



New Albany Planning Commission

Monday, June 15, 2026 Meeting Minutes - Approved

I. Call to order

The New Albany Planning Commission held a regular meeting on Monday, June 15, 2026 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:02 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

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

Having all commission members present, the commission had a quorum to transact business.

Staff members present: Planner I Kylie Blackburn, Planning Manager Chris Christian, Development Engineer Jeremiah Wood, Deputy Clerk Christina Madriguera.

III. Action on minutes: May 18, 2026

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

Commission Member Wallace made a correction to page three. The vote on the merits of FPL-28-2026 listed Chair Kirby twice and omitted Dr. Saigal. Deputy Clerk Madriguera corrected the minutes to reflect that Dr. Saigal was listed first, and to reflect that Chair Kirby was listed once.

Dr. Saigal made a correction to page four. There was an extra zero in 2026 in the second to last paragraph. Deputy Clerk Madriguera corrected the minutes to reflect the correct year.

Dr. Saigal made a correction to page one. The date, May 19, 2026, was incorrect in the call to order. Deputy Clerk Madriguera corrected the minutes to reflect the correct date, May 18, 2026.

Hearing no further corrections, Commission Member Wallace moved to approve the May 18, 2026 meeting minutes as corrected. Commission Member Larsen seconded the motion.

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

Upon roll call: Mr. Wallace yes, Mr. Larsen yes, Dr. Saigal yes, Ms. Briggs yes, Mr. Kirby yes. Having five yes votes, the motion passed and the May 18, 2026 meeting minutes were approved as corrected.

IV. Additions or corrections to the agenda

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

Planner I Blackburn said there were none from staff.

Chair Kirby administered the oath to all present who planned to speak regarding an application on the agenda. Thereafter he reminded everyone that now was a good time to silence their cell phones.

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

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

VI. Cases:

ZC-33-2026 Lucille Lynd Rezoning

Request for a zoning change from Agricultural (AG) and Limited Office Campus District (L-OCD) to Infill Planned Unit Development (I-PUD) with a zoning text to be known as “Beech Interchange Southeast Expansion” for 22.6 +/- acres of land at 13600, 13708, 13705, 13665, 13649, 13639, 13531 & 0 Lucille Lynd Road and a portion of 0 Worthington Rd (PIDs:035-107136-00.000, 035-108378-00.000, 093-107136-01.000, 094-108384-00.000, 094-106830-00.000, 094-106830-02.000, 094-106830-01.000, 094-106740-01.000, 094-106740-01-002, and a portion of 094-106740-00.005).

Applicant: MBJ Holdings LLC, c/o Aaron Underhill, Esq.

Planner I Blackburn delivered the staff report.

Engineer Wood delivered the engineering comments.

Chair Kirby asked if the applicant had anything to add.

Applicant Tom Rubey, Director of Development for the New Albany Company spoke in support of the application. He explained the application’s relationship to the Strategic Plan and the extension of commercial or retail uses in this area, the plans for annexation, the traffic study, and the revenue that the retail would bring to the city. He explained that Lucille Lynd Road extension. The extension will be constructed in accordance with city specifications and thus it will look different than the existing road which does not meet city specifications. The existing road is narrow and in need of improvements and those would be worked through. The applicants agree with all of the conditions in the engineering memo and staff report.

Council Member Wiltout confirmed that data center uses are prohibited on the property.

Commission Member Larsen remarked that data centers are prohibited in the new part but the text says that data centers can be 20% of the accessory use. He further noted that the word primarily can be deleted from page two of the text.

Applicant Aaron Underhill responded that there is language that allows data centers as an accessory use, not as a primary use. He explained that some users need their own data centers.

Mr. Rubey and Mr. Underhill agreed that primarily can be removed from page two of the text.

Chair Kirby discussed the existing Lucille Lynd Road and whether it meets existing city standards.

Mr. Rubey stated that the existing road is an old county road. The applicants would not be making changes to the existing road, but the city may have plans to resurface the existing road. He further discussed the extension of the road and that the extension will be built in accordance

with city specifications and will be a publicly dedicated road subject to the commission's review as a plat.

Planning Manager Christian agreed and stated that the city will perform an evaluation of the existing road and his understanding is that it is not in bad shape.

Commission Member Wallace stated that it strikes him as not what they wanted to see, a difference between the look and the appointments of the existing road and the extension.

Chair Kirby remarked that the commission could understand changing the width.

Mr. Rubey remarked that the engineering is still being worked through, but each lane will be a minimum of 12-feet wide.

Commission Member Wallace stated that he was not worried about the extension, but the existing road will need to be addressed.

Planning Manager Christian replied that the road changes will be discussed with the next application. There will be a difference but there is a framework in place to guide future decisions.

Chair Kirby stated that the commission cannot demand anything for the existing road because it is not being rezoned. Turning to staff he asked about the commission's authority to mandate rebuilding the existing road and how is that accomplished.

Planning Manager Christian answered that staff has studied the road and their perspective is that this does not need to be rebuilt, staff is not concerned about the condition of the road. Staff wants to ensure that all of the streetscape amenities are provided for on the existing road, and this document accomplishes that. This is similar to the development of streetscape amenities on Worthington Road and in the business park.

Commission Member Larsen confirmed that the city standard is 12-feet wide and pointed out a section where the existing road is 11-feet wide at the top where the cars are passing each other.

Commission Member Wallace stated that he understood that there were no concerns about the difference between the existing and new road, but he remained concerned.

Planning Manager Christian stated that staff has no concerns with the 11-foot section. He explained that bulldozing the road will be very expensive; road improvements have been required before; city council can also mandate improvements

Mr. Rubey added that this is all in accordance with the analysis performed by MKSK and the applicants could have moved forward with no change to the existing road. He clarified that the traffic study was performed by EMH&T and it was used in the comprehensive analysis by MKSK. However, the applicants determined that was the wrong thing to do and thus they studied the area as a whole and committed to improvements proposed here.

Dr. Saigal noted the setback on the Beech interchange and asked why the setback on 161 was 0 feet.

Mr. Rubey clarified that the 0-foot setback was for the pavement, but would commit to a building setback of 25-foot setback as long as there is a 0-foot pavement setback.

Commission Member Wallace asked if the applicants would commit to improving the existing road to city specifications if staff changed their mind in the future and thought it was necessary.

Mr. Rubey said no, they could not commit to that.

Commission Member Wallace responded, ok, and noted that staff is comfortable with it. He further explained that he just want to be sure that the standards for Licking County applications is the same as the standards for Franklin County applications.

Mr. Rubey reminded the commission that there were negotiations and discussions with staff in advance of this application and that the applicant was not required to do anything. and he indicated the portions of the road that they were not able to acquire - notably the storage facility. He further confirmed there will not be any curb cuts on the existing portion of the road. The traffic study did not anticipate an increase in truck traffic on the existing portion of the road, the new traffic will be on the new extension.

Chair Kirby opened the public hearing on TM-39-2026. The consensus of the commission was that reviewing this case would provide context and detail for both cases. For this reason, the commission reviewed TM-39-2026 prior to voting on ZC-33-2026.

TM-39-2026 Beech Road Southeast Interchange Zoning Text Amendment

Amendment to the Beech Road South Interchange Zoning District zoning text (PID: 094-108342-00.000, 094-106998-00.000, portion of 094-106740-00.005, 094-107880-00.000, 094-108720-01.000, 094-108720-00.000).

Applicant: City of New Albany

Planner I Blackburn delivered the staff report on the zoning text modification, TM-39-2026. She noted the new renderings distributed at the meeting.

Dr. Saigal asked for the timeline for the new development.

Mr. Rubey explained that this is going through the rezoning process and marketing has not started. When the development plans for new retail will trigger the development timeline and commission review.

Briggs asked staff to identify existing area businesses, the south of Worthington Road. She further asked whether a traffic light would be required

Planning Manager Christian identified the businesses. The business on the south side of Worthington Road is Axium. He also indicated a Meta building, the Cupertino building, and the Licking County Park n Ride. He further responded that he would check about the traffic light but he did not think a traffic light was warranted there; there will be more detail during the plat and retail development. Plat and final development was subject to commission review. Approval of final development plans in the L-GE zoning portion would be via the permitting process.

Mr. Rubey indicated the areas where retail will be located – on the west side.

Chair Kirby confirmed the procedure, that the commission will review final development of the retail uses that are part of the I-PUD zoning classification.

Commission Member Saigal noted the discrepancy in the number of homes in the staff report.

Planning Manager Christian agreed and explained that the discrepancy is the result of demolition of homes, he further explained that that is typical with this type of application.

Chair Kirby asked whether anyone from the public was present who wished to comment on the applications.

Hearing none, he moved to accept the staff reports and related documents for ZC-33-2026. Commission Member Saigal seconded the motion.

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

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

Commission Member Larsen moved to approve ZC-33-2026 based on the findings in the staff report with the conditions in the staff report and the following conditions:

1. That the engineering comments be addressed.
2. In iii on page two, that the word “primarily” be deleted from page two of the zoning text as it relates to data centers. [*Clerk’s Note: Commission Member Larsen’s stated reference to the word primarily being located in subsection iii was incorrect. The word primarily was located in i. The Record of Action lists the correct subsection, however the minutes reflect the motion as stated at the meeting.*]
3. In II (b)(i) the building setback of 25-feet on the 161 right of way.

Commission Member Saigal seconded the motion.

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

Upon roll call: Mr. Larsen yes, Dr. Saigal yes, Mr. Wallace yes, Mr. Kirby yes, Ms. Briggs yes. Having five yes votes the motion passed and ZC-33-2026 was favorably recommended to council.

Chair Kirby moved to accept the staff reports and related documents into the record for TM-39-2026. Commission Member Saigal seconded the motion.

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

Upon roll call: Mr. Kirby yes, Dr. Saigal yes, Ms. Briggs yes, Mr. Wallace yes, Mr. Larsen yes. Having five yes votes the motion passed and the documents were admitted, including the updated renderings.

Planning Manager Christian confirmed that the public comment was opened for this application.

Commission Member Saigal moved to approve TM-39-2026 subject to the findings in the staff report. Commission Member Larsen seconded the motion.

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

Upon roll call: Dr. Saigal yes, Mr. Larsen yes, Mr. Kirby yes, Ms. Briggs yes, Mr. Wallace yes. Having five yes votes the motion passed and TM-39-2026 was granted.

VII. Other business

Chair Kirby asked whether there was any other business before the commission. Planner I Blackburn said none from staff.

VIII. Poll members for comment

Hearing no other business, Chair Kirby polled the members for comment.

IX. Adjournment

Hearing no comment and having completed the agenda, Chair Kirby adjourned the June 15, 2026 New Albany Planning Commission meeting at 7:44 p.m. without objection.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix

ZC-33-2026

Staff Report

Record of Action

TM-39-2026

Staff Report

Record of Action



**Planning Commission Staff Report
June 15, 2026 Meeting**

**BEECH INTERCHANGE SOUTHEAST EXPANSION ZONING DISTRICT
ZONING AMENDMENT**

LOCATION: 22.6 +/- acres located at 13600, 13708, 13705, 13665, 13649, 13639, 13531 & 0 Lucille Lynd Road and a portion of 0 Worthington Rd (PIDs:035-107136-00.000, 035-108378-00.000, 093-107136-01.000, 094-108384-00.000, 094-106830-00.000, 094-106830-02.000, 094-106830-01.000, 094-106740-01.000, 094-106740-01-002, and a portion of 094-106740-00.005).

APPLICANT: MBJ Holdings LLC c/o Aaron L Underhill, Esq

REQUEST: Zoning Change

ZONING: Agriculture (AG) and Office Campus District (OCD) to Infill Planned Development (I-PUD)

STRATEGIC PLAN: Retail and Employment Center

APPLICATION: ZC-33-2026

Review based on: Application materials received on May 12 & 29, 2026

Staff report completed by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to city council to rezone approximately 22.6 +/- acres. The request proposes to create a new zoning district to be known as the “Beech Interchange Southeast Expansion Zoning District” by zoning the area to Infill Planned Unit Development (I-PUD) from Agriculture (AG) and Office Campus District (OCD).

The proposed zoning text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts, such as Beech Interchange Southwest Zoning District, Mink Interchange Zoning District, and Beech Interchange Southeast Zoning District, which are located directly to the west from this site. This zoning district would facilitate the development of mix of industrial, office, and business uses throughout the Zoning District.

II. SITE DESCRIPTION & USE

The overall site consists of eight parcels located within Licking County. The zoning district is generally located to the southeast of and adjacent to State Route 161/Beech Road interchange. The neighboring uses and zoning districts include L-GE and I-PUD. The site is mostly undeveloped with three lots having single family homes on them.

III. PLAN REVIEW

Planning Commission’s review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.10. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to the city council. The staff review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

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

26 0615 Beech Interchange SE Expansion Zoning District ZC-33-2026

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

Engage New Albany Strategic Plan

The 2020 Engage New Albany strategic plan designates the area as the Retail future land use category. The strategic plan lists the following development standards for the Retail District land use category:

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

A. Use, Site and Layout

- 1. The proposed text permits uses set forth in the GE, General Employment District. Permitted uses include a mix of industrial, office, and business uses.
- 2. In addition, the following uses shall be prohibited:
 - a. Industrial product sales (See Section 1153.03(a)(1))
 - b. Industrial services (See Section 1153.03(a)(2))
 - c. Mini-warehouse (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 services (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 the 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)(2))
 - 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.

3. The proposed L-GE text requires the following setbacks which are the same as the southwest zoning district:
 - a. State Route 161: There shall be a zero-foot minimum pavement and building setback from the right-of-way of State Route 161.
 - b. Lucille Lynd: There shall be a minimum pavement and building setback of 50 feet from the existing centerline of Lucille Lynd Road.
 - c. Worthington Road: There shall be a minimum pavement setback of 25 feet and a minimum building setback of 50 feet from the right-of-way of Worthington Road.
 - d. Eastern Perimeter Boundary: There shall be a 25-foot minimum pavement setback and a 50-foot building setback from the eastern perimeter boundary of this Zoning District.
 - e. 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.

B. Access, Loading, Parking

1. Vehicular access to and from this Zoning District shall be permitted along Worthington Road and Lucille Lynd Road.
2. 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.
3. 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 curb cuts shall be determined and approved by the City Manager or their designee in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District.
4. Pedestrian Access:
 - a. 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.
 - b. A 5-foot-wide concrete sidewalk shall be installed along Lucille Lynd Road.

C. Architectural Standards

1. The proposed architectural standards are consistent with existing I-PUD districts that permit commercial, such as Beech Interchange Southwest Zoning District.
2. The proposed rezoning implements many of the same standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements and neighboring commercial zoning districts.
3. The city Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities, careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. The limitation text includes the same specific design requirements for uses not governed by the DGRs as those in the other subareas of the business park, which ensures the quality and consistent design of these buildings throughout this portion of the business park.
4. Service and loading areas shall be screened in accordance with the Codified Ordinances unless otherwise provided in the proposed text.
5. There are no maximum building height requirements for GE uses. This is consistent with city code and other zoning districts in the surrounding area.

6. Section IV.D.1. permits exterior building materials to 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.
7. Section IV.D.5 of the zoning text requires complete screening of all roof-mounted equipment on all four sides of the building using materials that are consistent and harmonious with the building's façade and character. The text indicates that the screening is provided to screen equipment from off-site view but also to buffer sound generated by the equipment.

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

1. Maximum lot coverage for this subarea is 80%, which is the same requirement as existing I-PUD districts, such as Beech Interchange Southwest Zoning District.
2. Standard tree preservation practices will be in place to preserve and protect trees that are to remain on site during all phases of construction, including the installation of snow fencing at the drip line.
3. 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.
4. Within the minimum required pavement setback, Worthington Road, landscaping shall be coordinated and consistent throughout. The following also shall be provided:
 - a. A four-board white horse fence shall be required along the street frontages. The final location will be determined as part of a final development plan application or zoning permit application, as applicable.
 - b. 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.
 - c. 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.
5. 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.
6. 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 tree areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.

E. Lighting & Signage

1. 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.
2. 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.

3. 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.
4. Uplighting of buildings shall be prohibited. Landscape uplighting from a concealed source shall not be permitted.
5. No permanent colored lights or neon lights shall be used on the exterior of any building.
6. All new electrical utilities that are installed in this Zoning District shall be located underground.
7. All other lighting on the site shall be in accordance with City Code.
8. Street lighting must meet the City Standards and Specifications.
9. All signage shall conform to the standards set forth in Chapter 1169 of the Codified Ordinances of the City of New Albany.

IV. ENGINEER'S COMMENTS

The City Engineer, E.P. Ferris reviewed the proposed rezoning application and provided the following comments. At the time of permitting, the following shall be provided:

1. Where not already provided, that 50' of public r/w be dedicated, as measured from road centerline, along the Lucille Lynd Rd. parcel frontage.
2. Provide a traffic study for review and approval.
3. The applicant should perform a tree survey and obtain staff approval for tree removals.
4. Provide a photometrics plan for staff review and approval.
5. Provide a landscape plan for staff review and approval. Show stop bars/signs and site distance triangles at all intersections.
6. Provide documentation showing that all existing private well and septic systems in the subject area have been abandoned in accordance with all applicable environmental regulations.
7. Provide environmental permit approvals when they become available.
8. Provide a fire truck turning radius analysis and obtain Fire Department approval.
9. Provide documentation indicating that ODOT has reviewed and approved the project.
10. All internal roads built as part of this project shall be designed in accordance with public road standards.

V. SUMMARY

This zoning district facilitates the development of industrial, office, business, and retail uses. The proposed zoning text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts, such as Beech Interchange Southwest Interchange Zoning District, which is located generally to the west of this site. The proposed text is appropriate given the envisioned employment and manufacturing uses for this area in the Engage New Albany Strategic Plan.

V. ACTION

Suggested Motion for ZC-33-2026:

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

Move to approve application ZC-33-2026, based on the findings in the staff report (conditions of approval may be added)

Approximate site Location:



Source: NearMap

401.60-150
June 3, 2026

To: Kylie Blackburn
City Planner

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

Re: Beech Interchange SE
Rezoning

Our review comments are as follows:

- 1) Where not already provided, that 50' of public r/w be dedicated, as measured from road centerline, along the Lucille Lynd Rd. parcel frontage.
- 2) Provide a traffic study for review and approval.
- 3) The applicant should perform a tree survey and obtain staff approval for tree removals.
- 4) Provide a photometrics plan for staff review and approval.
- 5) Provide a landscape plan for staff review and approval. Show stop bars/signs and site distance triangles at all intersections.
- 6) Provide documentation showing that all existing private well and septic systems in the subject area have been abandoned in accordance with all applicable environmental regulations.
- 7) Provide environmental permit approvals when they become available.
- 8) Provide a fire truck turning radius analysis and obtain Fire Department approval.
- 9) Provide documentation indicating that ODOT has reviewed and approved the project.
- 10) All internal roads built as part of this project shall be designed in accordance with public road standards.

Brief written comment responses appreciated.

MEF/JMH

CC: Josh Albright, Engineer Manager
Jeremiah Wood, Development Engineer



Community Development Department

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

Dear MJB Holdings, LLC,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Thursday, June 18, 2026

The New Albany took the following action on 06/15/2026.

Zoning Amendment

Location: 13705 LUCILLE LYND RD13665 LUCILLE LYND RD13639 LUCILLE LYND RD13531 LUCILLE LYND RD SW13708 LUCILLE LYND RD SW

Applicant: MBJ Holdings, LLC,

Application: PLZC20260033

Request: Request for a zoning change from Agricultural (AG) and Limited Office Campus District (L-OCD) to Infill Planned Unit Development (I-PUD) with a zoning text to be known as "Beech Interchange Southeast Expansion" for 22.6 +/- acres of land at 13600, 13708, 13705, 13665, 13649, 13639, 13531 & 0 Lucille Lynd Road and a portion of 0 Worthington Rd (PIDs:035-107136-00.000, 035-108378-00.000, 093-107136-01.000, 094-108384-00.000, 094-106830-00.000, 094-106830-02.000, 094-106830-01.000, 094-106740-01.000, 094-106740-01-002, and a portion of 094-106740-00.005).

Motion: To approve with conditions

Commission Vote: Motion Approval with Conditions, 5-0

Result: Zoning Amendment, PLZC20260033 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this June 18, 2026

Condition(s) of Approval:

1. That the engineering comments be addressed.
2. In i on page two, that the word "primarily" be deleted from page two of the zoning text as it relates to data centers.
3. In II (B)(1) the building setback of 25-feet on the 161 right of way.

Staff Certification:

Kylie Blackburn
Planner

To: Planning Commission

From: City Staff

Re: Text Modification to Beech Interchange Southeast Zoning District I-PUD (TM-39-2026)

Date: June 15, 2026

Background

City staff is requesting a modification to the Beech Interchange Southeast Zoning District I-PUD zoning text to add new setback and streetscape standards for the extension of Lucille Lynd Road.

The Planning Commission reviewed and recommended approval of the rezoning of this property on January 22, 2025 (ZC-100-2024) and City Council approved the rezoning on February 18, 2025 (O-05-2025).

Zoning Text Modification

The expansion of the road will create the need for additional setbacks within the Zoning District, and the text modification will allow this area to have similar language to the proposed rezoning (ZC-33-2026) that will also be affected by the road extension.

The request is to make a modification to the Beech Interchange Southeast Zoning District I-PUD zoning text to add new setback standards for the extension of Lucille Lynd Road. This modification will also change the wording of the access points within this zoning district due to having the new road extension. All access points will be subject to approval by the City Engineer.

City staff have worked with MKSK to create a document outlining the new setbacks and streetscape that will be the standard for the extension and improvement of Lucille Lynd. The document will be added to the zoning text to ensure that when development does occur, the standards are followed. Staff will present the document during the Planning Commission meeting on June 15, 2026.

ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion is appropriate. Move to approve application TM-39-2026 based on the findings in the staff report (conditions of approval may be added).

Approximate site location:

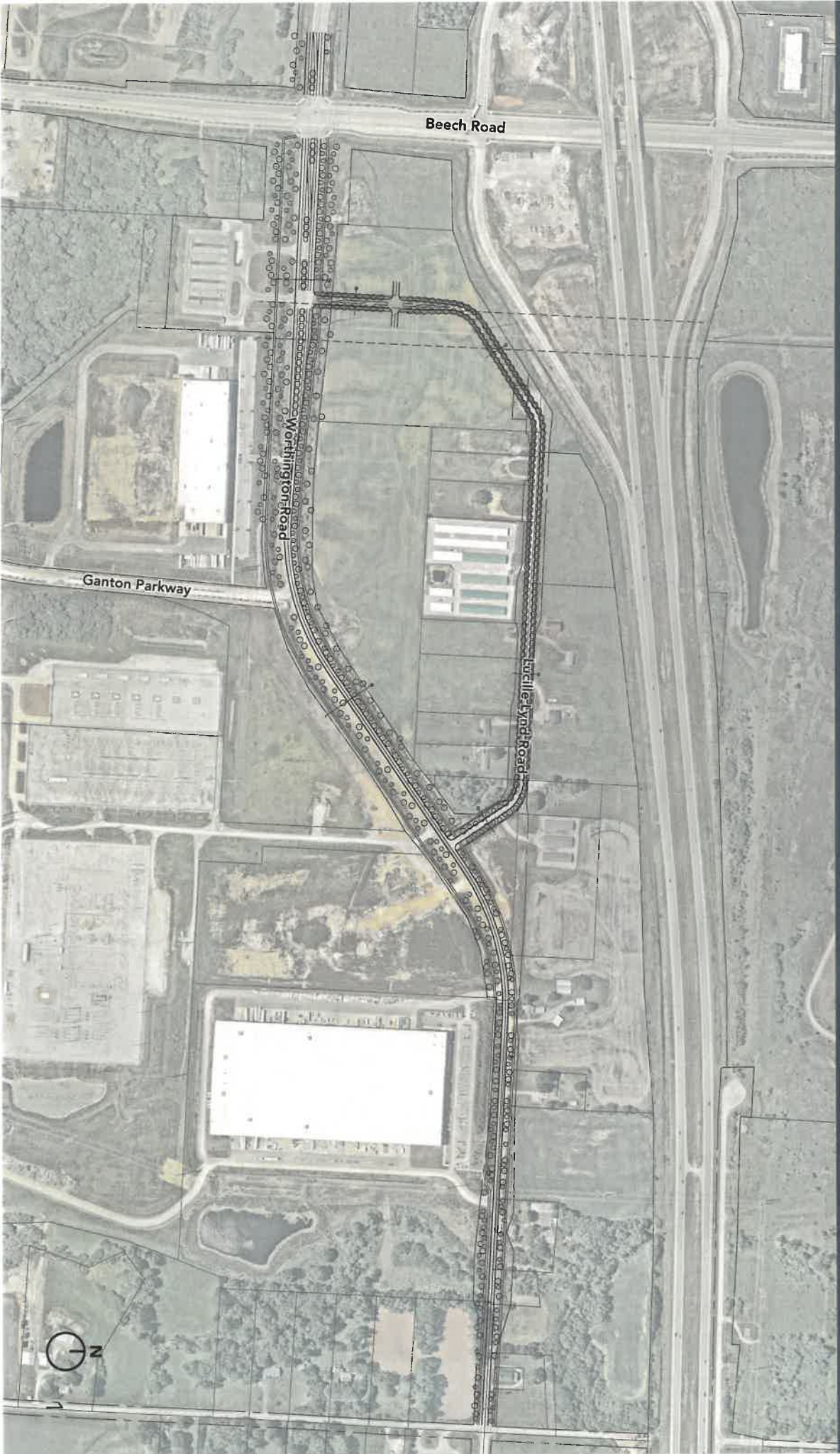


Source: NearMap

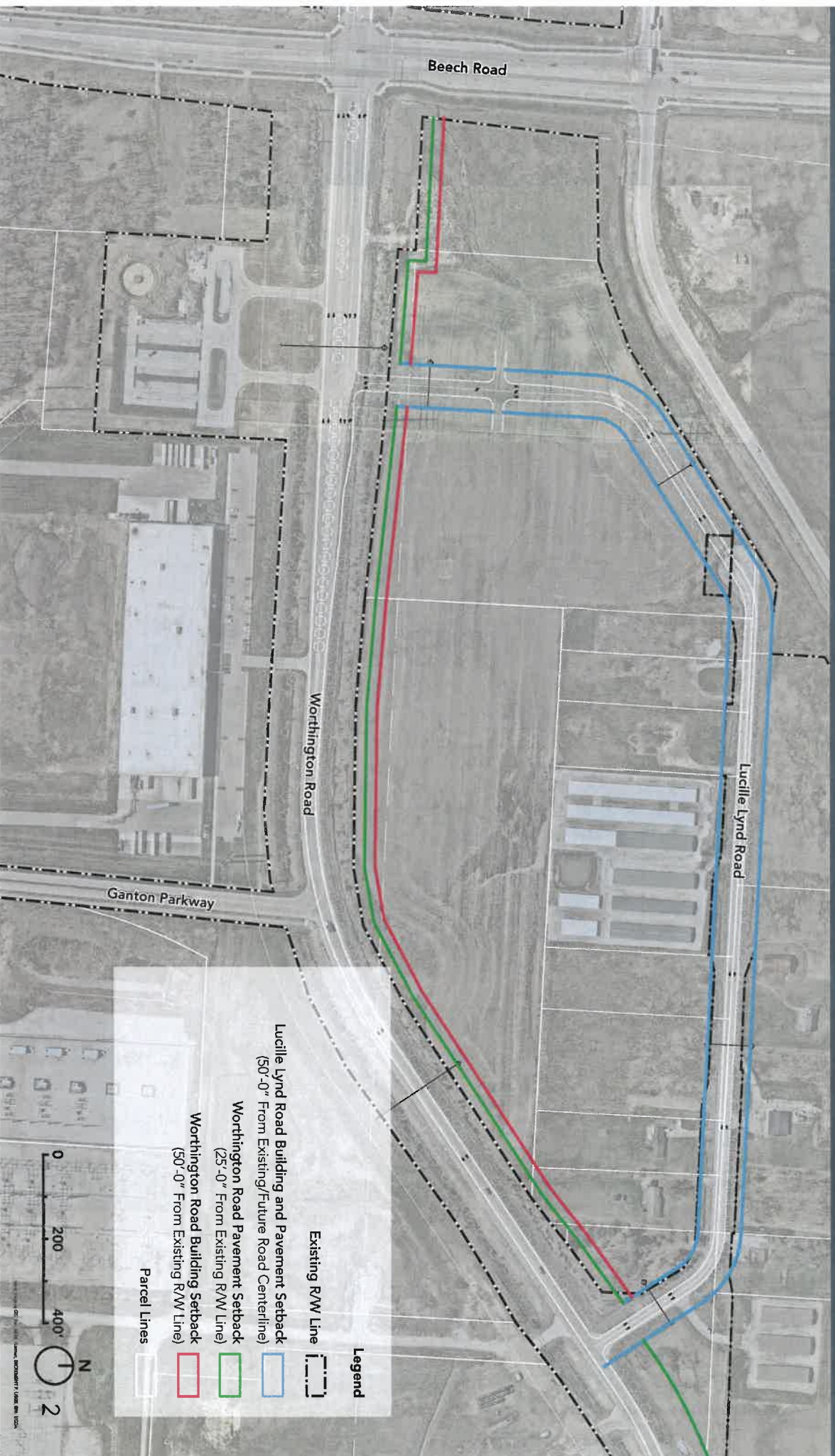
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WORTHINGTON RD / LUCILLE LYND RD IMPROVEMENTS



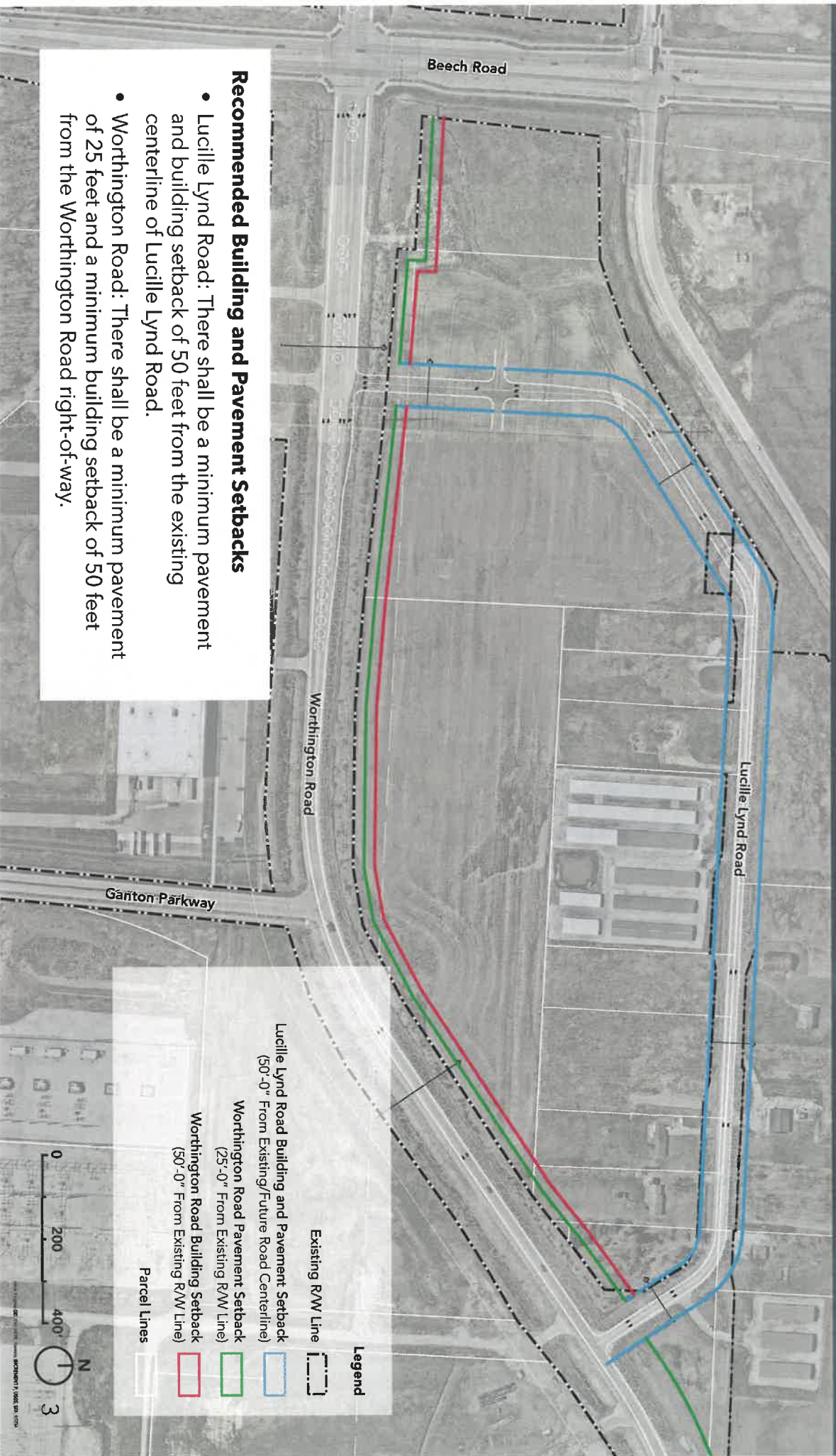
SETBACK RECOMMENDATIONS



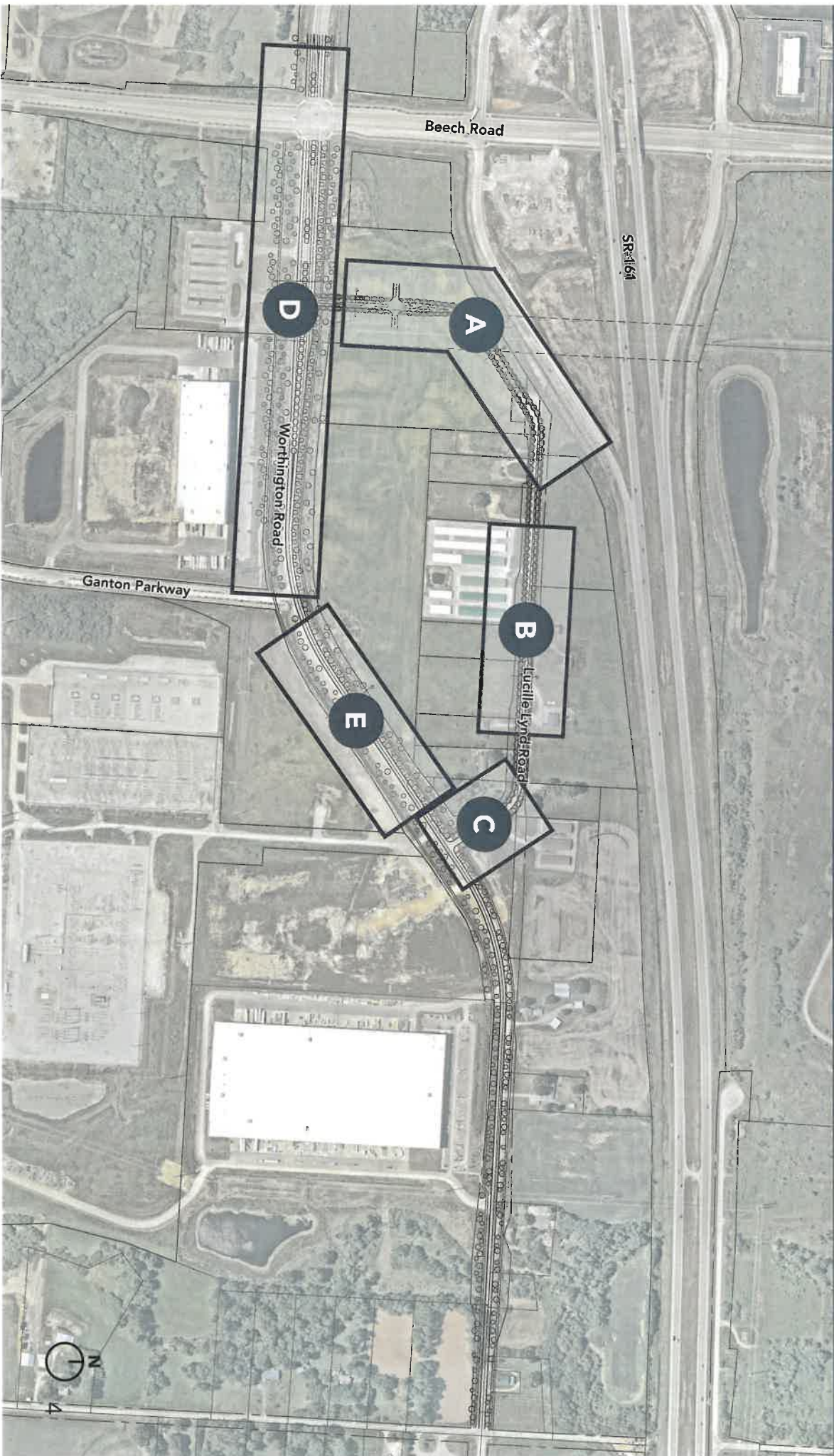
SETBACK RECOMMENDATIONS

Recommended Building and Pavement Setbacks

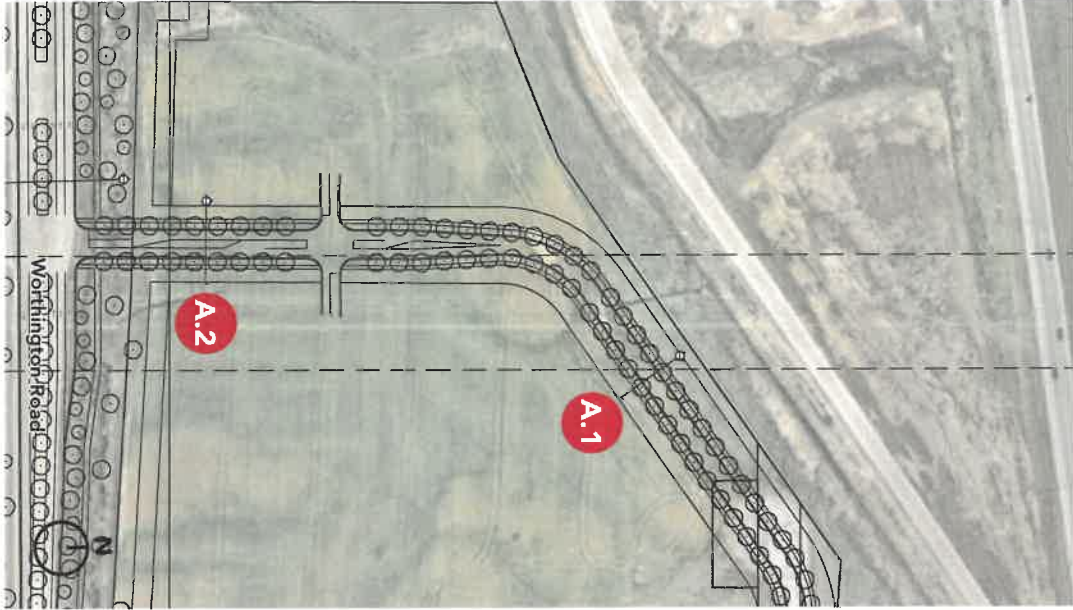
- Lucille Lynd Road: There shall be a minimum pavement and building setback of 50 feet from the existing centerline of Lucille Lynd Road.
- Worthington Road: There shall be a minimum pavement of 25 feet and a minimum building setback of 50 feet from the Worthington Road right-of-way.



STUDY AREA ROAD SEGMENTS

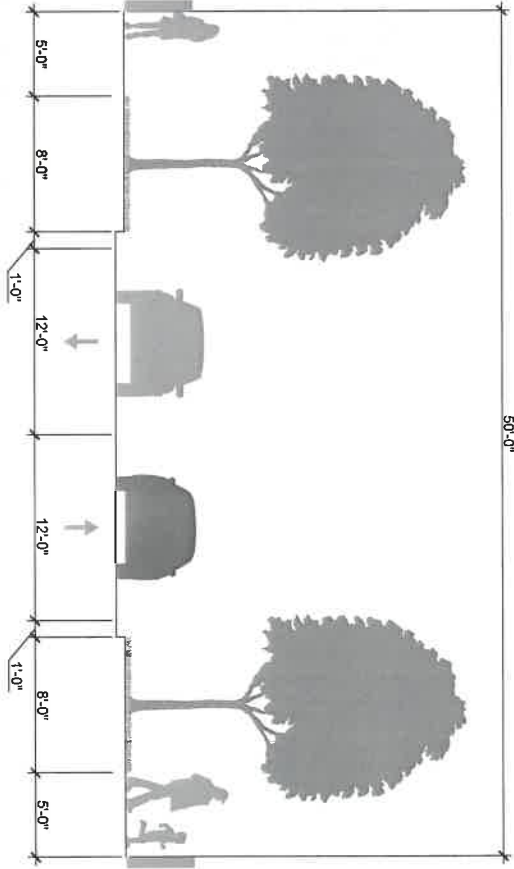


A. NEW LUCILLE LYND ROAD



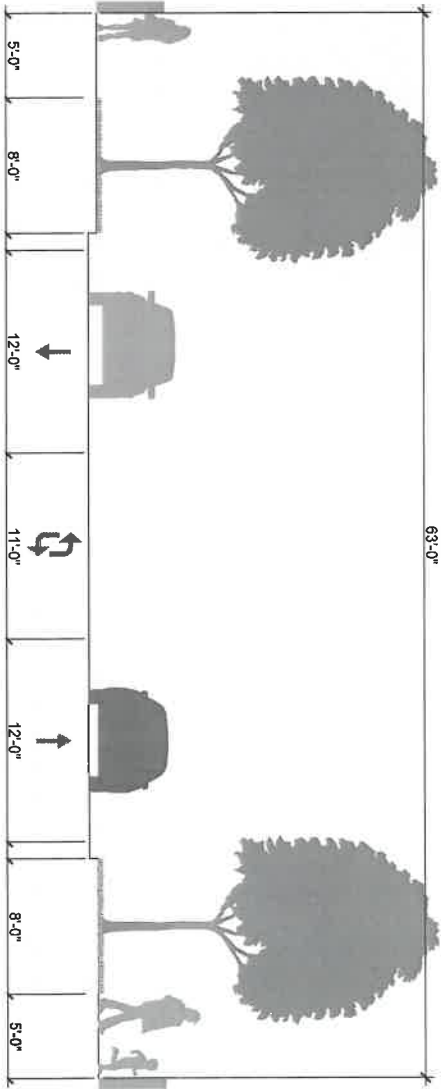
A.1

TRANSITION TO OLD LUCILLE LYND ROAD TYPICAL SECTION

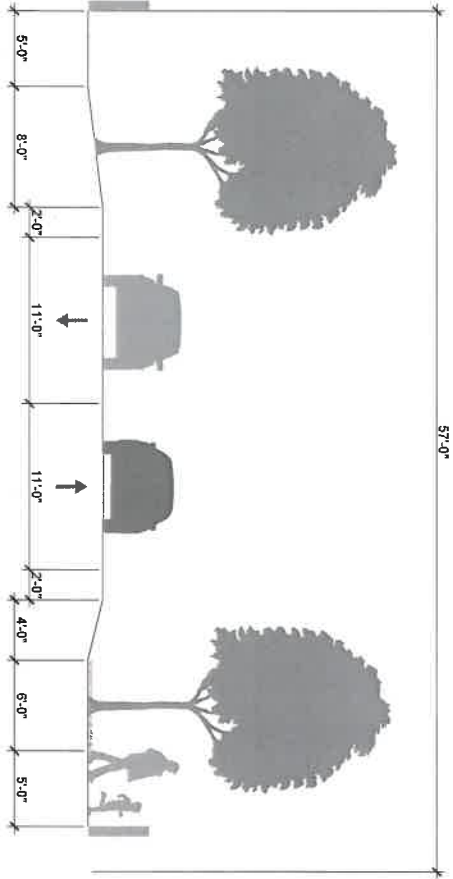
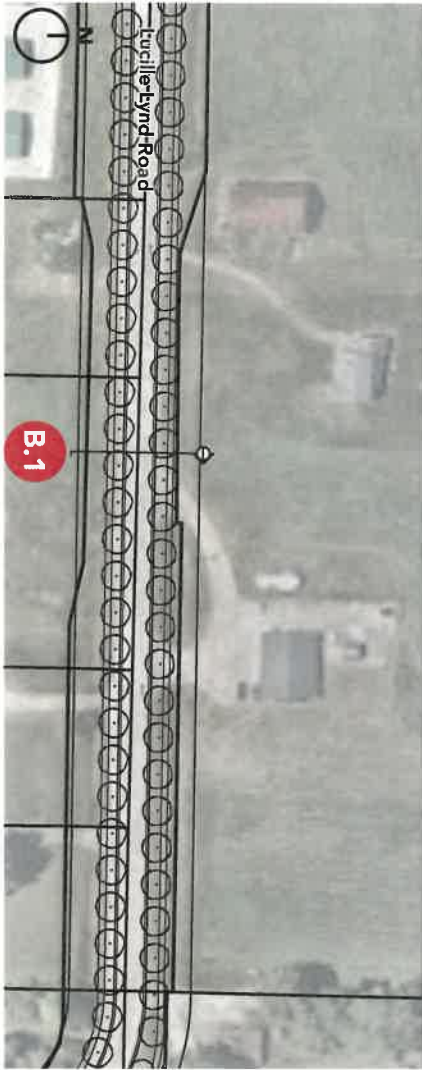


A.2

INTERSECTION ENTRY TYPICAL SECTION

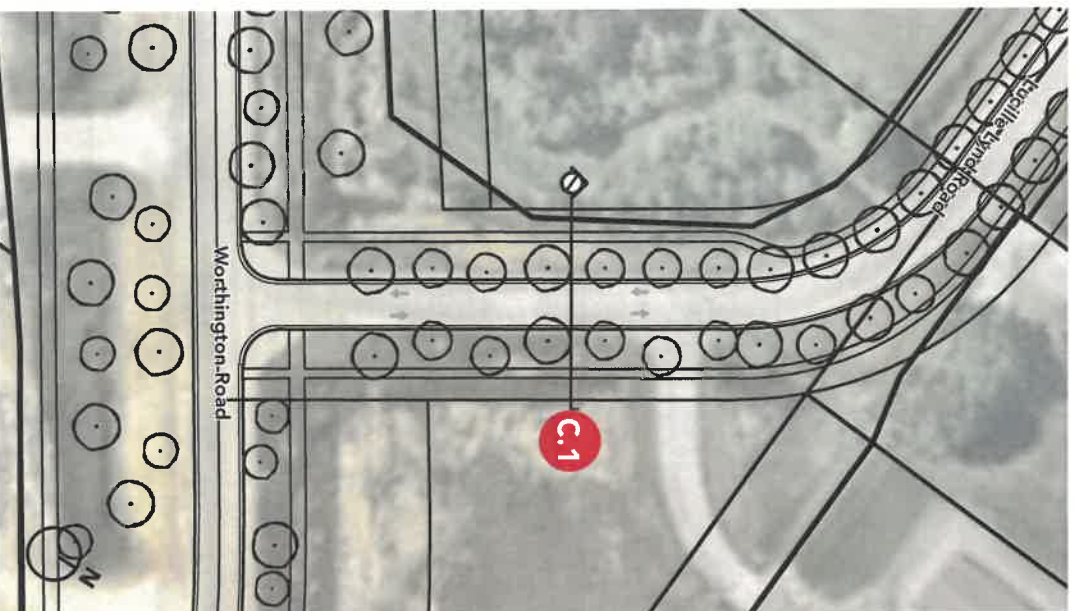


B. OLD LUCILLE LYND ROAD

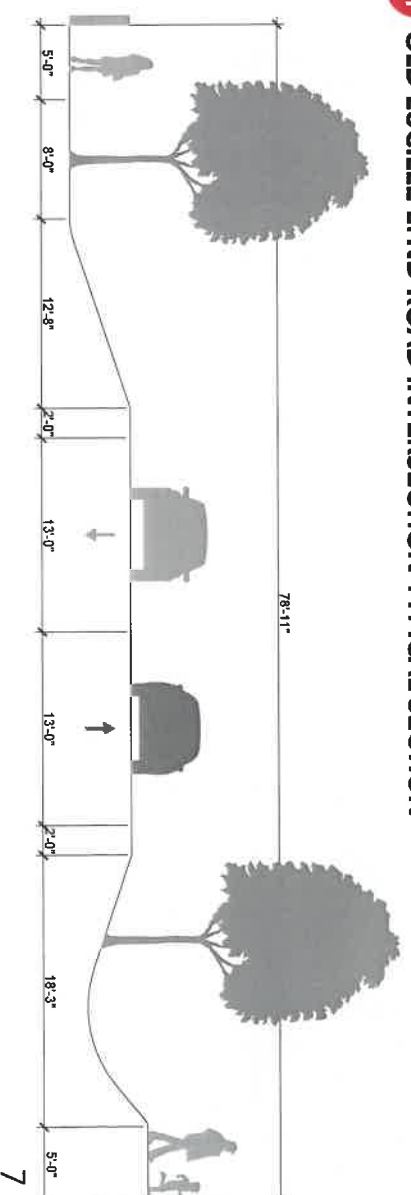


B.1 OLD LUCILLE LYND ROAD TYPICAL SECTION

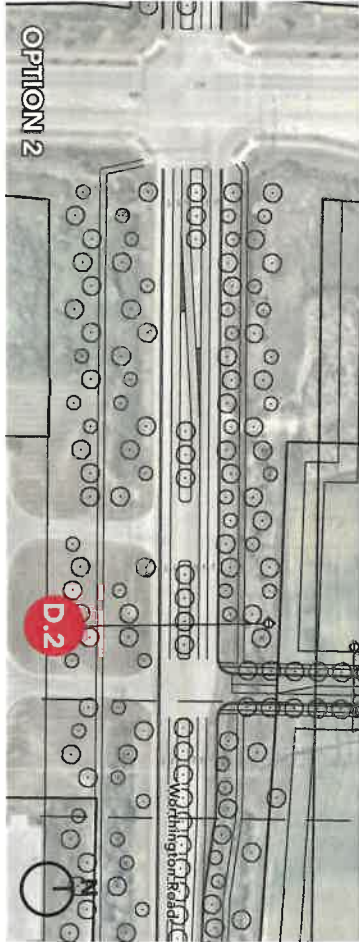
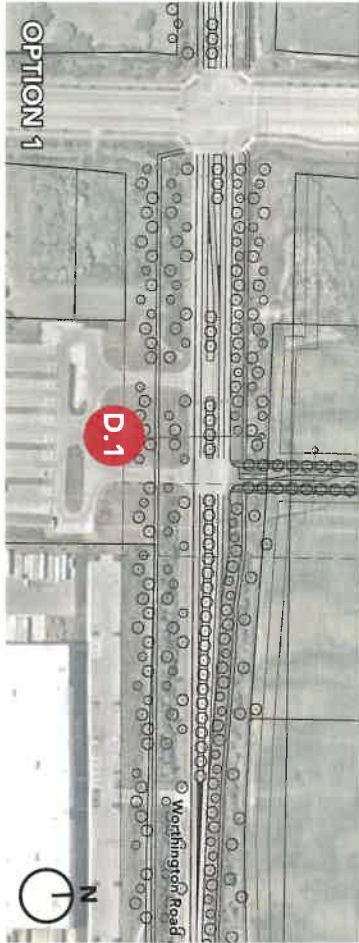
C. OLD LUCILLE LYND ROAD INTERSECTION



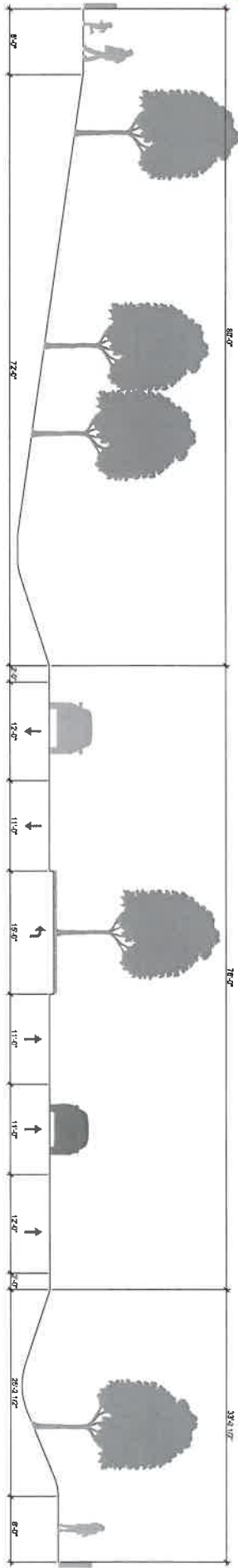
C.1 OLD LUCILLE LYND ROAD INTERSECTION TYPICAL SECTION



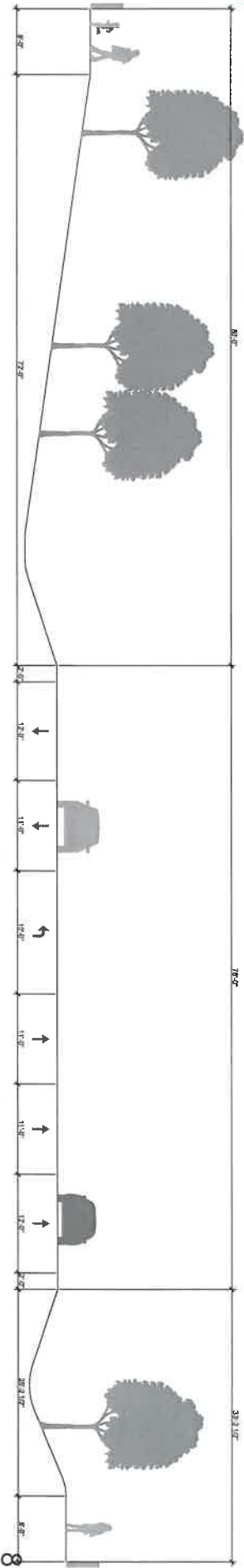
D. BEECH ROAD / WORTHINGTON ROAD INTERSECTION



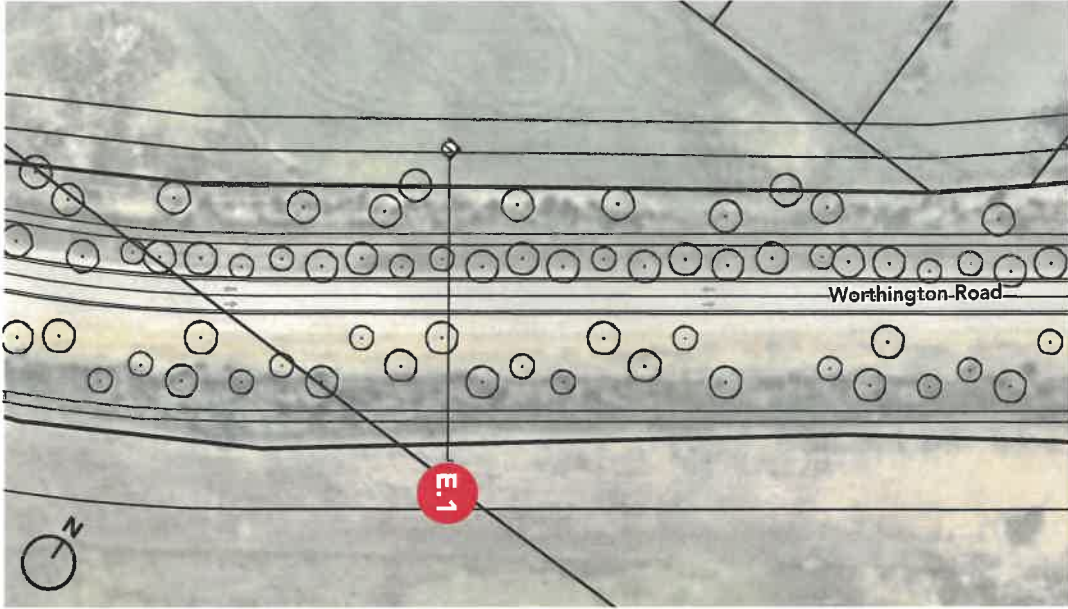
D.1 OPTION 1 - LANDSCAPE MEDIAN



D.2 OPTION 2 - STRIPED MEDIAN

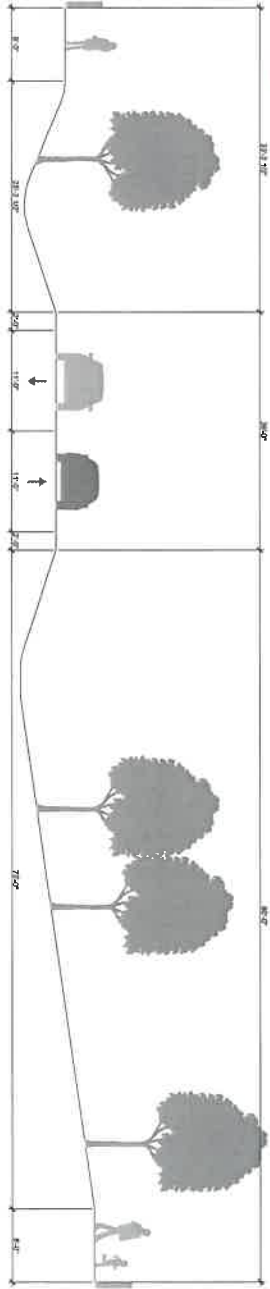


E. WORTHINGTON ROAD



E.1

WORTHINGTON ROAD TWO-LANE TYPICAL SECTION





Community Development Department

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

Dear CITY OF NEW ALBANY,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Thursday, June 18, 2026

The New Albany Planning Commission took the following action on 06/15/2026 .

PUD Zoning Text Modification

Location: Beech Road South Interchange Zoning District

Applicant: CITY OF NEW ALBANY,

Application: PLTM20260039

Request: Amendment to the Beech Road South Interchange Zoning District zoning text (PID: 094-108342-00.000, 094-106998-00.000, portion of 094-106740-00.005, 094-107880-00.000, 094-108720- 01.000, 094-108720-00.000).

Motion: To approve

Commission Vote: Motion Approved, 5-0

Result: PUD Zoning Text Modification, PLTM20260039 was Approved, by a vote of 5-0.

Recorded in the Official Journal this June 18, 2026

Condition(s) of Approval:

N/A

Staff Certification:

Kylie Blackburn
Planner