. No Pre-Fabricated Buildings. Pre-fabricated storage buildings are prohibited.
2. Sport and Recreational Equipment: Basketball backboards and supports, swing sets and other children's play facilities shall be permitted, provided they are screened from adjoining properties.
3. Utilities: All proposed utilities shall be placed underground.
4. Owners' Association. The property within this zoning district will be made part of a forced and funded property owner's association particular to the development in order to provide the means to maintain and operate common areas that are not dedicated to the City.

H. Variances and Appeals:

1. Nature of Variance: On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable development standards of this PUD text or the Zoning Ordinance unreasonable and, therefore, the procedure for variance from development standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change of the primary use of the land or structure permitted.
2. Variance and Appeals Process: The procedures and requirements of Chapter 1113, Appeal and Variances, of the Codified Ordinances of the City of New Albany shall be followed in cases of appeals. Requests for variances shall be heard by the Planning Commission.

1:25,000-1:12,500 (INDUSTRIAL) DRAINAGE PLAN DEVELOPMENT PLAN (AM) (Landscape Construction) Prepared: May 23, 2024 - 2:14:30pm - 00000004



- LEGEND**
- EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING GAS MAIN
 - EXISTING OVER HEAD ELECTRIC
 - ▭ ZONE AE
 - ▭ 100-YEAR FLOOD AREA
 - ▭ ZONE X FLOOD AREA (500-YEAR FLOOD)



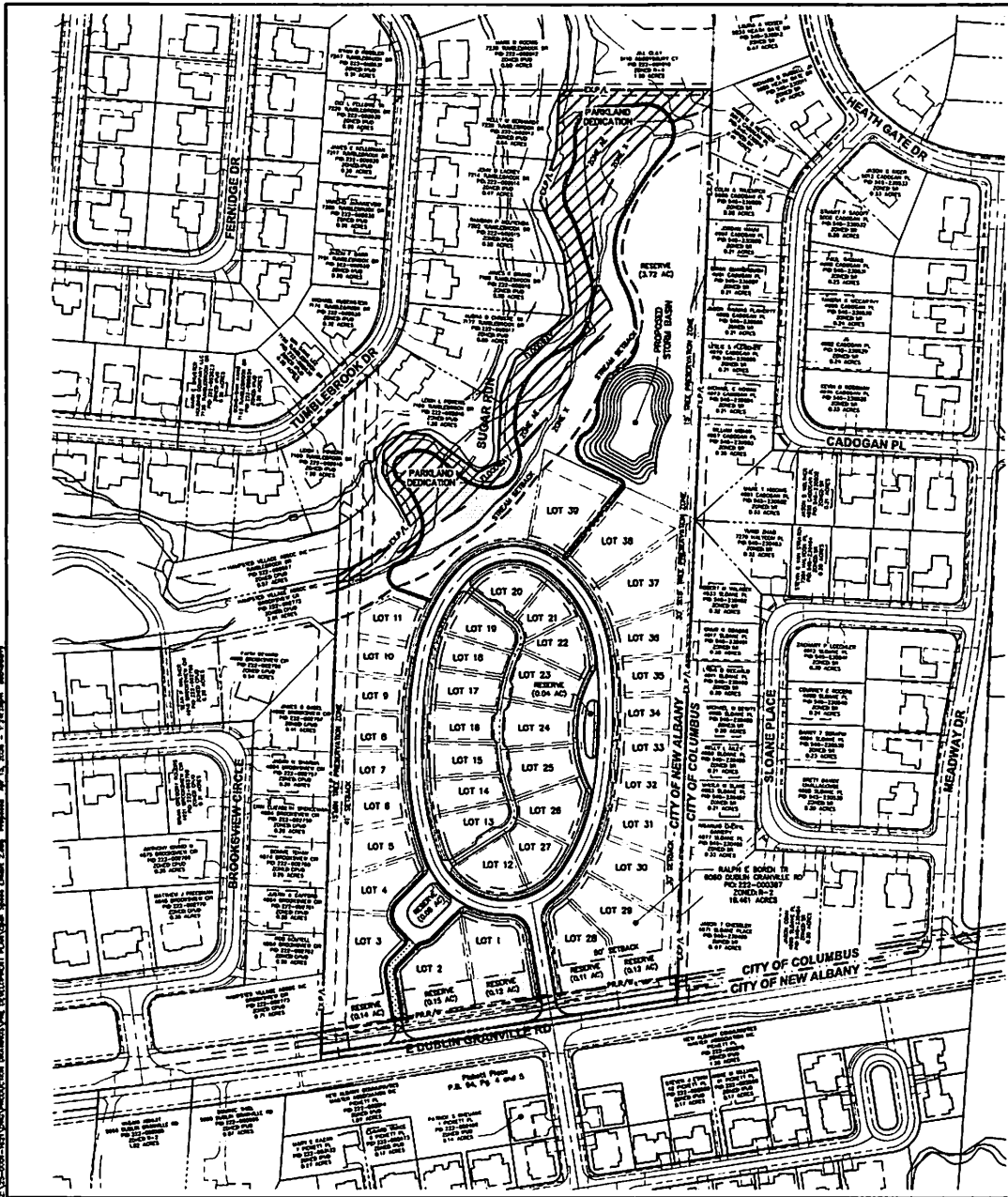
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
6060 DUBLIN GRANVILLE ROAD
EXISTING CONDITIONS

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
 787 Science Boulevard, Suite 100
 Columbus, OH 43260
 SA 614.426.7700
 NA 614.426.7705

SCALE: 1" = 100'
 DATE: 3/6/2026






SHEET 2 / 7



SITE DATA TABLE

SITE AREA:	18.01 AC
EXISTING ZONING:	R-2
PROPOSED ZONING:	HO-40
PROPOSED UNITS:	30 UNITS
DENSITY:	2.11 UNITS/AC
PARKLAND DEDICATION:	REQUIRED: 6,400 SQFT + 30 UNITS = 63,600 SQFT
PROVIDED:	63,600 SQFT
NET SITE AREA:	17.891 AC
TOTAL SITE AREA - DUBLIN GRANVILLE ROAD DEDICATION:	
OPEN SPACE:	
REQUIRED: 205' x 17.891 AC =	3.69 AC
PROVIDED:	3.84 AC
RESERVES:	
LOT 1	0.12 AC
LOT 2	0.18 AC
LOT 3	0.14 AC
LOT 28	0.11 AC
LOT 29	0.12 AC
LOT 30	0.64 AC
TOTAL:	
TOTAL OPEN SPACE:	4.48 AC
DUBLIN GRANVILLE ROAD RIGHT-OF-WAY DEDICATION:	0.57 AC
PROPOSED ROAD DEDICATION:	2.81 AC

LEGEND

-  PARKLAND DEDICATION
-  WEE PRESERVATION ZONE
-  RESERVE
-  GRASS PAVES
-  PROPOSED SUGAR RUN ACCESS PATH



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
6060 DUBLIN GRANVILLE ROAD
OPEN SPACE EXHIBIT

PLAN PREPARED BY



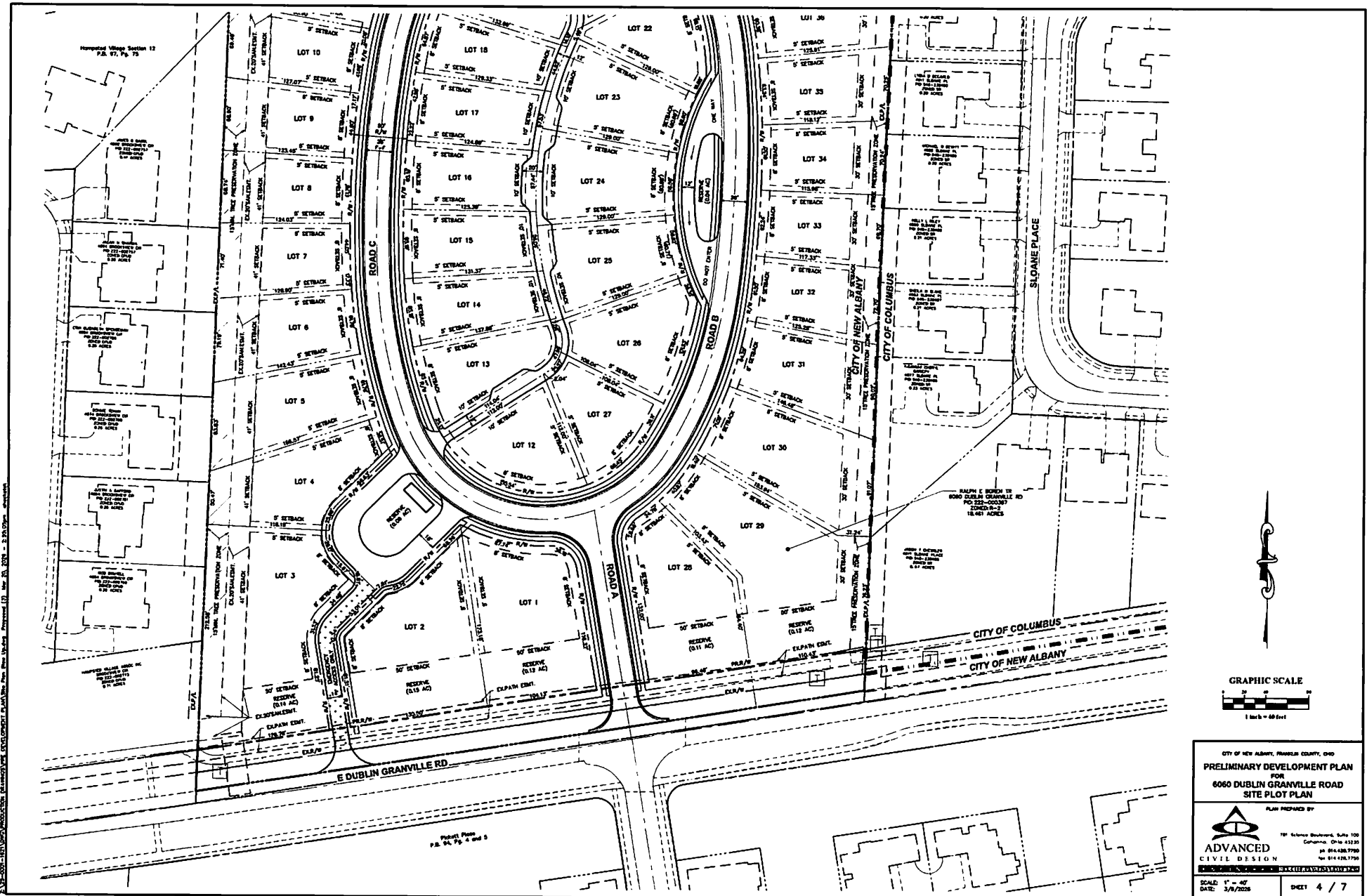
ADVANCED
 CIVIL DESIGN

791 Science Boulevard, Suite 100
 Columbus, Ohio 43230
 PH: 614.428.7790
 FAX: 614.428.7755

SCALE: 1" = 100'
 DATE: 4/19/2008


SHEET 3 / 7

15-0000-REVISED PRELIMINARY DEVELOPMENT PLAN FOR 6060 DUBLIN GRANVILLE ROAD, PREPARED BY ADVANCED CIVIL DESIGN, INC., 4/19/2008



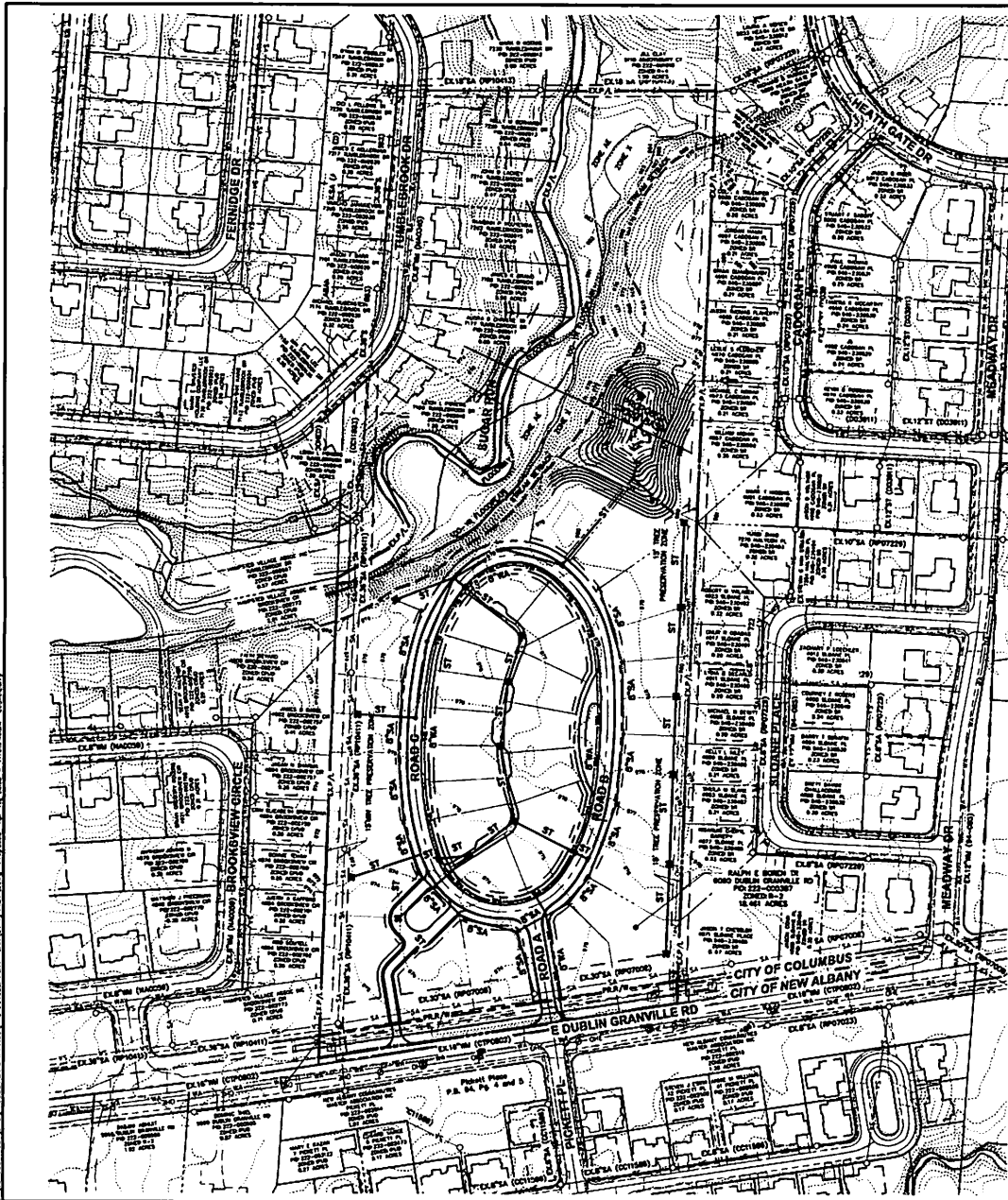
A:\2024\6060 DUBLIN GRANVILLE ROAD DEVELOPMENT PLAN\Site Plan\6060 Dublin Granville Road Site Plan.dwg - 3/8/2024 - 10:23:58 AM



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
6060 DUBLIN GRANVILLE ROAD
SITE PLOT PLAN
 PLAN PREPARED BY

ADVANCED CIVIL DESIGN
 181 S. Lincoln Boulevard, Suite 100
 Columbus, OH 43220
 Tel: 614.426.7750
 Fax: 614.426.7750

SCALE: 1" = 60'
 DATE: 3/8/2024

SHEET 4 / 7



- UTILITY LEGEND**
- ST — EXISTING STORM SEWER
 - SA — EXISTING SANITARY SEWER
 - WA — EXISTING WATER MAIN
 - C — EXISTING GAS MAIN
 - HE — EXISTING OVER HEAD ELECTRIC
 - (Symbol) — PROPOSED STORM SEWER
 - (Symbol) — EXISTING SANITARY SEWER
 - (Symbol) — EXISTING WATER MAIN
 - (Symbol) — EXISTING MAJOR STORMWATER FLOOD ROUTING FROM NEIGHBORING PROPERTY



STORMWATER CONTROL NARRATIVE

SITE SUMMARY:
 THE SUBJECT PROJECT IS APPROXIMATELY 18.48 ACRES, CONSISTING OF A SINGLE COMMERCIAL USE PROPERTY, CONTAINING MULTIPLE BUILDINGS, WITH ASSOCIATED PARKING AND DRIVE AISLES AS WELL AS HEAVY TREE STANDS AND HISTORY OF SEVERE RUN. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY RESUBDIVISION WITH 28 LOTS, ASSOCIATED STORMWATER MANAGEMENT FACILITY AND ROADWAYS. DEVELOPMENT AREA USED IN THE DETERMINATION OF THE STORMWATER CALCULATIONS TOTAL ACRES INCLUDES THE EXISTING RUN FLOODPLAIN, FLOODPLAIN AND STREAM NETWORK AREAS LEAVING A NET DEVELOPABLE AREA OF 14.02 ACRES.

EXISTING DRAINAGE AND SOIL CONDITIONS:
 EXISTING DRAINAGE CONDITIONS WERE EVALUATED USING A COMBINATION OF AERIAL PHOTOGRAPHS, FRANKLIN COUNTY GIS TOPOGRAPHY, AND FRANKLIN COUNTY 200 1:25,000 SCALE SURVEY MAPS. THE WATER RESOURCES CONSERVATION WEB SOIL SURVEY AND FRANKLIN COUNTY SOIL SURVEY MAPS IDENTIFY THE ON-SITE SOILS AS BROWNWOOD SILT LOAM, CONTAINING SILT LOAM, AND PERMA SILTY CLAY LOAM, EACH CLASSIFIED AS HIGH RUFFNESS CLASS AND WITH HYDROLOGIC GROUP 'C'.

THE EXISTING DRAINAGE PATTERNS WERE OBSERVED AS PREDOMINANTLY DRAINING EAST TO WEST, ULTIMATELY BEING DIRECTED ALONG THE WESTERN EDGE TO THE NORTH. THE WESTERN DEVELOPMENT MAY HAVE STORM SEWER ALONG THE REAR OF THE LOTS THAT COLLECT AND CONVEY THIS RUNOFF TO SEWER MAIN. THE EXISTING SINGLE-FAMILY DEVELOPMENT TO THE NORTHEAST HAS AN OVERLAND FLOOD ROUTING SCALE THAT CONVEYS RUNOFF ONTO THE PROPERTY.

ALLOWABLE RELEASE RATE:
 FOR THE FORTH SUMMITTER AND LAND DEVELOPMENT MANUAL AND CITY OF COLUMBUS STORMWATER DRAINAGE MANUAL, THE PEAK FLOW RATE CONTROL REQUIREMENTS FOLLOW THE CRITICAL STORM METHODOLOGY. RUNOFF FROM STORM EVENTS LESS THAN OR EQUAL TO THE CRITICAL STORM EVENT SHALL BE RELEASED FROM THE SITE AT A RATE NO GREATER THAN THE PEAK RUNOFF DURING A 10-YEAR STORM EVENT UNDER PRE-DEVELOPMENT CONDITIONS. THE PROPOSED CRITICAL STORM EVENT FOR THE PROJECT SITE IS A 10-YEAR EVENT BASED ON PRELIMINARY PEAK RUNOFF VOLUMES FROM THE PRE AND POST DEVELOPMENT CONDITIONS. ADDITIONALLY, THE PEAK RATE RUNOFF DURING THE 100-YEAR STORM EVENT SHALL BE RELEASED AT A RATE LESS THAN OR EQUAL TO THE PEAK RUNOFF RATE DURING THE 10-YEAR STORM EVENT UNDER PRE-DEVELOPMENT CONDITIONS.

STORM WATER QUANTITY CONTROL:
 ONSITE AND OFFSITE RUNOFF (GREATER THAN 10 ACRES) WILL BE COLLECTED AND CONVEYED WITH STORM SEWER AND OVERLAND FLOOD ROUTING TO A NET RETENTION BASIN. THE BASIN WILL ACT AS THE WATER QUALITY AND MAIN OUTLET CONTROL FACILITY FOR THE SITE. IT WILL BE DESIGNED WITH A MULTI-STAGE OUTLET CONTROL SYSTEM TO MEET THE ALLOWABLE RELEASE REQUIREMENTS FOR THE PROJECT AS WELL AS ENSURE THAT THE DOWNSTREAM OUTLET SYSTEM IS NOT OVERHEADED FOLLOWING THE CRITICAL STORM METHODOLOGY LISTED ABOVE.

STORM WATER QUALITY CONTROL:
 PER THE OHIO EPA GENERAL CONSTRUCTION PERMIT, A STORMWATER BEST MANAGEMENT PRACTICE (BMP) IS REQUIRED TO TREAT THE FIRST FLUSH RUNOFF VOLUME PRODUCED BY A 2.4" RAINFALL EVENT. THE NO TREATMENT FOR THIS SITE WILL BE ACCOMPLISHED WITHIN THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE MEETING ALL OF THE OHIO EPA REQUIREMENTS.

CONCLUSION:
 THE PROPOSED DEVELOPMENT WILL PROVIDE SURFACE AND SUBSURFACE STORMWATER CONVEYANCES TO CARRY RUNOFF SAFELY THROUGH THE SITE THROUGH THE DESIGNED STORMWATER MANAGEMENT FACILITIES. STORMWATER MANAGEMENT FACILITIES WILL PROVIDE PEAK FLOW CONTROL AND TREATMENT OF CAPTURED WATER TO COMPLY WITH THE CITY OF COLUMBUS STORMWATER DRAINAGE MANUAL REQUIREMENTS AND OHIO EPA WATER QUALITY REGULATIONS.

	CR	STORM EVENTS							
		1-YR	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR	
PRE-DEV RUNOFF RATES (CFS)	74	8.04	8.88	16.01	21.48	29.82	38.87	44.29	
POST-DEV RUNOFF RATES (CFS)	81	12.11	17.47	25.84	32.96	42.81	51.40	60.53	
CRITICAL STORM RELEASE RATES (CFS)		8.04	8.04	8.04	8.04	21.48	21.48	21.48	
PROPOSED BASIN RELEASE RATES		0.28	0.44	2.42	5.71	8.99	11.62	19.30	
DETENTION VOLUMES (AC-FT)		0.94	0.88	0.87	1.11	1.40	1.88	1.83	
WATER QUALITY	REQUIRED:	0.44 AC-FT					PROVIDED: 0.44 AC-FT		

CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
5050 DUBLIN GRANVILLE ROAD
 UTILITY PLAN

PLAN PREPARED BY:

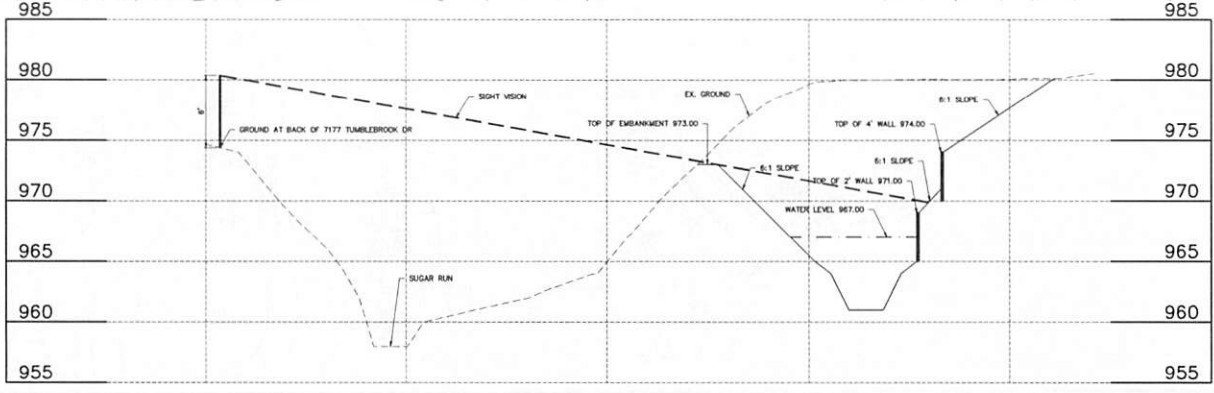
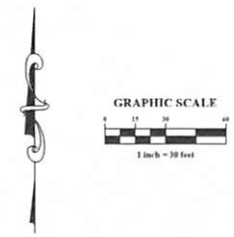
ADVANCED CIVIL DESIGN

191 Science Boulevard, Suite 100
 Columbus, Ohio 43230
 PH 614.428.7790
 FAX 614.428.7792

SCALE: 1" = 100'
 DATE: 4/9/2025

SHEET 6 / 7

2,124-0001-1211(2)PRODUCTION DRAWINGS/REVISIONS/PRODUCTION PLAN/UTILITY PLAN/PROPOSED (2) - APR 18, 2024 - 11:38 AM - cadbury



CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
 FOR
6060 DUBLIN GRANVILLE ROAD
UTILITY PLAN

PLAN PREPARED BY:

ADVANCED
 CIVIL DESIGN

191 Science Boulevard, Suite 100
 Gahanna, Ohio 43230
 ph 614.428.7790
 fax 614.428.7755

SCALE: 1" = 30'
 DATE: 4/9/2024

SHEET 1 / 1



ORDINANCE O-15-2026

AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 14 RESIDENTIAL LOTS, FOUR RESERVES, AND FOUR ROADS ON 15.24 +/- ACRES FOR HAMLET AT SUGAR RUN PHASE 1 GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NEW ALBANY CONDIT ROAD AND CENTRAL CILLEGE ROAD, AS REQUESTED BY NONA MASTER DEVELOPMENT LLC C/O AARON UNDERHILL ESQ.

WHEREAS, an application to approve the Hamlet at Sugar Run Phase 1 final plat has been submitted; and

WHEREAS, Codified Ordinance chapter 1187 requires approval of the final plat by council; and

WHEREAS, the New Albany Planning Commission, after review during a public meeting on April 20, 2026, recommended approval of this final plat (FPL-22-2026); and

WHEREAS, the final plat includes 15.24 +/- acres of land to be subdivided into 14 residential lots, four roads, and four reserves; and

WHEREAS, the city engineer certifies that the Hamlet at Sugar Run Phase 1 final plat meets all the requirements of Chapter 1187 of the Codified Ordinances, stormwater management, design requirements, and will meet all other requirements of the city.

NOW, THEREFORE, BE IT ORDAINED by Council for the city of New Albany, counties of Franklin and Licking, State of Ohio, that:

Section 1. The final plat is attached to this ordinance as Exhibit A and made a part herein approved.

Section 2. It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article VI, Section 6.07(B) of the City of New Albany Charter, this ordinance shall take effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 04/24/2026

Introduced: 05/05/2026

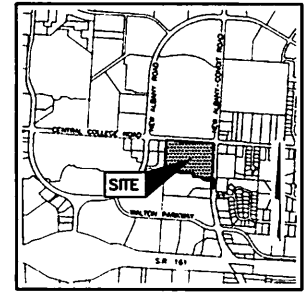
Revised:

Adopted:

Effective:

HAMLET AT SUGAR RUN PHASE 1

Exhibit A - O-15-2026



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASE OF BEARINGS: The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011). The bearing of South 86° 09' 42" East, straddled to the southerly right of way line of Central College Road, is designated the base 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 herein, unless otherwise noted, are to be set and are iron pins, that are stainless steel, with outside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated herein, 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 (punch-marked) 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

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 15, Quarter Township 2, Township 2, Range 16, United States Military Lands, containing 15.466 acres of land more or less, land 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 NINA MASTER DEVELOPMENT, LLC by deed of record in Instrument Number 202112190111511, all of those tracts of land conveyed to NINA MASTER DEVELOPMENT, LLC by deed of record in Instrument Numbers 202201070046159 and 202201160075444, and part of those tracts of land conveyed to NINA MASTER DEVELOPMENT, LLC by deed of record in Instrument Numbers 202104250112895 and 202201170075795, Recorder's Office, Franklin County, Ohio.

The undersigned, NINA MASTER DEVELOPMENT, LLC, an Ohio limited liability company, by YAROMIR STEINER, Authorized Agent, does hereby certify that this plat correctly represents as "HAMLET AT SUGAR RUN PHASE 1", a subdivision containing Lots numbered 1 to 18, both inclusive, and more designated as Reserve "A", Reserve "B", Reserve "C" and Reserve "D" 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-Coshocton Road, Resch Boulevard and Tuba Alley shown hereon and not heretofore dedicated.

Easements are hereby received 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 NINA MASTER DEVELOPMENT, LLC, has heretofore set his hand this ___ day of _____, 20__.

Signed and Acknowledged
In the presence of: NINA 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 NINA 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 NINA MASTER DEVELOPMENT, LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have heretofore 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-Coshocton Road, Resch Boulevard and Tuba Alley shown dedicated hereon are accepted, in 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 _____, Nl Fee \$ _____
Recorder, Franklin County, Ohio

File No. _____

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

Plat Book, _____, Pages _____



ORDINANCE O-16-2026

AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 28 RESIDENTIAL LOTS, TWO ROADS, AND FOUR RESERVES ON 6.12 +/- ACRES FOR HAMLET AT SUGAR RUN PHASE 2 GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NEW ALBANY CONDIT ROAD AND CENTRAL COLLEGE ROAD, AS REQUESTED BY NONA MASTER DEVELOPMENT LLC C/O AARON UNDERHILL ESQ.

WHEREAS, an application to approve the Hamlet at Sugar Run Phase 2 final plat has been submitted; and

WHEREAS, Codified Ordinance chapter 1187 requires approval of the final plat by council; and

WHEREAS, the New Albany Planning Commission, after review during a public meeting on April 20, 2026, recommended approval of this final plat (FPL-23-2026); and

WHEREAS, the final plat includes 6.12 +/- acres of land to be subdivided into 28 residential lots, two roads, and four reserves; and

WHEREAS, the city engineer certifies that the Hamlet at Sugar Run Phase 2 final plat meets all the requirements of Chapter 1187 of the Codified Ordinances, stormwater management, design requirements, and will meet all other requirements of the city.

NOW, THEREFORE, BE IT ORDAINED by Council for the city of New Albany, counties of Franklin and Licking, State of Ohio, that:

Section 1. The final plat is attached to this ordinance as Exhibit A and made a part herein approved.

Section 2. It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article VI, Section 6.07(B) of the City of New Albany Charter, this ordinance shall take effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

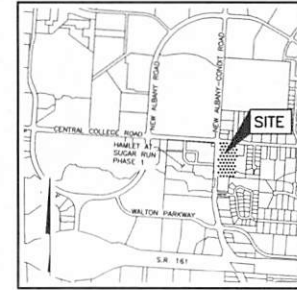
Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	04/24/2026
Introduced:	05/05/2026
Revised:	
Adopted:	
Effective:	

HAMLET AT SUGAR RUN PHASE 2

Exhibit A - O-16-2026



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 20250910696975, 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 as "**HAMLET AT SUGAR RUN PHASE 2**", a subdivision containing Lots numbered 19 to 46, both inclusive, and areas designated as Reserve "E", Reserve "F", Reserve "G" and Reserve "H", does hereby accept this plat of same and dedication to public use, as such, all of Central College Road, Comm. Lane, New Albany-Corndt Road, and Rosch 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 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 Central College Road, Comm. Lane, New Albany-Corndt Road, and Rosch 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 ___ Nl. 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 even pipes, three-to-sixteen inch inside diameter, thirty-six inch long, with a plastic plug placed in the top and bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-six 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 (punch) 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

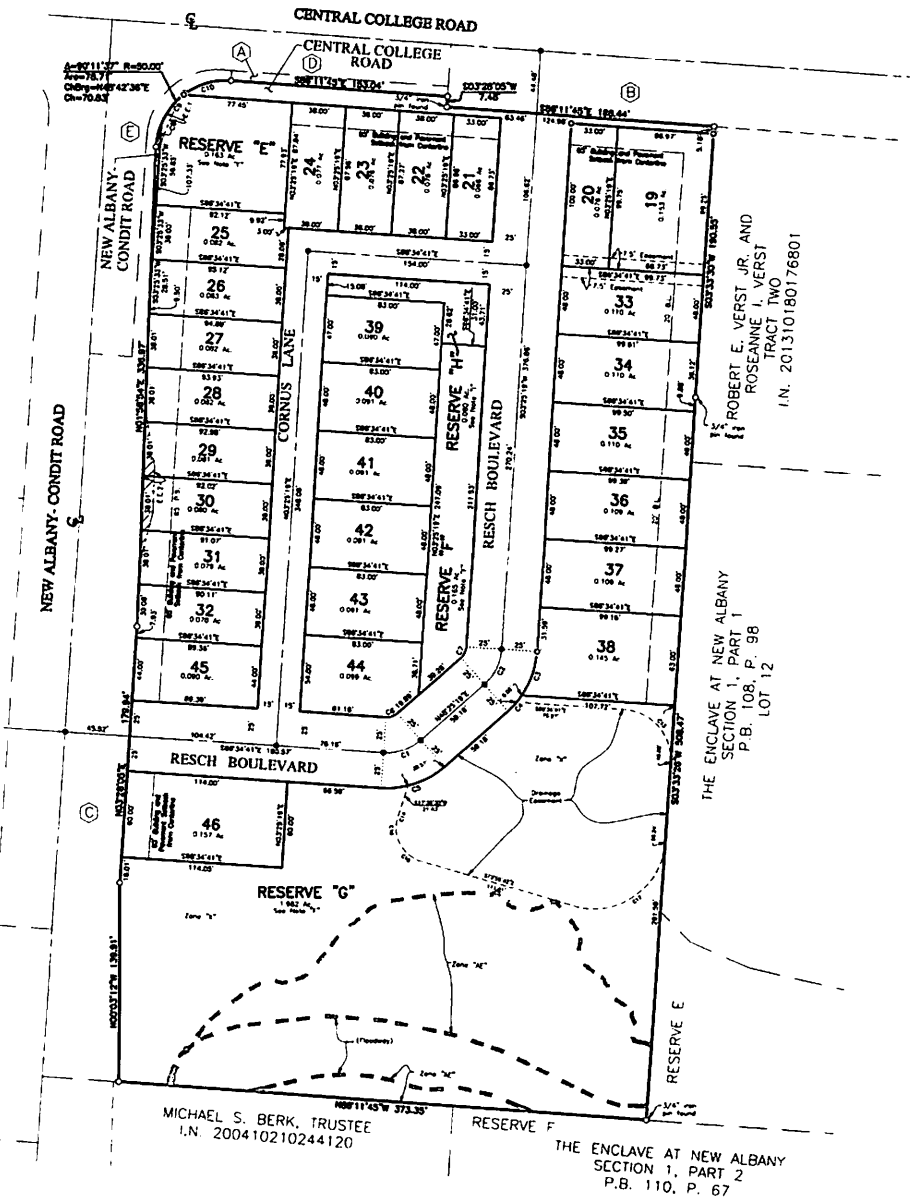


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

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

By _____ Professional Surveyor No. 7865 Date _____

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 "A" 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 increases 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" (Area determined to be outside 0.1% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map Community-Plan Number 3904070000R for Franklin County, Ohio and incorporated areas, with an effective date of June 17, 2008 and revised on FEMA LOMR 25-05-1119P with an effective date of June 26, 2020.

NOTE "B" - AGRICULTURAL RECOGNIZANT: Greater, being the duly authorized representative of the developer delineating the property described on this plat, hereby agrees to indemnify the City of New Albany for, and hold it harmless from any agricultural recognition assessed or levied on the future against the property delineated herein, which results from greater's conversion of the property from agricultural use.

NOTE "C" - ACREAGE BREAKDOWN

Total acreage	6,189 Ac.
Acres on right-of-way	1,154 Ac.
Acres on Reserves	2,192 Ac.
Acres on lots	2,841 Ac.

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

222-00114	0,905 Ac.
222-00175	4,460 Ac.
222-00177	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 "E", "F" AND "G": Reserves "E", "F" and "G", as designated and delineated herein, 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 other circumstances of any nature, except to the extent specifically identified as such.

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

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 communication 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 computer examination of the then current public records, including those on the Recorder's Office, Franklin County, Ohio.



Legend

- BL = Building Line
- D.E. = Driveway Easement
- F.E. = Easement Easement
- L.E. = Lot Easement
- P.E. = Platment and Building Easement (Open Commons)
- E.E.1 = Existing Easement
- E.E.2 = Existing Easement
- E.E.3 = Existing Easement
- E.E.4 = Existing Easement
- E.E.5 = Existing Easement
- E.E.6 = Existing Easement
- E.E.7 = Existing Easement
- E.E.8 = Existing Easement
- E.E.9 = Existing Easement
- E.E.10 = Existing Easement
- E.E.11 = Existing Easement
- E.E.12 = Existing Easement
- E.E.13 = Existing Easement
- E.E.14 = Existing Easement
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- E.E.97 = Existing Easement
- E.E.98 = Existing Easement
- E.E.99 = Existing Easement
- E.E.100 = Existing Easement

- (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

CURVE TABLE

CURVE NO.	DELTA	ADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	43°00'00"	36.00'	28.27'	N 70°55'18" E	27.55'
C2	43°00'00"	36.00'	28.27'	N 23°55'18" E	27.55'
C3	30°30'24"	41.00'	22.86'	N 18°55'51" E	32.50'
C4	1°00'36"	81.00'	14.82'	N 41°25'01" E	14.88'
C5	43°00'00"	81.00'	47.81'	N 70°55'18" E	46.89'
C6	43°00'00"	11.00'	8.64'	N 70°55'18" E	8.42'
C7	43°00'00"	11.00'	8.64'	N 23°55'18" E	8.42'
C8	18°44'33"	30.00'	18.38'	S 12°36'14" W	18.29'
C9	30°18'33"	30.00'	20.47'	S 37°31'57" W	20.18'
C10	11°08'51"	30.00'	26.86'	S 77°18'30" W	25.11'
C11	30°00'00"	38.00'	30.00'	S 41°20'30" E	49.54'
C14	71°03'12"	10.00'	9.56'	S 19°12'57" W	9.34'
C15	49°18'47"	23.00'	23.21'	S 03°49'50" E	19.38'
C16	45°27'28"	25.00'	19.82'	S 31°11'58" E	19.32'
C17	102°37'53"	30.00'	88.48'	N 54°48'52" E	78.00'



ORDINANCE O-18-2026

**AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1
ANNEXATION OF 9.6 +/- ACRES FROM JERSEY TOWNSHIP,
LICKING COUNTY TO THE CITY OF NEW ALBANY**

WHEREAS, pursuant to the petition filed by Underhill & Hodge, LLC, agents for petitioner, with the Licking County Commissioners, on April 1, 2026, and

WHEREAS, the foregoing Resolution #26-0315-COMM, dated April 2, 2026, of the Licking County Commissioners granting the petition was delivered to the City of New Albany on April 13, 2026, and more than sixty (60) days have elapsed since the foregoing resolution and transcript was transmitted to the City of New Albany, and

WHEREAS, pursuant to the Road Maintenance Agreement between the City of New Albany and the Township of Jersey signed on May 4, 2016 and authorized by R-21-2016, the City of New Albany assumed responsibility for the maintenance and improvements of the section of Lucille Lynd Road impacted by this annexation, and

WHEREAS, pursuant to New Albany Codified Ordinance 1125.05, all newly annexed areas shall immediately be zoned into the Agricultural District and shall be subject to the regulations and restrictions pertaining thereto, and

WHEREAS, the real estate is located in Licking County and is subject to the “New Albany East Community Authority” and subject to a special property assessment in compliance therewith, and

WHEREAS, New Albany City Council has determined that annexation of the real estate is in the best interests of the residents of the City of New Albany.

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

Section 1. The application of property owners set forth in Licking County requesting the annexation of 9.6 +/- acres, which is contiguous to the City of New Albany, is hereby accepted, and the corporate boundaries of New Albany shall be extended to include the territory, more particularly described in Exhibit A, attached hereto and incorporated herein as if fully written.

Section 2. An accurate map of the territory attached as Exhibit B, the petition for its annexation, other related documents, and a certified transcript of the proceedings of the Licking County Board of Commissioners regarding the annexation proceedings have been on file with the

Clerk of Council of the City of New Albany for sixty (60) days prior to being presented to this Council as required by law, and are hereby accepted.

Section 3. Council of the City of New Albany hereby accepts the annexation of a 9.6 +/- acre tract, situated in Jersey Township, Licking County, Ohio, the same being land of the owners set forth above, for annexation to the City of New Albany.

Section 4. The clerk is herewith directed to deliver certified copies of this ordinance and other proceedings relative to the annexation to the County Auditor, County Recorder, and the Secretary of State.

Section 5. It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 6. Pursuant to Article VI, Section 6.07(B) of the City of New Albany Charter, this ordinance shall be in effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Legislation dates:	
Prepared:	06/02/2026
Introduced:	06/16/2026
Revised:	
Adopted:	
Effective:	

Benjamin S. Albrecht
Law Director

**CERTIFICATION BY CLERK OF COUNCIL
OF PUBLICATION OF LEGISLATION**

I certify that copies of Ordinance **O-18-2026** were posted in accordance with Section 6.12 of the Charter, for 30 days starting on _____, 2026.

Jennifer Mason, Clerk of Council

Date

EXHIBIT "A"
PROPOSED ANNEXATION OF
9.6± ACRES

FROM: JERSEY TOWNSHIP

TO: CITY OF NEW ALBANY

Situated in the State of Ohio, County of Licking, Township of Jersey, in Sections 14 & 15, Quarter Township 3, Township 2, Range 15, United States Military Lands, being comprised of all of those tracts of land conveyed to MBJ Holdings, LLC by deed of record in Instrument Numbers 201910030021443 and 202306130010379, and part of those tracts conveyed to MBJ Holdings, LLC by deed of record in Instrument Numbers 201310100025382, 200507260022515, 199911160046886, and 200310170050569 (all references refer to the records of the Recorder's Office, Licking County, Ohio), and more particularly bounded and described as follows:

BEGINNING at the common corner of Sections 14, 15, 16 and 17, in the centerline of Lucille Lynd Road;

Thence South 03° 06' 27" West, crossing said Lucille Lynd Road, with the line common to said Sections 16 and 17, a distance of 45.00 feet to a point in the southerly right of way line of said Lucille Lynd Road, the northwesterly corner of the remainder of that 1.205 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 200005030014048, in the existing City of New Albany corporation line, as established by Ordinance Number O-30-2002, of record in Instrument Number 200210280040677, Ordinance Number O-40-2016, of record in Instrument Number 201702160003066, Ordinance Number O-43-2009, of record in Instrument Number 201007270014304, and Ordinance Number O-42-2009, of record in Instrument Number 201007270014303;

Thence with said southerly right of way line and said corporation line the following courses and distances:

North 86° 39' 34" West, a distance of 299.94 feet to a point;

North 75° 20' 57" West, a distance of 50.99 feet to a point;

North 86° 39' 33" West, a distance of 255.00 feet to a point; and

South 79° 34' 09" West, a distance of 42.03 feet to a point in the easterly line of that 4.273 acre tract conveyed to Premier Storage of New Albany, LLC by deed of record in Instrument Number 202205170012301;

Thence North 03° 06' 27" East, with said easterly line, a distance of 45.00 feet to a point in the centerline of said Lucille Lynd Road;

Thence North 86° 39' 33" West, with said centerline, a distance of 170.75 feet to the southeasterly corner of that original 80.176 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 199912010048766;

Thence North 03° 03' 05" East, partly with the easterly line of said 80.176 acre tract and partly with the existing City of New Albany corporation line, as established by Ordinance Number O-30-2002, of record in Instrument Number 200210280040677, a distance of 351.24 feet to a point in the southerly right-of-way line of State Route 161;

Thence North 83° 30' 01" East, with said southerly right of way line, a distance of 827.94 feet to the northwesterly corner of that original 47 acre tract conveyed as Parcel Two to Phyllis C. Foor and James D. Foor, Trustees by deed of record in Instrument Numbers 200103150007969 and 200103150007970;

**PROPOSED ANNEXATION OF
9.6± ACRES**

-2-

Thence South 03° 02' 52" West, with the westerly line of said Parcel Two, a distance of 147.74 feet to a southwesterly corner thereof;

Thence South 86° 45' 34" East, with a southerly line of said 47 acre tract, a distance of 142.00 feet to the northwesterly corner of that original 47 acre tract conveyed as Parcel One to Phyllis C. Foor and James D. Foor, Trustees by deed of record in Instrument Numbers 200103150007969 and 200103150007970;

Thence South 03° 02' 52" West, with the westerly line of said Parcel One, a distance of 345.00 feet to a point in the centerline of said Lucille Lynd Road;

Thence North 86° 45' 34" West, with said centerline, a distance of 142.00 feet to the POINT OF BEGINNING, containing 9.6 acres of land, more or less.

EVANS, MECHEWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

22 OCT 24

Matthew A. Kirk

Registered Surveyor No. 7865

MAK:js
9.6 ac 2024/10/24 VS-ADD-07



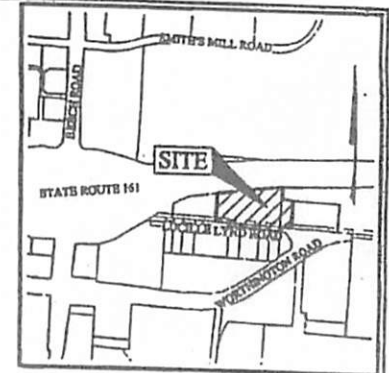
PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: <i>[Signature]</i>	
DATE: <i>10/22/24</i>	

EXHIBIT B - O-18-2026

EXHIBIT "B"

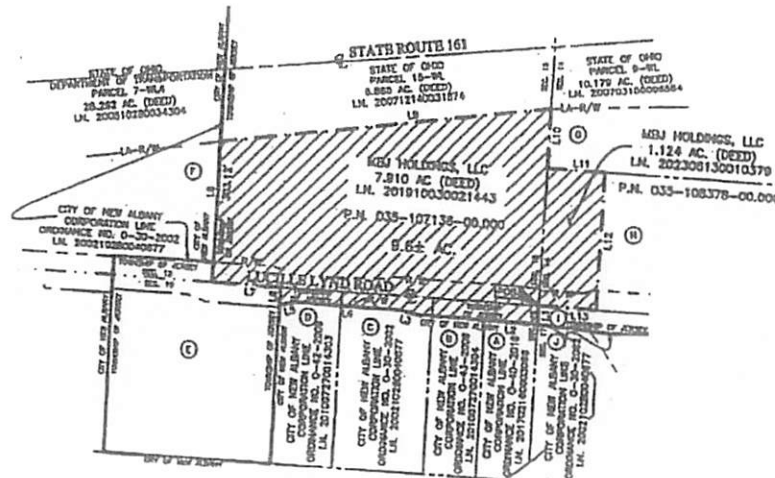
ANNEXATION OF 9.6± ACRES

TO THE CITY OF NEW ALBANY FROM THE TOWNSHIP OF JERSEY
SECTIONS 14 & 15, QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 15
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF JERSEY, COUNTY OF LICKING, STATE OF OHIO

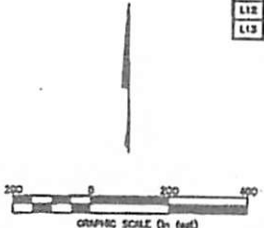


LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

- ① MRJ HOLDINGS, LLC
1.333 AC. (DEED)
L.N. 201310100005302
- ② MRJ HOLDINGS, LLC
1.333 AC. (DEED)
L.N. 20007200022518
- ③ MRJ HOLDINGS, LLC
2.333 AC. (DEED)
L.N. 190911100046809
- ④ MRJ HOLDINGS, LLC
1.333 AC. (DEED)
L.N. 200310100000009
- ⑤ FREEMAN STORAGE OF NEW ALBANY, LLC
4.273 AC. (DEED)
L.N. 202203170011301
- ⑥ MRJ HOLDINGS, LLC
ORIGINAL 80.178 AC. (DEED)
L.N. 190912010049788
- ⑦ PHYLIS C. POOR AND JAMES D. POOR, TRUSTEES
ORIGINAL 47 AC. PARCEL 190 (DEED)
L.N. 2007103150007999 (1/2 INTEREST)
L.N. 2007103150007970 (1/2 INTEREST)
- ⑧ PHYLIS C. POOR AND JAMES D. POOR, TRUSTEES
ORIGINAL 47 AC. PARCEL ONE (DEED)
L.N. 2007103150007999 (1/2 INTEREST)
L.N. 2007103150007970 (1/2 INTEREST)
- ⑨ BOARD OF COMMISSIONERS OF LICKING COUNTY, OHIO
PARCEL NO. 7-4000
31.801 AC. (DEED)
L.N. 20001020004302
- ⑩ MRJ HOLDINGS, LLC
1.325 AC. (DEED)
L.N. 200003030014048



LINE	BEARING	DISTANCE
L1	S03°08'27"W	48.00'
L2	N08°29'34"W	239.84'
L3	N78°20'37"W	20.89'
L4	N08°29'23"W	225.00'
L5	S78°34'09"W	42.00'
L6	N03°08'27"E	48.00'
L7	N08°29'33"W	170.79'
L8	N03°03'08"E	351.34'
L9	N03°30'01"E	827.84'
L10	S03°02'32"W	147.74'
L11	S08°48'34"E	143.00'
L12	S03°02'32"W	343.00'
L13	N08°48'34"E	143.00'



AREA TO BE ANNEXED

PROPOSED CITY OF NEW ALBANY CORPORATION LINES
EXISTING CITY OF NEW ALBANY CORPORATION LINES



By Matthew A. Kida 22 OCT 2024
Matthew A. Kida
Professional Surveyor No. 97985
mkida@emht.com

Contiguity Note:
Total perimeter of annexation area is 2864.63 feet, of which 931.08 feet is contiguous with the City of New Albany giving 33% perimeter contiguity.

Proposed Annexation
of 9.6± acres to the City of New Albany

The within map marked exhibit "B" and made a part of the petition of annexation filed with the Board of Commissioners of Licking County, Ohio, on _____, 20____ under Chapter 709 of the Ohio Revised Code, is submitted as an accurate map of the territory in said petition described under the requirements of said Chapter 709 of the Ohio Revised Code.

Agent for Petitioners

The Board of County Commissioners of Licking County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of New Albany, Ohio, of the territory shown herein and having given due consideration to the prayer of said petition, do hereby grant the same.

Board of Licking County Commissioners

Petition Received _____, 20____
Petition Approved _____, 20____

Transferred this _____ day of _____, 20____, upon the duplicates of this office.

Containing _____ acres.
Transfer Fee _____

Licking County Auditor

Received for Record _____, 20____ at _____ (AM-PM) and recorded _____, 20____ in plat ordinance, petition, etc. in Plat Book Volume _____ Page _____

Flat Fee _____
Ordinance, etc. Fee _____

Licking County Recorder

Council for the City of New Albany, Ohio, by ordinance _____ passed _____, 20____, and approved by the mayor on _____, 20____ did accept the territory shown herein for annexation to the City of New Albany, Ohio, a municipality corporation.

Mayor
City of New Albany

EMHT Erickson, MacIntosh, Hunsberger & Titus, Inc. Surveyors • Surveyors • Planners • Subdividers 5033 Howe Albany Road, Columbus, OH 43224 Phone 614.756.6100 Fax 614.756.6100 emht.com	Date: October 22, 2024
	Scale: 1" = 200'
	Job No: 2024-0008
	Sheet: 1 of 1
REVISIONS	
NO. DATE DESCRIPTION	



ORDINANCE O-19-2026

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 22.6+/- ACRES OF LAND GENERALLY LOCATED TO THE SOUTHEAST OF AND ADJACENT TO STATE ROUTE 161, FROM AGRICULTURAL (AG) AND LIMITED OFFICE CAMPUS DISTRICT (L-OCD) TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR AN AREA TO BE KNOWN AS "BEECH INTERCHANGE SOUTHEAST EXPANSION ZONING DISTRICT" AS REQUESTED BY MBJ HOLDINGS LLC, C/O AARON UNDERHILL, ESQ.

WHEREAS, council of the city of New Albany has determined that it is necessary to rezone certain property located within the city to promote orderly growth and development of lands; and

WHEREAS, the New Albany Planning Commission and New Albany City Council on separate occasions have held public hearings and received public input into the amendment of the zoning ordinance; and

WHEREAS, pursuant to the application by MBJ Holdings LLC, c/o Aaron Underhill, Esq., the planning commission has reviewed the proposed ordinance amendment and recommended its approval unanimously.

NOW, THEREFORE, BE IT ORDAINED by council for the city of New Albany, counties of Franklin and Licking, State of Ohio, that:

Section 1. Council hereby amends the zoning ordinance map of the city of New Albany to change the zoning classification of the following described site:

- A. A 22.6+/- acre site within Licking County, generally located to the southeast of and adjacent to State Route 161, from its current zoning of Agriculture (AG) and Limited Office Campus District (L-OCD) to Infill Planned Unit Development (I-PUD).
- B. The zoning district's limitation text and boundary map are hereby attached and marked Exhibit A.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	06/05/2026
Introduced:	06/16/2026
Revised:	
Adopted:	
Effective:	

Exhibit A - O-19-2026

BEECH INTERCHANGE SOUTHEAST EXPANSION PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

May 29, 2026

The Beech Interchange Southeast Expansion Planned Unit Development (PUD) Zoning District (hereinafter, the “Zoning District”) consists of 22.6+/- acres located to the southeast of the interchange at State Route 161 and Beech Road. It is located to the south of and adjacent to State Route 161 and on its east side and extends southward to Worthington Road. It has multiple adjacencies to Lucille Lynd Road. The Zoning District also is adjacent to the Beech Interchange Southeast Zoning District to the west and south, which allows both L-GE uses and retail uses. This rezoning serves to extend similar zoning and development standards as apply to L-GE uses in the existing adjacent zoning district to the property that is the subject of this text.

The standards in this text are the result of a joint effort undertaken by the applicant and the City to study site planning, access, and preferred development requirements for the general area which includes and extends beyond the Zoning District and is generally bordered by State Route 161 on the north, Worthington Road on the south, Beech Road on the west, and the eastern boundary of this Zoning District on the east. Reference is made to certain plans and studies prepared by MKSK which accompanies this application, with certain modifications not reflected therein but which are provided in this text as agreed upon by City staff and the applicant, specifically related to setbacks as provided below.

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

- A. Industrial product sales (See Section 1153.03(a)(1));
- B. Industrial service (See Section 1153.03(a)(2));
- C. Mini-warehouses (See Section 1153.03(a)(4)(c)). For purposes of clarification, this prohibition only applies to such facilities that are made available for rental to the general public;
- D. Personal service (See Section 1153.03(b)(2)) and retail product sales and service (See Section 1153.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in this Zoning District;
- E. Vehicle services (See Section 1153.03(b)(4));
- F. Radio/television broadcast facilities (See Section 1153.03(c)(1));
- G. Sexually-oriented businesses (See Section 1153.03(c)(3)); and
- H. Off-premises signs (See Section 1153.03(c)(2)).
- I. Data center uses, except when all of the following conditions are met:

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

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

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

II. Lot and Setback Commitments:

A. Lot Coverage: There shall be a maximum lot coverage in this Zoning District of 80%.

B. Setbacks:

1. State Route 161: There shall be a zero minimum pavement and building setback from the right-of-way of State Route 161.

2. Lucille Lynd Road: There shall be a minimum pavement and building setback of 50 feet from the existing centerline of Lucille Lynd Road.

3. Worthington Road: There shall be a minimum pavement 25 feet and a minimum building setback of 50 feet from the Worthington Road right-of-way.

4. Eastern Perimeter Boundary: There shall be a minimum pavement 25 feet and a minimum building setback of 50 feet from the eastern perimeter boundary line of this Zoning District.

5. Western Perimeter Boundary: There shall be a minimum pavement and building setback of 25 feet from any portion of the western perimeter boundary line of this Zoning District that is not adjacent to a public street right-of-way.

6. Elimination of Setbacks: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this Zoning District (a) come under common ownership or control, (b) are zoned to allow compatible non-residential uses, and (c) are combined into a single parcel, then any minimum building, pavement, or landscaping

setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels.

III. Architectural Standards:

A. Service and Loading Areas: Service areas and loading areas shall be screened in accordance with the Codified Ordinances unless otherwise provided in this text.

B. Building Design:

1. Building designs shall not mix architectural elements or ornamentation from different styles.

2. Buildings shall be required to employ a comparable use of materials on all elevations.

3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.

4. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.

5. All elevations of a building that are visible from a public right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser visual character than any other.

6. Use of elements such as shutters, cupolas, dormers, and roof balustrades shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.

7. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.

8. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building façade that does not front on a public right-of-way.

C. Building Form:

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

D. Materials:

1. Exterior wall finishes: Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.
2. Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.
3. Generally, the quantity of materials selected for a building shall be minimized.
4. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.
5. Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character. Such screening

shall be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment.

6. Additional Standards for Uses Not Governed by DGRs: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of data centers, warehousing and/or distribution uses are not subject to the DGRs and can present challenges in meeting the community standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complimentary to the architecture that will be found elsewhere in this Zoning District.

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

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

a. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while considering the unique nature of the use(s) that will be found therein.

b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use

of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.

d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.

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

7. Buildings constructed within this Zoning District are exempt from the requirement of New Albany Design Guidelines Section 6(I)(A)(1) as it relates to the State Route 161 entrance ramp.

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

A. Vehicular Access: The developer shall work with the City Manager or their designee to determine the need for appropriate timing and phasing of street improvements to serve this Zoning District in accordance with a traffic study being coordinated by the City and the developer, also making reference to the access rights and commitments set forth in the approved zoning for property located immediately adjacent and to the west of this Zoning District. Subject to other provisions in this text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curbcuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District.

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

C. Private Roads: Any creation of private roads is subject to staff approval.

D. Leisure Trail: An 8-foot wide leisure trail shall be provided along the Zoning District's frontage on Worthington Road. The leisure trail shall be installed no later than the date when the first certificate of occupancy is issued for a building within this Zoning District.

E. Sidewalk: A sidewalk shall be installed along Lucille Lynd Road. It shall be constructed of concrete and shall be 5 feet in width.

V. Buffering, Landscaping, Open Space, and Screening: The following landscaping requirements shall apply to this Zoning District:

A. Tree Preservation: Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.

B. State Route 161 Treatment: A four-board white horse fence shall be required generally running parallel to State Route 161 along the perimeter of this Zoning District but outside of the right-of-way.

C. Treatment Along Worthington Road: Within the minimum required pavement setback along Worthington Road landscaping shall be coordinated and consistent throughout this Zoning District and with the Beech Interchange Southeast Zoning District to the west. The following also shall be provided:

1. Fencing: A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.

2. Setback Landscaping: A landscaped area shall be required behind the fence and within the required pavement setbacks. This buffer shall consist of deciduous shade trees planted at a rate equal to six (6) trees or more for every 100 lineal feet of street frontage. Such trees may be equally spaced or randomly grouped and shall be of species which are native to Central Ohio. No single species shall be used for more than one-third of the trees required by this paragraph. Minimum sizes for trees required to be planted pursuant to this paragraph shall be two (2) or three (3) caliper inches, provided that no more than 50% of these trees shall be two (2) inches in caliper. The City Landscape Architect may approve deviations to the caliper requirements on a case-by-case basis.

3. Screening of Parking: A landscape buffer to screen parking areas shall be located within the pavement setback along all public rights-of-way other than Lucille Lynd Road. This buffer may contain landscape material, mounding, or a combination of both and shall have a minimum height of 3.5 feet at installation and a minimum opacity of 75% within 3 years of installation.

4. Stormwater Management: Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances unless other design solutions are found to be appropriate. Other design solutions may be appropriate if the City Landscape Architect finds that an alternative design, shape, and appearance is appropriate in particular relationship to streetscape and other site design considerations. One or more stormwater basins may be shared to serve some or all development within this Zoning District and/or within the Beech Interchange Southeast Zoning District located adjacent and to

the west of this Zoning District, so as to eliminate the need for each parcel to have its own on-site basin. Where shared stormwater basins are proposed, they shall be reviewed and approved by City staff without the requirement to be reviewed as part of a final development plan. Installation of stormwater basins shall include simultaneous installation of screening, buffering, and other aesthetic enhancements near the basins.

5. Street Trees: A street tree row shall be established along Worthington Road and any private roads and shall contain one (1) tree for every thirty (30) feet of street frontage. Street trees along Worthington Road shall be installed along the entire street frontage when the first parcel develops in this Zoning District. Street trees shall be located a minimum of ten (10) feet from the edge of the right-of-way unless the City's Landscape Architect approves planting these trees closer to the right-of-way or within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation. The City Landscape Architect may approve deviations to the caliper requirements on a case-by-case basis.

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

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

VI. Lighting:

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

B. All parking lot lighting shall be of the same light source type and style. Building, pedestrian, and landscape lighting may be incandescent or metal halide.

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

D. Uplighting of buildings shall be prohibited. Landscape uplighting from a concealed source shall not be permitted.

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

F. All new electrical utilities that are installed in this Zoning District shall be located underground.

G. All other lighting on the site shall be in accordance with City Code.

H. Street lighting must meet the City Standards and Specifications.

I. Solar Panels may be incorporated and installed as appropriate.

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

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

IX. Noise Regulations: The Codified Ordinances currently contain provisions relating to sound which are broad, meaning that noise impacts are evaluated on a site-specific basis. Generally, the goal is to ensure that overall sound levels on a property following development will not impose material negative impacts on neighboring property owners. The City intends to begin evaluating potential updates to the Codified Ordinances to provide more objective standards for evaluating potential and existing sound impacts. Following approval of this zoning, the applicant will work diligently with the City to identify best practices to mitigate sound impacts from new development within this Zoning District, which shall include consultation and coordination with experts to be hired by the City. Should the Codified Ordinances be updated at the time when the first building permit application is filed for development in any portion of the Zoning District, then such development shall comply with those updated standards. In the event that the Codified Ordinances have not been updated by that time, then as a condition of building permit issuance the applicant for this zoning application and the City staff shall negotiate and execute an agreement, to be signed by the City Manager and a representative of the applicant, which details sound mitigation measures and requirements to be applied to the site. Once such an agreement is signed, its contents shall constitute an addendum to the approved zoning text and the standards set forth therein shall become requirements for the Zoning District which are enforceable in the same manner as other zoning requirements. Ultimately, each new user is responsible for maintaining and mitigating noise levels in accordance with such an agreement.

X. Development Review Procedure: This Zoning District contains the same development standards as have been customarily used in L-GE, Limited General Employment Districts throughout the New Albany International Business Park, with the exception that the setback requirements from State Route 161 have been reduced in this text. The elimination of setback requirements from that thoroughfare is being provided due to the parcel configuration for relevant portions of the Zoning District and due to

vehicular circulation considerations for future development. Since a zoning limitation text does not allow standards to vary from the underlying GE District code provisions unless they are stricter than that provided in underlying code, a PUD District is being utilized for this Zoning District to facilitate the desired setback from State Route 161. However, it is the intent that development proposals in this Zoning District will be processed and reviewed by the City in the same manner as if they were being developed on a property with an L-GE zoning classification rather than within a planned zoning district. Therefore, final development plan reviews and approvals of development proposals within this Zoning District shall not be required.



ORDINANCE O-20-2026

AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 17 RESIDENTIAL LOTS, TWO RESERVES, AND TWO ROADS ON 4.626 +/- ACRES FOR HAMLET AT SUGAR RUN PHASE 3 GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NEW ALBANY CONDIT ROAD AND CENTRAL COLLEGE ROAD, AS REQUESTED BY NONA MASTER DEVELOPMENT

WHEREAS, an application to approve the Hamlet at Sugar Run Phase 3 final plat has been submitted; and

WHEREAS, Codified Ordinance chapter 1187 requires approval of the final plat by council; and

WHEREAS, the New Albany Planning Commission, after review during a public meeting on May 18, 2026, recommended approval of this final plat (FPL-29-2026); and

WHEREAS, the final plat includes 4.626 +/- acres of land to be subdivided into 17 residential lots, two roads, and two reserves; and

WHEREAS, the city engineer certifies that the Hamlet at Sugar Run Phase 3 final plat meets all the requirements of Chapter 1187 of the Codified Ordinances, stormwater management, design requirements, and will meet all other requirements of the city.

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

Section 1. The final plat is attached to this ordinance as Exhibit A and made a part herein approved.

Section 2. It is hereby found and determined that all formal actions of council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article VI, Section 6.07(B) of the City of New Albany Charter, this ordinance shall take effect on and after the earliest period allowed by law.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

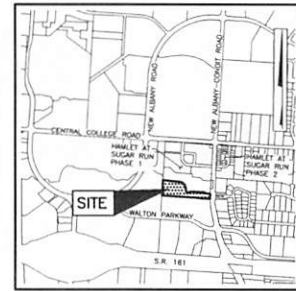
Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:	
Prepared:	06/05/2026
Introduced:	06/16/2026
Revised:	
Adopted:	
Effective:	

HAMLET AT SUGAR RUN PHASE 3

Exhibit A - O-20-2026



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 89° 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, three-eighths inch inside diameter, thirty inches long with a plastic plug placed in the top and bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, set 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 (punch-marked) 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 _____ Professional Surveyor No. 7865 Date _____

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 15, 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 as 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 65, both in-burrows, 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 Elmhurst 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 easement is hereby dedicated to the City of New Albany for sidewalk purposes for use in the public. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved thereon for the uses and purposes expressed hereon.

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

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

By YAROMIR STEINER, Authorized Agent

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public, as 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 hereon.

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 Acer Lane and Elmhurst 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

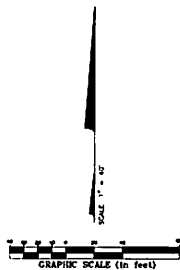
Filed for record this ____ day of _____
20__ at _____ M. Fee \$ _____ Recorder, Franklin County, Ohio

File No. _____

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

Plat Book _____, Page _____

HAMLET AT SUGAR RUN PHASE 3

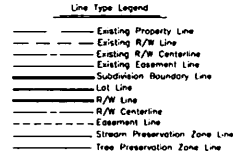


Legend
 S.S. = Subdiv. Station
 E.L. = Easement Line
 S.P.L. = Stream Preservation Line
 L.L. = Lot Line
 U.L. = Utility Easement

LINE	BEARING	DISTANCE
L1	S02°36'41"W	76.82'
L2	S07°36'41"W	1.46'
L3	N07°36'41"E	8.50'
L4	N07°34'23"W	53.16'
L5	S16°36'24"W	8.37'
L6	S43°36'24"W	22.21'
L7	N06°20'11"W	56.81'

CURVE NO.	DATA	ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	272°37'31"	130.00'	56.00'	S 76°01'02" E	55.66'
C2	370°10'07"	130.00'	55.02'	N 72°48'47" W	54.71'
C3	31°03'37"	130.00'	81.32'	N 78°01'44" W	80.34'
C4	370°37'37"	130.00'	81.32'	N 78°01'44" W	80.34'
C5	78°17'05"	130.00'	178.88'	N 46°41'45" W	163.84'
C6	207°11'02"	200.00'	71.04'	S 17°12'43" E	70.64'
C7	272°37'31"	175.00'	63.54'	S 76°01'02" E	64.96'
C8	7°30'01"	125.00'	12.00'	N 88°54'21" W	12.00'
C9	17°20'37"	125.00'	23.82'	N 76°23'37" W	23.94'
C10	370°37'37"	125.00'	67.78'	S 78°01'44" W	66.92'
C11	80°20'00"	20.00'	31.42'	N 46°36'43" E	28.28'
C12	370°37'37"	175.00'	64.88'	N 76°01'44" E	63.73'
C13	100°54'30"	20.00'	36.97'	N 28°32'36" E	31.87'
C14	17°46'29"	125.00'	23.80'	N 67°44'36" E	23.75'
C15	80°20'00"	20.00'	31.42'	S 41°20'11" E	28.28'
C16	80°20'00"	15.00'	23.54'	S 46°36'43" W	21.21'
C17	20°43'12"	115.00'	41.58'	N 73°36'41" W	41.36'
C18	S6°23'33"	115.00'	117.50'	N 30°20'00" W	112.50'
C19	17°46'29"	215.00'	63.86'	S 73°32'44" E	63.82'

- ① A=17°37'31" R=183.00'
Arc=66.86'
Ch=67.74'
- ② A=92°45'31" R=30.00'
Arc=32.36'
Ch=31.122'30"E
Ch=32.84'
- ③ A=82°33'45"E
R=80'
- ④ A=37°03'37" R=175.00'
Arc=64.88'
Ch=67°07'44"E
Ch=63.73'



NOTE "A" - At the time of platting, all of Hamlet at Sugar Run Phase 3 is within Zone X (Area determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 19045C0202L for Franklin County, Ohio and incorporated areas with an effective date of June 17, 2008 and updated in LCSR-2545-1919P, with an effective date of June 4, 2026.

NOTE "B" - AGRICULTURAL RECONCILIATION - Owner, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of New Albany, Inc. and hold it harmless from any agricultural reconstructions 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	2 896 Ac.
Acreage in Reserves	0 118 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	1 585 Ac.

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

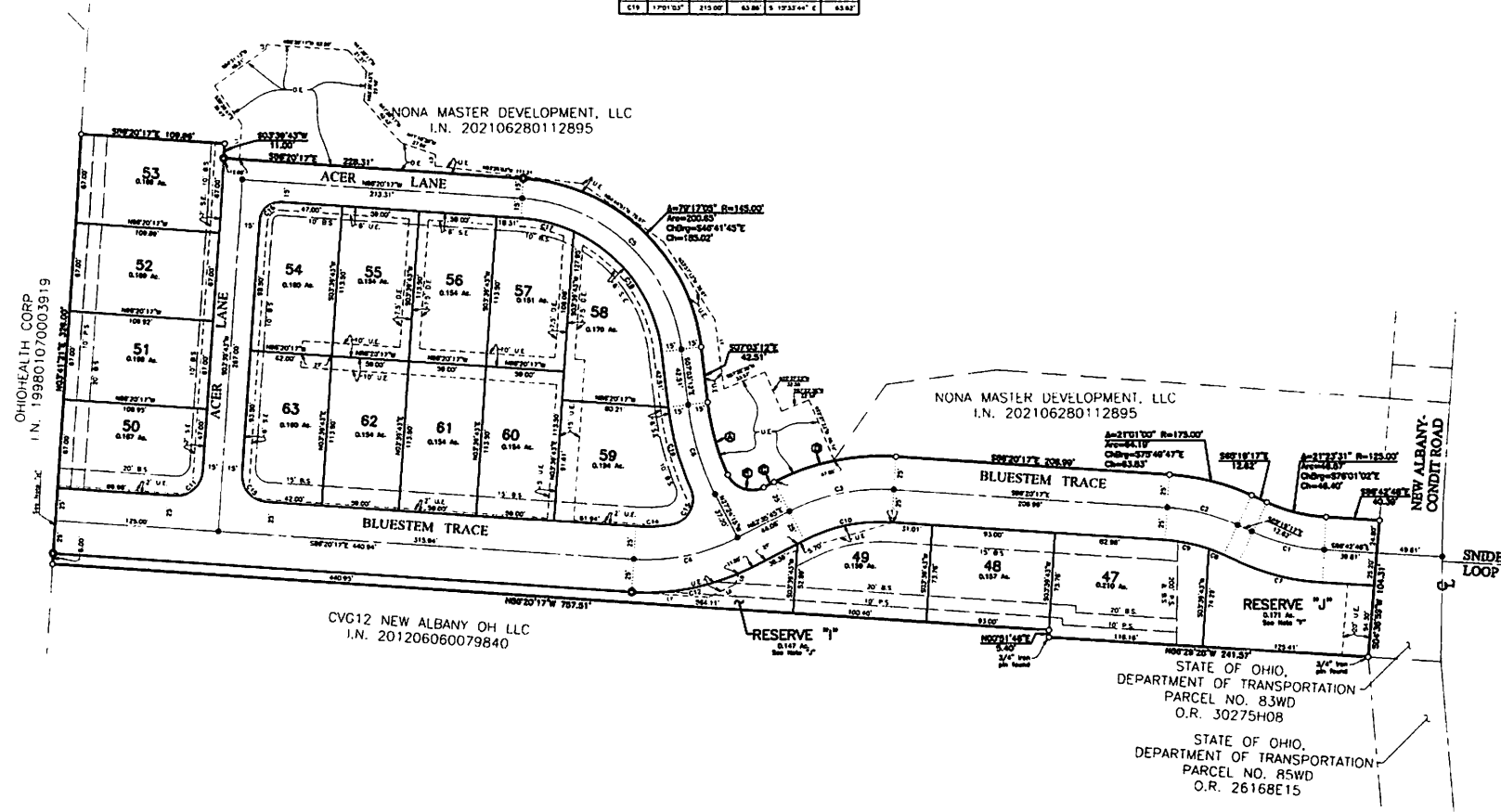
NOTE "G" - No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on the area hereby platted. 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 an effect until such time as the public, street right-of-way is extended and dedicated by plat of 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 methods and restrictions on 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 governing authority having jurisdiction. Note "I" should not be construed as creating plat or subdivision restrictions, private use restrictions, easements running with the land or other encumbrances of any nature, except to the extent specifically identified as such.

NOTE "J" - RESERVE "I" - Reserve "I", as designated and delineated herein, shall be owned and maintained by an association composed of the owners of the fee simple title 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 certain 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 consequently be shown on this plat. If issuing recorded easement information about Hamlet at Sugar Run Phase 3 or any part thereof can be accepted by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.





ORDINANCE O-21-2026

AN ORDINANCE TO AMEND CHAPTER 1165.07 OF THE PLANNING AND ZONING CODE OF THE CITY OF NEW ALBANY CODIFIED ORDINANCES AND A TECHNICAL AMENDMENT TO CHAPTERS 745.04, 1105.02, 1129.03, 1131.03, 1135.04, 1137.04, 1141.02, AND 1169.11 OF NEW ALBANY CODIFIED ORDINANCES TO CORRECT REFERENCES TO CHAPTER 1165.07 AS REQUESTED BY THE CITY OF NEW ALBANY

WHEREAS, the New Albany Community Development Department has recommended the amendment of Chapter 1165.07, the codified ordinance addressing home occupation standards of the City of New Albany; and

WHEREAS, the amendment seeks to modernize the home occupation ordinance to ensure that New Albany is not imposing overly burdensome home occupation regulations; and

WHEREAS, the council clerk's office is proposing technical amendments to Chapters 745.04, 1105.02, 1129.03, 1131.03, 1135.04, 1137.04, 1141.04, and 1169.11 to correct references to Chapter 1165.07 of New Albany's Codified Ordinances; and

WHEREAS, the Planning Commission has held a public hearing on the amendment and recommended approval of the proposed amendment to the codified ordinance at its meeting on May 18, 2026.

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

Section 1. Portions of Codified Ordinance Chapters 1165.07, 745.04, 1105.02, 1129.03, 1131.03, 1135.04, 1137.04, 1141.02 and 1169.11 shall be amended as set forth in Exhibit A, which depicts these amendments in colored ink.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 3. Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Interim Law Director

Legislation dates:

Prepared: 05/05/2026

Introduced: 06/15/2026

Revised:

Adopted:

Effective:

Exhibit A - O-21-2026

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 occupations 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 1165.0~~87~~ 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 1165.097.

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 1165.097.

*** 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 1165.097.

*** 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 1165.097.

1169.11 SPECIAL SIGNS.

*** unaffected language omitted to conserve space

- (d) Home Occupation Signs. Home occupation signs as regulated by Section 1165.09~~(d)~~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.



RESOLUTION R-18-2026

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A GMP AMENDMENT WITH MESSER CONSTRUCTION AND OTHER RELATED AGREEMENTS FOR THE PURPOSE OF CONSTRUCTING THE SECOND PHASE OF ROSE RUN PARK/VETERANS MEMORIAL IN THE VILLAGE CENTER

WHEREAS, the continued development of the Village Center is a priority for the City of New Albany; and

WHEREAS, the second phase of the Rose Run Park project implements a vision that has been planned for years with extensive community input that will honor the community's veterans, increase amenities for residents and expand police department operations within the Village Center; and

WHEREAS, the second phase of the project includes a Veterans Memorial, a parking lot, bridges over Rose Run Creek, stream restoration, public walking paths, a plaza with pavilion and restrooms, roadway improvements, and utility undergrounding; and

WHEREAS, council approved Resolution R-59-2021 that authorized a Construction Manager at Risk (CMR) contract with Messer Construction for phase 2 of the Rose Run Park project, and

WHEREAS, Resolution R-59-2021 specifies that a Guaranteed Maximum Price (GMP) will be established for Rose Run Park Phase 2 and council will be presented with additional legislation authorizing the city manager to enter into a Guaranteed Maximum Price Amendment to the contract; and

WHEREAS, the GMP has been submitted to the city and is within the project budget previously approved by council.

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

Section 1. The city manager is hereby authorized to enter into a GMP amendment with Messer Construction the same as, or substantially similar to, the attached Exhibit A for the purpose of constructing Rose Run Park in the Village Center.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and

that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 05/19/2026

Introduced: 06/16/2026

Revised:

Adopted:

Effective:

Exhibit A – R-18-2026

This exhibit is 109 Pages. Please use [THIS LINK](#) to download the file.

OR

Contact Clerk of Council Jennifer Mason, ph. (614) 939-2244, email: jmason@newalbanyohio.org to obtain a copy.



RESOLUTION R-19-2026

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A GMP AMENDMENT WITH MESSER CONSTRUCTION AND OTHER RELATED AGREEMENTS FOR THE PURPOSE OF RENOVATING AND EXPANDING THE POLICE DEPARTMENT

WHEREAS, providing the highest level of law enforcement services available is a priority for the City of New Albany; and

WHEREAS, the police department building, which was built in 2006, has reached its anticipated capacity, and the renovations will provide the space and amenities needed to continue to provide a high level of service to the developing community; and

WHEREAS, the project includes a larger meeting space, additional conference rooms, a larger roll call room, additional workspace, and larger locker rooms; and

WHEREAS, council approved Resolution R-59-2021 that authorized a Construction Manager at Risk (CMR) contract with Messer Construction for phase 2 of the Rose Run Park project, and

WHEREAS, Resolution R-59-2021 specifies that a Guaranteed Maximum Price (GMP) will be established for Rose Run Park Phase 2 and council will be presented with additional legislation authorizing the city manager to enter into a Guaranteed Maximum Price Amendment to the contract; and

WHEREAS, council approved Resolution R-29-2024 that authorized the city manager to amend the Construction Manager at Risk (CMR) contract with Messer Construction to revise the scope of work within the contract to include, among other items, a building addition to the existing police department and associated exterior improvements, and

WHEREAS, the GMP has been submitted to the city and is within the project budget previously approved by council.

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

Section 1. The city manager is hereby authorized to enter into a GMP amendment with Messer Construction the same as, or substantially similar to, the attached Exhibit A for the purpose of renovating and building additions onto the police department.

Section 2. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 06/04/2026

Introduced: 06/19/2026

Revised:

Adopted:

Effective:

Exhibit A – R-19-2026

This exhibit is 141 Pages. Please use [THIS LINK](#) to download the file.

OR

Contact Clerk of Council Jennifer Mason, ph. (614) 939-2244, email: jmason@newalbanyohio.org to obtain a copy.



RESOLUTION R-20-2026

A RESOLUTION TO REQUEST PERMISSION FROM THE AUDITOR OF STATE TO ESTABLISH THE COOPERATIVE ECONOMIC DEVELOPMENT FUND

WHEREAS, the City of New Albany (the “City”) and Jersey Township (the “Township”) entered into a Cooperative Economic Development Agreement ("CEDA") effective October 15, 2024, pursuant to Ohio Revised Code Section 701.07; and

WHEREAS, the purpose of the CEDA is to promote coordinated economic development, planning, zoning, infrastructure improvements, and public investment within the Cooperative District established by the Agreement; and

WHEREAS, the CEDA requires the City and Township to jointly undertake planning, development, and implementation activities, including the preparation of a land use plan and related development initiatives; and

WHEREAS, the City expects to incur expenditures related to planning services, professional consulting services, zoning and development review, economic development activities, infrastructure planning, administrative services, and other activities authorized by the CEDA; and

WHEREAS, the CEDA further contemplates reimbursement to the City for certain expenditures and contributions from future revenues generated within the Cooperative District and associated Joint Economic Development Districts; and

WHEREAS, the city desires to account for revenues, expenditures, advances, reimbursements, and other financial activity associated with implementation of the CEDA in a separate fund in order to provide transparency, accountability, and proper financial reporting; and

WHEREAS, Ohio Revised Code Section 5705.12 authorizes the establishment of special funds with approval of the Auditor of State; and

WHEREAS, Auditor of State Bulletin 99-006 establishes procedures for requesting approval of special revenue funds not otherwise specifically authorized by statute.

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

Section 1: City Council hereby requests approval from the Auditor of State pursuant to Ohio Revised Code Section 5705.12 to establish the Cooperative Economic Development Fund as a Special Revenue Fund.

Section 2: City Council hereby declares its intent to establish the Cooperative Economic Development Fund upon receipt of any approvals required by law.

Section 3: The purpose of the Cooperative Economic Development Fund shall be to account for revenues, expenditures, advances, reimbursements, and other financial activity associated with the implementation of the Cooperative Economic Development Agreement between the City of New Albany and Jersey Township.

Section 4: Monies deposited into the Fund shall be used solely for purposes authorized under the Cooperative Economic Development Agreement, including but not limited to planning, zoning, economic development, infrastructure planning, professional services, administrative services, reimbursement of advances, and related lawful expenditures.

Section 5: The Director of Finance is authorized to submit all documents necessary to obtain approval from the Auditor of State.

Section 6. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 7. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 06/07/2026

Introduced: 06/16/2026

Adopted:

Effective: